



# STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17381 (TP798/2024)

Our File Reference Number: Farm 44/1 and Farm 1063, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-MAIL [REDACTED]

Sir/Madam

## APPLICATION FOR SUBDIVISION AND CONSOLIDATION: FARM 44/1 AND FARM 1063, STELLENBOSCH 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 applications in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Farm 1063 and Farm 44/1, Stellenbosch Division, namely:

2.1.1 **Subdivision** in terms of Section 15(2)(d) of the said By-law, of Farm 1063 into **Portion A** ( $\pm 7,63$  ha in extent) and remainder ( $\pm 178,62$  ha in extent)

2.1.2 **Consolidation** in terms of Section 15(2)(e) of the said by-law, of **Portion A** ( $\pm 7,63$  ha in extent) with Farm 44/1.

**BE APPROVED** in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

3. Conditions of Approval:

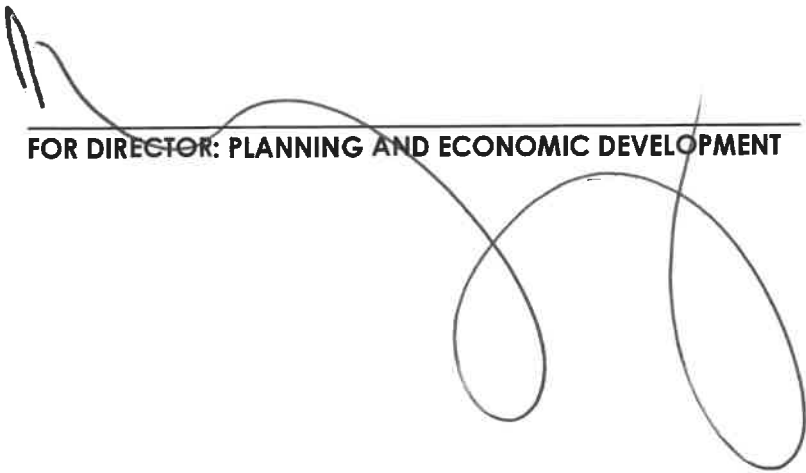
3.1. The approval applies only to the proposed subdivision and consolidation under consideration as indicated on subdivision and consolidation plan referenced as Ref: SA44-1, drawing PROP SUBD-REV1, drawn by FBV professional land surveyors, dated 01 July 2024 (See **Annexure C**); and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

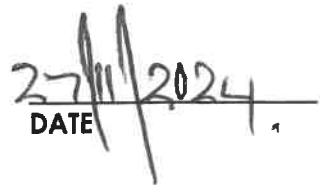
- 3.2. The development must be undertaken in accordance with the subdivision and consolidation Plan referenced as Ref: SA44-1, drawing PROP-SUBD-REV1 drawn by FBV professional land surveyors, dated 01 July 2024, attached as **Annexure C**.
- 3.3. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.4. The Surveyor General approved diagrams of the newly created units must be submitted to the Stellenbosch Municipality for clearance and record purposes.
- 3.5. The consolidation of the subject properties needs to be simultaneously registered with the subdivided properties.
- 3.6. The conditions imposed by the Department: Agriculture, Land Reform & Rural Development as contained in their letter dated 18 October 2024, attached as **Annexure D**, be complied with.
4. The **reasons** for the above decision are as follows:
  - 4.1 The proposal 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](mailto: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](mailto: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

