STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1507/2025
Our File Reference Number: Erven 1123, 1128, 1133, 1134, 1142 and 825, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

APPLICATION FOR A CONSOLIDATION: ERVEN 1123, 1128, 1133, 1134, 1142 and 825, STELLENBOSCH

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 **Consolidation** of Erven 1123, 1128, 1133, 1134, 1142 and 825, Stellenbosch to form Unregistered Erf 17686, Stellenbosch, measuring ±9 470m².

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 attached as **ANNEXURE C** 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 use.

4.3 The development be undertaken in accordance with the endorsed Consolidation Diagram with reference BH-8DC/V512(1499) and dated December 2025 and attached as **ANNEXURE C**.

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

4.5 All existing multiple water and sewer erf connections serving the individual erven shall be decommissioned, and only a single water and sewer connection serving the consolidated erf shall remain. If it is impractical to provide a single sewer connection point, this shall be considered during the evaluation of the submitted engineering drawing (see **ANNEXURE D** for comment from the Directorate: Infrastructure Services).

4.6 A proposal, in the form of a technical engineering drawing indicating the proposed connection points, shall be submitted to Infrastructure Services for approval as part of the building plan process (see **ANNEXURE D** for comment from the Directorate: Infrastructure Services).

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

5.1 The proposed consolidation will enable the restoration and rehabilitation of designated heritage buildings that have fallen into disrepair and pose safety and security risks.

5.2 The proposal does not introduce new land uses or increase development rights and therefore will not adversely affect surrounding properties or the broader area.

5.3 The proposal will not have a negative impact on the surrounding properties as it is in keeping with the character of the area.

6. **Matters to be noted:**

6.1 Building plans must be submitted for all changes of use in the existing buildings and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

6.2 The boundary adjustment between Erven 5342 and 1142, Stellenbosch, shall be finalized upon completion of the consolidation process.

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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 7/10/2026.

ANNEXURE C

APPLICATION IN TERMS OF SECTION 15(2)(e) FOR A CONSOLIDATION IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023 FOR VARIOUS ERVEN IN STELLENBOSCH

CONSOLIDATION DIAGRAM

CONSOLIDATION DIAGRAM

FRIEDLAENDER, BURGER AND VOLKMANN LAND SURVEYORS

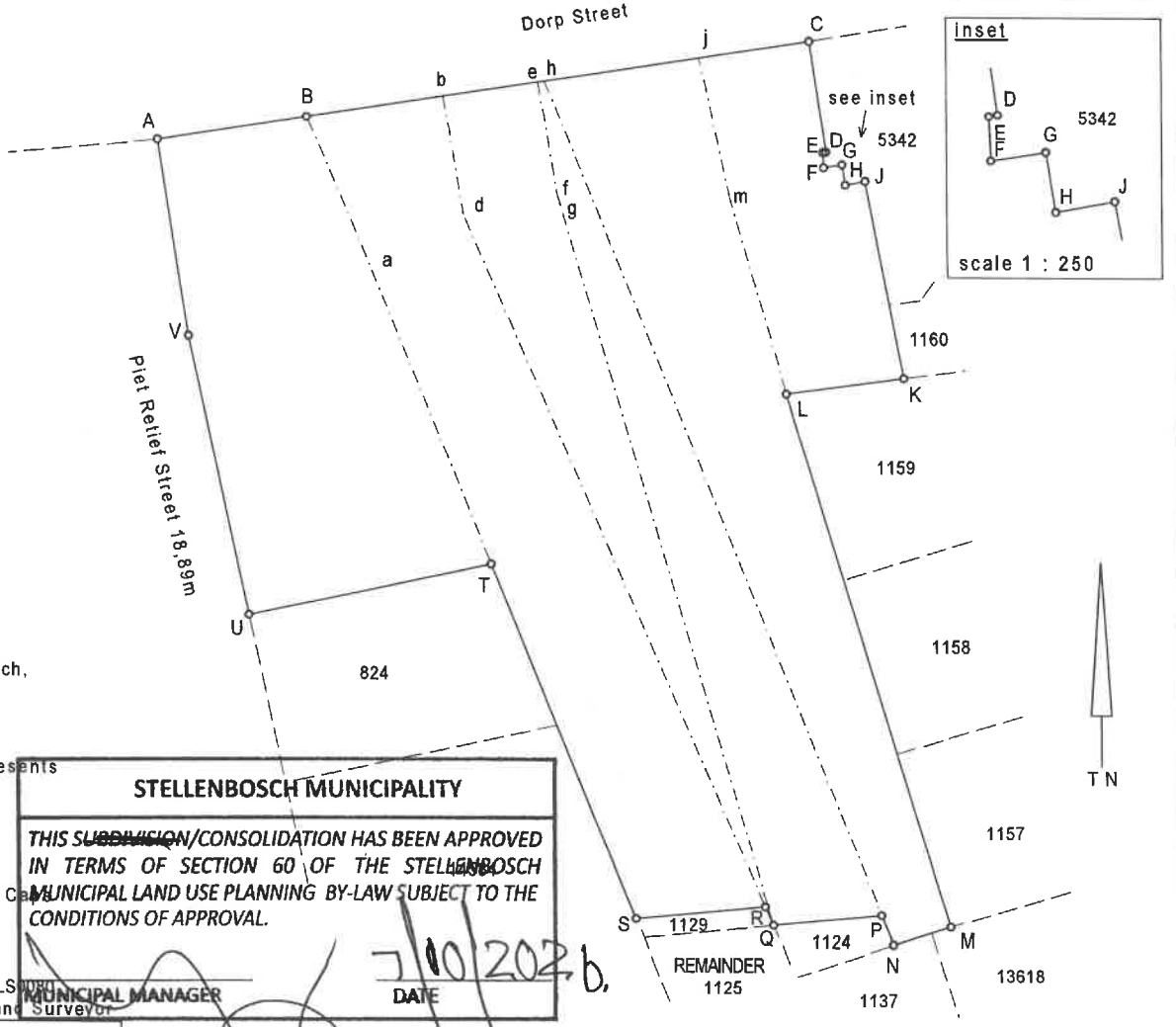
SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X		
			Constants	0,00	0,00
A B	22,36	261.02.50	A	+12 990,13	+3 756 908,65
B C	75,31	261.26.00	B	+12 968,04	+3 756 905,17
C D	16,50	351.46.10	C	+12 893,57	+3 756 893,95
D E	0,44	80.51.20	D	+12 891,21	+3 756 910,28
E F	2,19	358.05.20	E	+12 891,64	+3 756 910,35
F G	2,75	260.58.50	F	+12 891,57	+3 756 912,54
G H	2,98	350.34.30	G	+12 888,85	+3 756 912,11
H J	2,96	259.26.50	H	+12 888,37	+3 756 915,05
J K	29,60	349.12.00	J	+12 885,46	+3 756 914,50
K L	17,55	82.20.30	K	+12 879,91	+3 756 943,58
L M	81,95	343.09.30	L	+12 897,30	+3 756 945,92
M N	8,89	72.38.20	M	+12 873,56	+3 757 024,36
N P	4,67	158.14.20	N	+12 882,05	+3 757 027,01
P Q	16,10	84.41.40	P	+12 883,78	+3 757 022,68
Q R	2,98	156.39.00	Q	+12 899,81	+3 757 024,16
R S	19,21	84.41.40	R	+12 900,99	+3 757 021,43
S T	56,38	158.03.20	S	+12 920,12	+3 757 023,21
T U	36,72	77.59.30	T	+12 941,18	+3 756 970,91
U V	41,95	168.04.40	U	+12 977,09	+3 756 978,55
V A	29,19	171.23.10	V	+12 985,76	+3 756 937,51
TOWN SURVEY MARK					
N32A			⊕	+12 921,44	+3 756 878,41
O32A			⊕	+13 441,22	+3 757 000,92

