



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/8500

Erf Number: Erf 11330, Stellenbosch

Your Reference Number:

Enquiries: L Olyn / B Mdoda

Contact No. 021808 8672 / 8690

Email: [Louisa.Olyn@stellenbosch.gov.za](mailto:Louisa.Olyn@stellenbosch.gov.za) / [Bulelwa.Mdoda@stellenbosch.gov.za](mailto:Bulelwa.Mdoda@stellenbosch.gov.za)

Date: 29 August 2019

## REGISTERED MAIL

Macroplan

PO Box 352

HOWARD PLACE

7450

**Attention: Vanessa Witbooi**

Madam

## APPLICATION FOR AMENDMENT OF THE GENERAL PLAN: REMAINDER ERF 11330, IDAS VALLEY, STELLENBOSCH

1. The application in the above regard, refers.
2. The Authorised Employee, on 15 August 2019, **approved in whole**, in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for the **amendment of General Plan Nr. GP747/2018** for the subdivision of Remainder Erf 11330, Stellenbosch.
3. **That the above approval granted is subject to the following conditions in terms of Section 66 of the above-mentioned by-law;**
  - a) The approval applies only to the amendment of general plan in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- b) The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- c) The approval for the amendment of the general plan shall lapse if not exercised within 5 years from date of final notification.

#### 4. REASONS FOR THE DECISION

The application can be supported for the following reasons:

- a) No other surrounding property owners will be affected by this application as only internal amendments are proposed;
  - b) The proposed amendments will not impact the overall intention, design, footprint or environment created by the proposal.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
  6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at [www.stellenbosch.gov.za/planning\\_portal](http://www.stellenbosch.gov.za/planning_portal), must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.
  7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
  8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

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

10. Kindly note the above decision 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**

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over the typed text.

# APPENDIX 2

**APPLICATION FOR AMENDMENT OF THE  
GENERAL PLAN: REMAINDER ERF 11330,  
IDAS VALLEY, STELLENBOSCH**

**APPROVED GENERAL PLAN**

A handwritten signature in black ink, consisting of a horizontal line with a vertical stroke crossing it, followed by a wavy line.

SIDES Metres	ANGLES OF DIRECTION	Y	CO-ORDINATES	
			System	Ld 19
AB 189.23	Constant	+	0.00	3700 000.00
BC 136.18	275 41 40	+	9842.56	54488.05
CD 140.43	351 50 50	+	9654.28	54486.83
DE 49.99	279 20 30	+	9635.09	54620.64
EF 66.18	298 29 50	+	9496.52	54643.44
FG 60.30	339 28 40	+	9452.59	54667.23
GH 36.52	330 20 40	+	9428.74	54728.34
HJ 163.43	30 51 30	+	9389.90	54780.74
JK 114.88	73 16 20	+	9418.64	54812.09
KL 110.08	58 42 30	+	9575.15	54858.13
LM 35.64	166 03 20	+	9673.36	54918.83
MN 52.42	108 38 20	+	9699.68	54811.99
NO 9.66	198 38 30	+	9733.66	54900.60
OP 11.04	153 44 30	+	9716.90	54750.83
PQ 12.56	108 38 10	+	9721.18	54742.26
QR 11.03	63 40 30	+	9731.64	54738.73
RS 6.66	108 38 10	+	9742.90	54744.30
TU 46.10	153 27 30	+	9753.35	54740.79
TV 126.94	198 40 00	+	9756.33	54734.82
UV 26.51	158 36 00	+	9741.58	54691.14
VW 8.43	109 39 50	+	9787.89	54572.96
WX 97.00	223 39 30	+	9813.01	54564.48
Aa 190 33 4000	158 36 40	+	9807.18	54558.37
Bb	191 50 50	+	9872.89	54872.05
	G.26.A	+	9678.37	54315.24
	G.26.B	+		

