STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16748 (TP603/2023)
Our File Reference Number: Erven 2624, 3989, 2625, 2631, 2634, 2635 & 3990, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir / Madam

APPLICATION FOR REZONING, CLOSURE OF A PUBLIC PLACE, SUBDIVISION AND CONSOLIDATION : ERVEN 2624, 3989, 2625, 2631, 2634, 2635 AND 3990, 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(s) in terms of Section 15(2) of the Stellenbosch Municipal: Bylaw on Municipal Land Use Planning on Erven 2624, 3989, 2625, 2631, 2634, 2635 and 3990, Stellenbosch for:

2.1.1 Closure of a public place (Erf 3989, Stellenbosch) in terms of Section 15(2)(n) of the said bylaw.

2.1.2 Subdivision in terms of Section 15(2)(d) of the said bylaw of;

2.1.2.1 Erf 2624 into 2 portions of Portion 1 (±189m²) and a Remainder (±1,6724ha).

2.1.2.2 Erf 2625 into 2 portions of Portion 1 (±4m²) and a Remainder (±2998m².

2.1.3 Rezoning in terms of Section 15(2)(a) of the said bylaw of;

2.1.3.1 Erf 3989, Stellenbosch from Public Roads and Parking Zone to Education Zone.

2.1.3.2 Portion 1 of Erf 2624, Stellenbosch from Education Zone to Public Roads and Parking Zone

2.1.3.3 Portion 1 of Erf 2625, Stellenbosch from Education Zone to Public Roads and Parking Zone.

2.2 Application in terms of Section 15(2)(e) of the Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023) for the consolidation of Remainder Erf 2624, Remainder Erf 2625, Erf 2631, 2634, 2635, 3989 and 3990, Stellenbosch.

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 **condition**s imposed in terms of Section 66 of the said Bylaw:

3.1 The approval only applies to the subdivision and consolidation as indicated on Plan AFL.CONSOL.01, dated 29/11/2023, drawn by Headland Town Planners attached as **APPENDIX 2** 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 subdivision and consolidation be implemented in accordance to Plan AFL.CONSOL.01, dated 29/11/2023, drawn by Headland Town Planners attached as **APPENDIX 2**.

3.3 An electronic copy (shp, dwg, dxf) of the subdvisional plans be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:

3.3.1 Co-ordinates
3.3.2 Survey dimensions

3.4 Development charges if applicable, are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of any property or as may be agreed on in writing with the Director Infrastructure Services.

3.5 The Surveyor General – Western Cape in terms of Section 26(7) of the Bylaw on Municipal Land Use Planning (2023) be informed of the approval of the closure of the public place to endorse their records.

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

   4.1. The development is located within the Urban Edge and is deemed consistent with the MSDF.

   4.2. The closure of a public place, subdivision and consolidation application, does not impose real costs or risks to the municipality delivering on its mandate and would not compromise the development strategy of the MSDF.

   4.3. The application only entails regularizing and existing school premises, with no new structures being proposed that may alter the character and aesthetic appearance of the surrounding environment negatively.