  
DATE 27/11/2024

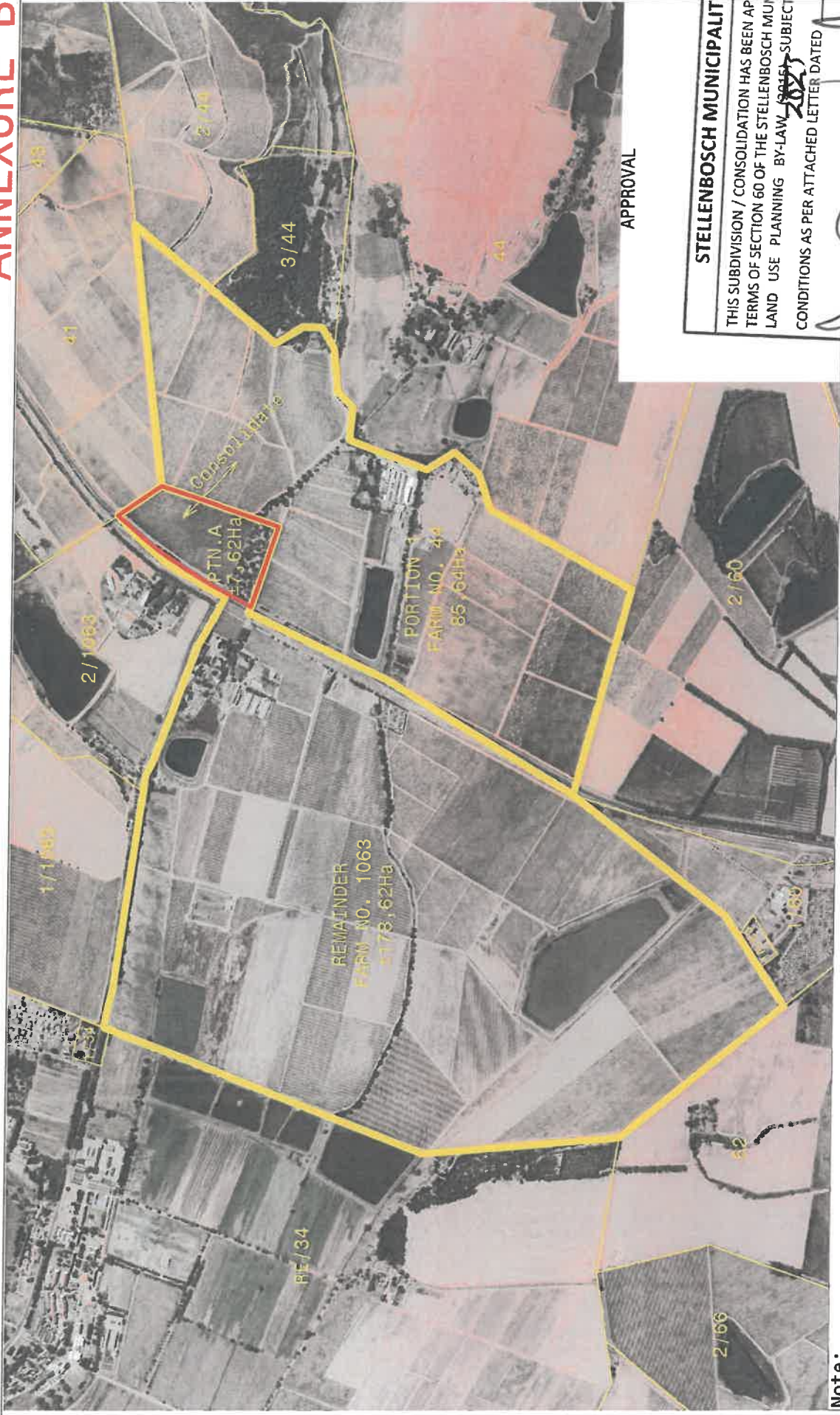


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## **ANNEXURE C**

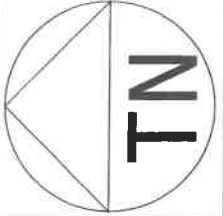
ANNEXURE B



APPROVAL

|                                                                                                                                                                                                           |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>STELLENBOSCH MUNICIPALITY</b>                                                                                                                                                                          |            |
| THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2023, SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 27/11/2023 |            |
| AUTHORISED EMPLOYEE/MPT                                                                                                                                                                                   | 27/11/2023 |

Note:  
1. Portion A to be consolidated with Portion 1 of the Farm No. 44 Stellenbosch.

