



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17086

Our File Reference Number: Erf 812 Klapmuts

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR THE CONSOLIDATION OF UNREGISTERED ERVEN 1111, 1114, 1115, 1116, 1117, 1118, 1119, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, AND 1138, KLAPMUTS, AND THE SUBDIVISION OF THE CONSOLIDATED UNREGISTERED PROPERTY (ERF 2046) IN ACCORDANCE WITH THE AMENDED GP APPROVED BY STELLENBOSCH MUNICIPALITY IN 2009.

1. The above application refers.
2. The Municipal Planning Tribunal on 29 August 2025 resolved as follows:
3. That it **BE DECIDED** that the application in terms of Section 15.2(e) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the **Consolidation** of erven 1111, 1114, 1115, 1116, 1117, 1118, 1119, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137 and 1138, Klapmuts to create Unregistered Erf 2046,
4. That it be decided that the application in terms of Section 15.2(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the **Subdivision** of unregistered Erf 2046, Klapmuts into **49** Conventional Residential Zoned portions and **2** Public Road and Parking Zone portion.

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

5. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 5.1 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.
 - 5.2 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.

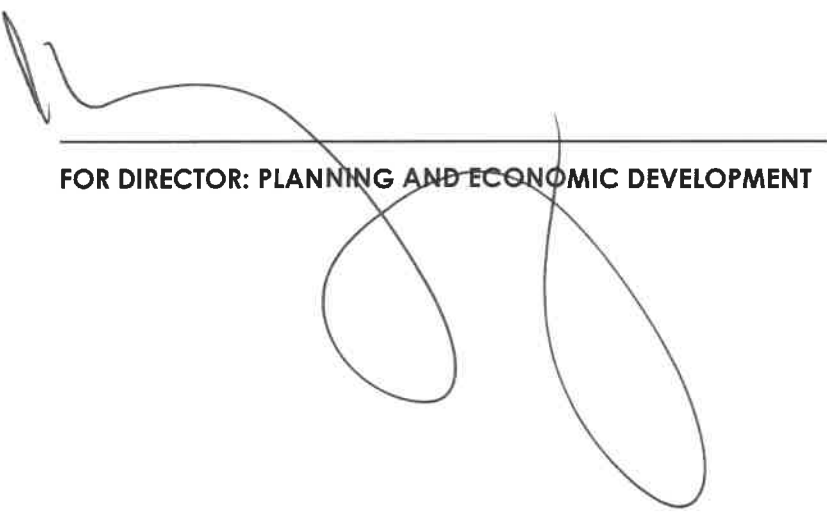
- 5.3 The development be undertaken in accordance with the Subdivision Plan, Drawing No: 2046-07-2025, Date: July 2025 and consolidation plan attached as **Annexure B**
 - 5.4 The applicant submits an electronic copy (shp, dwg, dxf) or hard copy of the SG approved diagram for record keeping purposes.
 - 5.5 The public road portion be transferred prior to, or simultaneously with the transfer of the first land unit.
6. The **reasons** for the above decision are as follows:
- 6.1 The proposal is compatible with its surroundings and has no impact on the biophysical environment, as the subject property is located within an already developed residential area.
 - 6.2 The residential units on the subject property have already been constructed and are occupied by the beneficiaries.
 - 6.3 The proposal will benefit existing tenants/ beneficiaries by enabling the property to be transferred, thereby offering them secure tenure.
 - 6.4 The current application seeks only to formalize the previously approved but now lapsed approval granted for subdivision.
7. **Matters to be noted:**
- 7.1 An application for the approval of street names and numbers must be submitted for consideration and approval in terms of the policy on Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts, and Council-Owned Buildings and Facilities.
8. 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.
9. 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.
10. **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**
11. 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.
12. 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.
13. 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.

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

15. 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.

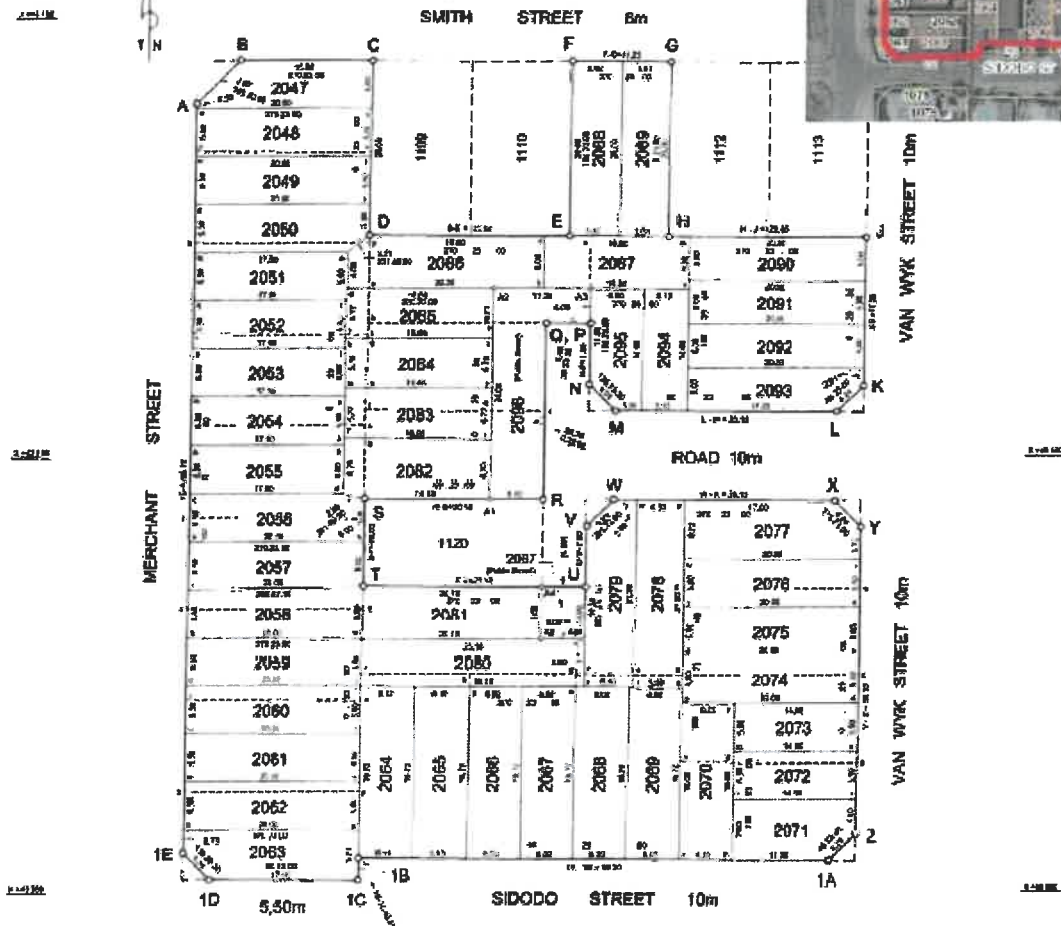
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

