



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18798 – TP1148/2025

Our File Reference Number: Erf 1990, Klapmuts

Your Reference Number: 4057-P

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR A SUBDIVISION AND REZONING: ERF 1990, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows:
 - 2.1 That the application made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for **Subdivision** of the subject property into two (2) portions namely Portion A ($\pm 415\text{m}^2$ in extent) and Portion B ($\pm 20\text{m}^2$ in extent); and
 - 2.2 The application made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2025 for **Rezoning** of Portion B ($\pm 20\text{m}^2$) from Conventional Residential Zone to Utility Services Zone to permit the electrical substation,

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 application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws 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 development must be undertaken in accordance with the SUBDIVISION AND REZONING PLAN, PLAN NO. 1_DATED 01 APRIL 2025, drawn by TV3 Architects and Town Planners; and attached as **ANNEXURE A**.

3.4 The Surveyor General approved diagrams of the newly created unit must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.

3.5 The substation shall be transferred to the Owners' Association within one (1) year from the date of the final letter of approval.

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

4.1 The proposal will not impact any municipal services.

4.2 The scale and extent ($\pm 20\text{m}^2$) of the electric substation is such that it will not have any detrimental impact on the estate.

4.3 The approval confirms that the existing substation is located entirely within its own erf and complies with the designated zoning requirements.

5. Matters to be noted:

5.1 All electrical requirements should be directed to ESKOM.

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



MANAGER: LAND USE MANAGEMENT

09.02.2026

DATE:

ANNEXURE A

SUBDIVISION PLAN



2012

1380

1989

Ptn A
($\pm 415\text{m}^2$)

Ptn B
($\pm 20\text{m}^2$)
to be rezoned to
Utility Services
Zone for an
electrical
substation

1382

Brounger Street

$\pm 4\text{m}$
 $\pm 5\text{m}$

1991

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

Drawing:		Plan no.:
Proposed Subdivision and Rezoning		1
Date:	Scale:	
01/04/2025	1:200 (A4)	
Project no.:	Drawn:	Checked:
4057-P	WH	CH

tv3 ARCHITECTS

Rozenmeer
Erf 1990, Klapmuts