



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15991(TP445/2023)

Our File Reference Number:

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, CLOSURE OF PUBLIC SPACE AND CONSOLIDATION: ERVEN 2175, 2183, 1832, KAYAMANDI AND FARMS NO. 175/5, 175/33, FARM NO. 181 AND REMAINDER FARM NO. 183, STELLENBOSCH DIVISION

1. The above application refers.
2. The Municipal Planning Tribunal on 26 January 2024 resolved as follows as follows:
 - 2.1 That the following application(s) made in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023, on **Farm No. 175/5**, Farm No. 175/33, **Farm No. 181**, **Remainder Farm No. 183**, Stellenbosch and **Erven 1832**, 2175 and 2183, Kayamandi, for the following – the underlined text/conditions below relate to additional approvals to be added to the original MPT approval of this item on 27 November 2022:
 - 2.1.1 The **subdivision** in terms of Section 15(2)(d) of the said By-law of the following properties:
 - a) Erf 1832 into Portion A (± 0.14 ha) and Remainder (± 1.49 ha);
 - b) Farm No. 183 into Portion B (± 4.49 ha), Portion C (± 2.94 ha), and the Remainder (± 119.54 ha);
 - c) Farm No. 181 into Portion D (± 14.44 ha) and the Remainder (± 36.33 ha);
 - d) Farm No. 175/5 into Portion E (± 0.90 ha) and Remainder (0.13ha);
 - e) Remainder of Portion 33 of Farm No. 175/33 into Portion F (± 7.86 ha) and Remainder (± 14.84 ha).

f) Erf 2183, Kayamandi in two portions, namely Portion G (Unregistered Erf 1810, a portion of Erf 2183, Kayamandi) ($\pm 1,845\text{m}^2$ in extent) and the Remainder of Erf 2183, Kayamandi

2.1.2 **Closure of a public place** in terms of section 15(2)(n) of the said bylaw of the proposed "Portion G (Unregistered Erf 1810, a Portion of Erf 2183, Kayamandi) ($\pm 1,845\text{m}^2$ in extent).

2.1.3 **Closure of a public place** in terms of section 15(2)(n) of the said bylaw of Portion A (Unregistered Erf 5098, a Portion of Erf 1832, Kayamandi) ($\pm 1,436\text{m}^2$ in extent).

2.1.4 The **consolidation** in terms of Section 15(2)(e) of the said Bylaw of Portions A, B, C, D, E, F, G, in order to form one erf, namely proposed Portion H (Unregistered Erf 5104) ($\pm 32,1189\text{ha}$ in extent), known as Enkanini Development Area.

2.1.5 The **rezoning** in terms of Section 15(2)(a) of the said Bylaw of the consolidated Area H as the development area from Agricultural Zone to Subdivisional Area in order to accommodate the following development of the subject land as indicated on the Plan Nr. 9 attached as **ANNEXURE "B"** and as compiled by Urban Dynamics URP, dated September 2018:

a) 1 x **Public Roads and Parking Zone** measuring $\pm 7.3\text{ha}$ in extent (Road Network: 14m & 8m Reserves);

b) 18 x **Public Open Space Zone** erven measuring $\pm 10.59\text{ha}$ in extent (Public Open Space);

c) 18 x **Conventional Residential Zone** erven measuring $\pm 9.36\text{ha}$ in extent (Subdivided Erven);

d) 5 x **Multi-Unit Residential Zone** erven measuring $\pm 3.18\text{ha}$ in extent (Flats);

e) 10 x **Community Zone** erven $\pm 1.04\text{ha}$ in extent (Place of Worship/Educational institution);

f) 8 x **Local Business Zone** erven measuring $\pm 0.72\text{ha}$ in extent (Mixed use incl. retail).

2.1.6 The **extension of the validity period** of the MPT decision (LU/8597) taken on 27 November 2020 in terms of Section 15(2)(i) of the Stellenbosch Municipal Land Use Planning By-Law.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

3.1 The approval only applies to the proposed development 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 development be implemented in accordance with the Subdivisional Plan/s and Consolidation Plan attached as **ANNEXURE B**.

3.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes.

3.4 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated:'

- a) Newly allocated Erf Numbers
- b) Co-ordinates
- c) Survey Dimensions

3.6 A phasing plan be submitted together with the first application for subdivision.

3.7 All other conditions as imposed in Council's approval letter dated 02 December 2022, be complied with.

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

4.1 The proposal will allow the Municipality to proceed with the registration of the relevant Subdivision and Consolidation Diagrams with the Surveyor-General.

4.2 The desirability of the development was already confirmed by the Municipality and the current application is basically to address the omissions of the previous land use application (LU/8597).

4.3 The proposed development will formalise an existing informal settlement.

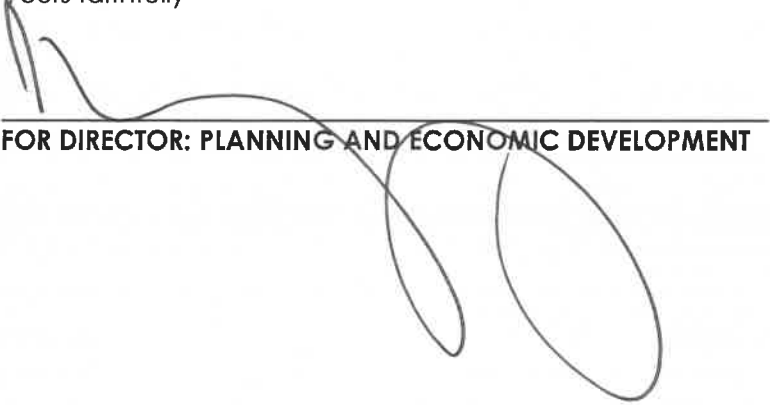
5. Matters to be noted:

- 5.1 Building plans be approved by the Municipality.
- 4.2 A Street Name and Numbering Plan to be submitted for approval by the delegated authority.
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 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:
 - 7.1 The personal particulars of the Appellant, including:
 - a) First names and surname
 - b) ID number
 - c) Company of Legal person's name (if applicable)
 - d) Physical Address
 - e) Contact details, including a Cell number and E-Mail address
 - 7.2 Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - 7.3 The grounds of the appeal which may include the following grounds:
 - a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
 - b) 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.
 - 7.4 Whether the appeal is lodged against the whole decision or a part of the decision.
 - 7.5 If the appeal is lodged against a part of the decision, a description of the part.
 - 7.6 If the appeal is lodged against a condition of approval, a description of the condition.
 - 7.7 The factual or legal findings that the appellant relies on.
 - 7.8 The relief sought by the appellant.
 - 7.9 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
 - 7.10 That the appeal includes the following declaration by the Appellant:

- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - b) 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.
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 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.
 10. The 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
 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



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

28/2/2024
DATE

ANNEXURE B

**APPLICATION FOR SUBDIVISION, CLOSURE OF
PUBLIC PLACE AND CONSOLIDATION: ERVEN 2175,
2183, 1832, KAYAMANDI AND FARMS NO. 175/5,
175/33, FARM NO. 181 AND REMAINDER FARM NO.
183, STELLENBOSCH DIVISION**

**SUBDIVISION AND CONSOLIDATION
PLAN**

ENKANINI STELLENBOSCH

SUBDIVISION PLAN
ERF 1832 KAYA MANDI

Enkanini Development:
Application Area (432.1ha)

Cadastral Boundaries

Portion A (a portion of Erf 1832
Kaya Mandi)
= ±0.14ha

Remainder Erf 1832
Kaya Mandi

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
29/2/2024

AUTHORISED EMPLOYEE/MP

PLEASE NOTE:
All boundary line positions, distances and property sizes need
to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Smit

INDENTHITY

THIS PROJECT IS SUBJECT TO A VARIATION OF ZONING, CONTROLS AND REGULATIONS AS SET OUT IN THE ZONING BY-LAW AND THE SUBDIVISION BY-LAW. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AUTHORITIES. THE APPLICANT IS ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AUTHORITIES. THE APPLICANT IS ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AUTHORITIES.

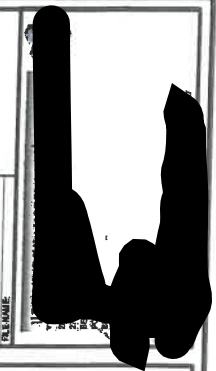
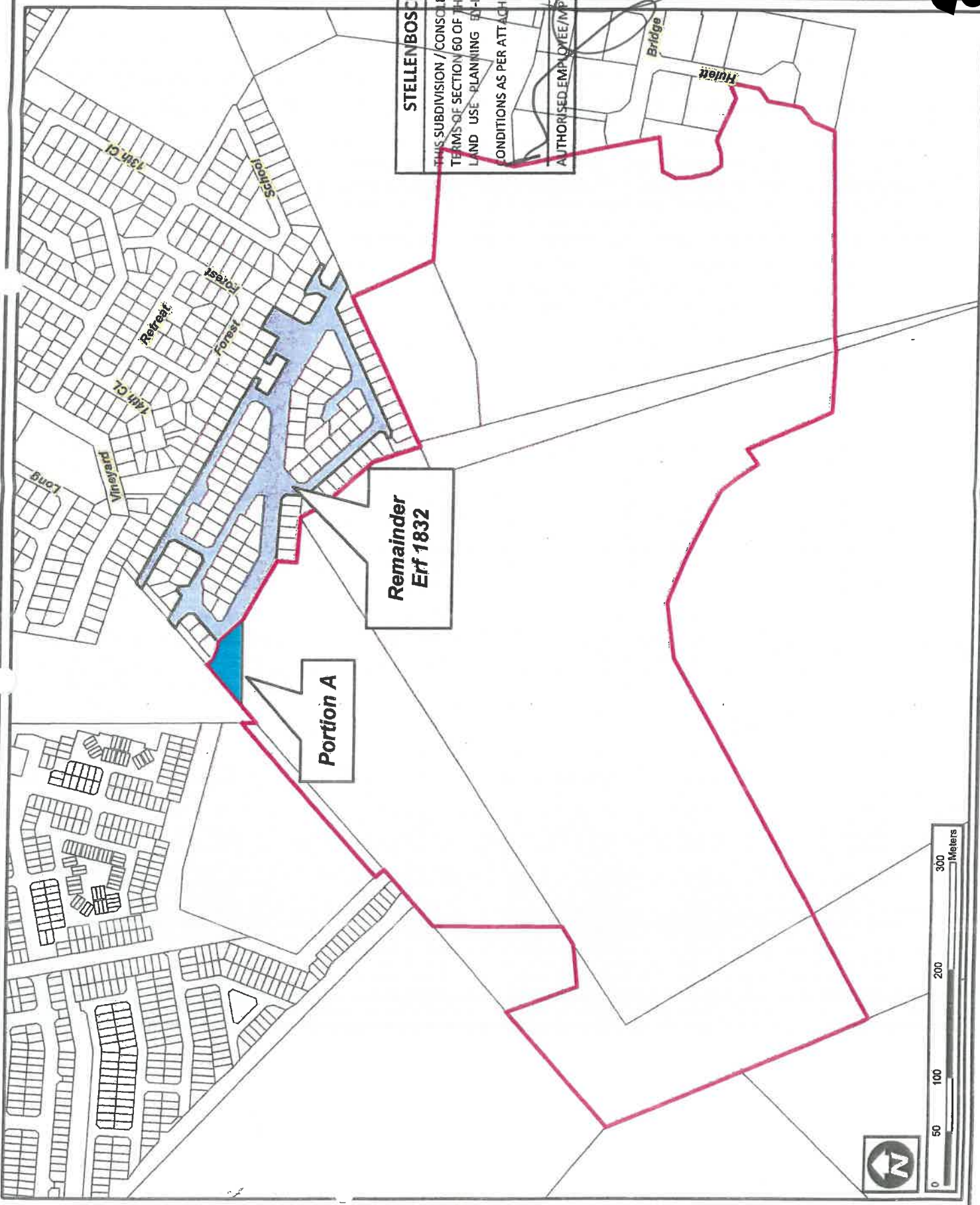
DATE: September 2018