5. Matters **to be noted**:

   5.1. None.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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.

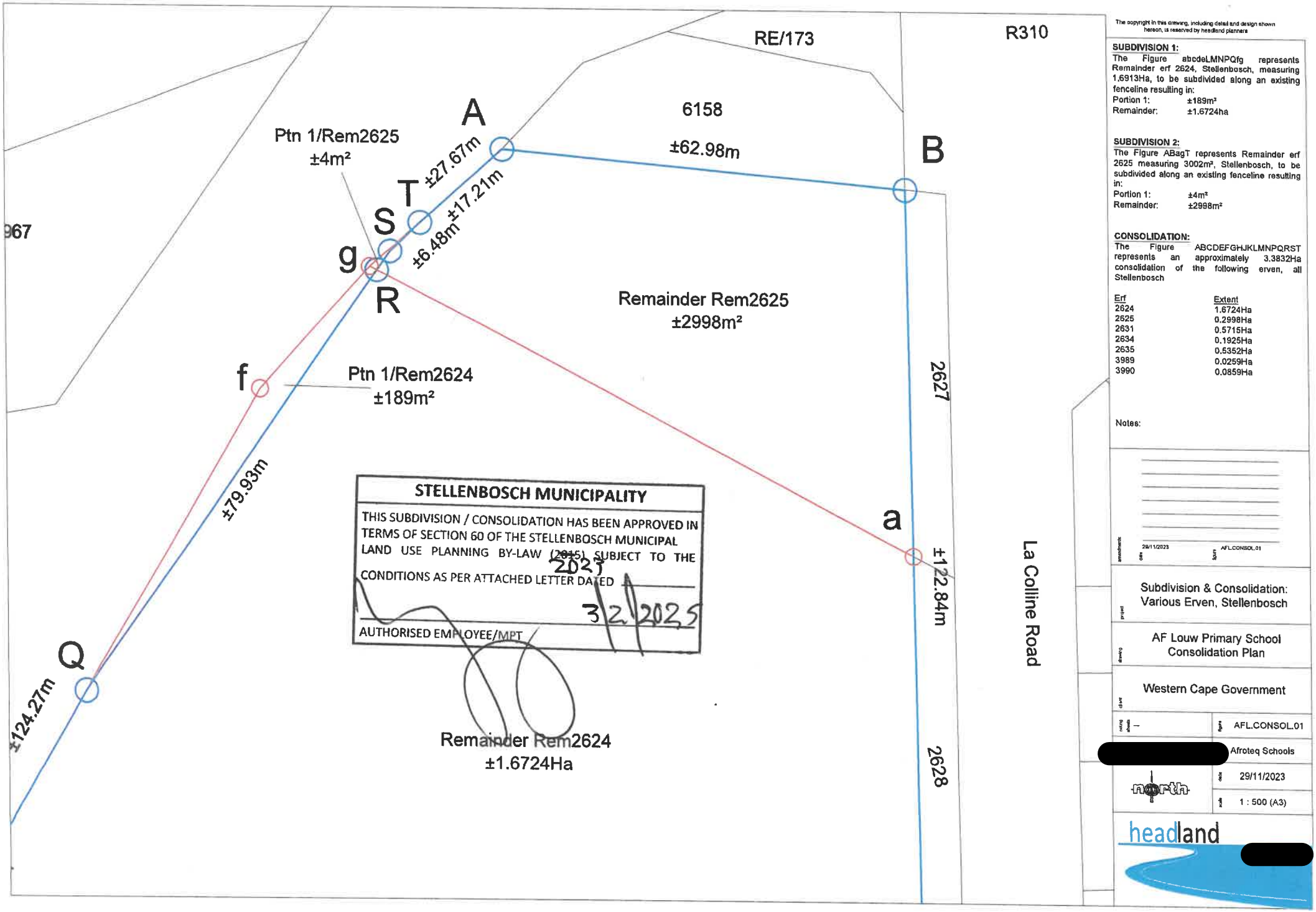
Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

3/2/2025
DATE

ANNEXURE 2

Building Plans



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SUBDIVISION 1:
The Figure abcdeLMNPQfg represents Remainder erf 2624, Stellenbosch, measuring 1,6913Ha, to be subdivided along an existing fenceline resulting in:
Portion 1: ±189m²
Remainder: ±1.6724ha

SUBDIVISION 2:
The Figure ABagT represents Remainder erf 2625 measuring 3002m², Stellenbosch, to be subdivided along an existing fenceline resulting in:
Portion 1: ±4m²
Remainder: ±2998m²

CONSOLIDATION:
The Figure ABCDEFGHJKLMNPQRST represents an approximately 3.3832Ha consolidation of the following erven, all Stellenbosch

Erf	Extent
2624	1.6724Ha
2625	0.2998Ha
2631	0.5715Ha
2634	0.1925Ha
2635	0.5352Ha
3989	0.0259Ha
3990	0.0859Ha

