



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/7185

Our File Reference Number: Farm 81/4, Stellenbosch

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 NAMING AND NUMBERING OF STREETS IN TERMS OF THE POLICY FOR THE NAMING AND RENAMING OF STREETS, PUBLIC PLACES, NATURAL AREAS, ARTEFACTS AND COUNCIL-OWNED BUILDINGS AND FACILITIES, JULY 2022 AS CONTEMPLATED IN SECTION 98 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: FARM NO. 81/4, STELLENBOSCH DIVISION (TWEESPRUIT DEVELOPMENT)

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application for street naming and numbering on Farm No. 81/4, Stellenbosch Division (Tweespruit Development) as contemplated in Section 98 of the Stellenbosch Municipal Land Use Planning Bylaw 2023 and indicated on the Subdivisionsal Plan with **Drawing Number L3860/SUB001, REV C, dated 30 November 2017, drawn by Dennis Moss Partnership**, attached as **ANNEXURE C**.

BE APPROVED in terms of the Policy for the Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts and Council-Owned Buildings and Facilities, July 2022.

3. The reason for the above decision is as follows:

- 3.1 The street names and numbering conform to the criteria and rules contained in the Policy.

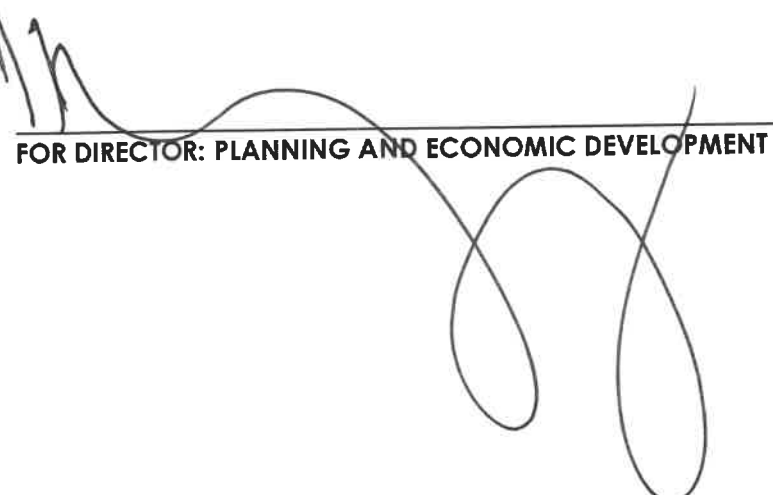
4. **Matters to be noted:**

- 4.1 The provision of street name signage should comply with the requirements as prescribed in municipal guidelines and the policy on outdoor advertising and signage.
 - 4.2 The display of street numbers must comply with Section 31 of the Roads and Streets By-Law, 2021.
 - 4.3 It is the responsibility of the applicant to inform essential services, other relevant authorities and departments of the new street naming and numbering, e.g., the South African Police Service, Post Office, Telkom, emergency and ambulance services, etc. after the registration of the properties.
 - 4.4 Copies of the decision will be internally circulated to the municipal departments responsible for finance, fire management, engineering services and GIS for their action.
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.

