



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19237 (TP1238/2025)

Our File Reference Number: Erf 2183, Kayamandi

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [REDACTED]

Sir/Madam

APPLICATION FOR EXTENSION OF THE VALIDITY PERIOD: ERF 1714, REMAINDER OF ERF NO. 2183 AND UNREGISTERED ERVEN 863 & 873, KAYAMANDI, STELLENBOSCH

1. The above application refers.

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

2.1 That the following application(s) in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:

2.1.1 **Extension of the validity period** of the subdivision, consolidation, rezoning and departure on Erf 1714, Remainder Erf 2183 and Unregistered Erven 863 & 873, Kayamandi in terms of Section 15(2)(i) of the said By-Law, for five (5) years from 02 July 2025 to 02 July 2030,

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 extension of validity period 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 All conditions of approval as per approval letter dated 02 March 2020 is still applicable.

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

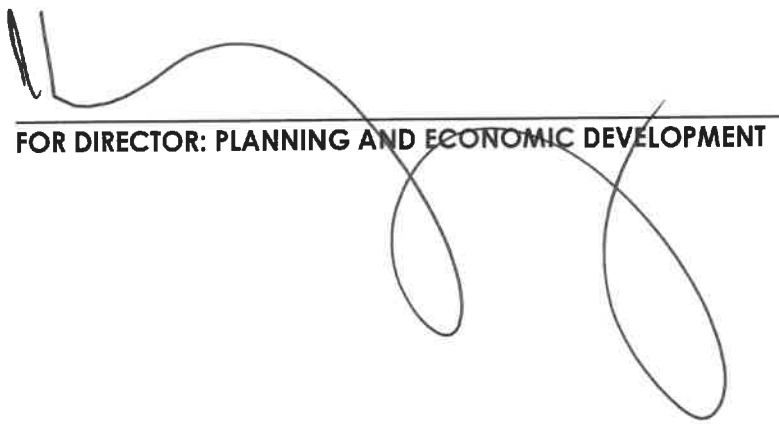
4.1 No changes were made since the previous approval was granted and the proposed land uses will not have a detrimental effect on the surrounding natural or built environment.

5. 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.
6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
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**
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 appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
10. 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.

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 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 large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

19/9/2025
DATE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UNASIPALA • MUNICIPALITY

Our Reference Number: Erf 2183, Kayamandi

Application Number: LU/8633

Your Reference Number:

Enquiries: C Alexander / B Mdoda

Contact No. 021 808 8196 / 8690

Email: Craig.Alexander@stellenbosch.gov.za / Bulelwa.Mdoda@stellenbosch.gov.za

REGISTERED MAIL

NuPlan Africa Town and Urban Planners

PO Box 3603

TYGERVALLEY

7536

Sir

**APPLICATION FOR SUBDIVISION, CONSOLIDATION, REZONING AND DEPARTURE: ERF 1714,
REMAINDER OF ERF NO 2183 AND UNREGISTERED ERVEN 863 & 873, KAYAMANDI**

1. The above application refers.
2. The Municipal Planning Tribunal, on 3 February 2020, **approved, in whole**, in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the applications for the following:
 - 2.1 **Subdivision** in terms of Section 15(2)(d) of Erf 1714, Kayamandi into two (2) portions, namely Portion A and the Remainder of Erf 1714, Kayamandi, as per Proposed Subdivision Plan, Plan 3 dated 11 September 2018, drawn by NuPlan Africa attached as **Appendix 2**;
 - 2.2 **Subdivision** in terms of Section 15(2)(d) of the Remainder of Erf 2183, Kayamandi, into three (3) portions, namely Portion A, Portion B and the Remainder of Erf 2183, Kayamandi, as per Proposed Subdivision Plan, Plan 4 dated 11 September 2018, drawn by NuPlan Africa attached as **Appendix 3**;

2.3 **Consolidation** in terms of Section 15(2)(e) of Portion A of Erf No.1714, Portion A of Remainder of Erf No. 2183, Portion B of Remainder of Erf No. 2183, Kayamandi, Unregistered Erf No.: 863, Kayamandi, Unregistered of Erf 873, Kayamandi, as per Proposed Consolidation Plan, Plan 5 dated 11 September 2018, drawn by NuPlan Africa attached as **Appendix 4**;