Notes:

amendments: date 29/11/2023 figure AFL.CONSOL.01

project: Subdivision & Consolidation: Various Erven, Stellenbosch

drawing: AF Louw Primary School Consolidation Plan

client: Western Cape Government

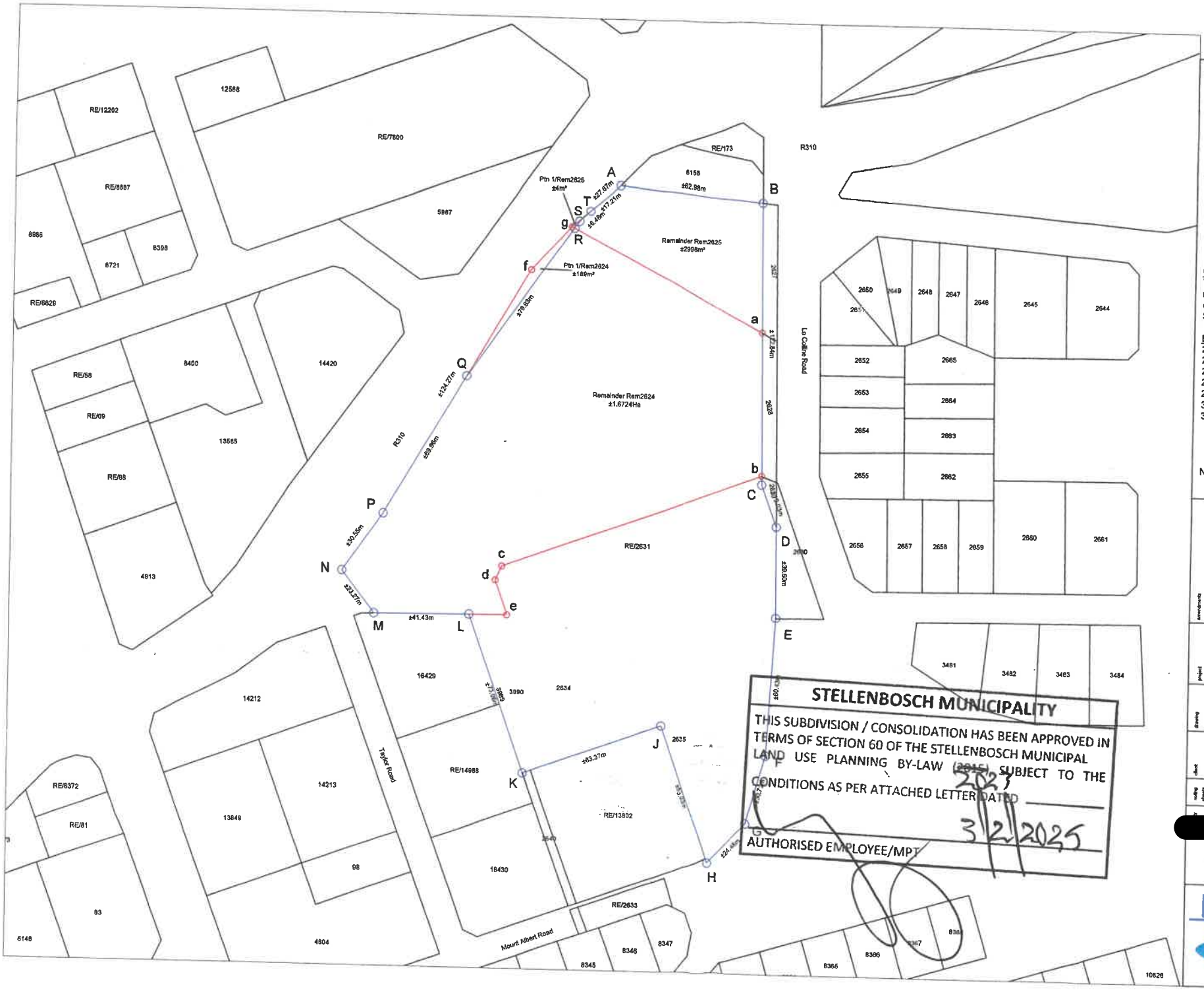
revised sheets: – | figure: AFL.CONSOL.01

[redacted] Afroteq Schools

north | date: 29/11/2023

scale: 1 : 500 (A3)

headland [redacted]



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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

AUTHORISED EMPLOYEE/MPT

3/2/2025