Application Number: LU/8451  
Our File Reference Number: Erf 1533 & 14613, Stellenbosch  
Your Reference Number: Erf1533  
Enquiries: Ulrich von Molendorff  
Contact No: 021 – 808 8682  
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: damien@fbvsurvey.co.za

Sir / Madam

APPLICATION FOR CONSOLIDATION: ERF 1533 AND 14613, STELLENBOSCH

1. The above application refers.

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

   2.1 That the application for consolidation in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 on Erf 1533, Stellenbosch to allow the consolidation of Erven 1533 and 14613, Stellenbosch in order to create a land unit measuring 1185m² BE APPROVED in terms of Section 60 of the said Bylaw for the following reasons:

   (i) The proposal will not have a negative impact on the surrounding properties as it is in keeping with the character of the area;
   (ii) The proposed consolidation will not give the owner any additional land use rights;
   (iii) The proposal will not have any negative impact on the rights currently enjoyed by the owners and surrounding property owners.

3. The above approval granted is subject to the following conditions in terms of Section 66 of the said Bylaw:

   (a) The approval applies only to the consolidation in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
(b) The approval for the consolidation is only valid for 5 years from date of final notification;

(c) The Surveyor General approved diagrams of the newly created unit must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes;

(d) The conditions imposed by the Director: Engineering Services as contained in their comments dated 13 March 2019, as stipulated below, be complied with (see Appendix E):

   (i) Only one water and one sewer connection is allowed for the consolidated property. The second connection must be decommissioned.

(e) The conditions imposed by the Manager: Electrical Department as contained in their comments dated 13 March 2019, as stipulated below, be complied with (see Appendix F):

   (i) Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment and service cables in the vicinity, should damage occurred, the applicant will be liable for the cost involved repairing damages that occurred due to construction work.

   (ii) New erf only allowed one feeder cable to property.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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 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. The following prescribed information is accordingly required:

   (a) The personal particulars of the Appellant, including:

      (i) First names and surname;

      (ii) ID number;

      (iii) company of Legal person’s name (if applicable)

      (iv) Physical Address;

      (v) Contact details, including a Cell number and E-Mail address;
(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
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: Lenacia.Kamineth@stellenbosch.gov.za.

7. An applicant 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. An applicant who lodge 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 the above decision is suspended, and in the case of any approval, 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 ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

DATE 26/5/20
CC
The Surveyor-General
Private Bag X9028
Cape Town
8000

PER E-MAIL sgdatawc@drdlr.gov.za
ANNEXURE B

Consolidation diagram
Notes
1. Erven 1533 and 14613 to be consolidated.
2. Total Area = 1185m²

Caveat
1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

Scale 1:500  Date:08/08/2018  Contours:N/A  System: WG 19

PROPOSED CONSOLIDATION
ERVEN 1533 AND 14613
STELLENBOSCH

Ref: ERF1533  Dwg: ANNEC_B_A4
ANNEXURE E

Comment from the Director: Engineering Services
Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, August 2015 for the consolidation of erven 1533 and 14613, Stellenbosch in order to create one land unit measuring 1185m².

Adres / Address
113 Jonkershoek Road

Aansoek Datum
18 September 2018

Aanbieding Datum
Application Date

Applicant
Friedlaender Burger & Volkman

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.

Gelieve die memorandum per hand aan my terug te besorg voor of op: 17 Februarie 2019
Please hand deliver the memorandum to me on or before: 17 February 2019

A. Hardouin
For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

ALGEMENE KOMMENTAAR / GENERAL COMMENT: No objection. No

new development is proposed.

VOORWAARDES/CONDITIONS: Only one water and one
sewer connection is allowed for the consolidated property. The second connections must be
decommissioned.

HANDTEKENING / SIGNATURE
13-03-2019
ANNEXURE F

Comment from the Manager: Electrical Services
INTERDEPARTMENTAL CIRCULATION FORM

LeER VERW FILE REF Erf 1533 & 14613, Stellenbosch

DATUM DATE
17 January 2019

AANSOEKNOMMER/APPLICATION NUMBER LU/8451

MEMO AAN/TO:
X Director: Engineering Services
X Manager: Electrical Department
Manager: Building Development Management
Manager: Fire Services
Director: Corporate Services
Manager: Spatial Planning / Heritage / Environment / Signage
Manager: Health Department (Winelands Health)
Manager: Greening department
Manager: Property Management

Application
Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, August 2015 for the consolidation of erven 1533 and 14613, Stellenbosch in order to create one land unit measuring 1185m².

Adres / Address 113 Jonkershoek Road
Aansoek Datum Application Date 18 September 2018
Aansoeker Applicant Friedlaender Burger & Volkman

Aangeheg vind u tersaaklike dokumentasie in verband met boengeomde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lé, word u versoek om my skryflike van u kommentaar, indien enige, te voorsien. Onderkei asseblief tussen algemene kommentaar op die merite van die aansoek en enige voorwaardes wat u departement wil opleé indien die aansoek goedgekeur word.

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.

Gelieve die memorandum per hand aan my terug te besorg voor of op: 17 Februarie 2019
Please hand deliver the memorandum to me on or before: 17 February 2019

A. Hardouin
For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

ALGEMENE KOMMENTAAR / GENERAL COMMENT:

GENERAL COMMENT:
1. No Comment

CONDITIONS:
2. Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment and service cables in the vicinity, should damage occur, the applicant will be liable for the cost involved repairing damages that occurred due to construction work.
3. New erf only allowed one feeder cable to property.

FILE NR: E1533 d14613
SCAN NR: 03 9232

HANDTEKENING / SIGNATURE
13/3/2019

DATUM / DATE