2.4 Rezoning and Subdivision in terms of Section 15(2) (a) and 15(2)(d) of the consolidated property from **Agriculture, Informal Residential and Residential 1 to Subdivisional Area**. That the **Subdivisional Area** accommodate the following zonings and subdivided erven as per Site Development Plan, for the southern portion and the proposed subdivision plan, plan number 3 and 8, dated 11 and 27 September 2018, respectively, drawn by Nu Plan Africa attached as **Appendix 4**:

- 532 Group housing erven
- 178 General Residential erven (row housing
- 13 General Residential erven (communal court yards)
- 2 Public Open Space erven
- 6 Private Open Space erven
- 1 Place of Worship
- 1 Educational institution erf
- 4 Local Authority erven (mini-substations, and
- 4 Local Authority erven (public roads);

2.5 **Departure** in terms of Section 15(2)(c) for the relaxation of the **street building line** for all Group housing erven from **2m** to **1m**, common building line from **1,5m** to **1m** on one side and **0m** on the other;

2.6 **Departure** in terms of Section 15(2)(c) for the relaxation of the **street building line** for all the General Residential erven from **7,6m** to **0m**, **common building line** from **4,6m** to **0m**;

2.7 **Departure** in terms of Section 15(2)(c) for the relaxation of the open space requirement to provide **±1 535m²** in lieu of **21 280m²**;

2.8 **Departure** in terms of Section 15(2)(c) for relaxation of the **parking requirements** to provide **no parking bays** in lieu of **2 parking bays** per group housing dwelling unit, and **0,6 parking bays** per dwelling for **on-street parking**, and **no parking** for **on-site parking bay**, in lieu of **2 parking bays** per dwelling unit;



2.9 **Departure** in terms of 15(2)(c) from the permissible coverage of **25% to 100%**;

2.10 Departure in terms of Section 15(2)(d) for the registration of the following **right-of-way servitudes** in order to access the group housing and general residential units:

- Right-of-way servitude to be registered over Portion 551 in favour of Portions 549 and 550;
- Right-of-way servitude to be registered over Portion 552 in favour of Portions 531 and 532;
- Right-of-way servitude to be registered over Portion 540 in favour of Portion 539;
- Right-of-way servitude to be registered over Portion 541 in favour of Portions 542 and 543;
- Right-of-way servitude to be registered over Portion 554 in favour of Portions 555 and 556;
- Right-of-way servitude to be registered over Portion 561 in favour of Portions 559 and 560;
- Right-of-way servitude to be registered over Portion 567 in favour of Portions 568 and 569;
- Right-of-way servitude to be registered over Portion 566 in favour of Portions 564 and 565;
- Right-of-way servitude to be registered over Portion 576 in favour of Portions 574 and 575;
- Right-of-way servitude to be registered over Portion 577 in favour of Portions 578 and 579;
- Right-of-way servitude to be registered over Portion 581 in favour of Portions 582 and 583;
- Right-of-way servitude to be registered over Portion 590 in favour of Portions 588 and 589;
- Right-of-way servitude to be registered over Portion 592 in favour of Portions 593 and 594;
- Right-of-way servitude to be registered over Portion 599 in favour of Portions 597 and 598;
- Right-of-way servitude to be registered over Portion 603 in favour of Portions 601 and 602;
- Right-of-way servitude to be registered over Portion 604 in favour of Portions 605 and 606;
- Right-of-way servitude to be registered over Portion 610 in favour of Portions 608 and 609;
- Right-of-way servitude to be registered over Portion 611 in favour of Portions 612 and 613;
- Right-of-way servitude to be registered over Portion 615 in favour of Portions 616 and 617;
- Right-of-way servitude to be registered over Portion 621 in favour of Portions 619 and 620;
- Right-of-way servitude to be registered over Portion 627 in favour of Portions 625 and 626;
- Right-of-way servitude to be registered over Portion 628 in favour of Portions 629 and 630;
- Right-of-way servitude to be registered over Portion 636 in favour of Portions 634 and 635;
- Right-of-way servitude to be registered over Portion 639 in favour of Portions 640 and 641;