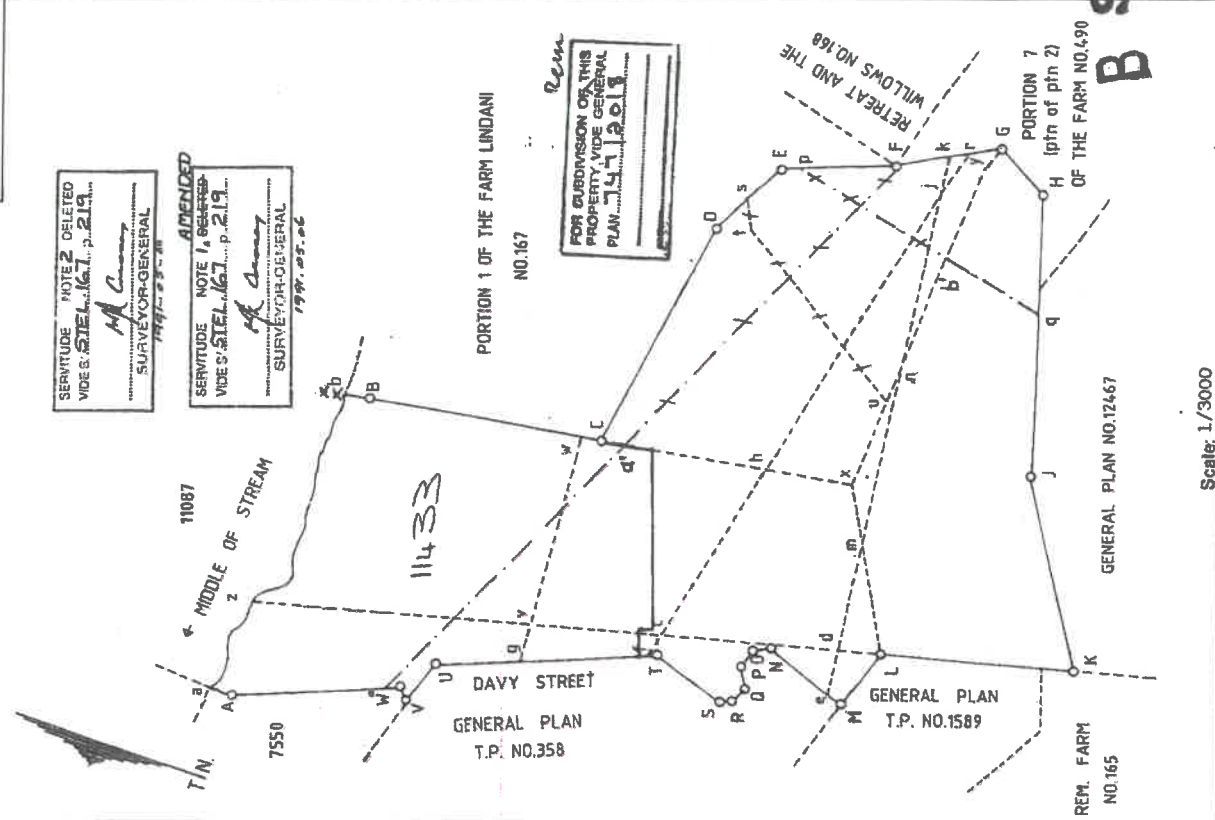
**SERVITUDE NOTES**  
 1. The lines of land *bc* represent Servitude Electric Power Lines. Vide diagrams Nos. 1643/1985 and 4715/34 respectively annexed to D/S 1920/14340  
 2. The line *cd* represents the South-Eastern boundary of a Pipeline-Servitude 6288-m-wide. Vide diagram No. 6288/1956 annexed to D/S 1954/1277

COMPONENTS			
No	Flakurb	Respressing	Deed of Transfer
1	a middle of stream bcdLMNOPQRSTUWVA	Rem. Erf 4074 Stellenbosch	5928/1983 - 1986 - 1774
2	CDEFGYX	Erf 9442 Stellenbosch	6068/1949 - 1951 - 317 - 45825
3	xyGHJKL	ERF 11329 Stellenbosch	3204/1990 - 248919

The figure a middle of stream b C D E F G H J K L M N O P Q R S T U V W X represents 9,3480 Hectares of land, being  
 ERF 11330 STELLENBOSCH, comprising properties 1 - 3 specified above.  
 situated in Municipality of Stellenbosch  
 Administrative District of Stellenbosch Province of Cape of Good Hope,  
 Surveyed in September 1989 - April 1990  
 by me us  
*T. Chid* *A.R. Murray*  
 Professional Land Surveyors

This diagram is annexed to	The original diagram is as quoted above	Files No. Sto 1 167
No. 3 586 319	No. annexed to	S.R. No. B1020/90
dated	Transfer/Grent	Comp.
l.f.o.	No.	BHSZ - 1292 (M1043)
Registrar of Deeds	No.	BHSZ - 1294 (M1046)

**BEACON DESCRIPTIONS**  
 B, D, E, G: Section Iron Fencing Standards  
 H: 16mm Round Iron Peg  
 K: 12mm Round Iron Peg near bent Light Rail Post  
 L: 12mm Round Iron Peg in Concrete  
 C: 25mm Iron Pipe  
 F: 16mm Round Iron Peg in Tar  
 All other beacons are 12mm Round Iron Pegs



