STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1568/2026
Our File Reference Number: Erf 53 and 54, Lynedoch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR CONSOLIDATION: ERF 53 AND 54, LYNEDOCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

3. That the following application in terms of Section 15(2) of the Stellenbosch Land Use Planning Bylaw 2023, on Erf 53 & 54 Lynedoch for:

   3.1 **Consolidation** in terms of section 15(2)(e) of the said bylaw, of:

   a) Erf 53 (167 m² in extent) with Erf 54 (214 m² in extent) into one registered property in order to allow extensions to the existing house.

BE APPROVED in terms of Section 60 of the said Bylaw.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

   4.1 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.

   4.2 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 consolidation.

   4.3 The consolidation be implemented in accordance with the Consolidation Plan, drawn by: N. Omar Land Surveyor PLS1166, dated February 2026, attached as **Annexure A.**

4.4 The conditions imposed by the Director: Infrastructure Services as contained in their memo dated 07 July 2026, attached as **Annexure B**, be complied with.

4.5 The consolidation of Erven 53 and 54 occur prior to building plan submission of any structure that straddle the common erf boundary and that the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and/or endorsement of the relevant title deed by the Registrar of Deeds.

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

5.1 The proposed application will have no negative impact on the surrounding properties or character of the area.

5.2 Sufficient services exists and safe access could be provided to the consolidated property.

5.3 No change in land use is proposed.

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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 9/9/2026

ANNEXURE A

CONSOLIDATION PLAN

CONSOLIDATION SKETCH

TN

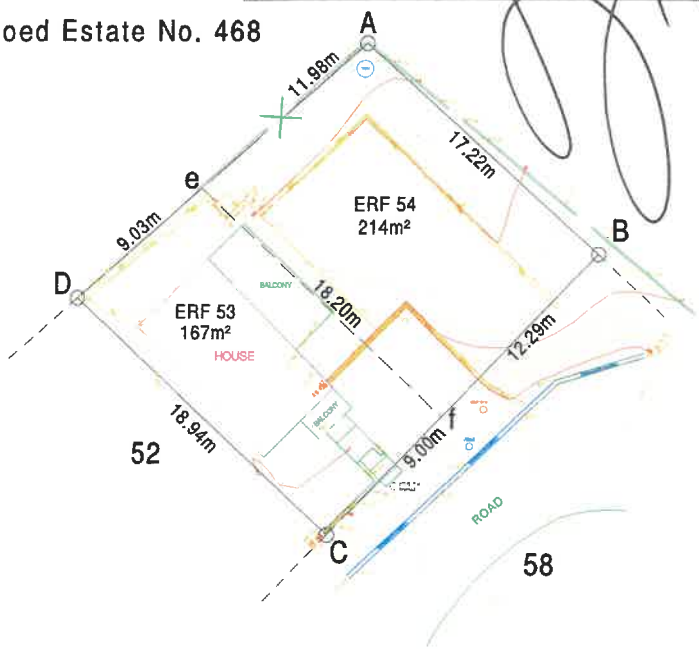
STELLENBOSCH MUNICIPALITY

THIS ~~SUBDIVISION~~/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.

~~MUNICIPAL MANAGER~~ DATE 9/9/2026.

Portion 28 of the Farm

Welmoed Estate No. 468



NOTES:

1. The figure DefC is Erf 53 LYNDOCH and is 167 sqm in extent.
2. The figure eABf is Erf 54 Lyndoch and is 214 sqm in extent.
3. Located at: Lynedoch Road, Lynedoch.
4. Both properties are zoned Single Residential.

DATE: FEBRUARY 2026 | SCALE: 1/400

CONSOLIDATION OF:
ERVEN 53 & 54 LYNDOCH

REGISTERED OWNERS:
T44637/2021 (ERF 53)
T44638/2021 (ERF 54)
DAMIAN HEWITT HACKING (1/2)
THOMAS BENJAMIN PLATT

SUBMITTED BY:
N. OMAR LAND SURVEYOR PLS1166
4 FINN ROAD, ZEEKOEVLEI, 7941
CELL: 072 183 8954

GENERAL PLAN No. 3330/2003

S.G.SHT NO. BHSY-44 (M3155)

ANNEXURE B:

COMMENT: INTERNAL DEPARTMENTS

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Ilze Fillies**
Date ▫ Datum:	**7 July 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3094**
Town Planning Ref:	**TP1568/2026**
Re ▫ Insake:	**Erf 53, Lynedoch: The application(s) are made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law on Erf 53 and 54 Lynedoch for the following: Consolidation in terms of Section 15(2)(e) of said bylaw in order to consolidate Erf 53 (167m^2 in extent) with Erf 54 (214m^2 in extent) to allow extensions to the existing house**

The application is recommended for approval, subject to the following conditions:

1. Water

1.1 One of the existing water connection points must be blanked off.

1.2 Only one water connection point is allowed.

2. Sewer

2.1 One of the existing sewer connection points must be blanked off.

2.2 Only one sewer connection point is allowed.

IFILLIES

Ilze Fillies
Principal Technician: Development (Infrastructure Services)

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