



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1469/2025

Our File Reference Number: Farm No. 127/40, Stellenbosch

Your Reference Number:, Ptn 40 Farm 127 S

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR THE AMENDMENT OF A CONDITION OF APPROVAL: FARM NO. 127/40, STELLENBOSCH DIVISION.

1. The above application refers.
2. The duly authorised decision maker **hereby decides** on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw,

- 3.1. Amendment of a condition of approval in terms of Section 15 (2)(h) of the said By-law, to amend condition 4.6 of the approval letter dated 26/05/2025 to enable the implementation of the access design plan, within sixteen (16) months instead of six (6) months from final notification, effectively from 26/05/2025 till 26/09/2026.

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 the said Bylaw:

- 3.1 The approval only applies to the applications 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.

- 4 The reasons for the above decision are as follows:

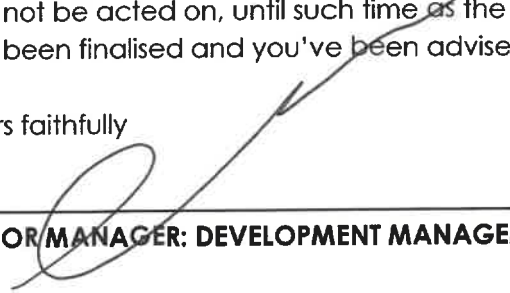
- 4.1 The proposed amendment to extend the access design plan implementation timeline by 10 months is structured to be a minor modification that does not alter the overall validity period of the original approval.
- 4.2 The amendment will allow the applicant to ensure that all additional substantive works required by the competent road's authority are completed before the validity of the original approval lapse.
- 4.3 The amendment will allow the project to remain compliant with planning conditions and preventing the need to re-apply for the approved land use rights.

5 Matters to be noted:

5.1 None.

- 6 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.
- 7 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.
- 8 **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**
- 9 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 **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
- 10 The appeal forms 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.
- 11 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.
- 12 Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- 13 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


SENIOR MANAGER: DEVELOPMENT MANAGEMENT (Stiaan Carstens)

Page 2 of 3

Category & Delegation Item Number: H(1)

Decision Making Authority: MLUM/SMDM

Rational: Application is compliant and uncontested.

DATE: 5/5/2026

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Page 3 of 3