



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1532/2026

Our File Reference Number: Erven 15718 & 15719, Stellenbosch

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 ERVEN 15718 & 15719, STELLENBOSCH TO CREATE UNREGISTERED ERF 17672, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(e) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 for the Consolidation of Erf 15718 (1,7403ha) with 15719(1,800ha), Stellenbosch to create unregistered Erf 17672 (±3,5404ha), Stellenbosch, as indicated on the Consolidation Plan, drawn by: Friedlaender, Burger & Volkman, with reference no: Ref: PL 0080, dated: June 2022.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the proposed consolidation 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.
 - 3.2 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.

3.3 The development be undertaken in accordance with the consolidation diagram attached as **Annexure A**.

3.4 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:

- a) Newly allocated erf number
- b) Co-ordinates
- c) Survey dimensions
- d) Street names and numbering
- e) Proof of such e-mail transmission to the GIS Manager to accompany any application for a Section 28 Transfer Certificate.

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

4.1 The proposal is in line with the industrial land uses found in the area.

4.2 No additional development rights are created through this application.

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.

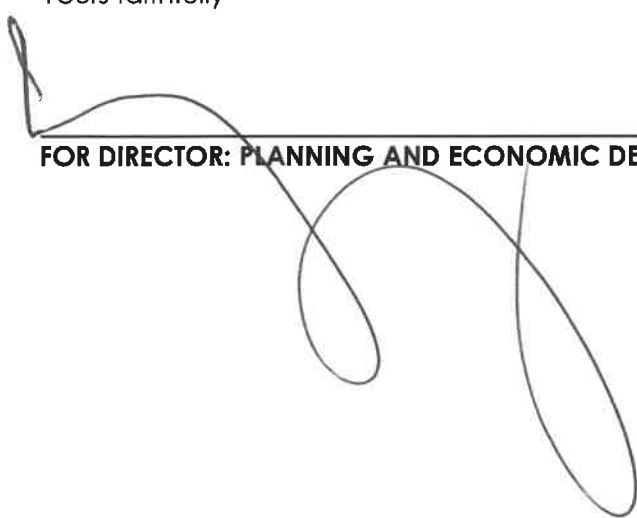
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

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



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

17/8/2026
DATE

Annexure A
Consolidation diagram

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 1 OF 2 SHEETS

Components:

1. The figure ABCDEtsrqpmJKL represents Erf 15718 Stellenbosch,
vide Diagram No. 5880/2007, D/T 2007- -94137
2. The figure mnpqrstFGH represents Erf 15719 Stellenbosch,
vide Diagram No. 5881/2007, D/T 2008- -9098

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	17/8/2025 DATE

The figure ABCDEFGHJKL represents 3,5405 hectares of land, being

ERF 17672 STELLENBOSCH and comprises 1. and 2. as above

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Compiled in June 2022
by me

Province of Western Cape

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. BHSZ-1273 (6941) BHSZ-1411 (M2750) LPI C0670022
Registrar of Deeds		

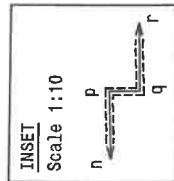
Erf 17672 Stellenbosch

ERF 17672 STELLENBOSCH

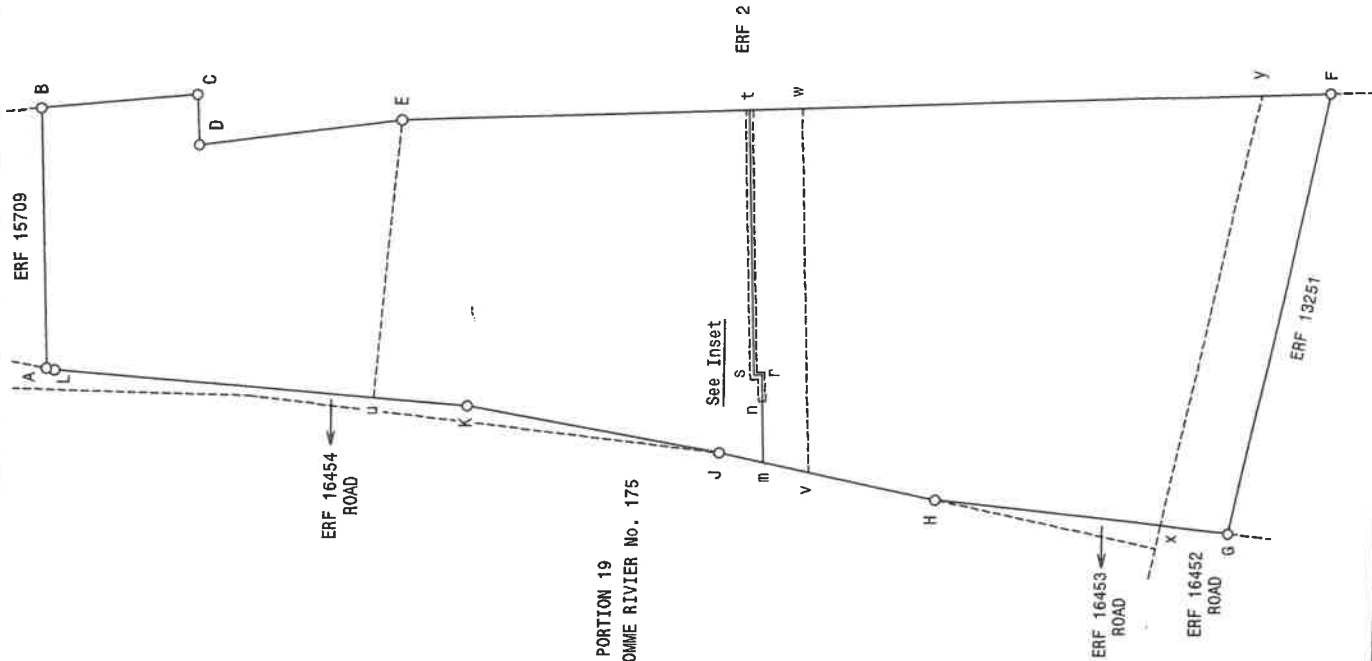
Administrative District of Stellenbosch

Note:

===== denotes party wall



PORTION 19
FARM KROMME RIVIER No. 175



S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS

T N

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CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE

17/8/2020

Compiled in June 2022
by me

PLS 0080

D P Burger

Pr Land Surveyor

Erf 17672 Stellenbosch

SCALE 1 : 1500