CLIENT

SCALE: See Unyscale

PLAN NO: 10

FILE NAME



ENKANINI STELLENBOSCH

SUBDIVISION PLAN
FARM 181 STELLENBOSCH

- Enkanini Development:
Application Area (±32.1ha)
- Cadastral Boundaries
- Portion D (a portion of
Farm 181 Stellenbosch)
= ±14.44ha
- Remainder Farm 181
Stellenbosch
= ±38.33ha

STELLENBOSCH MUNICIPALITY

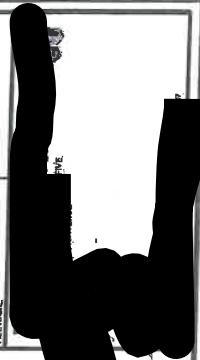
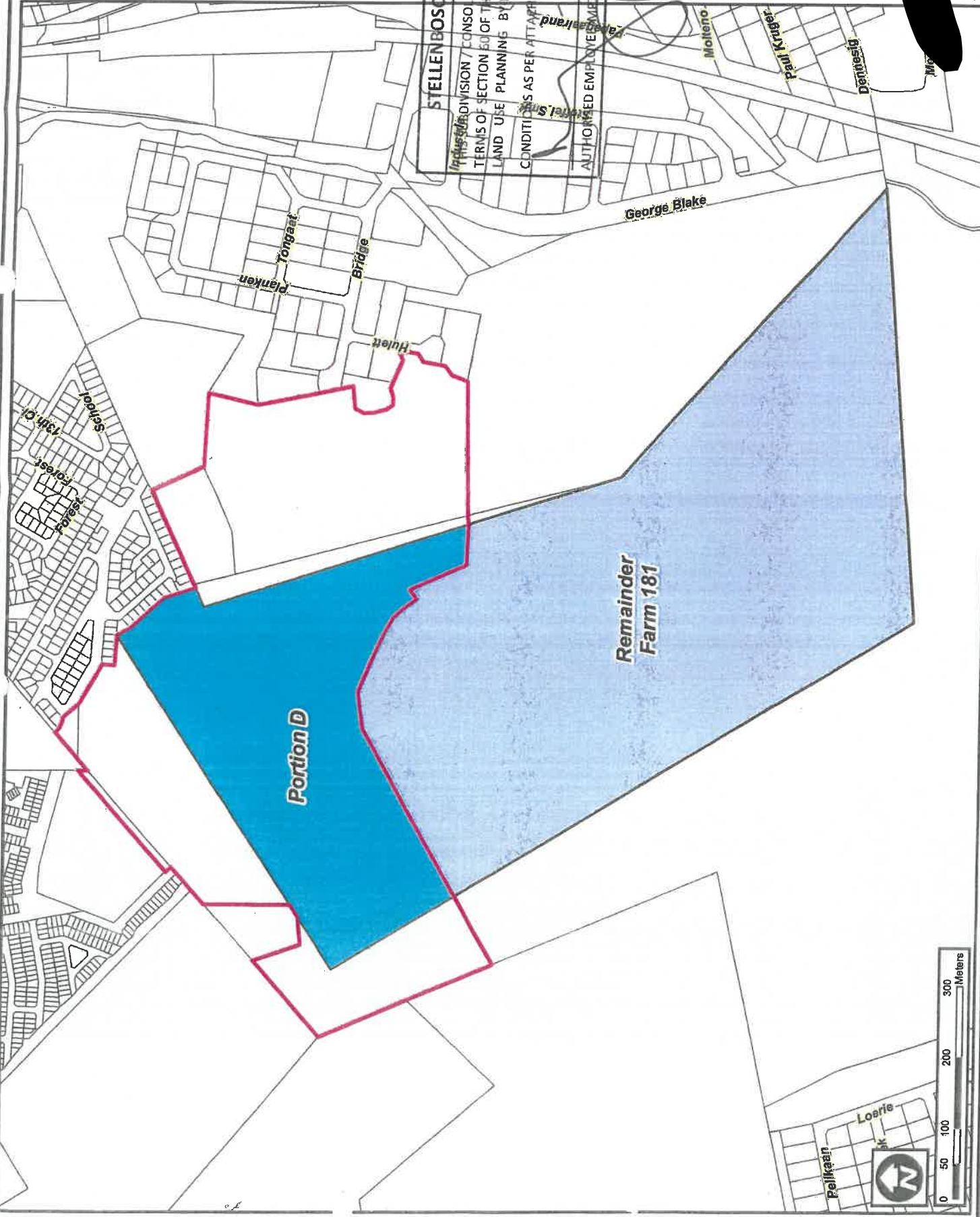
THIS DIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 21 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED
28/12/2024

AUTHORIZED EMPLOYER/AGENT

PLEASE NOTE:
All boundary, line positions, dimensions and property sizes need
to be verified by a Professional Land Surveyor.





COMPILED BY: F. BRZ
INDUSTRY

DATE: September 2018 CLIENT:
SCALE: See Urnscale
PLAN NO: 12
REFERENCE:



ENKANINI STELLENBOSCH

SUBDIVISION PLAN
FARM 5/175 STELLENBOSCH

-  Enkanini Development:
Application Area (±32.1ha)
-  Cadastral Boundaries
-  Portion E (a portion of
Farm 5/175 Stellenbosch)
= ±0.90ha
-  Remainder Farm 5/175
Stellenbosch
= ±0.13ha

STELLENBOSCH MUNICIPALITY

THIS SUBMISSION / 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 26/2/2024.

