



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18174 (TP850/2024)

Our File Reference Number: Farm 528/6, 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 ADMINISTRATORS CONSENT , SUBDIVISION AND CONSOLIDATION: FARM 528/6, 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 in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 528/6, Stellenbosch for:
 - 3.1 The **administrators consent** in terms of Title Deed (T26057/2022) condition E1 to allow the proposed subdivision and consolidation.
 - 3.2 **Subdivision** In terms of Section 15(2)(d) of the said bylaw for the subdivision of Farm No. 528/6 (17019m²), Stellenbosch Division into two portions namely Portion A (±7431m²) and a Remainder (±9588m²).
 - 3.3 **Consolidation** in terms of Section 15(2)(e) of the said bylaw for the consolidation of Portion A with Farm No. 528/5, Stellenbosch Division.
- BE REFUSED** in terms of Section 60 of the said Bylaw.
4. **The reasons for the above decision are as follows:**
 - 4.1 The proposal reduces the remainder of Farm 528/6 to less than 1ha in size which does not conform to the general size and character of the surrounding small holdings, forms part of

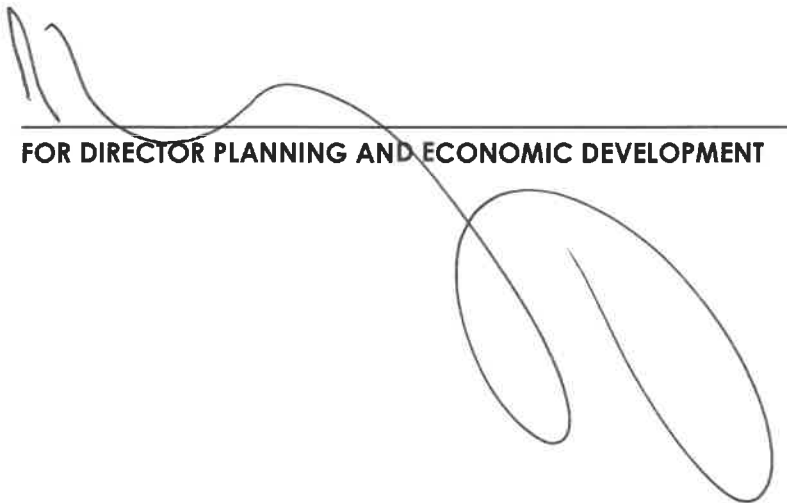
a Grade IIIb cultural landscape and falls within the RSR 6 Scenic Route Conservation System, which will lead to the fragmentation of the farming and rural landscape.

- 4.2 The proposed subdivision of a small agricultural land parcel, notwithstanding its current use, into two smaller portions is therefore not in line with Spatial Planning Principles as it is outside the Urban Edge and could significantly alter the character of the rural landscape and area.
 - 4.3 The remainder of the farm is rendered inappropriate for any agricultural activities, undermining long-term agricultural productivity and will create a precedent for further subdivision of the current small holdings.
 - 4.4 The land unit remains critical for agricultural, heritage, scenic and rural landscape functions and no policy or contextual changes justify its transformation.
5. 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.
 6. 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.
 7. **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**
 8. 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.
 9. 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.
 10. 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.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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 several loops and a long horizontal stroke, positioned over a horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

9/3/2026
DATE:

COPY OF LETTER