19/9/2025
DATE

STELLENBOSCH MUNICIPALITY	
THIS SUBDIVISION / CONVEYANCE 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 <u>19/9/2025</u>	
AUTHORISED EMPLOYEE/MPT	



Subdivision Plan

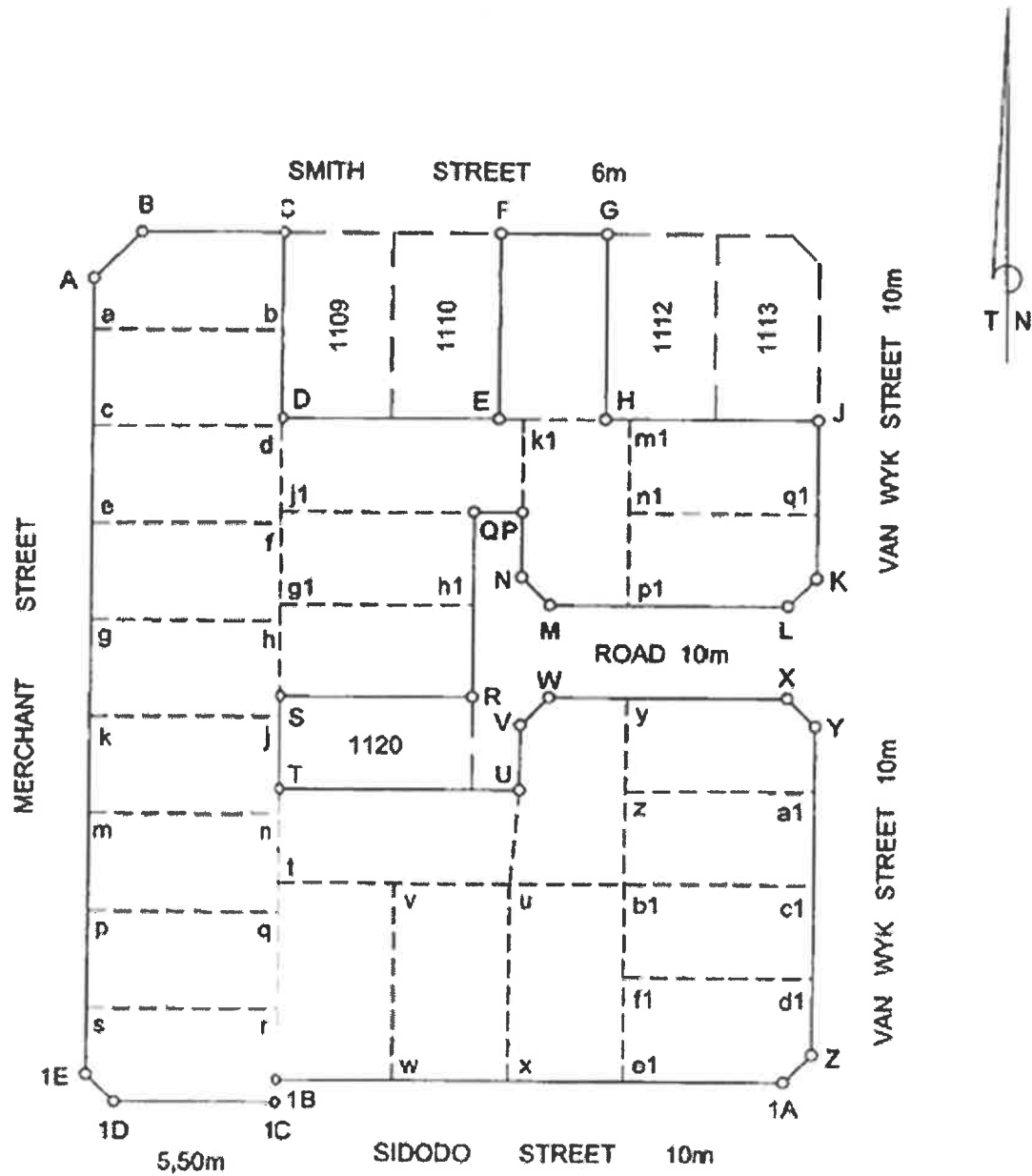
Unregistered Erf 2046 Klapmuts

Drawing No: 2046-07-2025

Date: July 2025

Not to scale

SCALE 1:750



CONSOLIDATION DIAGRAM

(Unregistered Erf)

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