AUTHORISED EMPLOYEE/AGENT

PLEASE NOTE:
All boundary line positions, distances and property sizes read
in this plan are verified by a Professional Land Surveyor.

REF:

COMPILED BY: P. SFR.

INDEMNITY

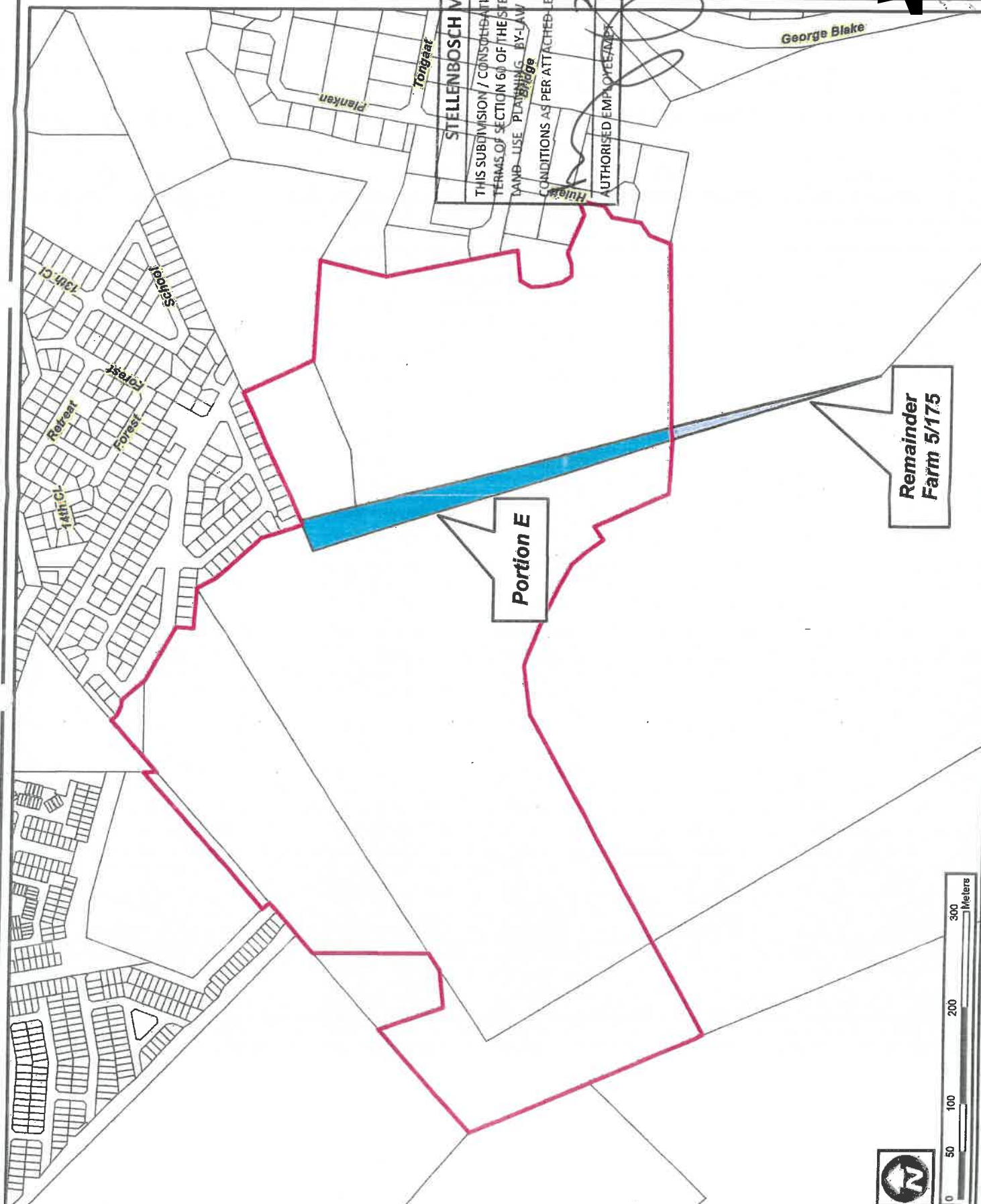
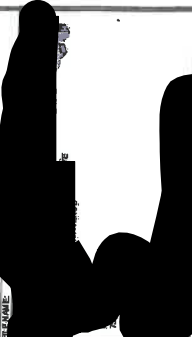
THIS PLAN IS A PRELIMINARY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN AND FOR OBTAINING NECESSARY PERMISSIONS FROM THE RELEVANT AUTHORITIES.

DATE: September 2018

SCALE: Site Unscale

PLAN NO: 13

CLIENT



**Remainder
Farm 5/175**

Portion E



ENKANINI STELLENBOSCH

SUBDIVISION PLAN
FARM 33/175 STELLENBOSCH

Enkanini Development:
Application Area (±32.1 ha)

Cadastral Boundaries

Portion F (a portion of
Farm 33/175 Stellenbosch)
= ±7.86ha

Remainder Farm 33/175
Stellenbosch
= ±14.84ha

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
2023

ALTHOUGH EMPLOYEE MPT
STREET SMIT

28/2/2024

PLEASE NOTE:
All boundary line positions, distances and property sizes need
to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: P. Bitt