- Right-of-way servitude to be registered over Portion 646 in favour of Portions 644 and 645;
- Right-of-way servitude to be registered over Portion 650 in favour of Portions 648 and 649;
- Right-of-way servitude to be registered over Portion 651 in favour of Portions 652 and 653;
- Right-of-way servitude to be registered over Portion 659 in favour of Portions 657 and 658;
- Right-of-way servitude to be registered over Portion 660 in favour of Portions 661 and 662;
- Right-of-way servitude to be registered over Portion 663 in favour of Portions 664 and 665;
- Right-of-way servitude to be registered over Portion 671 in favour of Portions 669 and 670;
- Right-of-way servitude to be registered over Portion 676 in favour of Portions 674 and 675;
- Right-of-way servitude to be registered over Portion 677 in favour of Portions 678 and 679;
- Right-of-way servitude to be registered over Portion 685 in favour of Portions 683 and 684;
- Right-of-way servitude to be registered over Portion 689 in favour of Portions 690 and 691;
- Right-of-way servitude to be registered over Portion 697 in favour of Portions 695 and 696;
- Right-of-way servitude to be registered over Portion 698 in favour of Portions 699 and 700;

3. The above approvals granted are subject to the following conditions in terms of Section 66 of the above-mentioned by-law;

3.1 The approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

3.2 The conditions of approval as imposed by the Manager: Development (Infrastructure Services) in its memo dated 21 October 2019, attached as **Appendix 7** be adhered to and complied with;

3.3 The conditions of approval as imposed by the Manager: Electrical Engineering Services in its memo dated 19 February 2019, attached as **Appendix 6** be adhered to;

3.4 The conditions imposed by the Department: Water and Sanitation in their letter dated 19 March 2019, attached as **Appendix 10** be adhered to;

3.5 The applicant submits an electronic copy (shp,dwg,dxf) of the consolidation diagram which was preliminary approved by the SG indicating the newly allocated Erf Number, Co-ordinates and Survey Dimensions;

3.6 A Site Development Plan be submitted for approval to the Director: Planning and Economic Development and the development be undertaken generally in accordance with the approved site development plan.

3.7 Building plans be submitted to the Municipality for approval prior to any building work taking place on the property;

4. REASONS FOR DECISION

4.1 Formalise the existing informal settlement.

4.2 Aligned with the Municipal IDP, SDF and IHSP.

4.3 Proposal will result in the implementation of basic services, including the construction of roads.

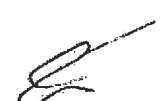
4.4 Will be in character with the immediate surrounding area;

4.5 The upgrading of the settlement promotes the implementation of Council's strategic objective of dignified living for all its residents;

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

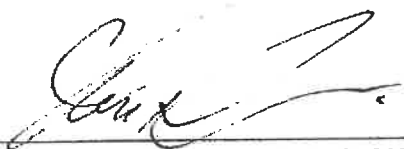
6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website: <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.



