



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18965 (TP1188/2025)

Our File Reference Number: Erf 6628, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

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PER E-M

Sir / Madam

APPLICATION FOR A SUBDIVISION AND REMOVAL OF TITLE DEED CONDITIONS: ERF 6628, STELLENBOSCH

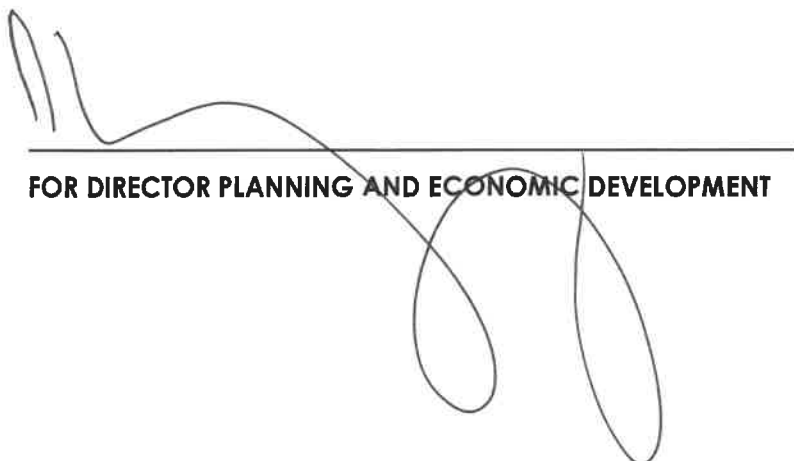
1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf. 6628, Stellenbosch for:
 - 3.1 **Removal of title deed condition**, in terms of Section 15(2)(f) of the said by-law to remove Clause B(6)(a) of T31007/2023 that restrict only one dwelling to be constructed on the property, to enable the construction of a dwelling on a new subdivided unit.
 - 3.2 **Removal of title deed condition**, in terms of Section 15(2)(f) of the said by-law to remove Clause B (6)(b) of T31007/2023, the restrictive title deed building lines of 4.6m street, 3m rear and 2.3m lateral for the construction of new structures on the remainder and newly created land units from a proposed subdivision.
 - 3.3 **Subdivision** in terms of Section 15(2)(d) of the said by-law of Erf 6628, Stellenbosch into two portions of Portion 1 (±707m²) and a Remainder (±668m²).

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

4. That the **Administrator's consent** in terms of restrictive title deed condition B(6)(b) on page 3 of the Title Deed No. T31007/2023, in order to allow the relaxation of the 2.3m building along the subdivision line for the existing buildings to 1.5m on Portion 1 and 1.5m, 1.8m and 0.4m on the Remainder on Erf 6628, Stellenbosch, **NOT BE GRANTED**.
5. The **reasons** for the above decision are as follows:
 - 5.1 The proposed subdivision and resulting sizes are not in keeping with the prevailing development context of the neighbourhood and will have a detrimental impact on the prevailing development character and streetscape.
 - 5.2 The site-specific context of the subject property regarding the existing building structures is not conducive for a sensible subdivision and will result in a detrimental negative impact on the neighbourhood character and street scape.
 - 5.3 There are no unique circumstances or characteristics regarding the subject property in relation to the surrounding development context to support the proposed subdivision.
 - 5.4 No rational development proposal was submitted for the proposed removal of the restrictive title deed building lines to properly inform and consider the potential impact on neighbouring properties.
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

10/4/2026.
DATE:

COPIES TO OBJECTORS:

[REDACTED]

[REDACTED]