INCUMBENT

THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

DATE: September 2018 CLIENT

SCALE: See Lineworks

PLAN NO: 14

REVISIONS

ISSUED BY



Bird Street

Torgaat
Pianken

Bridge

Huik

George Blake

Remainder
Farm 33/175

Moleno

Paul Kruger

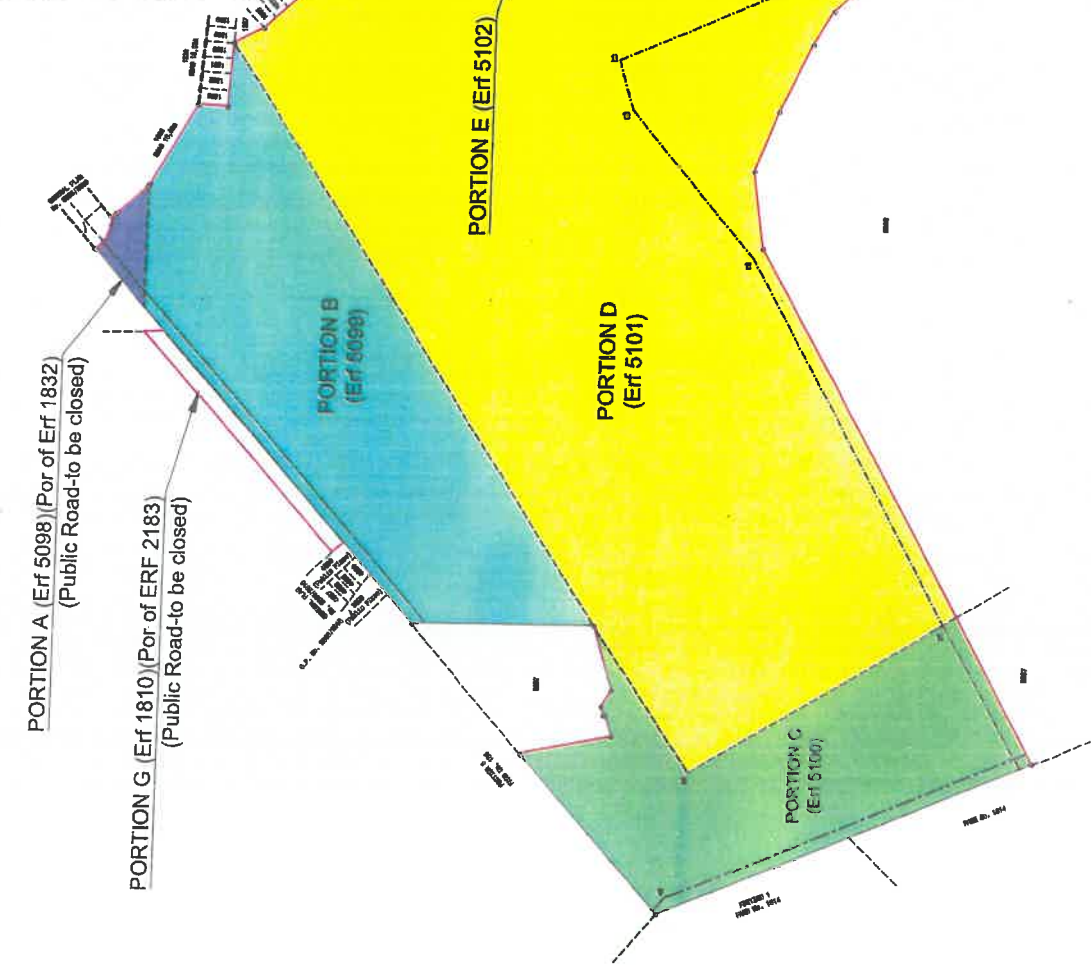
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STELLENBOSCH MUNICIPALITY

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 DATE 28/12/2024

AUTHORISED EMPLOYEE/MPT



CONSOLIDATION PLAN
Proposed Consolidation Amendments:

DEVELOPMENT AREA	AREA	REPRESENTED BY
(B) Erf 5103, Kaya Mandi	22 116,9 ha	See notes below
CONSOLIDATED FROM	AREA	SUBDIVIDED FROM
Erf 2175, Kaya Mandi	1,166,5 ha	N/A
(A) Erf 5098 (Public Road)	1,438,9*	Erf 1832, Kaya Mandi
(B) Erf 5098 (Por of Erf 5099)	4,494,6 ha	Farm 183, Stellenbosch
(C) Erf 5100 (Por of Erf 5099)	2,887,7 ha	Farm 183, Stellenbosch
(D) Erf 5101 (Por of Erf 5099)	14,789,8 ha	Farm 183, Stellenbosch
(E) Erf 5102 (Por of Erf 5094)	6,096,9*	Farm 5175, Stellenbosch
(F) Erf 5103 (Por of Erf 5095)	7,814,2 ha	Farm 33175, Stellenbosch
(G) Erf 1810 (Por of Erf 2183)	1,465,9*	Erf 2183, Kaya Mandi

Proposed Extension of the Validity of the previous MPT approval (LU/8597):

1. Application is made for the extension of the validity period of the MPT decision LU/8597 taken on 27 November 2020 in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, with a period which is equal to the period of the previous MPT decision LU/8597 coming into operation of the previous MPT decision LU/8597 and the coming into operation of the MPT approval of this land use application.

Summary of proposed amendments to the previous MPT Decision (LU/8597):

- The following applications are added:
 - 1.1. Subdivide the proposed Portion G (Unregistered Erf 1810) and the Remainder of Erf 2183
 - 1.2. Closure of the proposed Portion G (Unregistered Erf 1810, a Portion of Erf 2183) as a Public Place.
 - 1.3. Closure of Erf 2183 as a Public Place.
 - 1.4. Extension of validity of the MPT decision.
- The wording of the Consolidation approval list in paragraph 2.1.2 of the Municipal notice of the MPT decision taken on 27 November 2020 (LU/8597) are amended as shown in the proposed Consolidation notice above.
- The recent decisions listed in paragraph 2.1.3 of the Municipal notice of the MPT decision taken on 27 November 2020 (LU/8597) should remain the same. However, application is also made for the inclusion of 63(1) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, under the paragraphs of the MPT decision taken on 27 November 2020 (LU/8597) to make provision for the additional applications shown above.

General Notes:

- All measurements, areas and distances are indicative and must be confirmed by a Professional Land Surveyor.

Sources:

- Diagrams sourced from FNV Professional Land Surveyors
- Previous land use application documents (LU/8597), supporting plans and information of Urban Dynamics Wastem, Cape (Pty) Ltd obtained from Stellenbosch Municipality.