BEACON DESCRIPTIONS
A,V :
B,L,N,P,Q,R,S,T,U :
C,J,K :
D,E,F,G,H :
M :

SG No.

approved

for SURVEYOR-GENERAL



COMPONENTS

1. The figure ABaTUV represents Erf 825 Stellenbosch, vide diagram No.952/1948, D\T
2. The figure BbdRSa represents Remainder of Erf 1123 Stellenbosch, vide diagram No.41/1801, D\T
3. The figure befgQd represents Erf 1133 Stellenbosch, vide diagram No.952/1948, D\T
4. The figure ehPQgf represents Remainder of Erf 1128 Stellenbosch, vide diagram No.2/1810, D\T
5. The figure hjmMN represents Remainder of Erf 1134 Stellenbosch, vide diagram No.1/1810, D\T
6. The figure jCDEFGHJKLm represents Remainder of Erf 1142 Stellenbosch, vide diagram No.1496/1920, D\T

The figure A B C D E F G H J K L M N P Q R S T U V represents
9470 square metres of land being

ERF 17686 STELLENBOSCH

(comprising of components 1 to 6 above)
Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch, Province of the Western Cape

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 7/10/2026

Surveyed in December 2025 by me

D.P. BURGER PLS [illegible]
Professional Land Surveyor

This Diagram is annexed to No.	The original diagrams are as quoted above	File: S.R. No. Comp.BH-8DC/V512 (1499)
Registrar of Deeds		LPI C0670022

ANNEXURE D

APPLICATION IN TERMS OF SECTION 15(2)(e) FOR A CONSOLIDATION IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023 FOR VARIOUS ERVEN IN STELLENBOSCH

COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE SERVICES

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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Tyrone King <Tyrone.King@stellenbosch.gov.za>
Sent: Friday, 06 February 2026 11:34
To: Louisa Engelbrecht <Louisa.Engelbrecht@stellenbosch.gov.za>
Cc: Myra Francis <Myra.Francis@stellenbosch.gov.za>
Subject: RE: Consolidation of various erven (Transvalia Complex) - TP1507/2025

Hi Louisa

For the consolidation the only requirement in terms of civil engineering services would be the following:

- If there are existing multiple water and sewer erf connections for the individual erven, these must be closed off and only one water and sewer connection for the single consolidated erf must remain.
- A proposal (technical engineering drawing indicating the proposed connection points) must be submitted to Infrastructure Services for approval and the necessary alterations must be done before clearance.
- If it is impractical to have only on sewer connection point, this will be taken into consideration when the drawing is evaluated.

I forgot to mention to you this morning – but for electrical – please obtain input from Mr Mark Benson.

Tyrone King Pr Tech Eng
Manager: Development
Infrastructure Services

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From: Louisa Engelbrecht <Louisa.Engelbrecht@stellenbosch.gov.za>
Sent: Friday, 06 February 2026 09:05