8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



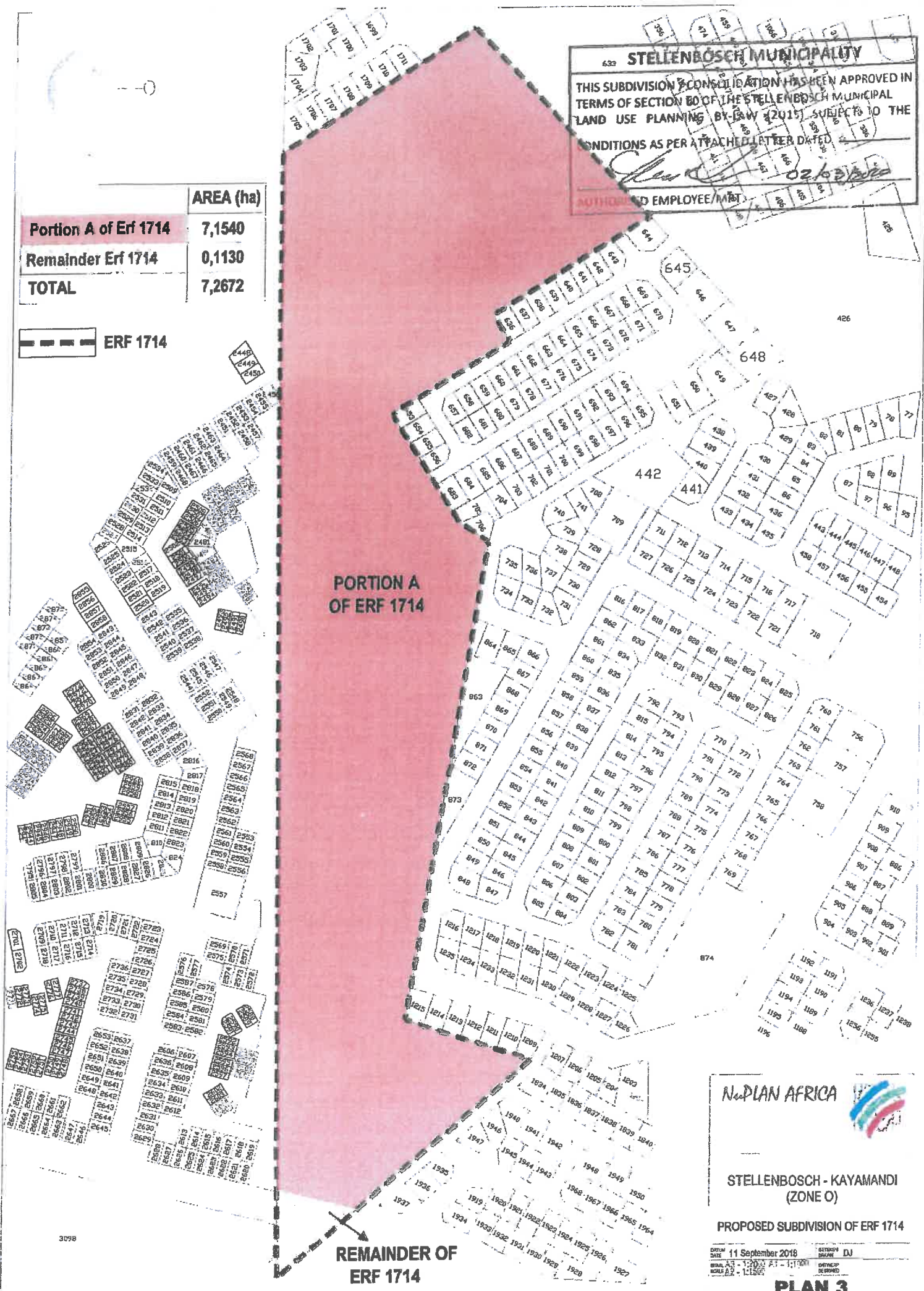
ACTING DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

02/03/2020

DATE

Portion A of Erf 1714	7,1540
Remainder Erf 1714	0,1130
TOTAL	7,2672

--- ERF 1714



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION'S 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 02/03/2018

[Signature] 02/03/2018

AUTHORIZED EMPLOYEE/MAYOR

N&PLAN AFRICA



STELLENBOSCH - KAYAMANDI (ZONE O)