DRAWING TITLE CODES CP: Consolidation Plan DF: Development Framework LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan	DRAWING DISCIPLINE CODES TRP: Town & Regional Planning TP: Transportation Planning	DRAWING STATUS CODES D: Draft F: Final	DRAWING NUMBER 23P002-TRP-CP-20230718-F
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CLIENT / OWNER INFORMATION STELLENBOSCH MUNICIPALITY Contact: Mr. John Robyn Position: Manager: Informal Settlements Tel: 021-508-6460 Cell: Email: john.robyn@stellenbosch.gov.za Web: www.stellenbosch.gov.za	DRAWING TITLE CONSOLIDATION PLAN	PLAN NUMBER 3	SCALE NTS	SHEET SIZE A3	SHEET NUMBER 1 of 1	PROJECT NAME KAYAMANDI, ERF 2175 (Erf 2183) DEVELOPMENT
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SUBDIVISION PLAN RE/2183, KAYA MANDI

Proposed Subdivision & Road Closures:

- Application is made for the subdivision, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, of Erf 2183 Kaya Mandi into two portions namely proposed Portion G (Unregistered Erf 1810, a Portion of Erf 2183) (1,845m² in extent) and the Remainder of Erf 2183 (1,845m² in extent) and the road as per paragraph 2.1.1.6 of the MPT decision (LU/6597) taken on 27 November 2020.
- The closure of the proposed "Portion G (Unregistered Erf 1810, a Portion of Erf 2183)" (1,845m² in extent) as a public place, in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-Law, 2023. This application has been received and read as per paragraph 2.1.2 of the MPT decision (LU/6597) taken on 27 November 2020.
- The closure of the proposed "Portion A (Unregistered Erf 5098, a Portion of Erf 1832)" (1,436m² in extent) as a public place, in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-Law, 2023. This application has been received and read as per paragraph 2.1.3 of the MPT decision (LU/6597) taken on 27 November 2020.

SUBDIVISION	AREA	COMMENTS
Erf 2183, Kaya Mandi	31,0486 ha	SG Diagram 1507/2005
Portion "G" (Erf 1810) Kaya Mandi	1,845m ²	Subdivided from Erf 2183
Remainder of Erf 2183, Kaya Mandi	30,2036 ha	Remaining extent after Portion "G" is subdivided

Proposed Consolidation:

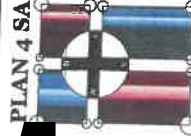
- The proposed "Portion G (Unregistered Erf 1810, a Portion of Erf 2183)" (1,845m² in extent), together with the other previously approved subdivisions, portions shown in the table below, is to be consolidated into the proposed Consolidated Area "H" (Unregistered Erf 5104), in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2023.
- This proposed consolidation is shown on the next Plan.

CONSOLIDATION AREA	AREA	COMMENTS
(H) Erf 5104, Kaya Mandi	32,1189 ha	N/A
CONSOLIDATED FROM		SUBDIVIDED FROM
Erf 2175, Kaya Mandi	1,1655 ha	N/A
(A) Erf 5098 (Public Road)	1,436m ²	Erf 1832, Kaya Mandi
(B) Erf 5098 (Por of Erf 5097)	4,4946 ha	Farm 183, Stellenbosch
(C) Erf 5100 (Por of Erf 5097)	2,8877 ha	Farm 183, Stellenbosch
(D) Erf 5101 (Por of Erf 5096)	14,7899 ha	Farm 181, Stellenbosch
(E) Erf 5102 (Por of Erf 5094)	6,098m ²	Farm 5175, Stellenbosch
(F) Erf 5103 (Por of Erf 5095)	7,8743 ha	Farm 33175, Stellenbosch
(G) Erf 1810 (Por of Erf 2183)	1,845m ²	Erf 2183, Kaya Mandi

Sources:

- LU/6597 was prepared and submitted by Messrs Urban Dynamics Western Cape (Pty) Ltd
- SG Diagrams prepared by Messrs FBV Professional Land Surveyors

