



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1434/2025

Our File Reference Number: Erf 1, Longlands

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M

Sir / Madam

APPLICATION FOR A PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL IN TERMS OF SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: ERF 1, LONGLANDS, VLOTTENBURG, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(I) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 1, Longlands for a permission required in terms of a condition of approval for the approval of the Longlands Estate Landscaping Plan,
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 said Bylaw:
 - 3.1 The approval applies only to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-Laws 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 development be implemented in accordance with the Landscaping Plans No. LA-1594-PH2-100A, LA-1594-PH2-101A, LA-1594-PH2-102A, LA-1594-PH2-103A, LA-1594-H2-104A, LA-1594-PH1-105A, LA-1594-PH2-106A, LA-1594-PH2-107A, and LA-1594-PH2-108A; dated 30 September 2025, and drawn by Landmark Landscape Architecture; attached as **ANNEXURE A**.

3.4 The approval granted herein applies solely to the landscaping component of the development and does not extend to any structures shown on the Community Zone property. A detailed site plan for this erf be submitted to the Municipality for approval, concurrently with a building plan application.

3.5 The remaining conditions imposed by council in its approval letter dated 20 June 2023 are still valid.

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

4.1 The proposal does not contradict any previous municipal approvals and would not affect the development or the surrounding properties negatively.

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.

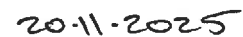
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

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



MANAGER: LAND USE MANAGEMENT

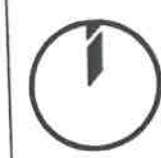


DATE:

ANNEXURE A

LANDSCAPING PLAN

DATE	REVISION	BY	NO.
2025-09-30	ISSUED FOR COUNCIL APPROVAL	IDP	A
-	AS EXTENSION OF EXISTING	-	-
-	PRE APPROVAL	-	-



THIS DRAWING			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR COUNCIL APPROVAL	2025-09-30	IDP
2	AS EXTENSION OF EXISTING	-	-
3	PRE APPROVAL	-	-

FURTHER APPROVALS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR COUNCIL APPROVAL	2025-09-30	IDP
2	AS EXTENSION OF EXISTING	-	-
3	PRE APPROVAL	-	-



KEY PLAN

This drawing is not to be scaled. If ground dimensions only are to be followed, Attention Contractors, where required, will be provided upon request. Contractors are to check all dimensions before work commences and make any discrepancies to the Architect. If actual dimensions are not shown, this drawing is the Sole Property of Landmark, Bloubaai, and may not be copied or reproduced in any manner or form without the written consent of the Owner.

PROJECT
LONGLANDS ESTATE
 Remainder of Portion 12 of
 Farm No. 653, Stellenbosch

DRAWING
PHASE 2
SITE WIDE PLAN

SCALE	DATE	DRAWN	CHECKER
1:1500 (A1)	2025-09-30	IDP	IDP

PROJECT NO.	DRAWING NO.	REV.
1594	LA-1594-PH2-100	A

DRAWING STATUS
 FOR COUNCIL APPROVAL
 EXTENSION OF EXISTING PRE APPROVAL

