



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1589/2026

Our File Reference Number: Farm 60/1, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir / Madam

APPLICATION FOR EXTENSION OF THE VALIDITY PERIOD: FARM 60/1, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application(s) in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:

- 3.1 **Extension of the validity period** for the Subdivision of Farm No. 60/1, Stellenbosch Division in terms of Section 15(2)(i) of the said By-Law, for five (5) years from 12 April 2026 to 12 April 2031,

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

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 proposed extension of validity period 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.
 - 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 use.
 - 4.3 All conditions of approval as per Council's approval letter dated 02 March 2021 (*final letter dated 12 April 2021*) is still applicable.

4.3 All conditions of approval as per Council's approval letter dated 02 March 2021 (*final letter dated 12 April 2021*) is still applicable.

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

5.1 The proposed extension does not introduce any new land use rights, intensification of development, or additional impacts.

5.2 The original subdivision was approved after due consideration of its planning merits, and those considerations remain unchanged.

6. **Matters to be noted:**

6.1 The previous consent granted in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), has lapsed. Accordingly, fresh approval must be obtained from the Minister of Agriculture or the delegated authority before the subdivision can be registered in the Deeds Office.

7. 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.

8. 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.

9. **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**

10. 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.

11. 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.

12. 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.

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

14. 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



A large, stylized handwritten signature in black ink, consisting of a series of loops and curves, positioned over a horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

22/7/2026.
DATE:

ANNEXURE B

EXTENSION OF THE VALIDITY PERIOD: FARM NO. 60/1, STELLENBOSCH DIVISION

PREVIOUS APPROVAL



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9996
Erf Number: Farm 60/1, Stellenbosch
Reference Number: None
Enquiries: L Olyn / S Newman
Contact No. 021- 808 8672/ 8659

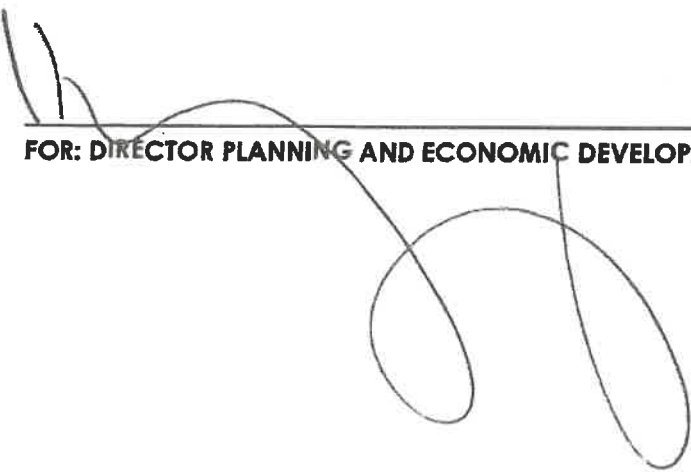
EMAIL: leon.jubilius@ahg-property.co.za

Sir

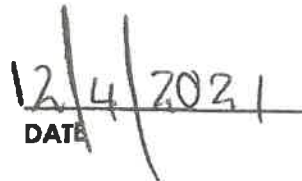
APPLICATION FOR SUBDIVISION OF REMAINDER ON FARM 60/1, STELLENBOSCH DIVISION

1. This Municipality's letter dated 02 March 2021, refers.
2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in Section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.
3. Accordingly, you may now act on the decision detailed in the letter dated 02 March 2021, subject to compliance with the conditions of approval.

Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



DATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9996

Our File Reference Number: Farm 60/1, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-A

Sir

APPLICATION FOR SUBDIVISION OF REMAINDER OF FARM 60/1, STELLENBOSCH DIVISION

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

Consent in terms of the relevant title deed no. T1753/1973, Condition D(1), to allow for the subdivision the subject property in terms of section 45(6) of SPLUMA;

That the application in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 for **Subdivision** of the Remainder Farm No. 60/1, Stellenbosch Division into two portions measuring $\pm 58,51$ ha (remainder) and $\pm 6,15$ ha (Portion 1) as indicated on Plan No. STB Farm 60/1 Sub, drawn by AHG Town and Regional Planners, dated 12 July 2019; and

BE APPROVED in terms of Section 60 of the said Bylaw and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

Conditions of approval:

- a. The approval applies only to the subdivision in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- b. The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- c. That the Surveyor General approved diagrams of the newly created unit must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes;
- d. Written proof must be submitted that the proposed portion measuring approximately 6,1ha (ptn aFGHhgfedcba) has been incorporated into the Slaley Agricultural Estate Farm owners Association ("SAEFOA");
- e. The portions created may only be used for agricultural purposes;
- f. The proposed subdivided portion (Portion 1 measuring $\pm 6,15$ ha) must have a lawful access point;
- g. The proposed subdivided portion (Portion 1 measuring $\pm 6,15$ ha) must have its own electricity supply cable separate of the existing house;
- h. Installation cost for the new electrical service cable is the responsibility of the applicant;
- i. All electrical wiring for the house on the proposed subdivided portion should be carried out in accordance with SANS 10142;
- j. No electricity supply will be switched on if the Certificate of Compliance is outstanding.

The reasons for the above decision are as follows:

- (a) The proposed subdivision will result in the creation of land portions that are in line with the existing character of the surrounding area.
- (b) The proposed subdivision will not affect the agricultural viability of any of the properties involved or any adjacent properties.

Matters on the application to be noted:

- (a) The conditions imposed by the Department of Agriculture, Forestry and Fisheries in their letter dated 25 October 2019, attached as **ANNEXURE G, BE NOTED.**

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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 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. The following prescribed information is accordingly required:
 - (a) The personal particulars of the Appellant, including:
 - (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;
 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - (c) The grounds of the appeal which may include the following grounds:
 - (i) That the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
 - (d) whether the appeal is lodged against the whole decision or a part of the decision;
 - (e) if the appeal is lodged against a part of the decision, a description of the part;
 - (f) if the appeal is lodged against a condition of approval, a description of the condition;
 - (g) the factual or legal findings that the appellant relies on;
 - (h) the relief sought by the appellant; and

- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
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. An applicant 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 approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. An applicant who lodge 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 is suspended, and in the case of any approval, 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

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

2/3/2021

DATE:

PROJECT: SUBDIVISION
The Remainder of Portion 1 (Simonsig)
 of the farm Groen Hof 60
 Registration Division of Stellenbosch

Notes:

1. The figure marked "ABCDEFGH,IJKLMNOPARA" represent the Remainder of Portion 1 (Simonsig) of the farm Groen Hof no 60, Stellenbosch RD measuring 64,8618 ha.
2. Proposed subdivision:
 - 2.1 The figure marked "a-fghijedcda" represent the proposed subdivision measuring approximately 6,15 ha in extent.
 - 2.2 The figure marked "ABCDEabedcghijklmnopara" represent the proposed remainder measuring approximately 58,51 ha in extent.
3. All sizes and dimensions are approximate and subject to final survey.
4. The property falls in the area of jurisdiction of the Stellenbosch Local Municipality.

Scale 1 : 10 000 (A3)

CLIENT: Slaley Farms (Pty) Ltd.

PLAN NO: STB Farm 60/1 Sub. 12 July 2019

E-Mail: leon.jullius@slay-property.co.za

STELLENBOSCH MUNICIPALITY	
THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER PATER	
AUTHORISED EMPLOYEE/MPT	2/3/2021