PLAN 4 SA



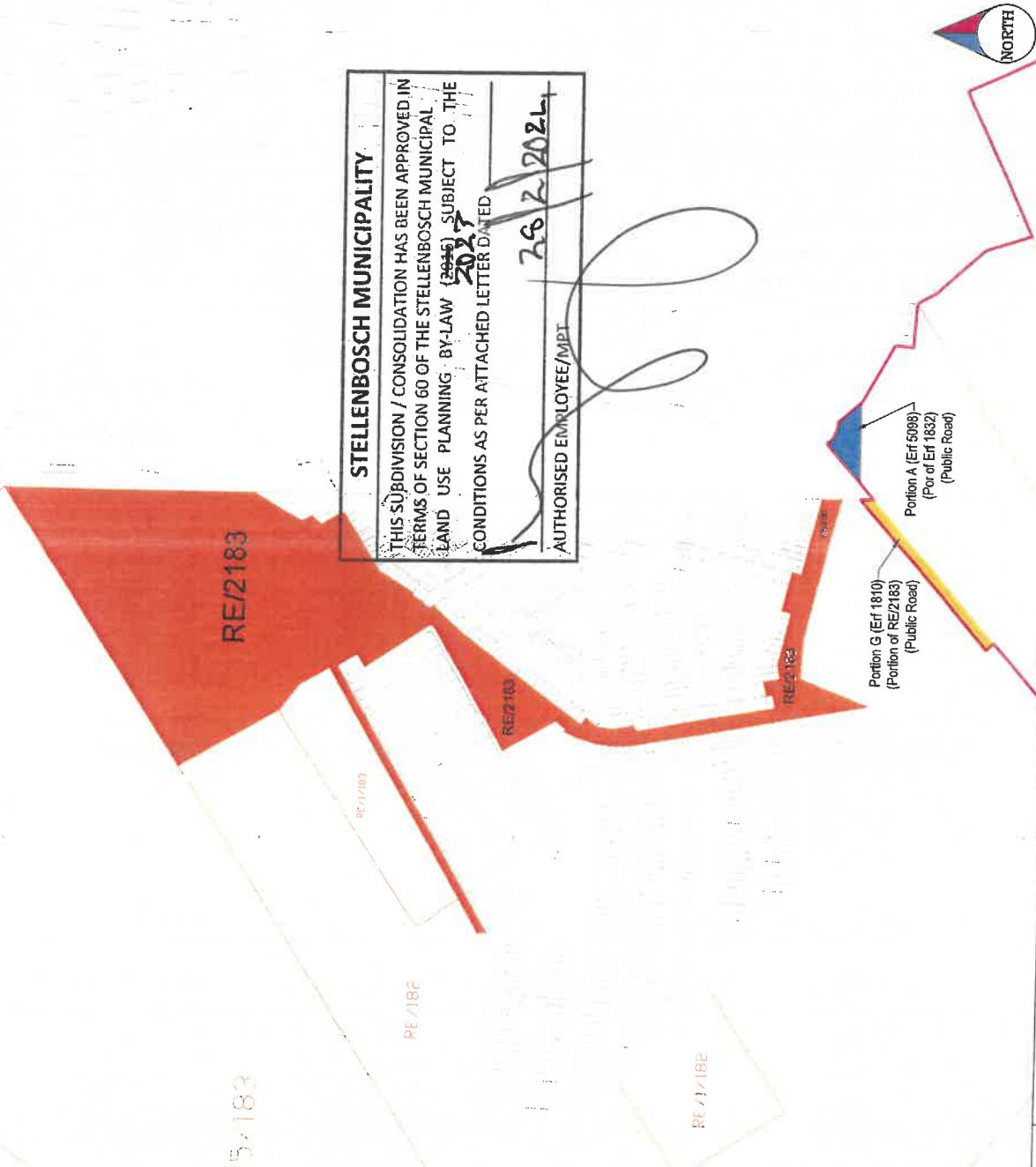
Established 2015

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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 (2016) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 28/2/2024

AUTHORISED EMPLOYEE/MPT



DRAWING DISCIPLINE CODES	TRP: Town & Regional Planning TP: Transportation Planning
DRAWING STATUS CODES	D: Draft F: Final
DRAWING NUMBER	23P002-TRP-SUB-20230718-F

DRAWING TITLE CODES	CP: Consolidation Plan DF: Development Framework LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan
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PLAN NUMBER	2	SHEET NUMBER	1 of 1
SCALE	NTS	SHEET SIZE	A3

DRAWING TITLE	SUBDIVISION PLAN		
PROJECT NAME	KAYAMANDI, ERF 2175 (ENKANINI)		

CLIENT / OWNER INFORMATION	STELLENBOSCH MUNICIPALITY Contact: Mr. Johnu Robyn Position: Manager, Informal Settlements Tel: 021-808-8460 Cell: Email: johnu.robyn@stellenbosch.gov.za Web: www.stellenbosch.gov.za
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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 (2023) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER-DATED 26.2.2024.

AUTHORISED EMPLOYEE/MPT

PORTION A (Erf 5098)(Por of Erf 1832)
(Public Road-to be closed)

PORTION G (Erf 1810)(Por of Erf 2183)
(Public Road-to be closed)

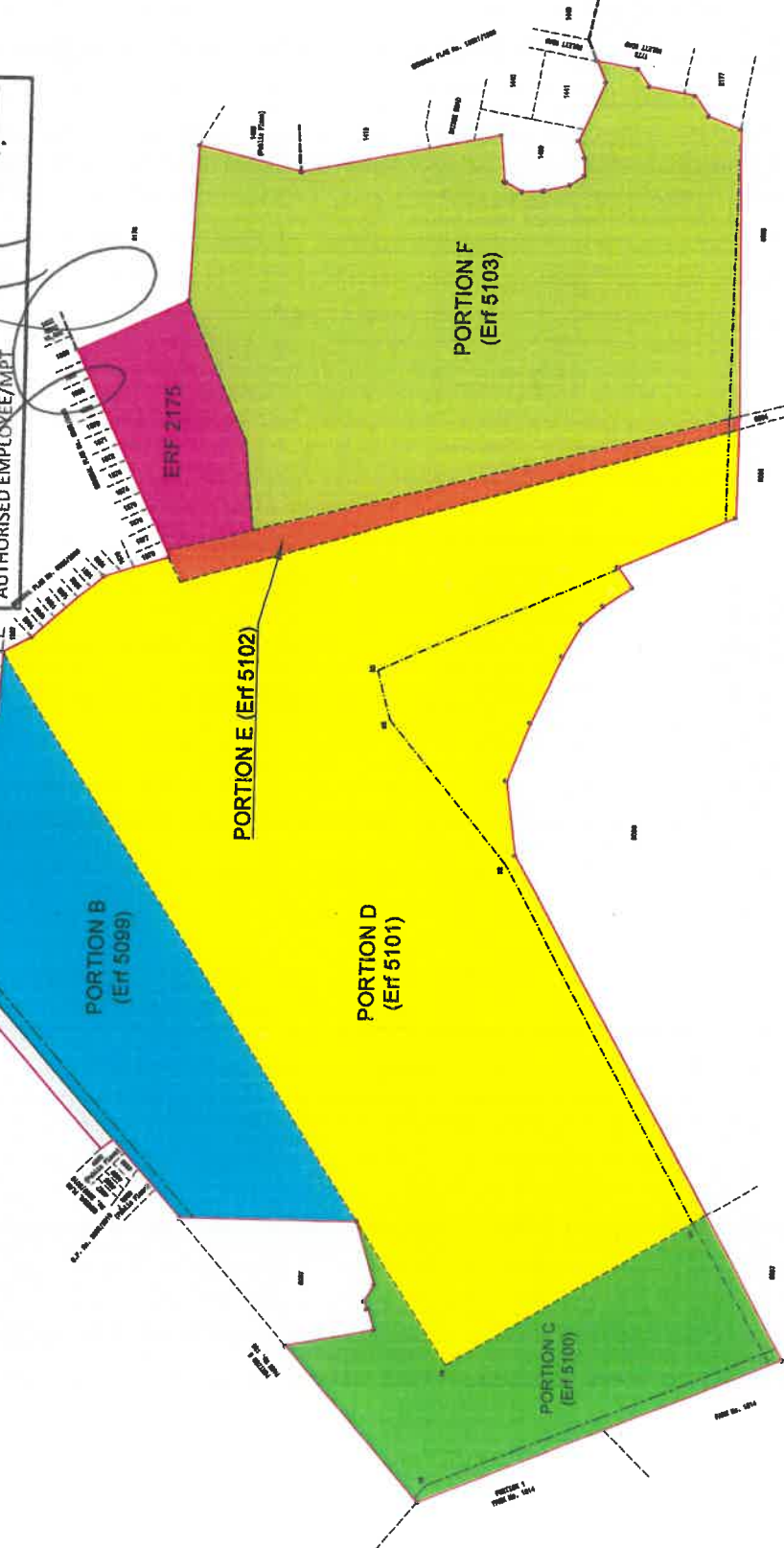
PORTION B
(Erf 5099)

