



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP878/2024 (LU/17598)

Our File Reference Number: Farm 1202/1, Johannesburg

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 AMENDMENT OF AN APPROVED SUBDIVISION PLAN ON FARM 1202/1, JOHANNESDAL

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, 2023 on Farm 1202/1 Johannesburg for:
 - i. **Amendment of an approved subdivision plan** in terms of section 15(2)(k) of said bylaw in order to amend the approved subdivision plan dated 14/02/2023 to facilitate the proposed minor boundary adjustment and internal alignment.

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 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.

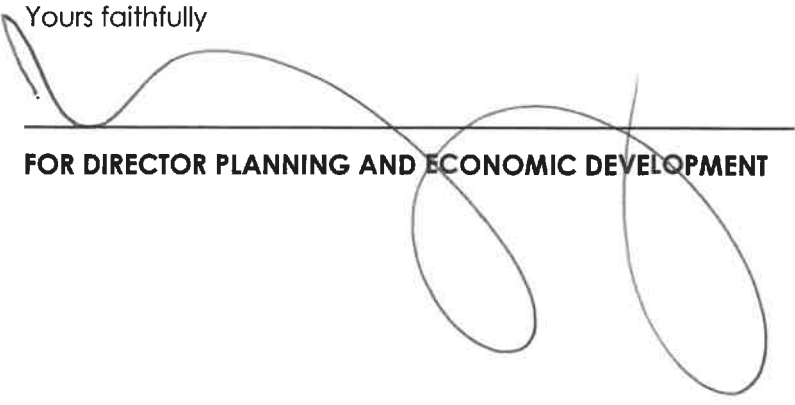
- ii. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- iii. The development be undertaken in accordance with the endorsed Subdivision plan referenced as Plan No: 2, Project No: P3144, drawn by: AP (TV3 Projects), dated: 18/03/2026 and attached as **Annexure A**.
- iv. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.
- v. All other conditions of approval and land use parameters be complied with as initially approved.
- vi. The subdivision approved on the 23/03/2022 be valid for a period of 5 years from the date of final notification that the approval comes into operation and lapses if the conditions are not complied with within that period (23/03/2022-23/03/2027). This amendment does not extend the validity period of the initial approval of subdivision.

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

- i. The proposal will not have an impact on the original development approved by Council or impact on the broader community.
 - ii. The proposed amendment proposes a boundary adjustment and internal changes, and the changes are in line with Stellenbosch Municipality Zoning Scheme By-law.
 - iii. All other conditions of approval and land use parameters will still be complied with as initially approved.
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**

