

NOTICE OF LAND DEVELOPMENT APPLICATION

The Home Owners Association of La Roche
Old Helshoogte Road, The Ridge, Stellenbosch, 7609

Affected person's Title: Managing Agent of La Roche

APPLICATION TYPE: THE CONSOLIDATION OF ERF 16834 STELLENBOSCH AND ERF 16835 STELLENBOSCH INTO A SINGLE ERF NAMELY ERF 17689 STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Unit 57 La Roche Estate, Old Helshoogte Road, Idas Valley, Stellenbosch

Application Property Number: Erf 16835 Stellenbosch & Erf 16834 Stellenbosch

Applicant: Danelle Isaacs from Cluver Markotter Attorneys obo Timothy Maree – 021 808 5600 / danellei@cluvermarkotter.law

Owner: Timothy Maree – tim@efw.co.za / 072 288 0288

Application Reference: LU/TP LAND USE APPLICATION (TP1669/2026): ERF 16834 STELLENBOSCH - APPLICATION FOR A SUBDIVISION AND CONSOLIDATION

Description of land development proposal:

Application is made in terms of 15(2)(e) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning By-Law, 2023 for the consolidation of Erf 16834 Stellenbosch with Erf 16835 Stellenbosch to create a single erf (Erf 17689 Stellenbosch) as indicated on the Consolidation Diagram LPI C06700222, prepared by Friedlander, Burger & Volkmann Land Surveyors.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Danelle Isaacs obo Cluver Markotter Attorneys – 021 808 5600 / danellei@cluvermarkotter.law. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **(13 November 2026** – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at Danelle Isaacs obo Cluver Markotter Attorneys – 021 808 5600 / danellei@cluvermarkotter.law during normal office hours. (Monday – Friday 08:00 – 16:30)

Yours faithfully

A handwritten signature in black ink, appearing to read 'Danelle Isaacs', with a long horizontal flourish extending to the right.

DANELLE ISAACS

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Die Huiseienaarsvereniging van La Roche
Old Helshoogte Road, The Ridge, Stellenbosch, 7609

Titel van geaffekteerde persoon: Bestuursagent van La Roche

AANSOEKTIPE: DIE KONSOLIDASIE VAN ERF 16834 STELLENBOSCH EN ERF 16835 STELLENBOSCH IN 'N ENKELE ERF NAAMLIK ERF 17689 STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Eenheid 57 La Roche Estate, Ou Helshoogte Pad, Idas Valley, Stellenbosch

Aansoek eiendom beskrywing: Erf 16835 Stellenbosch & Erf 16834 Stellenbosch

Aansoeker: Danelle Isaacs namens Cluver Markotter Prokureurs – 021 808 5600 / danellei@cluvermarkotter.law

Eienaar:

Aansoek Verwysing: LU/TP LAND USE APPLICATION (TP1669/2026): ERF 16834 STELLENBOSCH - APPLICATION FOR A SUBDIVISION AND CONSOLIDATION

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(e) van die Stellenbosch Munisipaliteit op Veroerordening vir 2023 vir die konsolidasie van Erf 16834 Stellenbosch en Erf 16835 Stellenbosch om 'n enkele erf (Erf 17689 Stellenbosch) soos aangedui op Diagram van Konsolidasie LPI C06700222, voorberei deur Friedlander, Burger & Volkmann Landmeters

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Danelle Isaacs namens Cluver Markotter Attorneys – 021

808 5600 / danellei@cluvermarkotter.law. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(13 November 2026)** – die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by Danelle Isaacs obo Cluver Markotter Attorneys – 021 808 5600 / danellei@cluvermarkotter.law) gedurende normale kantoor ure (Maandae – Vrydae, 08:00 – 16:30)

Die uwe



DANELLE ISAACS

The Municipal Manager
Stellenbosch Municipality

Date: 21 September 2026
Our ref: MAR372/0001 | DKI/lp
e-mail: danellei@cluvermarkotter.law

Dear Sir/ Madam

CONSOLIDATION: ERVEN 16834 & 16835 STELLENBOSCH

I hereby confirm on behalf of Timothy Maree, the registered owner of Erven 16834 and 16835 Stellenbosch, that the proposed consolidation is intended to create a single, larger residential erf in place of the two existing smaller erven.

Yours faithfully


DK ISAACS
CLUVER MARKOTTER INC



- AVAILABLE
- DEVELOPER
- RESERVED
- SOLD

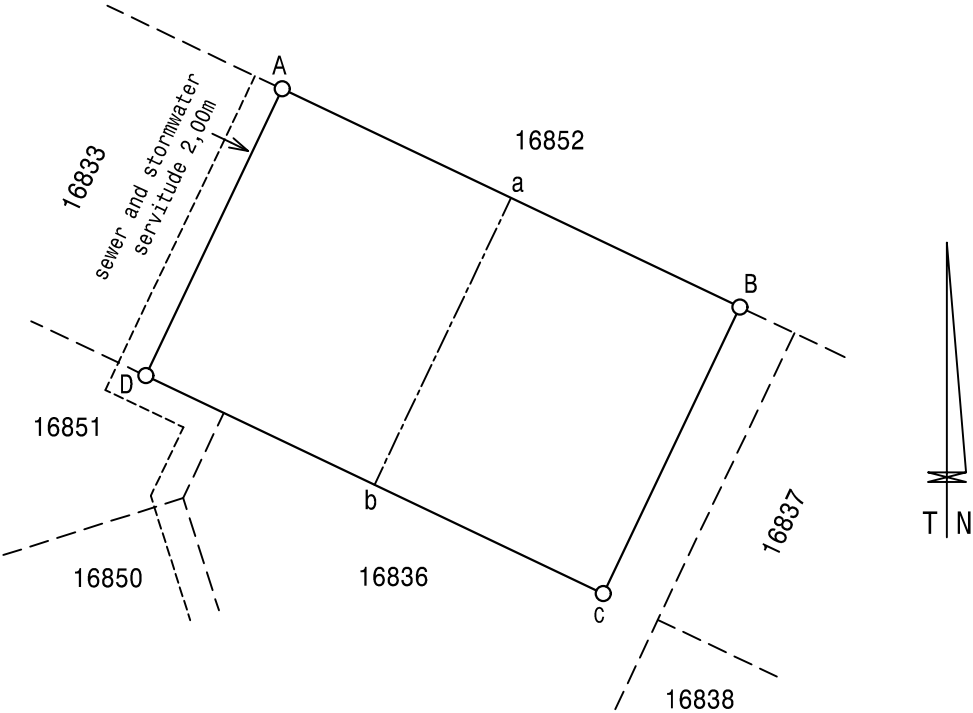


- Components:
- 1. The figure AabD represents Erf 16834 Stellenbosch vide Dgm. No.2060/2017 D/T
 - 2. The figure aBCb represents Erf 16835 Stellenbosch vide General Plan No.2060/2017 D/T

S.G. No.

Approved.

for
Surveyor - General
Date :



scale 1:500

The figure A B C D represents 704 square metres of land, being

ERF 17689 STELLENBOSCH and comprises 1. and 2. as above

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Compiled in April 2026
by me

Province of Western Cape

D P Burger

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o. Registrar of Deeds	The original diagrams are as quoted above	File No. S.R. No. Comp.BH-8DBC (3780) LPI C0670022
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