PROPOSED SUBDIVISION OF ERF 1714

DATE: 11 September 2018
DRAWN: DJ
SCALE: 1:1000
REVISION: 1.1

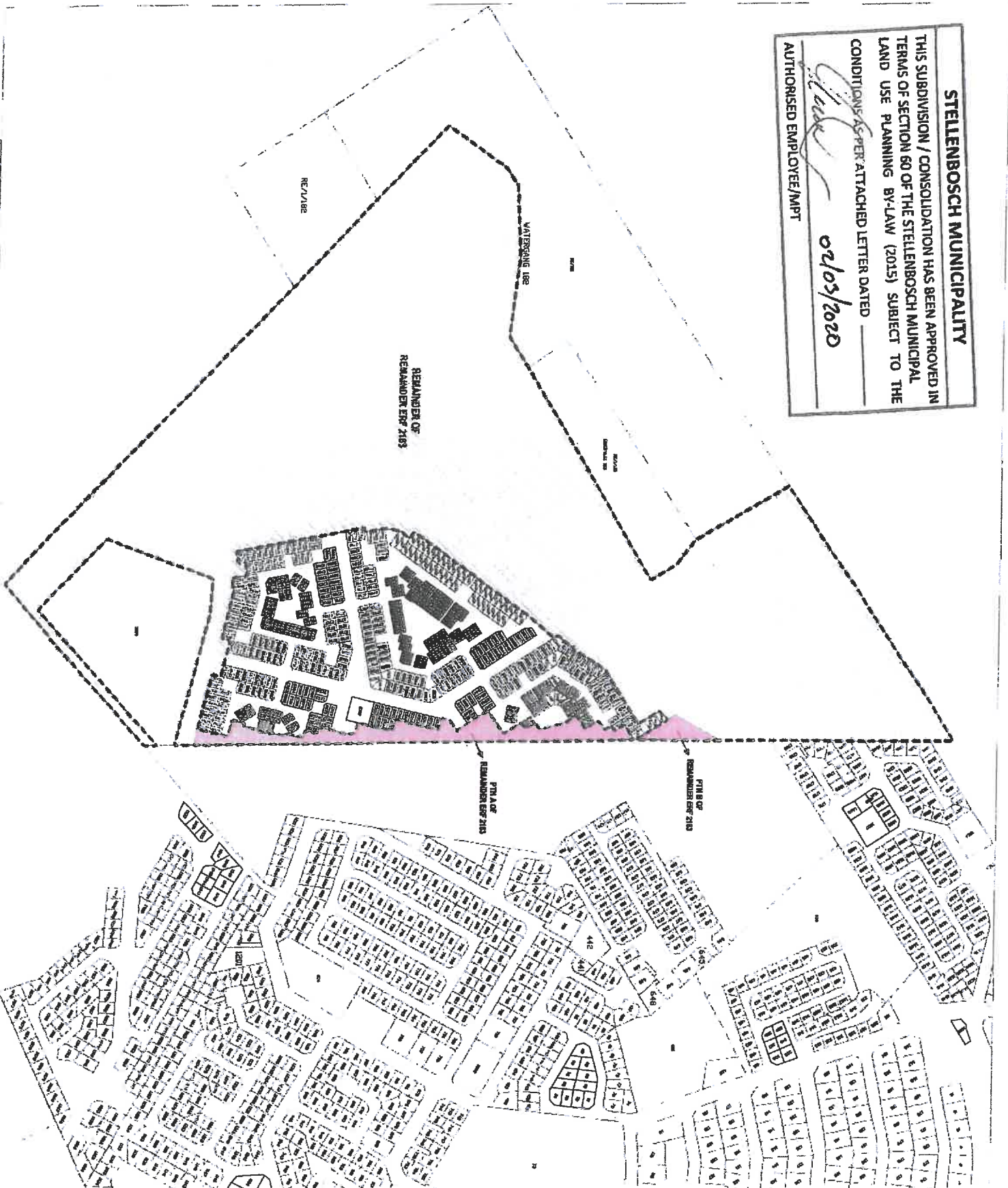
PLAN 3

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 _____

AUTHORISED EMPLOYEE/MPT

02/03/2020



REMAINDER ERF 2183	AREA (ha)
Part A of Rem Erf 2183	0,7168
Part B of Rem Erf 2183	0,1150
Rem. of Rem. Erf 2183	21,4135
TOTAL	22,2453

----- REMAINDER ERF 2183

NADIAN AFRICA

STELLENBOSCH - KAYAMANDI

(ZONE 0)

PROPOSED SUBDIVISION OF
REMAINDER ERF 2183

Date: 11 September 2019
Drawn: AS - 124000
Scale: 1:1000

PLAN 4

PORTION DESCRIPTION	AREA (ha)
Portion A of Erf 1714	7,1540
Portion A of Rem Erf 2183	0,7168
Portion B of Rem Erf 2183	0,1150
Unregistered Erf 863	0,0915
Unregistered Erf 873	0,0439
TOTAL	8,1212

