



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18671(TP1093/2025)

Our File Reference Number: Erf 548 & 550, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir /Madam

APPLICATION FOR SUBDIVISION AND CONSOLIDATION ON ERF 548 & 550, FRANSCHHOEK

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erven 550 & 548 Franschhoek for:
 - a) **Subdivision** in terms of Section 15 (2) (d) of the said bylaw, for the following: -
 - i. To subdivide Erf 550 into two portions, namely,
 - Portion A (± 2.53 ha in extent) and
 - Remainder of Erf 550 (± 3.03 ha in extent).
 - b) **Consolidation** in terms of Section 15 (2) (e) of the said bylaw, for the subdivided Portion A with the Remainder of Erf 548 Franschhoek in order to create a newly consolidated portion (± 24.36 ha in extent).

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

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

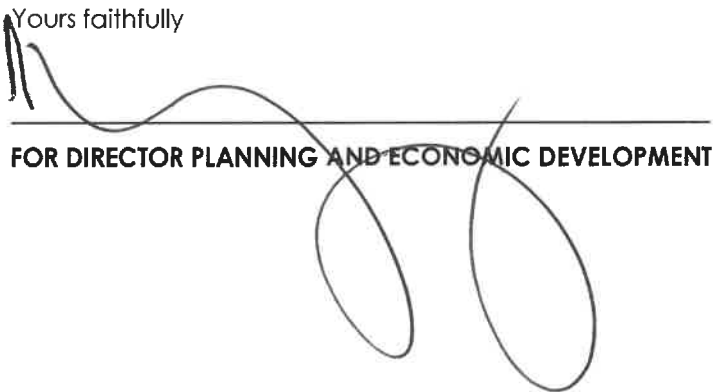
- i. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- ii. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- iii. The development be implemented in accordance with the Subdivision & Consolidation Plan, referenced as File No: P2804/97 (4)A7; Plan No: 18, drawn by: dh & a professional land surveyors, dated February 2025, attached as **Annexure A**.
- iv. The consolidation of the subject properties be simultaneously registered with the subdivided properties.
- v. The surveyor general diagrams of the newly created units be submitted to the Stellenbosch Municipality for clearance and record purposes.

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

- 2.3.1. The scale and nature of the proposal will not compromise the existing character of the surrounding landscape.
 - 2.3.2. Sufficient services exists and safe access could be provided to the consolidated property.
 - 2.3.3. No land use will be changed.
- 3. 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.
 - 4. 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.
 - 5. **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**
 - 6. 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.

7. 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.
8. 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.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. 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

