



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14055

Our File Reference Number: Erven 1113-1154, Kayamandi

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [martini@plan4sa.co.za](mailto:martini@plan4sa.co.za)

Sir/Madam

**APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, CONSOLIDATION, SUBDIVISION, AMENDMENT OF GENERAL PLAN & DEPARTURES: ERVEN 1113-1154, KAYAMANDI (ALSO KNOWN AS PROJECT 5A)**

1. The above application refers.
2. The Municipal Planning Tribunal on 27 January 2023 resolved as follows:
  - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Erven 1113 – 1154, (Project 5A), Kayamandi, namely:
    - 2.1.1 The **closure of a public place** in terms of Section 15(2)(n) of the said bylaw of Erf 1120, Kayamandi.
    - 2.1.2 **Consolidation** in terms of section 15(2)(e) of the said bylaw of Erven 1113 to 1122, Kayamandi to form consolidated Erf 1981, Kayamandi ( $\pm 3\,615\text{m}^2$  in extent); and Erven 1123 to 1154, Kayamandi to form consolidated Erf 1980 ( $\pm 9\,221\text{m}^2$  in extent).
    - 2.1.3 **Rezoning** in terms section 15(2)(a) of the said bylaw of Erven 1113 – 1154 (consolidated Erf 1980 and Erf 1981), Kayamandi from **Multi-Unit Residential and Public Place** to **Subdivisional Area** to allow for the following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan 21P004(5A)-TRP-ZP-20220126-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners & Project Manager**):

- a) 175 x **Less Formal Zone** erven and ±8 290,12m<sup>2</sup> in extent for less formal housing purposes
- b) 9 x **Public Road and Parking Zone** erven and ±4 544,97m<sup>2</sup> in extent for road and parking purposes

2.1.4 **Subdivision** in terms of section 15(2)(d) of the said bylaw of consolidated Erf 1980 and Erf 1981, Kayamandi into 184 erven and in accordance with **Zoning Plan 21P004(5A)-TRP-ZP-20220126-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners & Project Managers** to allow the residential development in accordance with the subdivisional zone above.

2.1.5 **Departure** in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows:

- a) on unregistered Erven 2021 and 2029 from **80% to 81%**;
- b) on unregistered Erven 1994, 2038, 2057 & 2159 from **80% to 82%**;
- c) on unregistered Erf 2055 from **80% to 83%**;
- d) on unregistered Erven 1993, 2018 & 2149 from **80% to 84%**;
- e) on unregistered Erven 2134 and 2154 from **80% to 86%**;
- f) on unregistered Erf 2155 from **80% to 88%**;
- g) on unregistered Erf 2014 from **80% to 90%**;
- h) on unregistered Erf 2106 from **80% to 91%**;
- i) on unregistered Erf 2092 from **80% to 93%**;
- j) on unregistered Erf 2093 from **80% to 94%**;
- k) on unregistered Erf 2073 from **80% to 95%**;
- l) on unregistered Erven 1995, 2000, 2010, 2017, 2046, 2047, 2080, 2085, 2087, 2097, 2114 & 2157 from **80% to 100%**.

2.1.6 **Departure** in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from **one** (1) parking bay per dwelling house to **0** bays per dwelling house on all residential erven.

2.1.7 **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows:

- a) the street building line from **1,0m** to **0m** on one of the streets for the following unregistered erven: 1985, 1987, 1991 – 1994, 1996, 1998, 2000, 2001, 2005, 2007, 2009 – 2011, 2014, 2015, 2017, 2019, 2021, 2023, 2024, 2027 – 2031, 2033, 2035, 2038 – 2040, 2045 – 2048, 2050, 2052, 2053, 2056 – 2058, 2061, 2062, 2065, 2067 – 2070, 2072, 2073, 2076, 2077, 2080 – 2085, 2087 – 2089, 2091, 2092, 2095 – 2098, 2102, 2103, 2106, 2107, 2110 – 2111, 2116 – 2119, 2122, 2123, 2125 – 2128, 2130, 2134, 2135, 2137, 2138, 2141, 2143, 2144, 2147, 2148, 2150, 2152 – 2154, 2156 – 2160, 2162 – 2164;

b) the street building line from **1,0m** to **0m** on two of the streets for the following unregistered erven: 2060, 2063 & 2066;

c) the common building lines from **1,0m** to **0m** on the following unregistered erven: 1982-1984, 1988, 1990, 1995, 1999, 2002 – 2004, 2008, 2011-2013, 2016, 2018, 2022, 2025-2027, 2030-2032, 2036, 2037, 2040-2045, 2047-2051, 2054, 2055, 2057, 2061, 2062, 2064, 2069, 2070, 2071, 2074, 2075, 2078, 2079, 2086, 2090, 2093, 2094, 2099-2101, 2104, 2105, 2108-2110, 2114, 2115, 2120, 2121, 2124, 2129, 2131-2133, 2136, 2139, 2140, 2144-2146, 2149, 2153-2155, 2161.

2.1.8 **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows:

a) the street building lines from **1,0** to **0m** on one street building line for the following unregistered erven: 1982, 1991, 1998, 1999, 2002-2005, 2008, 2012, 2013, 2016, 2019, 2022, 2026, 2028, 2031, 2040, 2041, 2045, 2048, 2050, 2057, 2065, 2070, 2071, 2077, 2079, 2082, 2086, 2089, 2091, 2093, 2098-2101, 2103, 2108, 2110, 2112, 2114, 2115, 2121, 2123, 2127, 2128, 2133, 2136, 2140, 2143, 2145, 2146, 2149, 2153, 2154, 2156, 2161, 2163, 2164;

**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 proposed development under consideration and 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 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 Consolidation Plan, Subdivisional Plan and Zoning Plan with reference:

3.3.1 Consolidation Plan - **21P004 (5A)-TRP-CP-20220126-Rev D01 Plan Nr 2**

3.3.2 Subdivisional Plan - **21P004(5A)-TRP-SUB-20220126-Rev D01 Plan Nr 3;**

3.3.3 Zoning Plan - **21P004(5A)-TRP-ZP-20220126-Rev D01 Plan Nr 4;** attached as **ANNEXURE C1, C2 & C3.**

- 3.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes
- 3.5 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information be indicated:
  - a) Newly allocated Erf Numbers
  - b) Co-ordinates
  - c) Survey Dimensions
- 3.6 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 18 November 2022, attached as **ANNEXURE H**, be complied with, to the satisfaction of the said Department.

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

- 3.1 The proposal will not have a negative impact on the surrounding properties and their rights as it is in keeping with the character of the area.
- 3.2 The development is compatible with the surrounding land uses and built environment.
- 3.3 The proposal will provide for security of tenure and give effect to the existing situation.
- 3.4 The properties are located in an established urban area within the urban edge of Kayamandi.

**4. Matters to be noted:**

- 4.1 Building plans of all structures within the erf boundaries of the new residential erven, to be submitted to the Municipality for approval.
  - 4.2 A **Street Name and Numbering Plan** to be submitted to the delegated official for approval.
5. 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.

6. 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.
7. 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](mailto:landuse.appeals@stellenbosch.gov.za)
  8. 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.
  9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
  10. 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 that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. 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



A large, stylized 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**

8/3/2023  
DATE:

# ANNEXURE C

**APPLICATION FOR CLOSURE OF PUBLIC PLACE,  
REZONING, CONSOLIDATION, SUBDIVISION,  
AMENDMENT OF GENERAL PLAN &  
DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI  
(ALSO KNOWN AS PROJECT 5A)**

**CONSOLIDATION PLAN/REZONING  
PLAN/SUBDIVISIONAL  
PLAN/DEPARTURE PLAN**

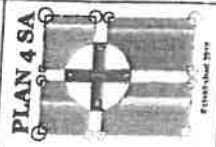


# CONSOLIDATION PLAN Kayamandi Housing Project 5A

DESCRIPTION	CONCRETE
Kayamandi Project 5A	4,2837 m
Proposed Consolidated "Erf 1981"	4381 m <sup>2</sup>
Proposed Consolidated "Erf 1980"	4227 m <sup>2</sup>
Current Number of Erven	42 erven
Current Erf Numbers	1113 to 1154
Current Erf Sizes (m <sup>2</sup> )	240m <sup>2</sup> to 485m <sup>2</sup>
Current Erf Sizes (m <sup>2</sup> ) (incl. Erf 1120)	250m <sup>2</sup> to 427m <sup>2</sup>
Erf 1120 is an existing Public Place	485m <sup>2</sup>
General Plans / 80 Diagrams	GP 3449/1982
Current Owner	Stellenbosch Municipality
Title Deed	TASK22002

