



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17359 (TP822/2024)

Our File Reference Number: Farm 1585 & 1586, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR SUBDIVISION AND CONSOLIDATION : FARM 1585 AND 1586, 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 applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm 1585/0 and Farm 1586/0, Stellenbosch Farms for:
 - 2.1.1 **Subdivision** of Farm 1585/0 and Farm 1586/0 in terms of Section 15 (2) (d) of the said By-law, into;
 - i. Portion A (± 15.6 ha in extent)
 - ii. Remainder of Farm 1585/0 (± 34.9 ha in extent)
 - 2.1.2 **Consolidation** in terms of Section 15 (2) (e) of the said by-law, of;
 - i. Subdivided Portion A with Farm 1586/0 (± 50.3 ha in extent upon consolidation).
3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

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

- 3.1. The approval only applies to the proposed subdivision under consideration as indicated on the subdivisinal plan: Dwg_APPL1_REV-MONO, Ref: SA1002, drawn by FBV Professional land surveyors, dated 1 July 2024 (See **Annexure A**); and shall not to be constructed as authority to depart from any other legal prescriptions or requirements from council.
- 3.2 The subdivision be undertaken in accordance with the Subdivisinal plan: Dwg_APPL1_REV-MONO, Ref: SA1002, drawn by FBV Professional land surveyors, dated 1 July 2024 , attached as **Annexure A** to this report.
- 3.3 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.
- 3.4 The consolidation of the subject properties needs to be simultaneously registered with the subdivided properties.
- 3.5 The surveyor general diagrams of the newly created units must be submitted to the Stellenbosch municipality for clearance and record purposes.

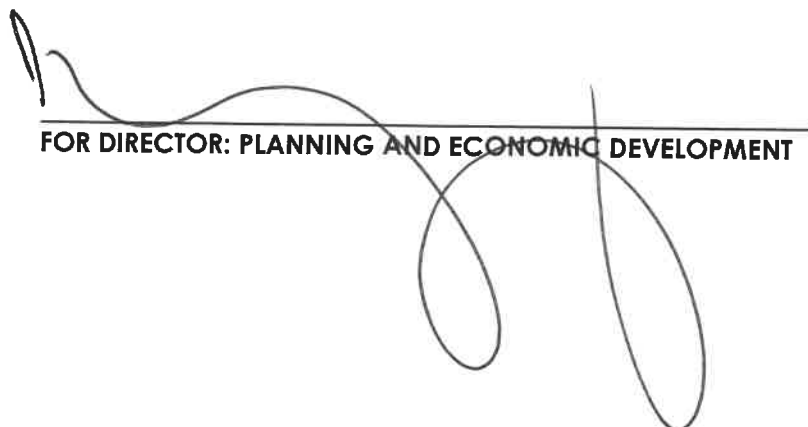
4. The **reasons** for the above decision are as follows:

- 4.1. The proposed subdivision and consolidation 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. The proposal will not have any detrimental impact on the surrounding area or wider cultural landscape of Stellenbosch, as the land use of the property will remain agricultural.
- 4.3. 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

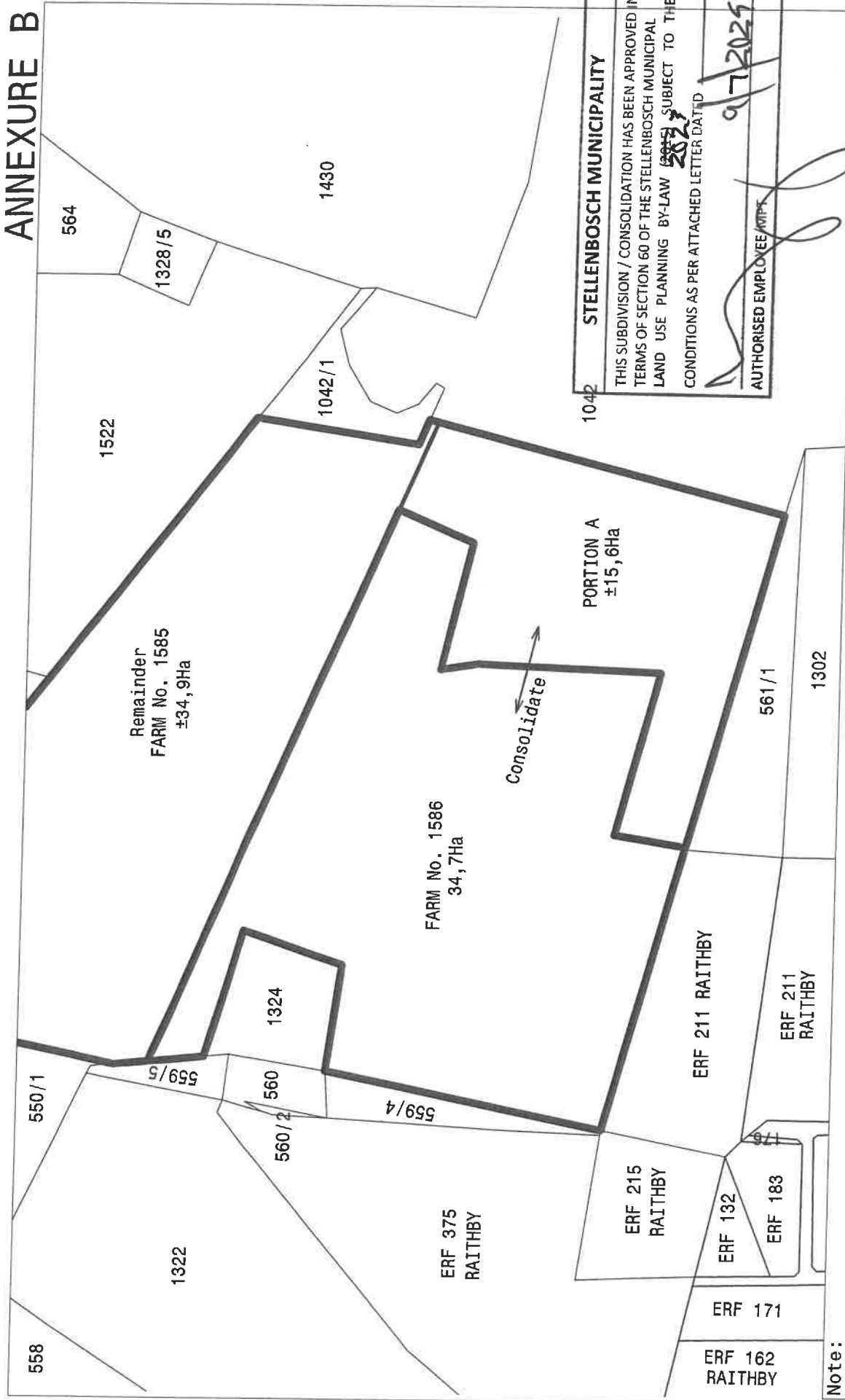


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

9/7/2025
DATE

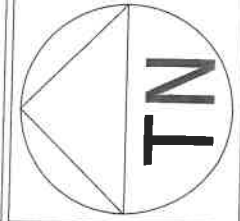
ANNEXURE A
LOCALITY
&
SITE DEVELOPMENT PLAN

ANNEXURE B



Note:

Portion A to be consolidated with Farm No. 1586 Stellenbosch.



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.

Scale 1:7500 @ A4	Date: 1 July 2024	System: WG 19
PROPOSED SUBDIVISION FARM NO. 1585 STELLENBOSCH		
Ref:SA1002	Dwg:APPL1-REV-MONO	

fbv
friedlaender burger & volkmann