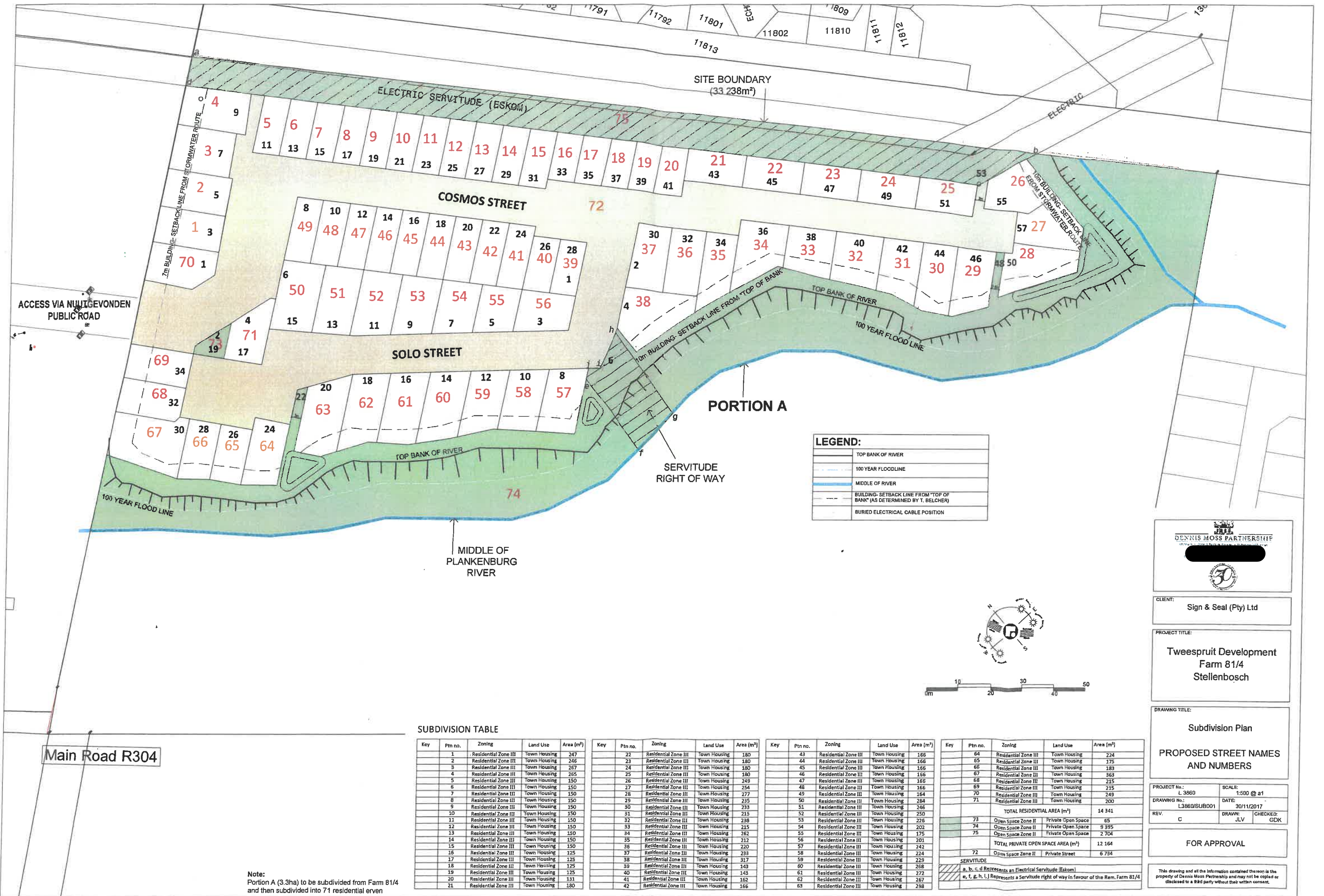
Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/6/2025
DATE

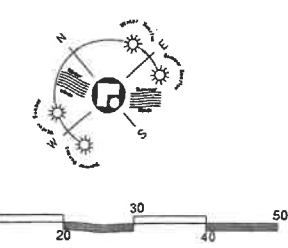
ANNEXURE C

STREET NAME AND NUMBERING PLAN



LEGEND:

---	TOP BANK OF RIVER
---	100 YEAR FLOODLINE
---	MIDDLE OF RIVER
---	BUILDING SETBACK LINE FROM TOP OF BANK (AS DETERMINED BY T. BELCHER)
---	BURIED ELECTRICAL CABLE POSITION



SUBDIVISION TABLE

Key	Ptn no.	Zoning	Land Use	Area (m²)
1	1	Residential Zone III	Town Housing	247
2	2	Residential Zone III	Town Housing	246
3	3	Residential Zone III	Town Housing	267
4	4	Residential Zone III	Town Housing	265
5	5	Residential Zone III	Town Housing	150
6	6	Residential Zone III	Town Housing	150
7	7	Residential Zone III	Town Housing	150
8	8	Residential Zone III	Town Housing	150
9	9	Residential Zone III	Town Housing	150
10	10	Residential Zone III	Town Housing	150
11	11	Residential Zone III	Town Housing	150
12	12	Residential Zone III	Town Housing	150
13	13	Residential Zone III	Town Housing	150
14	14	Residential Zone III	Town Housing	150
15	15	Residential Zone III	Town Housing	150
16	16	Residential Zone III	Town Housing	125
17	17	Residential Zone III	Town Housing	125
18	18	Residential Zone III	Town Housing	125
19	19	Residential Zone III	Town Housing	125
20	20	Residential Zone III	Town Housing	131
21	21	Residential Zone III	Town Housing	180