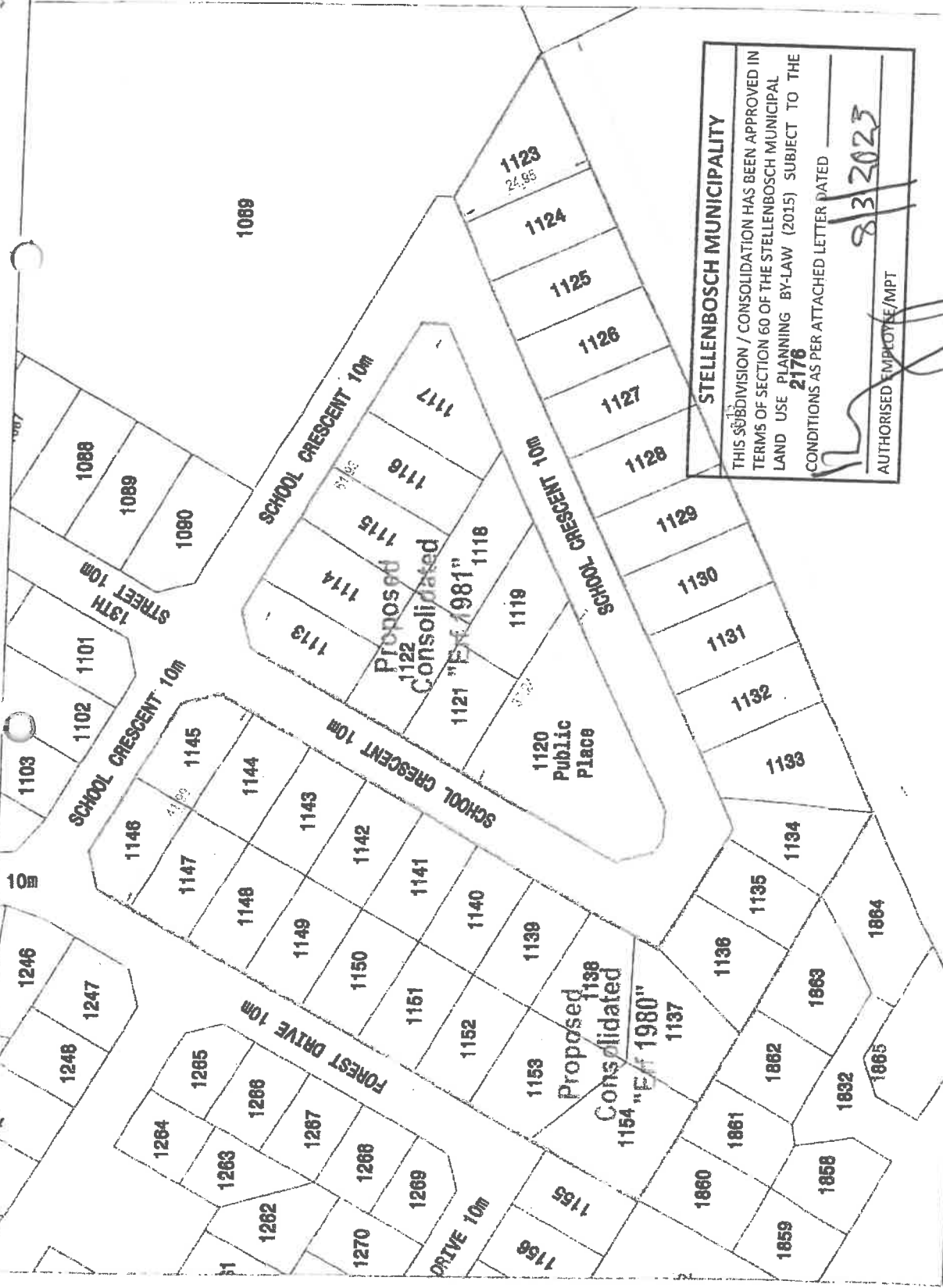
## Notes:

- Project 5A is located between Forest Drive, School Crescent and the School in Ward 12, of Kayamandi, Stellenbosch.
- The existing project area includes 42 erven, being Erven 1113 to 1154.
- It is proposed to close the Public Place on Erf 1120 and then to consolidate Erven 1113 to 1122 into proposed "Erf 1981". "Erf 1981" will then be subdivided into 84 erven (81 residential erven & 3 public places) being unregistered erven 2112 to 2185.
- It is proposed to consolidate Erven 1123 to 1154 into proposed "Erf 1980". "Erf 1980" will then be subdivided into 130 erven (124 residential erven & 6 public places) being unregistered erven 1982 to 2111.
- The existing properties contain 175 formal dwelling units.
- In addition to the 175 formal dwelling units, there are approximately 183 informal structures on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.
- Any areas and dimensions are provisional and will be finalised by the Land Surveyor at the time of the subdivision survey.
- Distances are given in meters (m).
- Cadastral information was provided by Messrs FBV Professional Land Surveyors



**PROFESSIONAL PLANNERS & PROJECT MANAGERS**  
**MARTIN JONKER**  
 Tel: 084-410-8132  
 Fax: 086-524-8738  
 Email: martin@plm4sa.co.za  
 Web: www.plm4sa.co.za

**COPYRIGHT RESERVED**



**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 8/3/2023  
 AUTHORISED EMPLOYEE/MPT

<b>DRAWING DISCIPLINE CODES</b>	TRP: Town & Regional Planning TP: Transportation Planning
<b>DRAWING STATUS CODES</b>	D: Draft F: Final
<b>DRAWING NUMBER</b>	21P004 (5A)-TRP-GP-20220126-Rev D01

<b>DRAWING TITLE CODES</b>	CP: Consolidation Plan DF: Development Framework ECP: Existing Cadastral Plan LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan
----------------------------	---

<b>DRAWING TITLE</b>			
<b>CONSOLIDATION PLAN (5A)</b>			
<b>PLAN NUMBER</b>	<b>SCALE</b>	<b>SHEET SIZE</b>	<b>SHEET NUMBER</b>
2	NTS	A3	1 of 1
<b>PROJECT NAME</b>			
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS			

**CLIENT / OWNER INFORMATION**  
 STELLENBOSCH MUNICIPALITY  
 Contact: Mr. Lester van Slavel  
 Position: Manager - Housing Development  
 Tel: 021-808-6462  
 Cell: 082-442-7709  
 Email: lester.vanavel@stellenbosch.gov.za  
 Web: www.stellenbosch.gov.za



**ZONING PLAN**  
**Kayamandi Housing Project 5A**

DESCRIPTION	COMMENTS
Consolidated "Er1 1997" & "Er1 (98)"	41,2637 ha
Current Number of Erven	42 erven
Current Erf Numbers	1173 to 1184
Proposed Number of Erven	184 erven
Proposed Number of Reallocated Erven	175 erven
Proposed Number of Public Spaces (Erven)	8 erven
Proposed Unregistered Residential Erf Numbers	1882-1885, 1897-1899, 2025-2028, 2030-2032, 2034-2036, 2038-2040, 2042-2044, 2046-2048, 2050-2052, 2054-2056, 2058-2060, 2062-2064, 2066-2068, 2070-2072, 2074-2076, 2078-2080, 2082-2084, 2086-2088, 2090-2092, 2094-2096, 2098-2100, 2102-2104, 2106-2108, 2110-2112, 2114-2116, 2118-2120, 2122-2124, 2126-2128, 2130-2132, 2134-2136, 2138-2140, 2142-2144, 2146-2148, 2150-2152, 2154-2156, 2158-2160, 2162-2164, 2166-2168, 2170-2172, 2174-2176, 2178-2180, 2182-2184, 2186-2188, 2190-2192, 2194-2196, 2198-2200, 2202-2204, 2206-2208, 2210-2212, 2214-2216, 2218-2220, 2222-2224, 2226-2228, 2230-2232, 2234-2236, 2238-2240, 2242-2244, 2246-2248, 2250-2252, 2254-2256, 2258-2260, 2262-2264, 2266-2268, 2270-2272, 2274-2276, 2278-2280, 2282-2284, 2286-2288, 2290-2292, 2294-2296, 2298-2300, 2302-2304, 2306-2308, 2310-2312, 2314-2316, 2318-2320, 2322-2324, 2326-2328, 2330-2332, 2334-2336, 2338-2340, 2342-2344, 2346-2348, 2350-2352, 2354-2356, 2358-2360, 2362-2364, 2366-2368, 2370-2372, 2374-2376, 2378-2380, 2382-2384, 2386-2388, 2390-2392, 2394-2396, 2398-2400, 2402-2404, 2406-2408, 2410-2412, 2414-2416, 2418-2420, 2422-2424, 2426-2428, 2430-2432, 2434-2436, 2438-2440, 2442-2444, 2446-2448, 2450-2452, 2454-2456, 2458-2460, 2462-2464, 2466-2468, 2470-2472, 2474-2476, 2478-2480, 2482-2484, 2486-2488, 2490-2492, 2494-2496, 2498-2500, 2502-2504, 2506-2508, 2510-2512, 2514-2516, 2518-2520, 2522-2524, 2526-2528, 2530-2532, 2534-2536, 2538-2540, 2542-2544, 2546-2548, 2550-2552, 2554-2556, 2558-2560, 2562-2564, 2566-2568, 2570-2572, 2574-2576, 2578-2580, 2582-2584, 2586-2588, 2590-2592, 2594-2596, 2598-2600, 2602-2604, 2606-2608, 2610-2612, 2614-2616, 2618-2620, 2622-2624, 2626-2628, 2630-2632, 2634-2636, 2638-2640, 2642-2644, 2646-2648, 2650-2652, 2654-2656, 2658-2660, 2662-2664, 2666-2668, 2670-2672, 2674-2676, 2678-2680, 2682-2684, 2686-2688, 2690-2692, 2694-2696, 2698-2700, 2702-2704, 2706-2708, 2710-2712, 2714-2716, 2718-2720, 2722-2724, 2726-2728, 2730-2732, 2734-2736, 2738-2740, 2742-2744, 2746-2748, 2750-2752, 2754-2756, 2758-2760, 2762-2764, 2766-2768, 2770-2772, 2774-2776, 2778-2780, 2782-2784, 2786-2788, 2790-2792, 2794-2796, 2798-2800, 2802-2804, 2806-2808, 2810-2812, 2814-2816, 2818-2820, 2822-2824, 2826-2828, 2830-2832, 2834-2836, 2838-2840, 2842-2844, 2846-2848, 2850-2852, 2854-2856, 2858-2860, 2862-2864, 2866-2868, 2870-2872, 2874-2876, 2878-2880, 2882-2884, 2886-2888, 2890-2892, 2894-2896, 2898-2900, 2902-2904, 2906-2908, 2910-2912, 2914-2916, 2918-2920, 2922-2924, 2926-2928, 2930-2932, 2934-2936, 2938-2940, 2942-2944, 2946-2948, 2950-2952, 2954-2956, 2958-2960, 2962-2964, 2966-2968, 2970-2972, 2974-2976, 2978-2980, 2982-2984, 2986-2988, 2990-2992, 2994-2996, 2998-3000, 3002-3004, 3006-3008, 3010-3012, 3014-3016, 3018-3020, 3022-3024, 3026-3028, 3030-3032, 3034-3036, 3038-3040, 3042-3044, 3046-3048, 3050-3052, 3054-3056, 3058-3060, 3062-3064, 3066-3068, 3070-3072, 3074-3076, 3078-3080, 3082-3084, 3086-3088, 3090-3092, 3094-3096, 3098-3100, 3102-3104, 3106-3108, 3110-3112, 3114-3116, 3118-3120, 3122-3124, 3126-3128, 3130-3132, 3134-3136, 3138-3140, 3142-3144, 3146-3148, 3150-3152, 3154-3156, 3158-3160, 3162-3164, 3166-3168, 3170-3172, 3174-3176, 3178-3180, 3182-3184, 3186-3188, 3190-3192, 3194-3196, 3198-3200, 3202-3204, 3206-3208, 3210-3212, 3214-3216, 3218-3220, 3222-3224, 3226-3228, 3230-3232, 3234-3236, 3238-3240, 3242-3244, 3246-3248, 3250-3252, 3254-3256, 3258-3260, 3262-3264, 3266-3268, 3270-3272, 3274-3276, 3278-3280, 3282-3284, 3286-3288, 3290-3292, 3294-3296, 3298-3300, 3302-3304, 3306-3308, 3310-3312, 3314-3316, 3318-3320, 3322-3324, 3326-3328, 3330-3332, 3334-3336, 3338-3340, 3342-3344, 3346-3348, 3350-3352, 3354-3356, 3358-3360, 3362-3364, 3366-3368, 3370-3372, 3374-3376, 3378-3380, 3382-3384, 3386-3388, 3390-3392, 3394-3396, 3398-3400, 3402-3404, 3406-3408, 3410-3412, 3414-3416, 3418-3420, 3422-3424, 3426-3428, 3430-3432, 3434-3436, 3438-3440, 3442-3444, 3446-3448, 3450-3452, 3454-3456, 3458-3460, 3462-3464, 3466-3468, 3470-3472, 3474-3476, 3478-3480, 3482-3484, 3486-3488, 3490-3492, 3494-3496, 3498-3500, 3502-3504, 3506-3508, 3510-3512, 3514-3516, 3518-3520, 3522-3524, 3526-3528, 3530-3532, 3534-3536, 3538-3540, 3542-3544, 3546-3548, 3550-3552, 3554-3556, 3558-3560, 3562-3564, 3566-3568, 3570-3572, 3574-3576, 3578-3580, 3582-3584, 3586-3588, 3590-3592, 3594-3596, 3598-3600, 3602-3604, 3606-3608, 3610-3612, 3614-3616, 3618-3620, 3622-3624, 3626-3628, 3630-3632, 3634-3636, 3638-3640, 3642-3644, 3646-3648, 3650-3652, 3654-3656, 3658-3660, 3662-3664, 3666-3668, 3670-3672, 3674-3676, 3678-3680, 3682-3684, 3686-3688, 3690-3692, 3694-3696, 3698-3700, 3702-3704, 3706-3708, 3710-3712, 3714-3716, 3718-3720, 3722-3724, 3726-3728, 3730-3732, 3734-3736, 3738-3740, 3742-3744, 3746-3748, 3750-3752, 3754-3756, 3758-3760, 3762-3764, 3766-3768, 3770-3772, 3774-3776, 3778-3780, 3782-3784, 3786-3788, 3790-3792, 3794-3796, 3798-3800, 3802-3804, 3806-3808, 3810-3812, 3814-3816, 3818-3820, 3822-3824, 3826-3828, 3830-3832, 3834-3836, 3838-3840, 3842-3844, 3846-3848, 3850-3852, 3854-3856, 3858-3860, 3862-3864, 3866-3868, 3870-3872, 3874-3876, 3878-3880, 3882-3884, 3886-3888, 3890-3892, 3894-3896, 3898-3900, 3902-3904, 3906-3908, 3910-3912, 3914-3916, 3918-3920, 3922-3924, 3926-3928, 3930-3932, 3934-3936, 3938-3940, 3942-3944, 3946-3948, 3950-3952, 3954-3956, 3958-3960, 3962-3964, 3966-3968, 3970-3972, 3974-3976, 3978-3980, 3982-3984, 3986-3988, 3990-3992, 3994-3996, 3998-4000, 4002-4004, 4006-4008, 4010-4012, 4014-4016, 4018-4020, 4022-4024, 4026-4028, 4030-4032, 4034-4036, 4038-4040, 4042-4044, 4046-4048, 4050-4052, 4054-4056, 4058-4060, 4062-4064, 4066-4068, 4070-4072, 4074-4076, 4078-4080, 4082-4084, 4086-4088, 4090-4092, 4094-4096, 4098-4100, 4102-4104, 4106-4108, 4110-4112, 4114-4116, 4118-4120, 4122-4124, 4126-4128, 4130-4132, 4134-4136, 4138-4140, 4142-4144, 4146-4148, 4150-4152, 4154-4156, 4158-4160, 4162-4164, 4166-4168, 4170-4172, 4174-4176, 4178-4180, 4182-4184, 4186-4188, 4190-4192, 4194-4196, 4198-4200, 4202-4204, 4206-4208, 4210-4212, 4214-4216, 4218-4220, 4222-4224, 4226-4228, 4230-4232, 4234-4236, 4238-4240, 4242-4244, 4246-4248, 4250-4252, 4254-4256, 4258-4260, 4262-4264, 4266-4268, 4270-4272, 4274-4276, 4278-4280, 4282-4284, 4286-4288, 4290-4292, 4294-4296, 4298-4300, 4302-4304, 4306-4308, 4310-4312, 4314-4316, 4318-4320, 4322-4324, 4326-4328, 4330-4332, 4334-4336, 4338-4340, 4342-4344, 4346-4348, 4350-4352, 4354-4356, 4358-4360, 4362-4364, 4366-4368, 4370-4372, 4374-4376, 4378-4380, 4382-4384, 4386-4388, 4390-4392, 4394-4396, 4398-4400, 4402-4404, 4406-4408, 4410-4412, 4414-4416, 4418-4420, 4422-4424, 4426-4428, 4430-4432, 4434-4436, 4438-4440, 4442-4444, 4446-4448, 4450-4452, 4454-4456, 4458-4460, 4462-4464, 4466-4468, 4470-4472, 4474-4476, 4478-4480, 4482-4484, 4486-4488, 4490-4492, 4494-4496, 4498-4500, 4502-4504, 4506-4508, 4510-4512, 4514-4516, 4518-4520, 4522-4524, 4526-4528, 4530-4532, 4534-4536, 4538-4540, 4542-4544, 4546-4548, 4550-4552, 4554-4556, 4558-4560, 4562-4564, 4566-4568, 4570-4572, 4574-4576, 4578-4580, 4582-4584, 4586-4588, 4590-4592, 4594-4596, 4598-4600, 4602-4604, 4606-4608, 4610-4612, 4614-4616, 4618-4620, 4622-4624, 4626-4628, 4630-4632, 4634-4636, 4638-4640, 4642-4644, 4646-4648, 4650-4652, 4654-4656, 4658-4660, 4662-4664, 4666-4668, 4670-4672, 4674-4676, 4678-4680, 4682-4684, 4686-4688, 4690-4692, 4694-4696, 4698-4700, 4702-4704, 4706-4708, 4710-4712, 4714-4716, 4718-4720, 4722-4724, 4726-4728, 4730-4732, 4734-4736, 4738-4740, 4742-4744, 4746-4748, 4750-4752, 4754-4756, 4758-4760, 4762-4764, 4766-4768, 4770-4772, 4774-4776, 4778-4780, 4782-4784, 4786-4788, 4790-4792, 4794-4796, 4798-4800, 4802-4804, 4806-4808, 4810-4812, 4814-4816, 4818-4820, 4822-4824, 4826-4828, 4830-4832, 4834-4836, 4838-4840, 4842-4844, 4846-4848, 4850-4852, 4854-4856, 4858-4860, 4862-4864, 4866-4868, 4870-4872, 4874-4876, 4878-4880, 4882-4884, 4886-4888, 4890-4892, 4894-4896, 4898-4900, 4902-4904, 4906-4908, 4910-4912, 4914-4916, 4918-4920, 4922-4924, 4926-4928, 4930-4932, 4934-4936, 4938-4940, 4942-4944, 4946-4948, 4950-4952, 4954-4956, 4958-4960, 4962-4964, 4966-4968, 4970-4972, 4974-4976, 4978-4980, 4982-4984, 4986-4988, 4990-4992, 4994-4996, 4998-5000, 5002-5004, 5006-5008, 5010-5012, 5014-5016, 5018-5020, 5022-5024, 5026-5028, 5030-5032, 5034-5036, 5038-5040, 5042-5044, 5046-5048, 5050-5052, 5054-5056, 5058-5060, 5062-5064, 5066-5068, 5070-5072, 5074-5076, 5078-5080, 5082-5084, 5086-5088, 5090-5092, 5094-5096, 5098-5100, 5102-5104, 5106-5108, 5110-5112, 5114-5116, 5118-5120, 5122-5124, 5126-5128, 5130-5132, 5134-5136, 5138-5140, 5142-5144, 5146-5148, 5150-5152, 5154-5156, 5158-5160, 5162-5164, 5166-5168, 5170-5172, 5174-5176, 5178-5180, 5182-5184, 5186-5188, 5190-5192, 5194-5196, 5198-5200, 5202-5204, 5206-5208, 5210-5212, 5214-5216, 5218-5220, 5222-5224, 5226-5228, 5230-5232, 5234-5236, 5238-5240, 5242-5244, 5246-5248, 5250-5252, 5254-5256, 5258-5260, 5262-5264, 5266-5268, 5270-5272, 5274-5276, 5278-5280, 5282-5284, 5286-5288, 5290-5292, 5294-5296, 5298-5300, 5302-5304, 5306-5308, 5310-5312, 5314-5316, 5318-5320, 5322-5324, 5326-5328, 5330-5332, 5334-5336, 5338-5340, 5342-5344, 5346-5348, 5350-5352, 5354-5356, 5358-5360, 5362-5364, 5366-5368, 5370-5372, 5374-5376, 5378-5380, 5382-5384, 5386-5388, 5390-5392, 5394-5396, 5398-5400, 5402-5404, 5406-5408, 5410-5412, 5414-5416, 5418-5420, 5422-5424, 5426-5428, 5430-5432, 5434-5436, 5438-5440, 5442-5444, 5446-5448, 5450-5452, 5454-5456, 5458-5460, 5462-5464, 5466-5468, 5470-5472, 5474-5476, 5478-5480, 5482-5484, 5486-5488, 5490-5492, 5494-5496, 5498-5500, 5502-5504, 5506-5508, 5510-5512, 5514-5516, 5518-5520, 5522-5524, 5526-5528, 5530-5532, 5534-5536, 5538-5540, 5542-5544, 5546-5548, 5550-5552, 5554-5556, 5558-5560, 5562-5564, 5566-5568, 5570-5572, 5574-5576, 5578-5580, 5582-5584, 5586-5588, 5590-5592, 5594-5596, 5598-5600, 5602-5604, 5606-5608, 5610-5612, 5614-5616, 5618-5620, 5622-5624, 5626-5628, 5630-5632, 5634-5636, 5638-5640, 5642-5644, 5646-5648, 5650-5652, 5654-5656, 5658-5660, 5662-5664, 5666-5668, 5670-5672, 5674-5676, 5678-5680, 5682-5684, 5686-5688, 5690-5692, 5694-5696, 5698-5700, 5702-5704, 5706-5708, 5710-5712, 5714-5716, 5718-5720, 5722-5724, 5726-5728, 5730-5732, 5734-5736, 5738-5740, 5742-5744, 5746-5748, 5750-5752, 5754-5756, 5758-5760, 5762-5764, 5766-5768, 5770-5772, 5774-5776, 5778-5780, 5782-5784, 5786-5788, 5790-5792, 5794-5796, 5798-5800, 5802-5804, 5806-5808, 5810-5812, 5814-5816, 5818-5820, 5822-5824, 5826-5828, 5830-5832, 5834-5836, 5838-5840, 5842-5844, 5846-5848, 5850-5852, 5854-5856, 5858-5860, 5862-5864, 5866-5868, 5870-5872, 5874-5876, 5878-5880, 5882-5884, 5886-5888, 5890-5892, 5894-5896, 5898-5900, 5902-5904, 5906-5908, 5910-5912, 5914-5916, 5918-5920, 5922-5924, 5926-5928, 5930-5932, 5934-5936, 5938-5940, 5942-5944, 5946-5948, 5950-5952, 5954-5956, 5958-5960, 5962-5964, 5966-5968, 5970-5972, 5974-5976, 5978-5980, 5982-5984, 5986-5988, 5990-5992, 5994-5996, 5998-6000, 6002-6004, 6006-6008, 6010-6012, 6014-6016, 6018-6020, 6022-6024, 6026-6028, 6030-6032, 6034-6036, 6038-6040, 6042-6044, 6046-6048, 6050-6052, 6054-6056, 6058-6060, 6062-6064, 6066-6068, 6070-6072, 6074-6076, 6078-6080, 6082-6084, 6086-6088, 6090-6092, 6094-6096, 6098-6100, 6102-6104, 6106-6108, 6110-6112, 6114-6116, 6118-6120, 6122-6124, 6126-6128, 6130-6132, 6134-6136, 6138-6140, 6142-6144, 6146-6148, 6150-6152, 6154-6156, 6158-6160, 6162-6164, 6166-6168, 6170-6172, 6174-6176, 6178-6180, 6182-6184, 6186-6188, 6190-6192, 6194-6196, 6198-6200, 6202-6204, 6206-6208, 6210-6212, 6214-6216, 6218-6220, 6222-6224, 6226-6228, 6230-6232, 6234-6236, 6238-6240, 6242-6244, 6246-6248, 6250-6252, 6254-6256, 6258-6260, 6262-6264, 6266-6268, 6270-6272, 6274-6276, 6278-6280, 6282-6284, 6286-6288, 6290-6292, 6294-6296, 6298-6300, 6302-6304, 6306-6308, 6310-6312, 6314-6316, 6318-6320, 6322-6324, 6326-6328, 6330-6332, 6334-6336, 6338-6340, 6342-6344, 6346-6348, 6350-6352, 6354-6356, 6358-6360, 6362-6364, 6366-6368, 6370-6372, 6374-6376, 6378-6380,

**ANNEXURE H**

**APPLICATION FOR CLOSURE OF PUBLIC PLACE,  
REZONING, CONSOLIDATION, SUBDIVISION,  
AMENDMENT OF GENERAL PLAN &  
DEPARTURES: ERVEN 1113 - 1154, KAYAMANDI  
(ALSO KNOWN AS PROJECT 5A)**

**COMMENT FROM THE DIRECTOR:  
ENGINEERING SERVICES**

**Charlene Williams**

**From:** Nolusindiso Momoti  
**Sent:** Monday, 12 December 2022 10:45  
**To:** Charlene Williams  
**Cc:** Salome Newman; Martin Jonker  
**Subject:** FW: Khayamandi Housing Projects - 2340 () Erf 1113-1154 Kayamandi (LU-14055)  
**Attachments:** FA 101 Rev Z.pdf; FA 102 Rev Z.pdf; WA 101 Rev Z.pdf; WA 102 Rev Z.pdf; As-Built Main.dwg; 2342 (CT) Erf 288 Kayamandi (LU-14066)\_1.pdf

Hi Charlene,

Please find attached comment from Engineer's department.



*Kind regards / Vriendelike Groete*

**Nolusindiso Momoti (Sindi)**

Administrative Officer

Land Use Management

Planning & Economic Development

T: +27 21 808 8673; F + 27 21 886 6899

43 Andringa Str, Eikestad Mall, 3<sup>rd</sup>

Floor

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:  
<http://www.stellenbosch.gov.za/main/pages/disclaimerpage.htm>

STELLENBOSCH MUNICIPALITY  
 PLANNING AND DEVELOPMENT SERVICES

12 DEC 2022

**RECEIVED**

FILE NR:

SCAN NR:

COLLABORATOR NR:

E1113 K

2411 91

**From:** Development Admin <Development.Admin@stellenbosch.gov.za>

**Sent:** Wednesday, 07 December 2022 11:20

**To:** Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>

**Cc:** Charlene Williams <Charlene.Williams@stellenbosch.gov.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>

**Subject:** FW: Khayamandi Housing Projects - 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Good morning Sindi

Please find attached civil comments with the relevant plans attached, these plans form part of the application. The electrical comments are outstanding please contact Bradley.

Regards,  
 Charné

**From:** Henk van Renssen <[henk@inani.org.za](mailto:henk@inani.org.za)>  
**Sent:** Friday, 04 November 2022 10:39  
**To:** Colin Taylor <[Colin.Taylor@stellenbosch.gov.za](mailto:Colin.Taylor@stellenbosch.gov.za)>  
**Cc:** Abdullah Daniels <[Abdullah.Daniels@stellenbosch.gov.za](mailto:Abdullah.Daniels@stellenbosch.gov.za)>; Martin Jonker <[martinj@plan4sa.co.za](mailto:martinj@plan4sa.co.za)>  
**Subject:** [EX] RE: Khayamandi Housing Projects - 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Good morning Colin and Abdullah

Herewith please receive drawings that were compiled from old information and through site visits. The drawings show the water and sewer lines and house connections to the erven for the three areas. The drawings numbers are as follows:

1. C1942/FA101/Z – Sewer As-built Services – Phase 8
2. C1942/FA102/Z – Sewer As-built Services – Phase 4b & 5B
3. C1942/WA101/Z – Water As-built Services – Phase 8
4. C1942/WA102/Z – Water As-built Services – Phase 4b & 5B

The CAD drawing is also included.

Please let me know if you need any further information.

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)  
 Senior Civil Engineering Technologist  
 Inani Infrastructure (Pty) Ltd



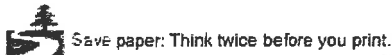
<b>C</b>	+27 83 231 6474	<b>Cape Town Office</b>
<b>T</b>	+27 21 110 0260	Unit 8, 30 Bella Rosa Street
<b>E</b>	<a href="mailto:henk@inani.org.za">henk@inani.org.za</a>	Rosenpark, Bellville 7530
<b>W</b>	<a href="http://www.inani.org.za">www.inani.org.za</a>	CK No. 2016/197945/07

**Disclaimer and Confidentiality Note**

*This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited.*

*Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival, or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient.*

*If verification of this email or any attachment is required, please request a hard-copy version.*



**From:** Abdullah Daniels <[Abdullah.Daniels@stellenbosch.gov.za](mailto:Abdullah.Daniels@stellenbosch.gov.za)>  
**Sent:** Monday, 10 October 2022 15:28  
**To:** Henk van Renssen <[henk@inani.org.za](mailto:henk@inani.org.za)>  
**Cc:** Colin Taylor <[Colin.Taylor@stellenbosch.gov.za](mailto:Colin.Taylor@stellenbosch.gov.za)>; Martin Jonker <[martinj@plan4sa.co.za](mailto:martinj@plan4sa.co.za)>  
**Subject:** RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Good day Henk

We could only locate 1.

We will forward it to you

We will have to go with plan B to identify the rest of services positions.



**About Stellenbosch Municipality**  
Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.  
Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit [www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)

**Disclaimer:**  
The information contained in this communication from [abdullah.daniels@stellenbosch.gov.za](mailto:abdullah.daniels@stellenbosch.gov.za) sent at 2022-10-10 15:28:05 is confidential and may be legally privileged. It is intended solely for use by [henk@inani.org.za](mailto:henk@inani.org.za) and others authorized to receive it. If you are not [henk@inani.org.za](mailto:henk@inani.org.za) you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [ioco](http://ioco.com)

**From:** Henk van Renssen <[henk@inani.org.za](mailto:henk@inani.org.za)>  
**Sent:** Monday, 10 October 2022 11:43  
**To:** Abdullah Daniels <[Abdullah.Daniels@stellenbosch.gov.za](mailto:Abdullah.Daniels@stellenbosch.gov.za)>  
**Cc:** Colin Taylor <[Colin.Taylor@stellenbosch.gov.za](mailto:Colin.Taylor@stellenbosch.gov.za)>; Martin Jonker <[martini@plan4sa.co.za](mailto:martini@plan4sa.co.za)>  
**Subject:** [EX] RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Morning Abdullah and Colin  
Could you guys find the house plans with connection information for the developments in Khayamandi?

Regards, Henk van Renssen

**From:** Henk van Renssen  
**Sent:** Thursday, 29 September 2022 11:16  
**To:** Abdullah Daniels <[Abdullah.Daniels@stellenbosch.gov.za](mailto:Abdullah.Daniels@stellenbosch.gov.za)>  
**Cc:** Colin Taylor <[Colin.Taylor@stellenbosch.gov.za](mailto:Colin.Taylor@stellenbosch.gov.za)>; Martin Jonker <[martini@plan4sa.co.za](mailto:martini@plan4sa.co.za)>  
**Subject:** RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hello Abdullah and Colin

Herewith a summary of our discussion yesterday.

Present were Abdullah Daniels, Colin Taylor and Henk van Renssen

At this stage, the as-built information for Phases 4A and 5A, showing sewer and water services with house connections was located and is available in Cad format.  
The information available for Phases 4B, 5B and 8 is the main sewer lines and the electrical and water meter positions. The as-built drawings could not be sourced.

The plan of action will be to firstly look for the house plans to see if we can locate the connections from there. Abdullah and Colin will speak to the appropriate department.  
If that does not work, we will produce a drawing with house connections shown on the lower side of the erven. This will then be checked on site, where possible, for correctness and submitted.

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)  
Senior Civil Engineering Technologist  
inani Infrastructure (Pty) Ltd



C	+27 83 231 6474	<b>Cape Town Office</b>
T	+27 21 110 0260	Unit 8, 30 Bella Rosa Street
E	<a href="mailto:henk@inani.org.za">henk@inani.org.za</a>	Rosenpark, Bellville 7530
W	<a href="http://www.inani.org.za">www.inani.org.za</a>	CK No. 2016/197945/07



**Disclaimer and Confidentiality Note**

This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited.

Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival, or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient.

If verification of this email or any attachment is required, please request a hard-copy version.



Save paper: Think twice before you print.

-----Original Appointment-----

**From:** Development Admin <[Development.Admin@stellenbosch.gov.za](mailto:Development.Admin@stellenbosch.gov.za)>

**Sent:** Wednesday, 21 September 2022 09:35

**To:** Development Admin; Abdullah Daniels; Ilze Fillies (Development Technician); Siviel Boardroom B; Henk van Renssen; Colin Taylor

**Subject:** 2340 () Erf 1113-1154 Kayamandi (LU-14055)

**When:** Wednesday, 28 September 2022 10:00-11:00 (UTC+02:00) Harare, Pretoria.

**Where:** 71 Plein Street, First Floor Ecclesia Building, Stellenbosch Municipality, Civil Boardroom B



**STELLENBOSCH**  
STELLENBOSCH • PLEIN • SPANSCHE MOEL  
MUNICIPALITEIT • MUNICIPALITY • MUNICIPALITY

**About Stellenbosch Municipality**

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.



Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit [www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)

**Disclaimer:**

The information contained in this communication from [development.admin@stellenbosch.gov.za](mailto:development.admin@stellenbosch.gov.za) sent at 2022-09-21 09:35:02 is confidential and may be legally privileged. It is intended solely for use by [henk@inani.org.za](mailto:henk@inani.org.za) and others authorized to receive it. If you are not [henk@inani.org.za](mailto:henk@inani.org.za) you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](http://IOCO)

**From:** Abdullah Daniels <[Abdullah.Daniels@stellenbosch.gov.za](mailto:Abdullah.Daniels@stellenbosch.gov.za)>

**Sent:** Wednesday, 21 September 2022 08:54

**To:** Development Admin <[Development.Admin@stellenbosch.gov.za](mailto:Development.Admin@stellenbosch.gov.za)>

**Subject:** FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Charne

Set n meeting op met henk

Vroeg volgende week

**From:** Tyrone King <[Tyrone.King@stellenbosch.gov.za](mailto:Tyrone.King@stellenbosch.gov.za)>

**Sent:** Tuesday, 20 September 2022 09:26

**To:** Abdullah Daniels <[Abdullah.Daniels@stellenbosch.gov.za](mailto:Abdullah.Daniels@stellenbosch.gov.za)>; Ilze Fillies (Development Technician) <[Development.Technician@stellenbosch.gov.za](mailto:Development.Technician@stellenbosch.gov.za)>

**Cc:** Henk van Renssen <[henk@inani.org.za](mailto:henk@inani.org.za)>

**Subject:** FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hi Abdullah en Ilze

Can you please assist Henk with this request? You can ask Charne to set up a meeting for you and Henk.

Regards





**Tyrone King Pr Tech Eng**

Manager: Development

**Infrastructure Services**

T: +27 21 808 8214 | F: +27 21 883 9874

1<sup>st</sup> Floor, Ecclesia Building, 71 Plein Street,  
Stellenbosch, 7600

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:  
[http://www.stellenbosch.gov.za/main\\_pages/disclaimerpage.htm](http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm)

**From:** Henk van Renssen <[henk@inani.org.za](mailto:henk@inani.org.za)>

**Sent:** Monday, 19 September 2022 14:34

**To:** Tyrone King <[Tyrone.King@stellenbosch.gov.za](mailto:Tyrone.King@stellenbosch.gov.za)>

**Cc:** Martin Jonker <[martini@plan4sa.co.za](mailto:martini@plan4sa.co.za)>; Lester Vanstavel <[Lester.Vanstavel@stellenbosch.gov.za](mailto:Lester.Vanstavel@stellenbosch.gov.za)>; Shaun October <[Shaun.October@stellenbosch.gov.za](mailto:Shaun.October@stellenbosch.gov.za)>

**Subject:** [EX] RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Tyrone, can I perhaps come and sit with you guys to see what as-built information there may still be for the other projects?

I have marked the 3 projects up on the scan that we received. If we can identify any of the other as-built drawings, we can try to locate the owners again and see if they can help.

I am in Stellenbosch on Friday. Will 9:00 in the morning suit?

Vriendelike Groete / Kind Regards,

**Henk van Renssen (Pr Tech Eng)**  
Senior Civil Engineering Technologist  
Inani Infrastructure (Pty) Ltd




<b>C</b>	+27 83 231 6474	<b>Cape Town Office</b>
<b>T</b>	+27 21 110 0260	Unit 8, 30 Bella Rosa Street
<b>E</b>	<a href="mailto:henk@inani.org.za">henk@inani.org.za</a>	Rosenpark, Bellville 7530
<b>W</b>	<a href="http://www.inani.org.za">www.inani.org.za</a>	CK No. 2016/197945/07

**Disclaimer and Confidentiality Note**

This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited.

Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival, or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient.

If verification of this email or any attachment is required, please request a hard-copy version.

 Save paper: Think twice before you print.

**From:** Henk van Renssen

**Sent:** Monday, 19 September 2022 14:01

**To:** 'Tyrone King' <Tyrone.King@stellenbosch.gov.za>

**Cc:** Martin Jonker <martinj@plan4sa.co.za>; Lester van Stavel <Lester.Vanstavel@stellenbosch.gov.za>; 'Shaun October' <Shaun.October@stellenbosch.gov.za>

**Subject:** FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

**Importance:** High

Good afternoon Tyrone

With reference to the e-mails below, we have now received the CAD files for the attached Water and Sewer as-built drawing. See also attached.

These as-builts date back to 1993, but we got hold of the files from Knight Piesolt (formerly Kayad) and could convert them to CAD.

The information includes all the sewer and water lines and house connections for Project 4A and 5A for your GIS requirements as requested at the meeting.

Vriendelike Groete / Kind Regards,

Henk van Renssen (Pr Tech Eng)  
Senior Civil Engineering Technologist  
Inani Infrastructure (Pty) Ltd



<b>C</b>	+27 83 231 6474	<b>Cape Town Office</b>
<b>T</b>	+27 21 110 0260	Unit 8, 30 Bella Rosa Street
<b>E</b>	<a href="mailto:henk@inani.org.za">henk@inani.org.za</a>	Rosenpark, Bellville 7530
<b>W</b>	<a href="http://www.inani.org.za">www.inani.org.za</a>	CK No. 2016/197945/07

**Disclaimer and Confidentiality Note**

*This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited.*

*Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival, or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient.*

*If verification of this email or any attachment is required, please request a hard-copy version.*



**From:** Martin Jonker <martinj@plan4sa.co.za>

**Sent:** Wednesday, 13 July 2022 11:12

**To:** 'Tyrone King' <Tyrone.King@stellenbosch.gov.za>

**Cc:** Henk van Renssen <henk@inani.org.za>; Lester van Stavel <lester.vanstavel@stellenbosch.gov.za>; 'Shaun October' <Shaun.October@stellenbosch.gov.za>

**Subject:** FW: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

**Importance:** High

Thank you very much Tyrone

Regards

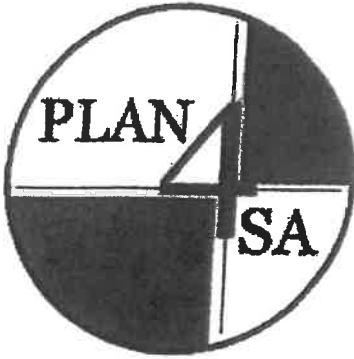
**MARTIN JONKER**, Pr.Pln A/1090/1999; PMP (1862325)

Director | Plan 4 SA (Pty) Ltd

Mobile | 084-410-6132

Fax | 086-524-8738

Email 1 | [martinj@plan4sa.co.za](mailto:martinj@plan4sa.co.za)



**From:** Tyrone King <[Tyrone.King@stellenbosch.gov.za](mailto:Tyrone.King@stellenbosch.gov.za)>

**Sent:** Wednesday, July 13, 2022 10:52 AM

**To:** Martin Jonker <[martini@plan4sa.co.za](mailto:martini@plan4sa.co.za)>

**Cc:** Nolusindiso Momoti <[Nolusindiso.Momoti@stellenbosch.gov.za](mailto:Nolusindiso.Momoti@stellenbosch.gov.za)>; Development Admin <[Development.Admin@stellenbosch.gov.za](mailto:Development.Admin@stellenbosch.gov.za)>

**Subject:** RE: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hi Martin – I have found the sewer and water as-built info that we have. I'm sure this will be helpful to the consultants.



**Tyrone King Pr Tech Eng**

Manager: Development

Infrastructure Services

T: +27 21 808 8214 | F: +27 21 883 9874

1<sup>st</sup> Floor, Ecclesia Building, 71 Plein Street,  
Stellenbosch, 7600

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:  
<http://www.stellenbosch.gov.za/main/pages/disclaimerpage.htm>



**STELLENBOSCH**  
MUNICIPALITY • 2012 • 2014 • 2016 • 2018 • 2020

Stellenbosch Municipality



#### About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit [www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



#### Disclaimer:

The information contained in this communication from [tyrone.king@stellenbosch.gov.za](mailto:tyrone.king@stellenbosch.gov.za) sent at 2022-07-13 10:52:00 is confidential and may be legally privileged. It is intended solely for use by [martini@plan4sa.co.za](mailto:martini@plan4sa.co.za) and others authorized to receive it. If you are not [martini@plan4sa.co.za](mailto:martini@plan4sa.co.za) you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](http://www.io.co)

**From:** Tyrone King <>

**Sent:** Wednesday, 13 July 2022 10:40

To: Martin Jonker <martinj@plan4sa.co.za>

Cc: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>; Development Admin <Development.Admin@stellenbosch.gov.za>

Subject: 2340 () Erf 1113-1154 Kayamandi (LU-14055)

Hi Martin

We are currently evaluating this application. Can you please assist with the following information that will help us:

1. A clear pdf of the subdivision layout + aerial image – so roads dept can comment on “road” layout and parking areas.
2. A conceptual reticulation and erf connection layout for water and sewer to indicate how each erf will be serviced. Drawing must indicate if there are any clashes of structures with the sewer/water and how it will be addressed. If sewer/water runs across a proposed erf, then a servitude must be indicated and registered, or it must be relocated if possible.