PORTION E (Erf 5102)

PORTION D
(Erf 5101)

PORTION F
(Erf 5103)

PORTION C
(Erf 5100)



Proposed Consolidation Plan

Proposed Consolidation Amendments:
1. Application is made to correct the wording of paragraph 2.1.3 of the MPT decision taken on 27 November 2020 (LU/8597), in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, and to amend the wording on the approved Consolidation Plan in terms of Section 15(2)(b) of the amended by-law. The revised decision wording to read as follows:
1.1. "The consolidation of Portions A, B, C, D, E, F and Erf 2175, in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, to form one erf, namely proposed "Portion H (Consolidation Plan) (27/189ha in extent), as shown on PLAN 3; read as paragraph 2.1.4 of the MPT decision (LU/8597) taken on 27 November 2020.

DEVELOPMENT AREA	AREA	REPRESENTED BY
(H) Erf 1810, Kaya Marol	52,1189 ha	See notes below
CONSOLIDATED FROM	AREA	SUBDIVIDED FROM
Erf 2175, Kaya Marol	1,1855 ha	NA
(A) Erf 5098 (Public Road)	1,4089 ha	Erf 1832, Kaya Marol
(B) Erf 5098 (Por of Erf 5097)	4,4546 ha	Farm 103, Stellenbosch
(C) Erf 5102 (Por of Erf 5097)	2,8897 ha	Farm 103, Stellenbosch
(D) Erf 5101 (Por of Erf 5098)	4,7988 ha	Farm 103, Stellenbosch
(E) Erf 5102 (Por of Erf 5094)	6,0989 ha	Farm 6175, Stellenbosch
(F) Erf 5102 (Por of Erf 5095)	7,6743 ha	Farm 20175, Stellenbosch
(G) Erf 1810 (Por of Erf 2183)	1,4060 ha	Erf 2183, Kaya Marol

Proposed Extension of the Validity of the previous MPT approval (LU/8597):

1. Application is made for the extension of the validity period of the MPT decision (LU/8597) taken on 27 November 2020 (in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, with a period which is equal to the time that has lapsed between the coming into operation of the previous MPT decision (LU/8597) and the coming into operation of the MPT approval of this land use application.

Summary of proposed amendments to the previous MPT Decision (LU/8597):

- The following applications are added:
 - Subdivision of Erf 2183 into proposed Portion G (Unregistered Erf 1810) and the Remainder of Erf 2183.
 - Closure of the proposed Portion G (Unregistered Erf 1810), a Portion of the proposed Public Place.
 - Closure of the proposed Portion G (Unregistered Erf 1810), a Portion of Erf 1832 as a Public Place.
 - Extension of validity of the proposed Erf 5098, a Portion of Erf 1832 as a Public Place.
- The wording of the Consolidation approval listed in paragraph 2.1.2 of the original notice of the MPT decisions taken on 27 November 2020 (LU/8597) are amended as shown in the proposed Consolidation notices above.
- The rezoning decision listed in paragraph 2.1.3 of the Municipal notice of the MPT decisions taken on 27 November 2020 (LU/8597) should remain the same. However, application is also made, in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, to amend the wording of the MPT decision taken on 27 November 2020 (LU/8597) to make provision for the additional applications shown above.

General Notes:

- All measurements, areas and distances are indicative and must be confirmed by a Professional Land Surveyor.

Sources:

- Diagrams sourced from FGV Professional Land Surveyors
- Diagrams used in application documents (LU/8597), supporting plans prepared by Urban Dynamics Western Cape (Pty) Ltd obtained from Stellenbosch Municipality.

PROFESSIONAL PLANNERS & PROJECT MANAGERS

PLAN 4 SA

Established 2015

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CLIENT / OWNER INFORMATION STELLENBOSCH MUNICIPALITY Contact: Mr Johnu Robyn Position: Manager: Informal Settlements Tel: 021-808-8460 Email: johnu.robyn@stellenbosch.gov.za Web: www.stellenbosch.gov.za	DRAWING TITLE CONSOLIDATION PLAN		DRAWING DISCIPLINE CODES TRP: Town & Regional Planning TP: Transportation Planning		DRAWING NUMBER 23P002-TRP-CP-20230718-F
	PLAN NUMBER 3	SCALE NTS	SHEET SIZE A3	DRAWING STATUS CODES D: Draft F: Final	
PROJECT NAME KAYAMANDI, ERF 2175 (ENKANINI DEVELOPMENT)		DRAWING TITLE CODES CP: Consolidation Plan DP: Development Framework LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLIP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan	DRAWING STATUS CODES D: Draft F: Final	DRAWING NUMBER 23P002-TRP-CP-20230718-F	