SERVITUDE NOTE 2 DELETED  
 VIDES: STELLENBOSCH, p. 219  
 SURVEYOR-GENERAL  
 1990.05.06

SERVITUDE NOTE 1, BENESED  
 VIDES: STELLENBOSCH, p. 219  
 SURVEYOR-GENERAL  
 1990.05.06



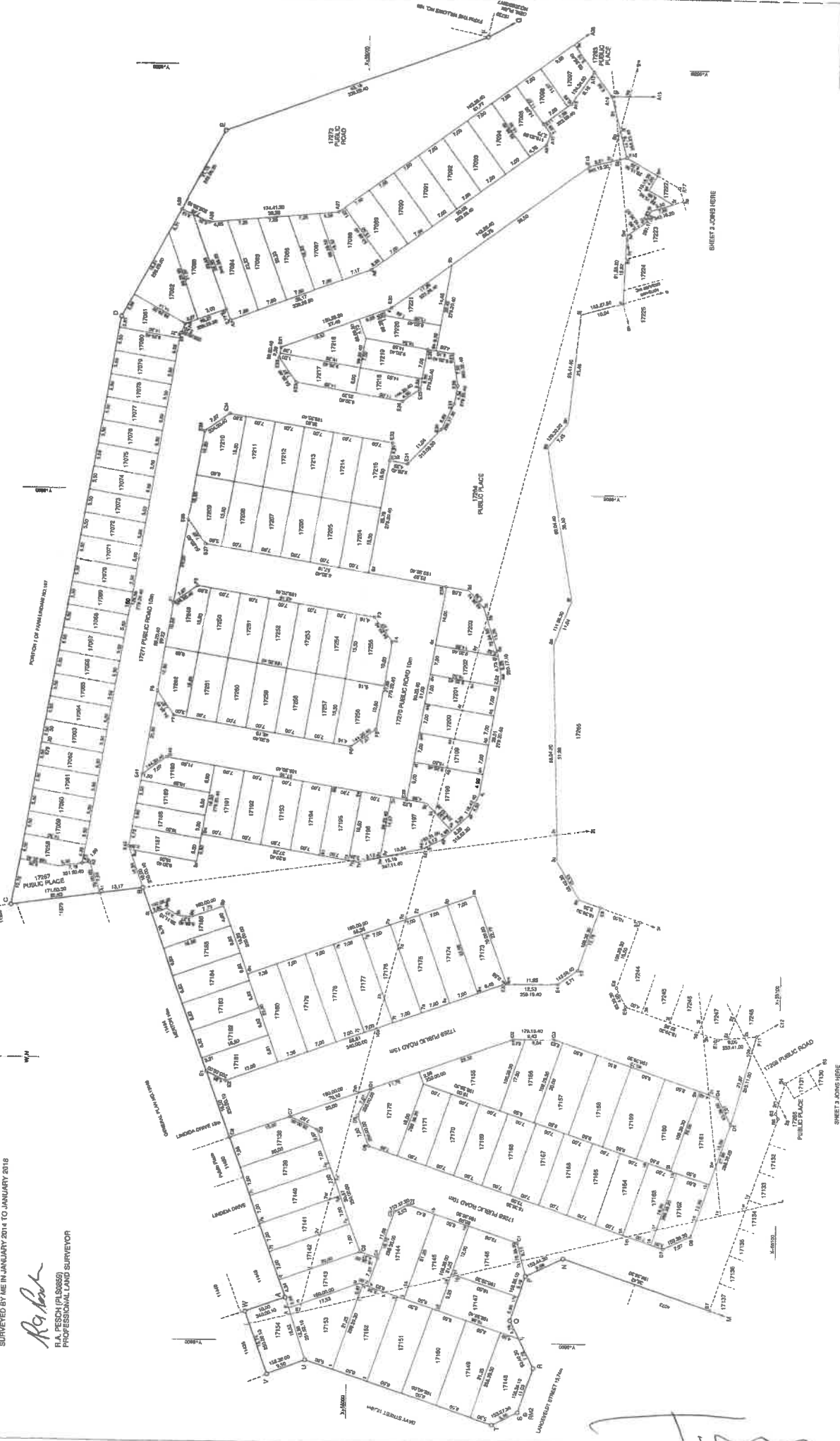


(FELLSBOSCH ALLOTMENT AREA)  
 GENERAL PLAN No. 7472018  
 OF  
 SUBDIVISIONS OF REMAINDER ERF 11330 STELLENBOSCH  
 Situated in the Municipality of Stellenbosch  
 Administrative District of the Western Cape  
 Province of the Western Cape