 **CONSOLIDATED
SUBJECT PROPERTY**

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: 12/03/2020


AUTHORISED EMPLOYEE / MAT

**PORTION A
OF ERF 1714**

NuPLAN AFRICA



**STELLENBOSCH - KAYAMANDI
(ZONE O)**

PROPOSED CONSOLIDATION

DRAWN: 11 September 2018
DATE: 11/09/2018
SCALE: A3 - 1:1000
A1 - 1:1000
A2 - 1:1500
CHECKED: DJ
DATE: 11/09/2018
SCALE: A3 - 1:1000
A1 - 1:1000
A2 - 1:1500

PLAN 5



 Subject Property Boundary
 Phase Boundaries
 Right of Way Servitudes (2.875m x 0.935m)

02/03/2000
AUTHORISED EMPLOYEE/MPT

 02/03/2020
MUNICIPAL MANAGER DATE

REFER TO SITE
DEVELOPMENT PLAN
PLAN B

2.561(a) - S1 - 07



PHASE 1	UNIT TYPE	NO.
	Free Standing	10
	Double Storey	224
	Sub-Total	234

PHASE 2	UNIT TYPE	NO.
	Free Standing	15
	Double Storey	272
	Sub-Total	287

PHASE 3	UNIT TYPE	NO.
	Free Standing	12
	Double Storey	178
	Sub-Total	190

PHASE 1 - 3	UNIT TYPE	NO.
	Free standing	25
	Double Storey	508
	Sub-Total	178
	Sub - Total	711

- Subject Property Boundary
- Phase Boundaries
- Right of Way Servitudes (2.875m x 0.935m)

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 02/05/2020
02/05/2020
AUTHORISED EMPLOYEE/MP/T

Unit size: 43m²
Erf size: 60m²

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015)
SUBJECT TO THE CONDITIONS AS PER APPENDIX
MUNICIPAL MANAGER

Unit size: 40m²
Erf size: 90m²

BASE MAP & SURVEY SUPPLY BY JOUBERT BRINK
DATE: RECEIVED 18 MAY 2015

NOT A RE-APPRAISAL BY ENGINEERING AND SURVEYING
NOTE: ALL MEASUREMENTS APPROXIMATE AND SUBJECT TO SURVEYING

REVISIONS	
NO	DESCRIPTION
01	1 JULY 2015 REVISIE LAYOUT / CHECK ROAD WIDTHS
02	27 JULY 2015 REVISIE LAYOUT / ADD PHASES
03	10 SEPTEMBER 2015 REVISIE LAYOUT - PHASE 3
04	15 MARCH 2017 CALCULATIONS / MID OF ROAD BEHIND AT PLATS
05	20 APRIL 2017 SMALL DIMENSIONS TO PLATS TO ROAD CROSSINGS
06	30 JULY 2018 DIMENSIONS TO OUTSIDE PROFILE
07	21 JULY 2018 DIMENSIONS TO PLAT EXISTENTIAL LINE, PROFILE, PORTION IN SQUARES, ADD ACCESS SERVITUDES - ROW HOUSING
08	6 JULY 2018 Amend servitudes portion according to new layout provided by Engineering & Surveying (E.S.)
09	27 SEPTEMBER 2019 Amend servitudes portion according to new layout provided by Engineering & Surveying (E.S.)
10	28 JULY 2019 Position layout to increase the road reserve to 10m reserved where possible (E.S.)

REFER TO SITE
DEVELOPMENT PLAN -
PLAN B

NuPLAN AFRICA

Stellenbosch - Kayamandi (Zone O)

Pin. Rem Erf 2183, Pin. Erf 1714,
Unregistered Erven 863 & 873 (Pin's of Erf 707)

Proposed House Development Plan

13 NOVEMBER 2019

SCALE: A3 - 1:500 A1 - 1:1000 A0 - 1:1500

SETBACK: 0.5m

DATE: 13 NOVEMBER 2019

BY: [Signature]

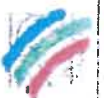
FOR: [Signature]



STELLENBOSCH MUNICIPALITY	
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.	
 MUNICIPAL MANAGER	<u>02/02/2020</u> DATE