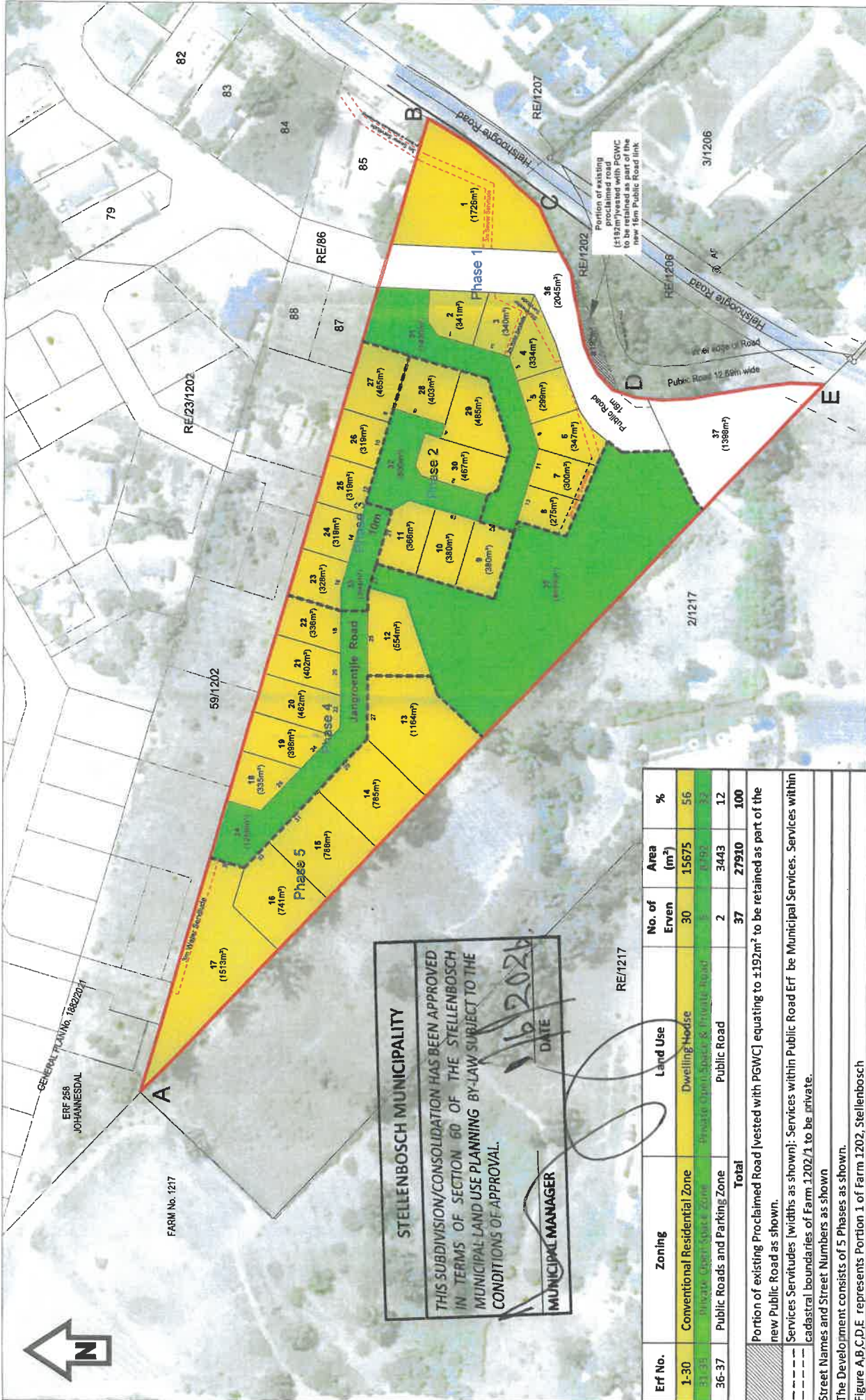
6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference 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


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.

MUNICIPAL MANAGER

DATE 16/2026

Erf No.	Zoning	Land Use	No. of Erven	Area (m ²)	%
1-30	Conventional Residential Zone	Dwelling Houses	30	15675	56
31-35	Private Open Space Zone	Private Open Space & Private Road	5	2792	32
36-37	Public Roads and Parking Zone	Public Road	2	3443	12
Total			37	27910	100

Portion of existing Proclaimed Road [vested with PGWC] equating to $\pm 192m^2$ to be retained as part of the new Public Road as shown.

Services Servitudes [widths as shown]: Services within Public Road Erf be Municipal Services. Services within cadastral boundaries of Farm 1202/1 to be private.

Street Names and Street Numbers as shown

The Development consists of 5 Phases as shown.

Figure A,B,C,D,E represents Portion 1 of Farm 1202, Stellenbosch

Drawing: Johannesdal Village		Plan no.: 2		Notation:	
Property Description: Portion 1 of Farm 1202, Paarl		Amended Subdivision (Rev 3)		• Each phase (5 phases) will be developed on an ad hoc basis and not in a specific order.	
Date: 23/07/2025		Scale: 1:1250 (A3)		• Street Names and Street Numbers indicated	
Project no.: 18003/0028		Drawn: AP		• Engineering Services Servitudes as shown [18 March 2026]	
P 3144		Checked: MW		Cadastral information obtained from Surveys and Mapping (DRDLR).	
• All areas and dimensions are approximate and should be verified by a professional land surveyor.					
• This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved					