STELLENBOSCH
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Application Number: TP1264/2025
Our File Reference Number: Farm 1472 and Farm 1304/2, Stellenbosch
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 SUBDIVISION AND CONSOLIDATION: FARM 1472 AND FARM 1304/2, STELLENBOSCH DIVISION**

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the applications made in terms of 15(2) of the Stellenbosch Municipality: Land Use Planning By-law, 2023 in relation to **Farm 1472, Stellenbosch** and **Portion 2 of Farm 1304, Stellenbosch** for the following as indicated on the Subdivision & Consolidation Plan, drawn by: Friedlaender, Burger & Volkman, with reference no: Ref: SA1472, Dwg: PROP_SUB- - rev1.dwg, dated: 01 July 2025:

   2.1.1 in terms of Section 15(2)(d) of the said bylaw for the **Subdivision** of Farm 1472 (±8.8073ha), Stellenbosch, into two portions to create Portion A (±3.71ha), and Remainder Farm 1472, Stellenbosch (±5.1ha),

   2.1.2 in terms of Section 15(2)(e) of the said bylaw for the **Consolidation** Remainder of Farm No. 1472 with Portion 2 of Farm 1304, (±3.70 ha), to create a consolidated farm of ±8.80 hectares

   2.1.3 in terms of Section 15(2)(d) of the said bylaw for the Subdivision of a ±4-metre-wide right-of-way **servitude** over the proposed consolidated property to provide legal access to Portion A

   **BE REFUSED** in terms of Section 60 of the said Bylaw.

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

3.1 The proposal is inconsistent with the objectives of the 2023 Stellenbosch Municipal Spatial Development Framework (MSDF), the Western Cape Rural Land Use Planning Guidelines, and the development principles contained in SPLUMA, which seek to protect viable agricultural land, discourage the fragmentation of productive farming units and preserve the rural landscape outside the urban edge.

3.2 Approval of the application would establish an undesirable planning precedent by facilitating the creation of constrained agricultural holdings that are unlikely to remain in productive agricultural use.

4. 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.

5. 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.

6. **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**

7. 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.

8. 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.

9. 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.

10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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**

16/9/2026
**DATE**