Key	Ptn no.	Zoning	Land Use	Area (m²)
22	22	Residential Zone III	Town Housing	180
23	23	Residential Zone III	Town Housing	180
24	24	Residential Zone III	Town Housing	180
25	25	Residential Zone III	Town Housing	180
26	26	Residential Zone III	Town Housing	249
27	27	Residential Zone III	Town Housing	254
28	28	Residential Zone III	Town Housing	277
29	29	Residential Zone III	Town Housing	235
30	30	Residential Zone III	Town Housing	233
31	31	Residential Zone III	Town Housing	215
32	32	Residential Zone III	Town Housing	238
33	33	Residential Zone III	Town Housing	215
34	34	Residential Zone III	Town Housing	262
35	35	Residential Zone III	Town Housing	212
36	36	Residential Zone III	Town Housing	220
37	37	Residential Zone III	Town Housing	233
38	38	Residential Zone III	Town Housing	317
39	39	Residential Zone III	Town Housing	143
40	40	Residential Zone III	Town Housing	143
41	41	Residential Zone III	Town Housing	162
42	42	Residential Zone III	Town Housing	166

Key	Ptn no.	Zoning	Land Use	Area (m²)
43	43	Residential Zone III	Town Housing	166
44	44	Residential Zone III	Town Housing	166
45	45	Residential Zone III	Town Housing	166
46	46	Residential Zone III	Town Housing	166
47	47	Residential Zone III	Town Housing	166
48	48	Residential Zone III	Town Housing	166
49	49	Residential Zone III	Town Housing	164
50	50	Residential Zone III	Town Housing	284
51	51	Residential Zone III	Town Housing	246
52	52	Residential Zone III	Town Housing	250
53	53	Residential Zone III	Town Housing	226
54	54	Residential Zone III	Town Housing	202
55	55	Residential Zone III	Town Housing	175
56	56	Residential Zone III	Town Housing	201
57	57	Residential Zone III	Town Housing	242
58	58	Residential Zone III	Town Housing	224
59	59	Residential Zone III	Town Housing	229
60	60	Residential Zone III	Town Housing	268
61	61	Residential Zone III	Town Housing	272
62	62	Residential Zone III	Town Housing	267
63	63	Residential Zone III	Town Housing	298

Key	Ptn no.	Zoning	Land Use	Area (m²)
64	64	Residential Zone III	Town Housing	224
65	65	Residential Zone III	Town Housing	175
66	66	Residential Zone III	Town Housing	189
67	67	Residential Zone III	Town Housing	363
68	68	Residential Zone III	Town Housing	215
69	69	Residential Zone III	Town Housing	215
70	70	Residential Zone III	Town Housing	249
71	71	Residential Zone III	Town Housing	200
TOTAL RESIDENTIAL AREA (m²)				14 341
73	73	Open Space Zone II	Private Open Space	65
74	74	Open Space Zone II	Private Open Space	9 395
75	75	Open Space Zone II	Private Open Space	2 704
TOTAL PRIVATE OPEN SPACE AREA (m²)				12 164
72	72	Open Space Zone II	Private Street	6 734

Note:
Portion A (3.3ha) to be subdivided from Farm 81/4
and then subdivided into 71 residential erven

DENNIS MOSS PARTNERSHIP
PROPERTY DEVELOPMENT & INVESTMENT

CLIENT: Sign & Seal (Pty) Ltd

PROJECT TITLE: Tweespuit Development
Farm 81/4
Stellenbosch

DRAWING TITLE: Subdivision Plan

PROPOSED STREET NAMES
AND NUMBERS

PROJECT No: L 3860	SCALE: 1:500 @ A1
DRAWING No: L3860/SUB001	DATE: 30/11/2017
REV: C	DRAWN: JLV CHECKED: GDK

FOR APPROVAL

This drawing and all the information contained thereon is the property of Dennis Moss Partnership and may not be copied or disclosed to a third party without their written consent.