



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1527/2026

Our File Reference Number: Erven 845 & 846, Longlands

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR THE CONSOLIDATION OF UNREGISTERED ERVEN 845 AND 846, LONGLANDS.

1. The above application refers.
2. The duly authorised decision maker **hereby decides** on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw,

Consolidation in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, to consolidate unregistered Erven 845 & 846, Longlands (unregistered portions of Erf 1, Longlands) into a single property measuring $\pm 1741\text{m}^2$.

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 the said Bylaw:
 - 4.1) The development be undertaken in accordance with the **endorsed** consolidation plan for Erf 888, Longlands and attached as **Annexure A**.
 - 4.2) An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:
 - aa) Newly allocated erf numbers
 - bb) Co-ordinates
 - cc) Survey dimensions
 - 4.3) Proof of such e-mail transmission must accompany any application for a Section 28 Transfer Certificate.

5. The reasons for the above decision are as follows:
- 5.1. The proposed consolidation will result in a single, larger residential erf that can be utilised more efficiently and practically for residential purposes.
 - 5.2. The application will not create additional development rights or increase the approved residential density within the estate.
 - 5.3. The consolidation will reduce the overall number of residential erven, thereby limiting potential impacts on surrounding infrastructure and the environment.
 - 5.4. Engineering services and bulk infrastructure are not expected to be adversely impacted by the proposed consolidation.
6. Matters to be noted:
- 6.1. 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.
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 **TP** 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 forms 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



MANAGER: LAND USE MANAGEMENT (Chrizelle Kriel)

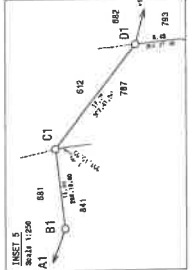
Category & Delegation Item Number: E(a)(1)

Decision Making Authority: MLUM/SMDM

Rational: Application is not inconsistent and not contested

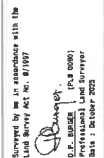
DATE: 22-05-2026

ANNEXURE A



vide S.G. Diagram No. /2026 annexed to D/T No. and comprising 108 erven numbered 778 - 885

Situate in the Municipality of Stellenbosch
Administrative District of Stellenbosch
Province of Western Cape

S G OFFICE NOTES

S.O. FILE NO.
SURVEY RECORD :
COMPILATION : BMSY-42 (M3188)
PI COA70037

Components:

1. The figure ABEF represents Erf 845 Longlands,
vide General Plan No. /2026
2. The figure BCDE represents Erf 846 Longlands,
vide General Plan No. /2026

S.G. No.

Approved.

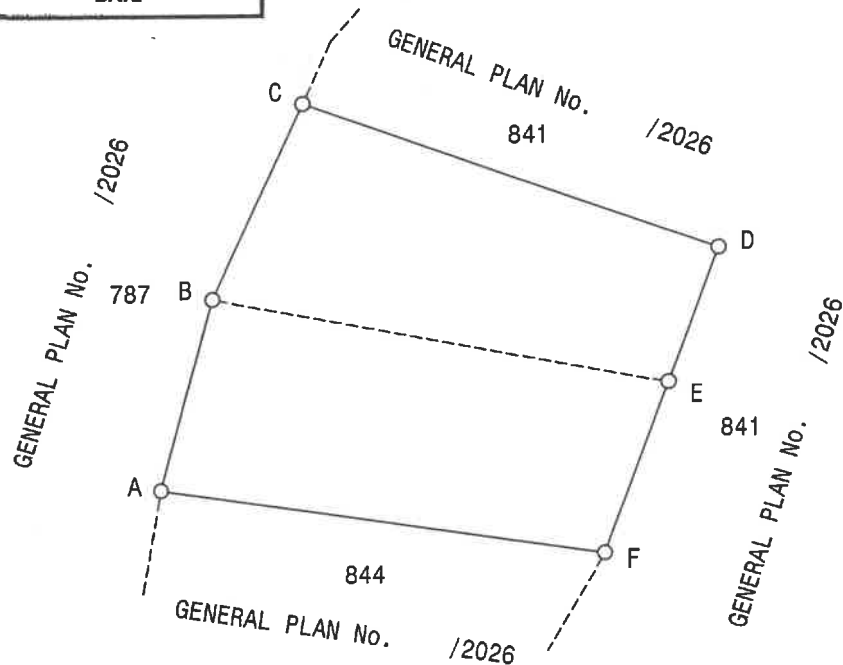
for
Surveyor - General
Date :

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.

[Signature]
MUNICIPAL MANAGER

22-05-2020
DATE



SCALE 1 : 750

The figure ABCDEF represents 1741 square metres of land, being

ERF 888 LONGLANDS and comprises 1. and 2. as above

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Compiled in January 2026
by me

Province of Western Cape

[Signature]

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to
No.
Dated
i.f.o.

The original diagrams are
as quoted above

File No.
S.R. No. Compiled
Comp. BHSY-42 (M3168)
GENERAL PLAN No. /2026

Registrar of Deeds

LPI C0670037

Erf 888 Longlands

Components:

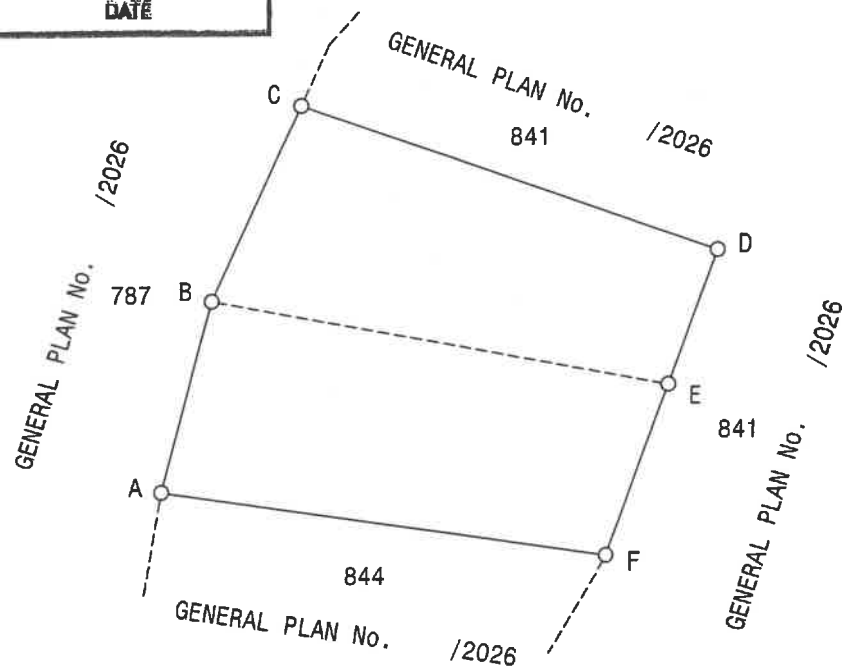
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Surveyor - General
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 MUNICIPAL MANAGER	22-05-2026 DATE



SCALE 1 : 750

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