STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17213 (TP744/2024)
Our File Reference Number: Farm 1257/1 and Farm 1408, Paarl Division
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Sir/Madam

APPLICATION FOR SUBDIVISION AND CONSOLIDATION: FARM 1257/1 AND FARM 1408, PAARL DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 1257/1 and Farm 1408, Paarl Division for:

   2.1.1 **Subdivision** of Farm 1257/1 in terms of Section 15 (2) (d) of the said By-law, into;

   i. Portion A (± 6.56 ha in extent)
   ii. Remainder of Farm 1257/1 (±11.3748 ha in extent)

   2.1.2 **Consolidation** in terms of Section 15 (2) (e) of the said by-law, into;

   i. Consolidation of the subdivided Portion A with Farm 1408 in order to create a newly consolidated portion (29 ha in extent)

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

3.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

3.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.3 The Surveyor General approved diagrams of the newly created units must be submitted to the Stellenbosch Municipality for clearance and record purposes.

3.4 The consolidation of the subject properties needs to be simultaneously registered with the subdivided properties.

3.5 The development be implemented in accordance with the Subdivision Plan, referenced as drawing No: PROP_SUB_MONO, Ref: PA1257 - 1, drawn by: fbv professional architects, dated October 2023.

4. The **reasons** for the above decision are as follows:

4.1. The proposed application will not result in the fragmentation of agriculture land and have no negative impact on the surrounding properties or character of the area.

4.2. Sufficient services and safe access could be provided to the proposed units.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address:** landuse.appeals@stellenbosch.gov.za

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

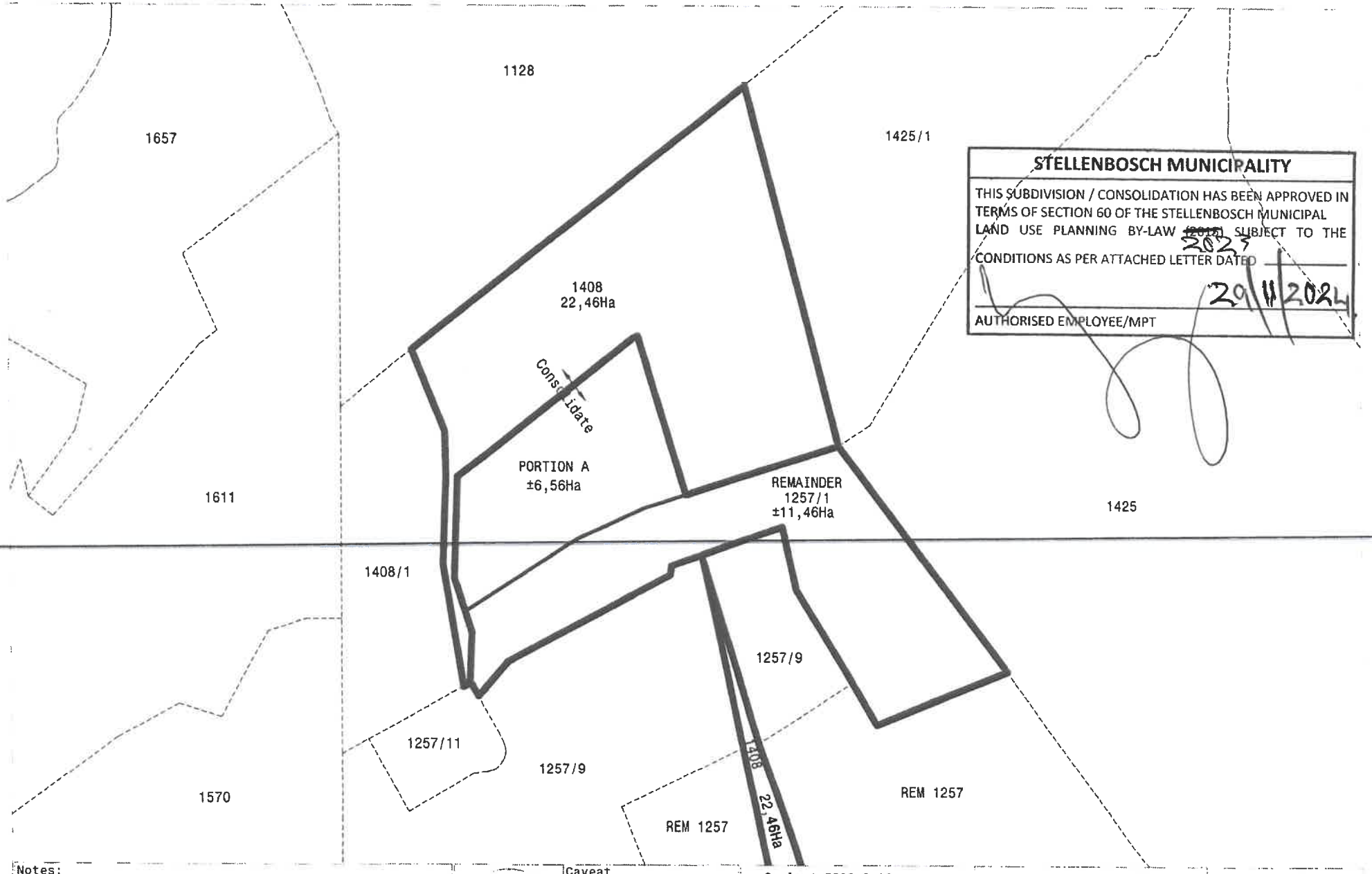
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

29/11/2024
DATE



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 2023

29/11/2024

AUTHORISED EMPLOYEE/MPT

Notes:

TN

Caveat
1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

Scale 1:5000 @ A3. Date: 24 October 2023 System: WG 19

PROPOSED SUBDIVISION
PORTION 1 OF FARM No. 1257 AND
CONSOLIDATION REM. FARM No. 1408
PAARL

Ref: PA1257-1 Dwg:PROP_SUB_MONO

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