This is initial info required, if I require any further info, I will let you know.

Regards



**Tyrone King Pr Tech Eng**

Manager: Development

Infrastructure Services

---

T: +27 21 808 8214 | F: +27 21 883 9874

1<sup>st</sup> Floor, Ecclesia Building, 71 Plein Street,  
Stellenbosch, 7600

[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:  
<http://www.stellenbosch.gov.za/main/pages/disclaimerpage.htm>

229

Y + 14 300.00

X + 3 754 ~~100.00~~



2330 2

2324

2325

2326

2327

2328

2329

2330

2331 2

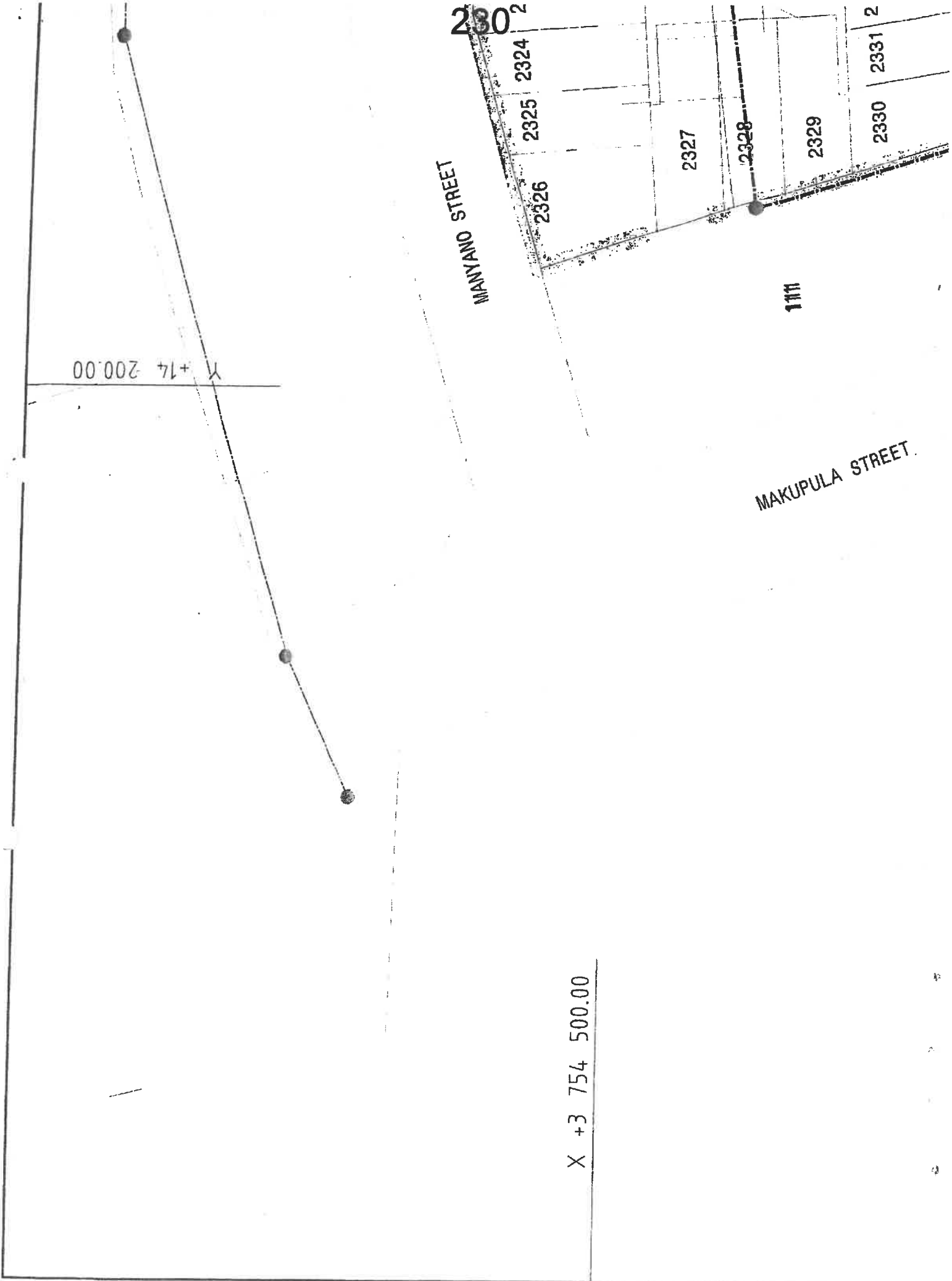
MANNAND STREET

1111

MAKUPULA STREET

Y +14 200.00

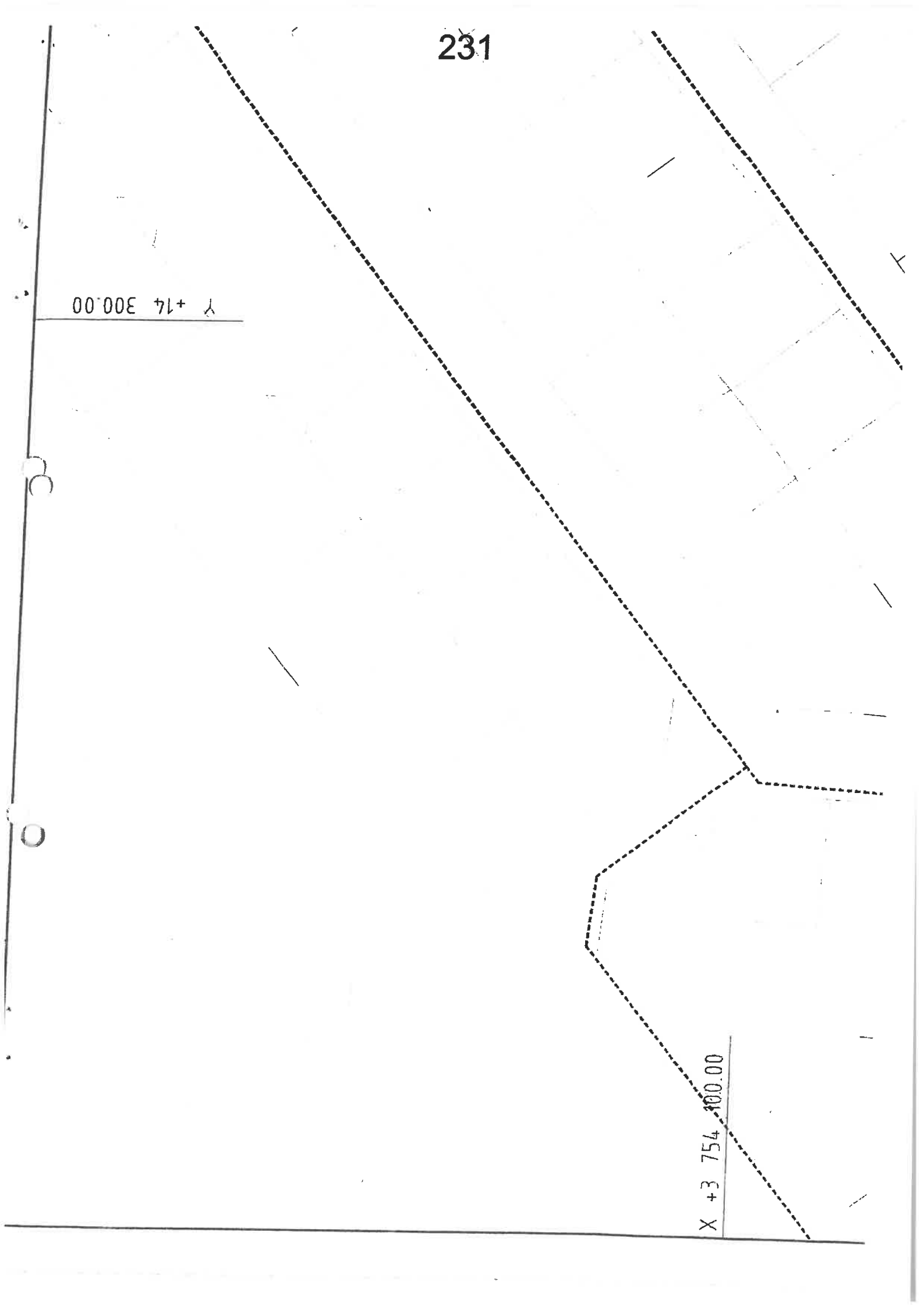
X +3 754 500.00



231

Y +14 300.00

X +3 754 400.00



MANANNO STREET

MAKUPULA STREET

1111

2322

2324

2325

2326

2327

2328

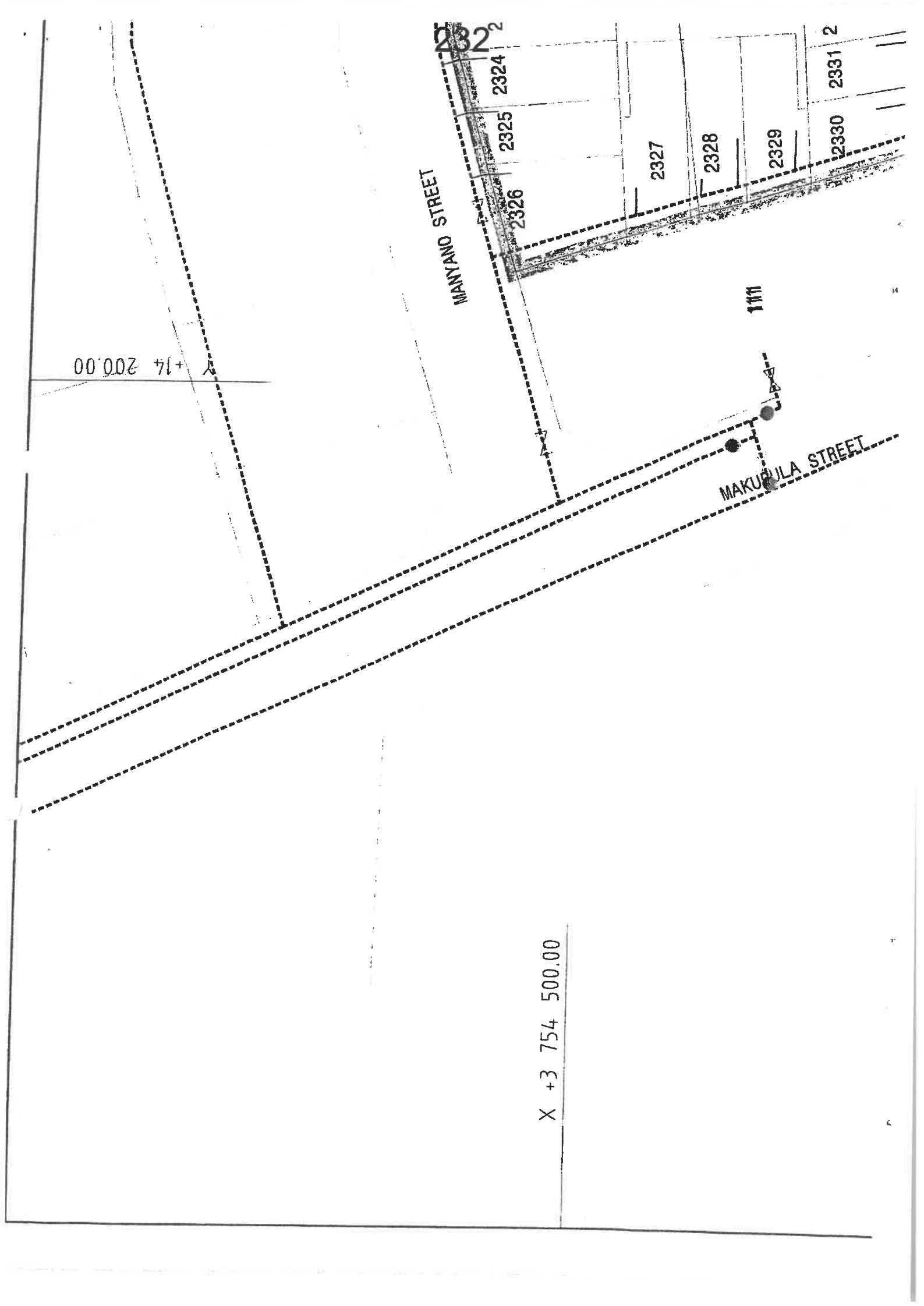
2329

2330

2331 2

X + 14 200.00

X + 3 754 500.00







**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

**DIREKTEUR: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

---

**To ▫ Aan:** Director: Planning + Economic Development

**Att Aandag** Salome Newman

**From ▫ Van:** Principal Technician: Development (Infrastructure Services)

**Author ▫ Skrywer:** Colin Taylor

**Date ▫ Datum:** 18 November 2022

**Our Ref ▫ Ons Verw:** Civil LU 2342

**Your Ref:** LU/14066

**Re ▫ Insaake:** Erf 288, Kayamandi: The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following: 1.Subdivision in terms of section 15(2)(d) of the said bylaw to subdivide Remainder Erf 288, Kayamandi in two portions, namely Portion A (± 7 158m<sup>2</sup> in extent) and the Remainder of Erf 288, Kayamandi (±33,5828ha in extent).2. Closure of a public place in terms of section 15(2)(n) of the said bylaw of subdivided Portion A (±7 158m<sup>2</sup> in extent) of Remainder Erf 288, Kayamandi.3. Rezoning in terms of section 15(2)(a) of the said bylaw of Portion A (±7 158m<sup>2</sup> in extent) from Public Road and Public Parking to Subdivisional Area to accommodate "Less Formal Residential Zone" erven and "Public Road and a Public Parking" erf. 4. Subdivision in terms of section 15(2)(d) of the said bylaw of closed Portion A (±7 158m<sup>2</sup>) into the following: a) 54 x Less Formal Residential Zone erven; b) 1 x Public Road and Parking area.5. Amendment of General Plan GP L149/1987 in terms of section 15(2)(k) of the said bylaw.