SCALE 1:300

SURVEYED BY ME IN JANUARY 2014 TO JANUARY 2016

*R. A. Bessie*  
 R. A. BESSIE (P 03869)  
 PROFESSIONAL LAND SURVEYOR



SHEET 2 OF 3 SHEETS

SHEET 2 OF 3 SHEETS

# APPENDIX 3

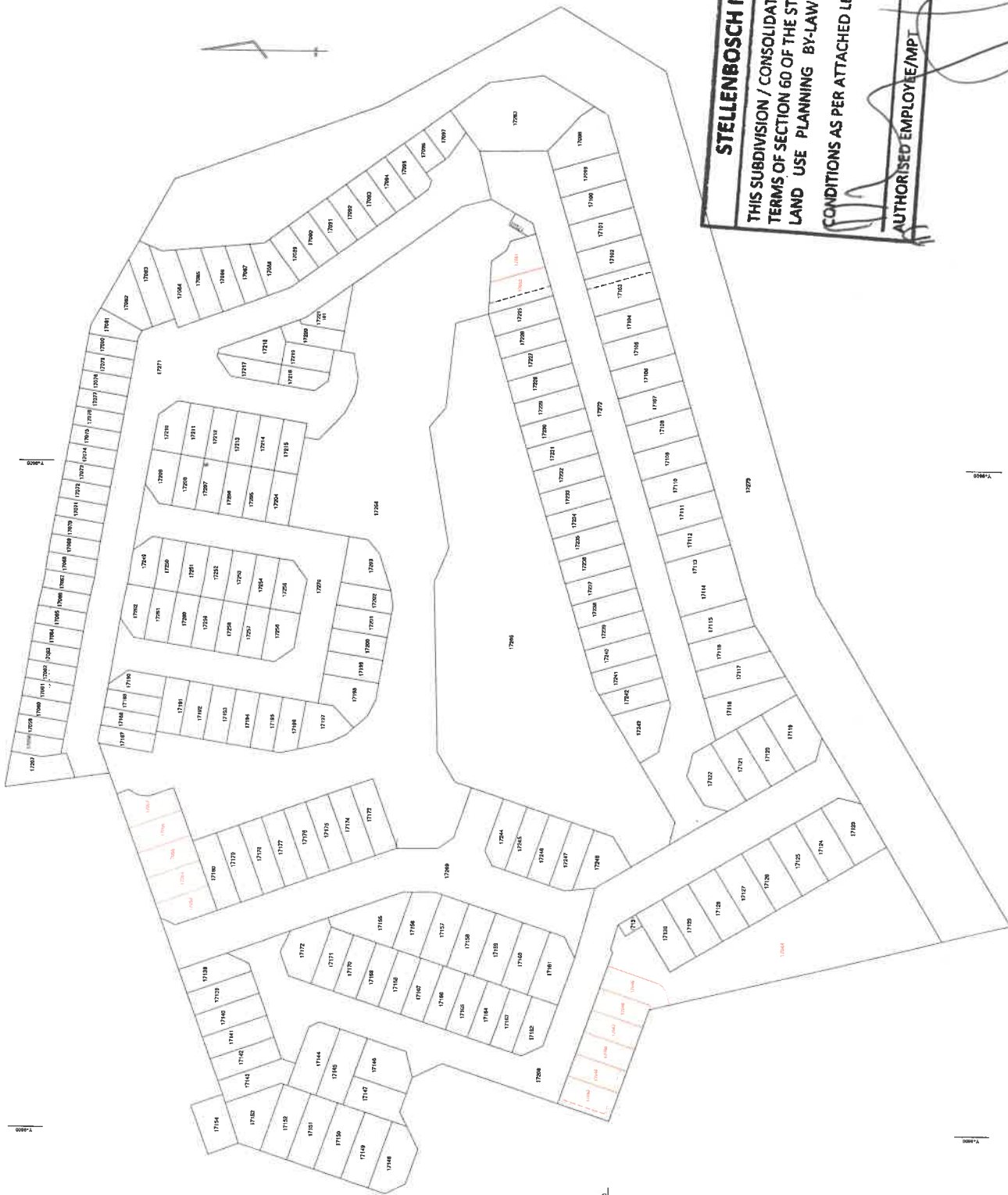
**APPLICATION FOR AMENDMENT OF THE  
GENERAL PLAN: REMAINDER ERF 11330,  
IDAS VALLEY, STELLENBOSCH**

**AMENDED PLAN**

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**STELLENBOSCH MUNICIPALITY**

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN  
 TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL  
 LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE  
 CONDITIONS AS PER ATTACHED LETTER DATED 29/8/19

AUTHORISED EMPLOYEE/MPT

*[Signature]*