STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19318 (TP1239/2025)
Our File Reference Number: Erf 12758 & 12759, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

**PER E-MA** [redacted]

Sir / Madam

**APPLICATION FOR A CONSOLIDATION: ERF 12758 AND 12759, STELLENBOSCH**

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 Erf 12758 & 12759 Stellenbosch for:

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

   2.1.1.1 Erf 12758 (767 m²) and 12759 (720 m²) Stellenbosch into one registered property in order to regularise the existing buildings on the two properties.

   **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 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 conditions imposed by the Director: Infrastructure Services as contained in their memo dated 03 September 2025, attached as **Annexure B**, be complied with.

3.4 The consolidation of Erven 12758 and 12759 occur in the Deeds Registry before any building plans approval.

3.5 The development be implemented in accordance with the Consolidation Plan, drawn by M.E Dolo (professional land surveyor), dated June 2025 attached as **Annexure A.**

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

4.1 The proposed application will have no negative impact on the surrounding properties or character of the area.

4.2 Sufficient services exists and safe access could be provided to the consolidated property.

4.3 No change in land use is proposed.

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**

**DATE:** 14/11/2025

**COPIES TO OBJECTOR**

[redacted]

# ANNEXURE A

CONSOLIDATION PLAN

**CONSOLIDATION DIAGRAM**

COMPONENTS:

1. The figure AabDEFA represent Erf 12758vide General Plan No 709/1994, Deeds No.

2. The figure aBCba represent Erf 12759 vide General Plan No 709/1994, Deeds No.

**S.G. No.**

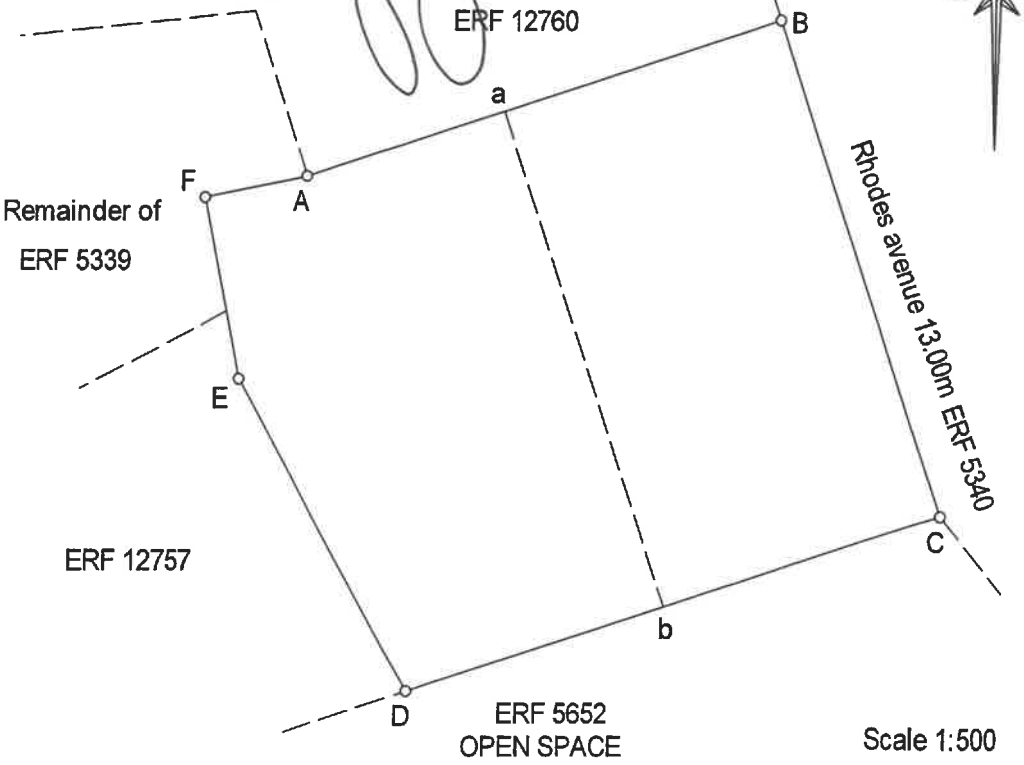
Approved

for SURVEYOR-GENERAL

**STELLENBOSCH MUNICIPALITY**

THIS ~~SUBDIVISION~~ / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW ~~(2015)~~ 2023 SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 14/11/2025

AUTHORISED EMPLOYEE: MPT




Scale 1:500

The figure **A B C D E F**

represents 1487 square metres of land being

ERF A

**STELLENBOSCH EXTENSION 18**

(comprising components 1 and 2 as stated above)

Situate in The Stellenbosch Local Municipality
Administrative District of Stellenbosch
**Province of Western Cape**
Compiled in June 2025

M.E Dolo (PLS 1289)
Professional Land Surveyor

| This diagram is annexed to | The original diagram is | File : |
|---|---|---|
| No. | as described above. | S.R. : |
| d.d. : | | G.P. : 709/1994 |
| i.f.o. | | Comp. : BHSZ-1473 (M2765) |
| Registrar of Deeds Cape Town | | T.P. : |

# ANNEXURE B:

COMMENT: INTERNAL DEPARTMENTS

# STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

**DIREKTORAAT: INFRASTRUKTUURDIENSTE**
**DIRECTORATE: INFRASTRUCTURE SERVICES**

**CIVIL ENGINEERING SERVICES**

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|---|---|
| **To ▫ Aan:** | **Director: Planning + Economic Development** |
| **Att Aandag:** | **Nicole Katts** |
| **From ▫ Van:** | **Technician: Development (Infrastructure Services)** |
| **Author ▫ Skrywer:** | **Siyasanga Zweni** |
| **Date ▫ Datum:** | **03 September 2025** |
| **Our Ref ▫ Ons Verw:** | **Civil LU 2948** |
| **Town Planning Ref:** | **LU/19318 – TP1239/2025** |
| **Re ▫ Insake:** | **Erf 12758 & 12759 Stellenbosch: Application is made in terms of section 15 (2) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 on Erf 12758 and Erf 12759 Stellenbosch for: -1. Consolidation in terms of section 15 (2) (e) of the above said bylaw, to consolidate Erf 12758 (767 sqm) and Erf 12759 (720 sqm) into one registered property.** |

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The application is recommended for approval, subject to the following conditions:

**1. Civil Engineering services**

1.1 Only one municipal water and one sewer connection shall be permitted for the consolidated Erf.

1.2 The consolidated erf must be serviced by a single meter municipal water connection.

1.3 The second connection shall be blanked off at the owner's expense.

**2. Roads**

2.1 Parking must be provided in accordance with the requirements of the applicable zoning scheme and municipal land use regulations.

2.2 The existing parking bays must be monitored and assessed to ensure that adequate parking remains available following the consolidation of Erven 12758 and 12759.

2.3 Drop-off and pick-up activities must be managed to prevent obstruction of vehicular traffic and pedestrian movement. Clear signage and designated short-term parking areas should be implemented to facilitate safe and efficient access.

S.Zweni

**Siyasanga Zweni**
**Technician: Development (Infrastructure Services)**

**Z:\2.0 DEVELOPMENT\01 Land Use applications\2948 (IF-SZ) Erf 12758 & 12759 Stellenbosch (LU-19318 TP1239-2025)\2948 (SZ) Erf 12758 & 12759 Stellenbosch (LU-19318 TP1239-2025).doc**

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