A4 - Scale 1:1000

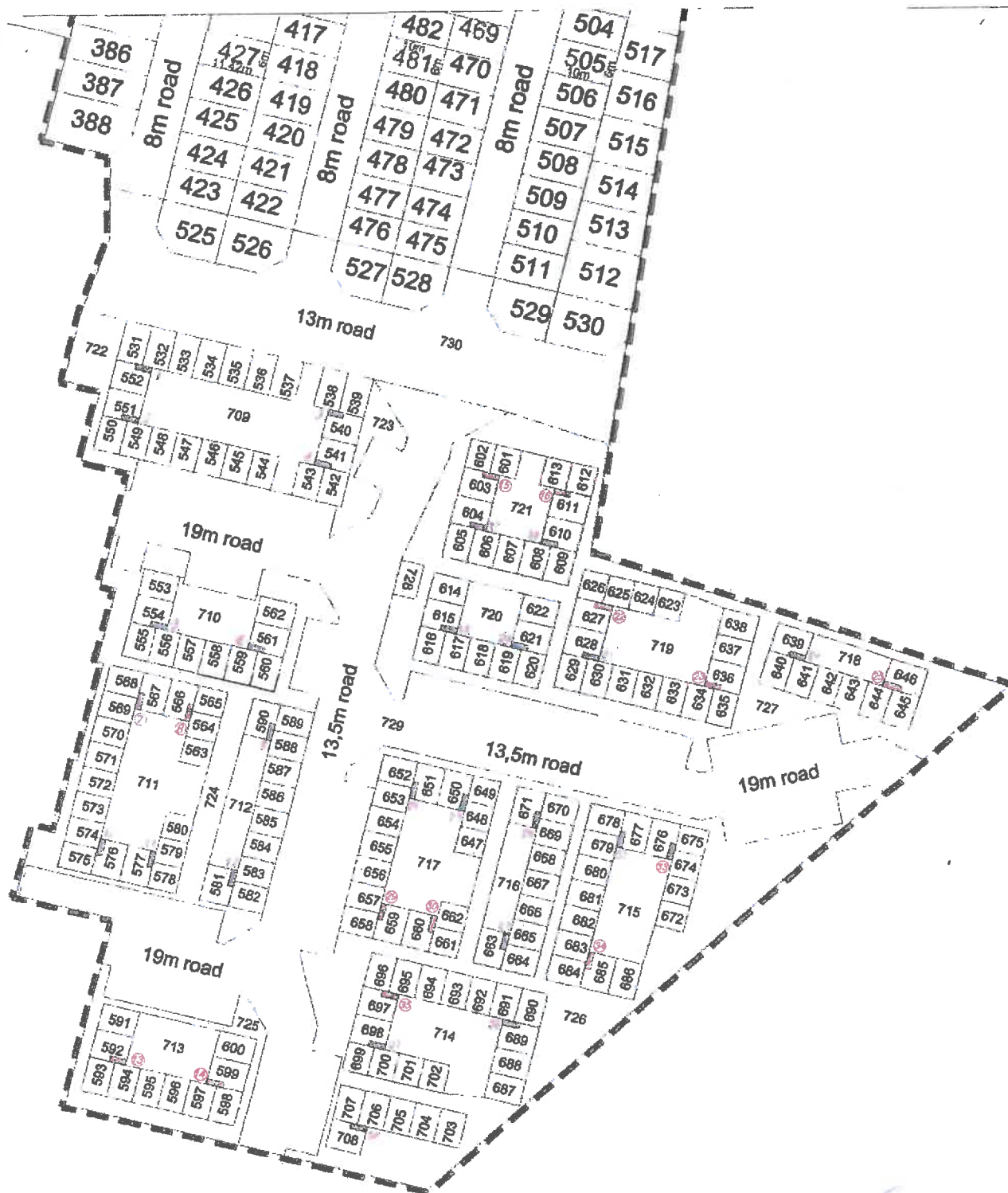
NuPLAN AFRICA



KAYAMANDI - ZONE O
Site Development Plan
for the Southern Portion

PLAN 8

27 SEPTEMBER 2018



Proposed new access
servitudes (38x servitudes)
(2.875m x 0.935m)

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 _____

[Signature]
AUTHORISED EMPLOYEE/MPT

02/03/2020

A4 - Scale 1:1000

KAYAMANDI - ZONE O

Proposed Servitude Plan

PLAN 11

27 SEPTEMBER 2018