



STELLENBOSCH

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Application Number: TP1775/2026

Our File Reference Number: Farm 744/2, Paarl (Erf 11, The Bridge)

Your Reference Number: 2016 012

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR EXTENSION OF VALIDITY PERIOD OF APPROVAL FOR REZONING, SUBDIVISION AND CONSENT USE ON FARM NO. 744/2, KLAPMUTS, PAARL DIVISION (ERF 11, THE BRIDGE)

1. The above application refers.
2. The duly authorised decision-maker hereby decides on the above application as follows:
 - 2.1. That the application in terms of Section 15(2)(i) of the Stellenbosch Municipal Land Use Planning By-law for the extension of validity period of approval for rezoning, subdivision and consent use on Farm No. 744/2, Klapmuts, Paarl Division (Erf 11, The Bridge) as per approval letter dated 16/07/2021 and final notification letter dated 18/08/2021,

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 the said By-law:
 - 3.1. The approval only applies to the application for extension of validity period under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws 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 proposal.
 - 3.3. The subject rezoning, subdivision and consent use approval will lapse if not implemented / confirmed within 10 years from the date of the final notification letter dated 18/08/2021.
 - 3.4. All conditions of approval as per approval letter dated 16/07/2021, including all relevant or subsequent amendments to conditions of approval remain applicable.
4. The reason(s) for the above decision are as follows:
 - 4.1. The extension is aligned with the current version of the Stellenbosch Municipal Land Use Planning By-law which makes provision for a 10-year approval validity period.

- 4.2. The extension will have no material impact on surrounding property rights.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning By-law 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



MANAGER: LAND USE MANGEMENT

07.09.2026

DATE

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