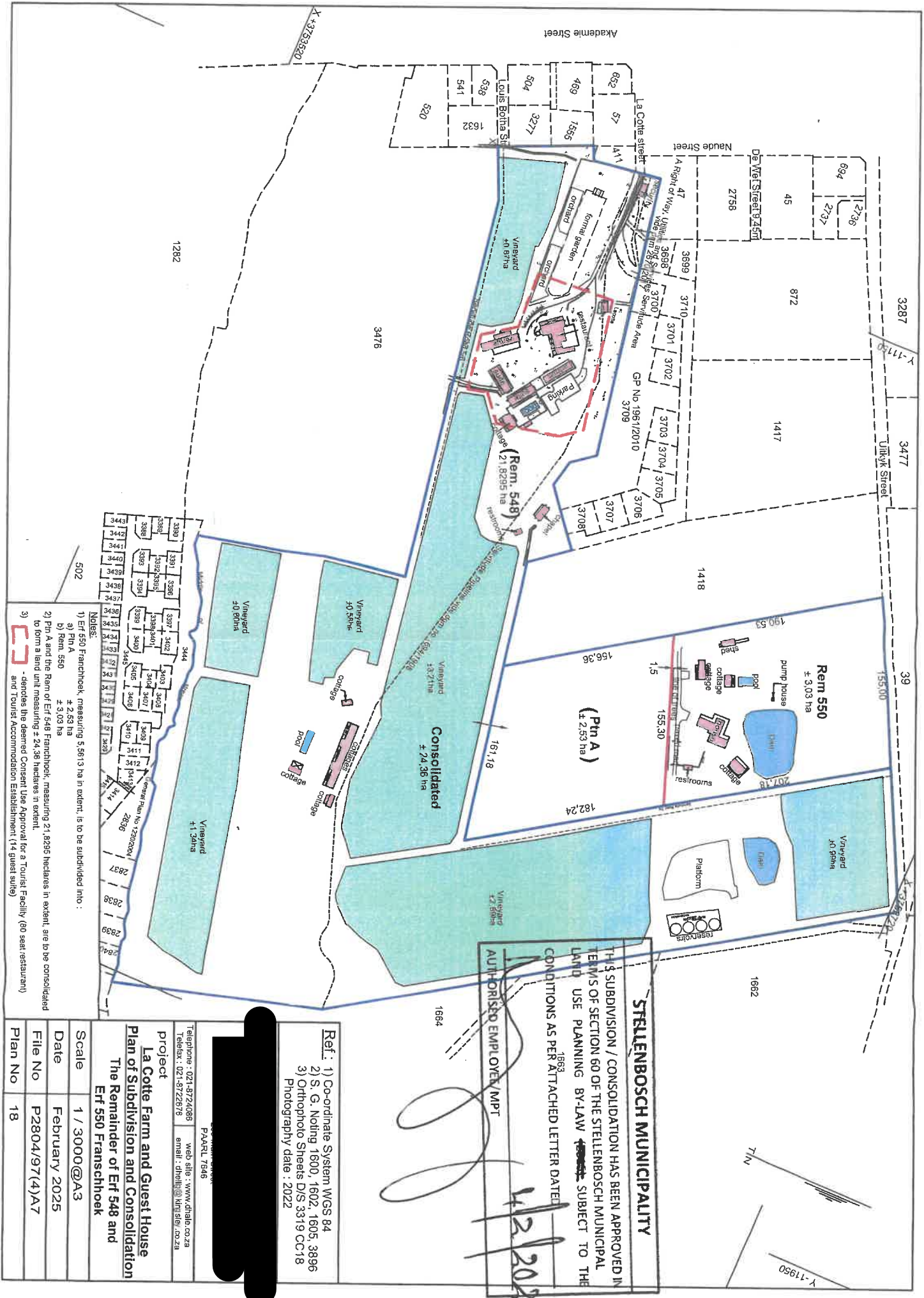


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

4/2/2026.
DATE



ANNEXURE A:
SUBDIVISIONAL&CONSOLIDATION PLAN



- Notes:
- 1) Erf 550 Franschhoek, measuring 5,561.3 ha in extent, is to be subdivided into :
 - a) Pin A ± 2.53 ha
 - b) Rem. 550 ± 3.03 ha
 - 2) Pin A and the Rem of Erf 548 Franschhoek, measuring 21,8295 hectares in extent, are to be consolidated to form a land unit measuring ± 24.36 hectares in extent.
 - 3)  denotes the deemed Consent Use Approval for a Tourist Facility (60 seat restaurant) and Tourist Accommodation Establishment (14 guest suite)

Ref: 1) Co-ordinate System WGS 84	
2) S. G. Noting 1600, 1602, 1605, 3896	
3) Orthophoto Sheets D/S 3319 CC18	
Photography date : 2022	
[Redacted]	
PAARL 7646	
Telephone : 021-8724086 web site : www.dhale.co.za	
Telefax : 021-8722578 email : dhale@kingsley.co.za	
Project	
La Cotte Farm and Guest House	
Plan of Subdivision and Consolidation	
The Remainder of Erf 548 and	
Erf 550 Franschhoek	
Scale	1 / 3000 @ A3
Date	February 2025
File No	P2804/97(4)A7
Plan No	18

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW ~~1603~~ SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATE 1603

4/2/2025

AUTHORISED EMPLOYER/MPT