|                                                                                       |                                                                                                                                                                               |                         |                   |               |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------|---------------|
|  | <b>Caveat</b><br>1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.<br>2. All levels are to be confirmed prior to construction. | Scale 1:15000 @ A4      | Date: 1 July 2024 | System: WG 19 |
|                                                                                       | <b>PROPOSED SUBDIVISION REMAINDER</b><br>FARM DE CLAPMUTS NO. 1063<br>STELLENBOSCH                                                                                            |                         |                   |               |
|                                                                                       | Ref:SA44-1                                                                                                                                                                    | Dwg: PROP - SUBD - REV1 |                   |               |



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## **ANNEXURE D**



**agriculture, land reform  
& rural development**

Department:  
Agriculture, Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA



Private Bag X120, Pretoria, 0001  
Agriculture Place, 20 Steve Biko Street, Arcadia, Pretoria, 0002

From: Directorate Land and Soil Management  
Tel: 012-319-7634 Fax: 012-329-5938 Email: ThembiNy@dalrrd.gov.za/ FrancinaMo@dalrrd.gov.za  
Website: www.dalrrd.gov.za  
Enquiries: Helpdesk Ref: 2024\_08\_0045

Emile van der Merwe Town Planning Consultants  
P. O. Box 204  
**STELLENBOSCH**  
7599

Email: emilevdm@adept.co.za

Contact No. 021 886 5050

Attention: Emile van der Merwe

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT  
70 OF 1970: REMAINDER OF THE FARM DE CLAMPMUTS NO. 1063, DIVISION  
STELLENBOSCH, WESTERN CAPE PROVINCE**

Your letter bearing reference Portion 1 of the Farm Kanonkop No. 44 Stellenbosch dated 17 July 2024 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No. **53061** issued in terms of section 4 of the Act is enclosed.

The Conveyancer must lodge the signed copy of the Consent with the Registrar of Deeds together with the documents for registration.

Yours faithfully

**MS R. L. BOSOGA**  
**ACTING CHIEF DIRECTOR: NATURAL RESOURCES  
AND DISASTER MANAGEMENT**  
**DELEGATE OF THE MINISTER**  
DATE: 18/10/2024



agriculture, land reform  
& rural development

Department:  
Agriculture, Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2024\_08\_0045

**CONSENT**  
**IN TERMS OF THE SUBDIVISION OF**  
**AGRICULTURAL LAND ACT, 1970**

58061

By virtue of the powers delegated to me by the Minister of Agriculture, Land Reform and Rural Development, consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units as indicated in paragraph 2, subject to the conditions set out in paragraph 3.

**PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES**

REMAINDER OF THE FARM DE CLAMPMUTS NO. 1063, EXTENT 186,2385 HECTARES,  
DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE,