6. Departure in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows: a) on unregistered Erf 2415 from 80% to 80,1%; b) on unregistered Erf 2432 and Erf 2443 from 80% to 81%; c) on unregistered Erf 2414 from 80% to 83%; d) on unregistered Erf 2420 from 80% to 85%; e) on unregistered Erf 2440 from 80% to 87%; f) on unregistered Erf 2426 from 80% to 88%; g) on unregistered Erf 2418 from 80% to 89%; h) on unregistered Erf 2408 from 80% to 92%; i) on unregistered Erf 2428 from 80% to 95%; j) on unregistered Erven 2403, 2407, 2410, 2422, 2424, 2429 & 2435 from 80% to 100%. 7. Departure in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house on all residential erven. 8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows: a) the street building line from 1,0m to 0m on one of the streets for the following unregistered erven: 2394, 2395, 2400, 2402, 2407, 2408, 2412, 2416, 2418, 2421, 2425, 2427, 2432, 2439-2441, 2446; b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: 2396, 2406, 2413, 2414, 2420, 2433, 2434; c) the common building lines from 1,0m to 0m on the following unregistered erven: 2393-2395, 2398, 2399, 2403, 2406, 2409, 2410, 2412, 2415, 2417, 2419, 2422, 2424, 2426, 2429, 2430, 2431, 2436, 2437, 2443-2445. 9. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: 2393, 2403, 2405, 2407, 2410, 2413, 2418-2424, 2426, 2430, 2438-2445; b) the street building line from 1,0m to 0m on two streets for the following erven: 2396, 2408, 2415, 2428, 2432, 2435; c) the street building line from 1,0 to 0m on three streets for unregistered Erf 2429;

d) the common building line from 1,0m to 0m for the following unregistered erven: 2392, 2396, 2403, 2404, 2418-2420, 2423, 2428, 2435, 2436, 2438-2440, 2442, 2445; e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2394, 2405, 2407-2409, 2411, 2413; 2422, 2424, 2426, 2429, 2430, 2443-2444; f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: 2395, 2410, 2412.

---

The application is recommended for approval, subject to the following:

1. **Water Connections**
  - 1.1 Each erf must have its own water connection and water meter installed.
2. **Sewer Connections**
  - 2.1 Each erf must have its own sewer connection.
3. **Electrical Engineering**
  - 3.1 Refer to Annexure: Electrical



**Colin Taylor Pr Tech Eng**

**PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\2347 (CT) Erf 288 Kayamandi (LU-14066) Project 8\2342 (CT) Erf 288 Kayamandi (LU-14066) - approved.doc