



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1410/2025

Our File Reference Number: Farm 1075/9 & 1070/0, Paarl Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir /Madam

**APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL ON FARM 1075/9
AND FARM 1070/0, PAARL DIVISION**

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 1075/9 & Farm 1070/0 Paarl Division for:
 - 2.1.1 **Permission required in terms of a condition of approval** in terms of section 15(2)(l) of said bylaw to comply with condition 4.(m) of the decision letter dated 14/02/2022 to submit a phasing plan.
- BE APPROVED** in terms of Section 60 of the said Bylaw 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 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 phasing be implemented in accordance with the endorsed Phasing plan, dated 3 June 2026 and attached as **Annexure A**.

3.4 The application approved on 14/02/2022 be valid for a period of 5 years from the date of notification that the approval came into operation and lapses if the conditions are not complied with within that period. This phasing plan does not extend the validity period of the initial approval of subdivision.

3.5 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 25 August 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.6 All other conditions of approval dated 14/02/2022 and land use parameters be complied with as initially approved.

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

4.1 The phasing plan serves to facilitate the implementation of the development rights that have already been approved.

4.2 The phasing plan will facilitate the transfer of portion 118 as Phase 1A without the bulk upgrades required for the new residential development.

4.3 Access to portion 118 / Phase 1A will be obtained via the public road Elandskloof.

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.

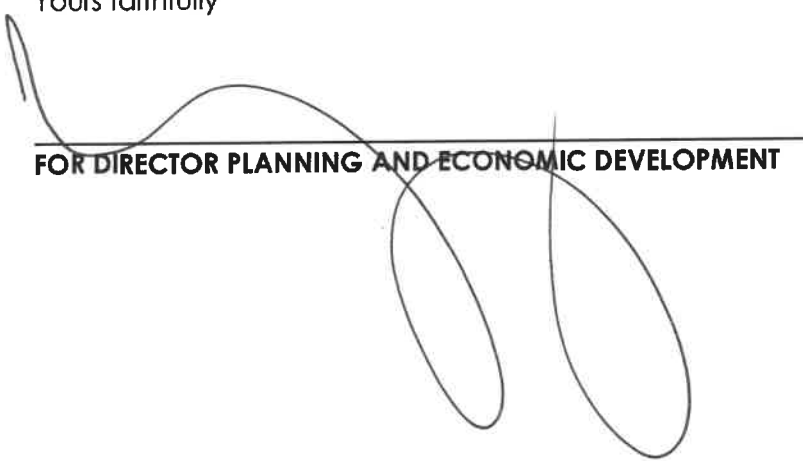
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

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

14/9/2026.
DATE

ANNEXURE A
PHASING PLAN

NOTING	PORTION NUMBER	NUMBER OF UNITS	ANALYSIS EXTENT ± Ha	%	ZONING/CONSENT USE	LAND USE
	1-115	115	5,47	50,14	Residential Zone II Consent Use: Retirement Village (and Garden Area)	Retirement Village (and Garden Area)
	116,117	2	4,25	38,86	Open Space Zone II	Private Open Space Private Road
	118	1	0,88	8,08	Residential Zone I	Dwelling House
	119,120	2	0,21	1,82	Transport Zone II	Public Road
TOTAL		120	10,81	100,00		

PHASING NOTES:
 PHASE 1:
 a. Consolidation of La Terra de Luc No 1070 and Portion 9 of Farm No 1075
 b. Servitude as indicated in lot as shown
 c. Portions 80 to 81, 118, 119 and 110
 PHASE 2:
 d. Portions 1 to 74 and 117 and associated servitude
 PHASE 3:
 e. Portions 75 to 79, 92 to 113 and 115
 PHASE 4:
 f. Portions 114 and 120 and associated servitude

PORTION 1 OF LA TERRA DE LUC NO 1070

FARM NO 1075

PORTION 2 OF FARM NO 1075

PORTION 3 OF FARM NO 1075

GENERAL PLAN NO 2540/2020
 LATENT POSSIBLE

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

14/09/2023

THE CONSENT AT THE END OF THE PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

NOTES:

1. Co-ordinate system: WGS 1984.
2. All dimensions and areas are provisional and are subject to cadastral survey.
3. Layout provided by Urban Concepts.
4. The figure v w x y z represents a Servitude servitude 5m wide as shown.
5. The broken line m n p q r a t represents the centre line of a proposed Servitude servitude 5m wide as shown, in favour of Stellenbosch Municipality.
6. The broken line of b1 c1 d1 represents the centre line of a proposed Water Pipeline servitude 3m wide as shown.

REVISIONS

DATE	DESCRIPTION
9 Oct. 2020	Change position of Substation erf
27 Oct. 2020	Change position of Substation erf
16 Dec. 2020	Add phasing lines
3 June 2023	Divide Phase 1 into Phase 1A & 1B

TITLE
 PROPOSED SUBDIVISION
 AFTER CONSOLIDATION OF
 FARM NO 1070 &
 PTN. 9 OF FARM NO 1075
 PHASING PLAN

MUNICIPALITY
 ADMINISTRATIVE DISTRICT : ADMIN/DIST
 PROVINCE : WESTERN CAPE
 NOTING SHEETS: NS. 1
 FILE NO
 SCALE
 CLIENT
 THE DEVELOPER:
 MIDDLEPLAINS RETIREMENT VILLAGE

Geiger Surveying

8 JAMES STREET
 FARM, 7646
 WESTERN CAPE
 7601
 021 450 1234
 021 450 1234

DRAWN BY	CHECKED BY
DRAWN	CHECKED
DATE	PLAN NO
DATE	PLAN NO

ANNEXURE B

COMMENTS: INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	25 Aug 2026
Our Ref ▫ Ons Verw:	Civil LU 3011
Town Planning Ref:	TP1410/2025
Re ▫ Insake:	Farm 1075/9 & 1070, Paarl: The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1075/9 & 1070/0 Paarl Farms for the following: • Permission required in terms of a condition of approval in terms of section 15(2)(l) of said bylaw to submit a phasing plan as per the condition 4. (m) on the approval letter dated 14/02/2022.

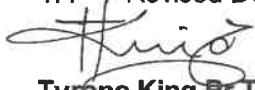
The amended phasing plan (attached) refers.

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

- 1.1 The conditions of the approval Memo for the rezoning and subdivision, dated 6 December 2018 (Civil Ref 1311), remain valid.
- 1.2 The service upgrades stated in the above memo have to be completed prior to subdivision clearance.
- 1.3 For Phase 1A of the amended phasing plan, the existing services for the existing house can be utilised. None of the bulk upgrades will be required. The owner remains responsible for the servicing of this erf and for any access arrangements.

1.4 Revised DCs calculations will be applicable, based on the latest DC tariffs.



Tyrone King Pr Tech Eng

Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\3011 (TK) Farm 1075-9 and Farm 1070 (Middelplaas) (Lion's Rest) (La Luc)\3011 -
Phasing (2025)\3011 Farm 1075-9 & 1070 Paarl (TP1410-2025)_1 amended phasing.doc

Elandskloof road



Legend

Map Center: Lon: 19°6'52.2"E
Lat: 33°54'2.9"S

Scale: 1:2,257

Date created: 2026/11/09



**Western Cape
Government**

FOR YOU