



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18157 (TP948/2024)

Our File Reference Number: Farm 1518 & 220/6, Stellenbosch

Your Reference Number: SA1518

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR SUBDIVISION AND CONSOLIDATION : FARM 1518 AND 220/6, 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 application in terms of Section 15(2) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Farm No. 1518 and Farm No. 220/6, Stellenbosch Division for:

- 2.1.1 Subdivision of Farm 1518 in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion A (±39,58ha) and a Remainder (±147, 72ha);
- 2.1.2 Subdivision of Farm 220/6 in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion B (±20,10ha) and a Remainder (±58,01ha);
- 2.1.3 Consolidation in terms of Section 15 (2) (e) of the said by-law of Portion A (±39,58ha) with Portion B (±20,10ha) to create a new land unit of ±59,68ha;

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 the 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 Surveyor General approved diagrams of the newly created unit must be submitted to the Stellenbosch Municipality for clearance and record purposes.
- 3.4 The consolidated property needs to be registered at the deeds office.
- 3.5 Access servitude must be registered over Remainder Farm No.1518, Stellenbosch Division in favour of the new land unit (consolidated portion A &B).
- 3.6 The access servitude must be registered before subdivision clearance.
- 3.7 The development be implemented in accordance with the Subdivision Plan, referenced as drawing No: PROP_SUB – REV3 – Ref SA1518 dated 13 February 2024 and drawn by: fbv professional architects.
- 3.8 The consolidation of Portion A and B must be done simultaneously with the subdivision of Farm 1518 and Farm 220/6.
4. The **reasons** for the above decision are as follows:
 - 4.1 The proposed application 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
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.

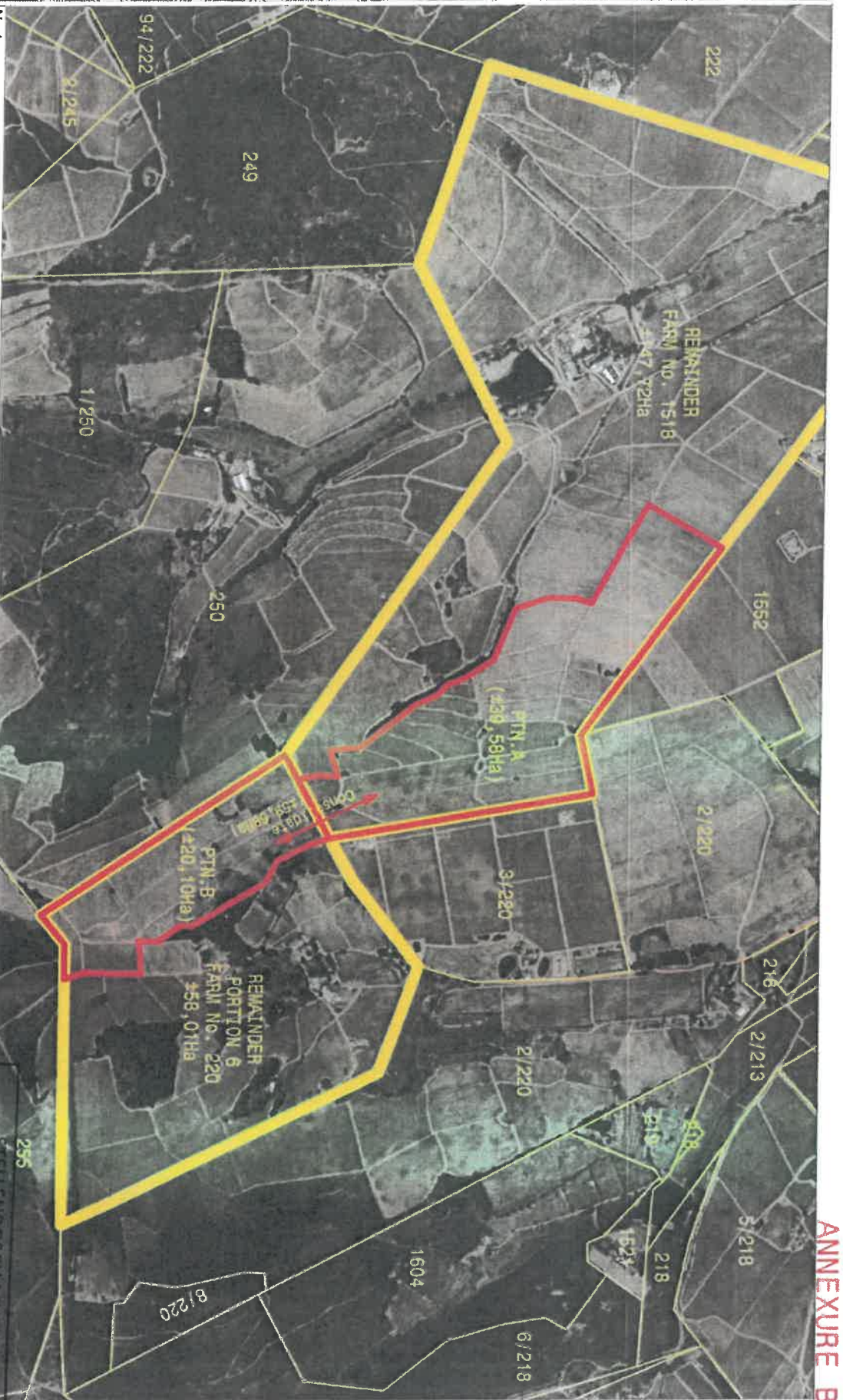
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/6/2025
DATE

Annexure A:
Subdivision Plans



Notes:

1. Portion A to be consolidated with Portion B, total area 459,68 hectares.

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.

TN

Scale 1:15000 @ A4

Date: 13 February 2025

PROPOSED SUBDIVISION OF FARM NO. 1518 AND PORTION 6 OF THE FARM NO. 220, CONSOLIDATION OF PORTION A WITH PORTION B, STELLENBOSCH

Ref: SA1518

Dwg: PROP_SUB-REV3

AUTHORISED EMPLOYEE/MP

ib

27/6/2025

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 THE APPROVED INTERPRETATION

STELLENBOSCH MUNICIPALITY