**PARAGRAPH 2: CONSENT GRANTED**

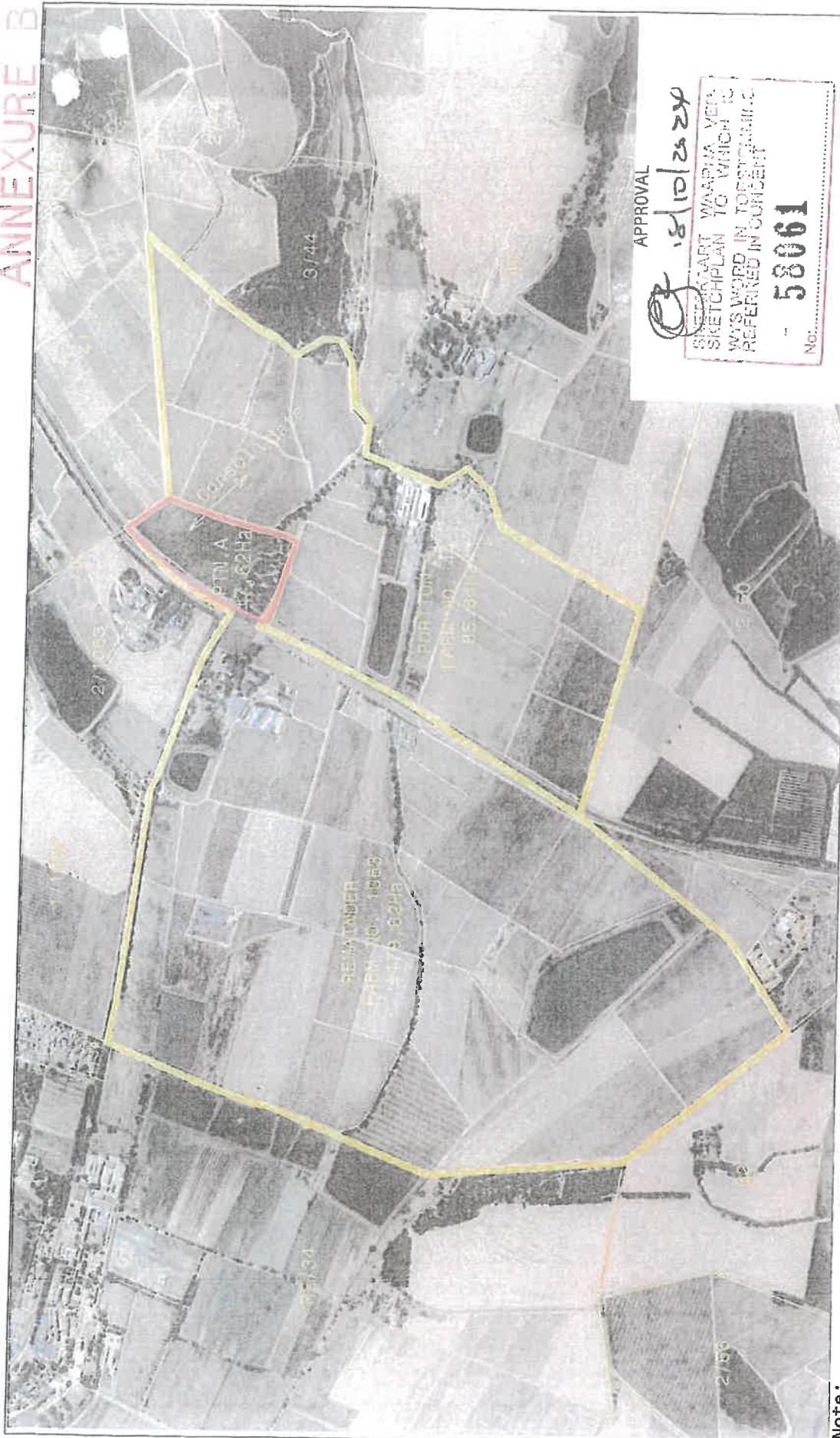
The subdivision of the above-mentioned agricultural land into two portions measuring approximately 7,62 hectares and 179 hectares represented by the figures marked Portion A and Remainder as shown on the sketch plan attached.

**PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT**

- 3.1 Simultaneously with registration of transfer the portion measuring approximately 7,62 hectares (Portion A) must be consolidated with Portion 44/1 of the farm De Clupmuts No. 1063, in extent 85,6532 hectares.
- 3.2 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.3 This consent does not exempt the property from the provisions of any other law and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.4 This consent is valid for 5 years from date of this grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

18/10/2024  
DATE

  
MS R. L. BOSOGA  
ACTING CHIEF DIRECTOR:  
NATURAL RESOURCES AND DISASTER  
MANAGEMENT  
DELEGATE OF THE MINISTER



APPROVAL

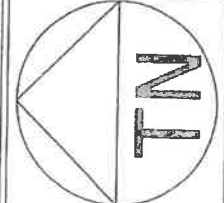
*[Signature]* 18/10/2024

SEKURITAT WAAPRA VER SKETCHPLAN TO WHICH IS REFERRED IN CONSENT

No: 58061

Note:

1. Portion A to be consolidated with Portion 1 of the Farm No. 44 Stellenbosch.



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 1:15000 @ A4                                                          | Date: 1 July 2024   | System: WG 19                                    |
| PROPOSED SUBDIVISION REMAINDER<br>FARM DE CLAPMUTS NO. 1063<br>STELLENBOSCH |                     |                                                  |
| Ref:SA44-1                                                                  | Dwg: PROP-SUBD-REV1 | friedlaender, burger & volkmann<br><i>[Logo]</i> |