

NOTICE OF LAND DEVELOPMENT APPLICATION

REZONING, CONSENT USE, DEPARTURE APPLICATIONS : ERF 2539 KAYAMANDI

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: 2539 WATERGANG, KAYAMANDI

Application Property Number: ERF 2539 KAYAMANDI

Applicant: BLUEPRINT SA represented by D.A. PIENAAR, Cell: 064 520 5117, info@blueprintsa.com

Owner: SONDEZAWA FUDUKILE, Cell: 064 921 8862

Application Reference: TP958/2024

1. Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-law, 2023, for the following on Erf 2539, Kayamandi.

- a) **Rezoning** in terms of Section 15(2)(a) of the said bylaw of the subject property to Local Business Zone to accommodate the enlarged restaurant, shop and liquor shop.
- b) **Consent Use** in terms of Section 15(2)(o) of the said bylaw to allow for the operation of a liquor shop.
- c) **Departure** in terms of Section 15(2)(b) of the said bylaw to relax:
 - i) *the street building lines from **2,0m** to **0,54m**, **1,03m** and **0m**.*
 - ii) *the common building lines from **3,0m** to **0m***
 - iii) *the permissible coverage from **75%** to **87%***
 - iv) *onsite parking requirements from **4** bays to **1** parking bay*

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: by D.A. PIENAAR, Cell: 064 520 5117, info@blueprintsa.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **(27 APRIL 2026** 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (Cell/ Office Number) during normal office hours. (or include such applicable hours)

Yours faithfully

D.A. PIENAAR

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

HERSONERING, VERGUNNINGS GEBRUIK, AFWYKINGS : ERF 2539 KAYAMANDI

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: 2539 WATERGANG, KAYAMANDI

Aansoek eiendom beskrywing: ERF 2539 KAYAMANDI

Aansoeker: BLUEPRINT SA represented by D.A. PIENAAR, Cell: 064 520 5117, info@blueprintsa.com

Eienaar: SONDEZAWA FUDUKILE, Cell: 064 921 8862

Aansoek Verwysing: LU/TP TP958/2024

Besonderhede van die grondgebruiksaansoek:

- a) Hersonerings in terme van Artikel 15(2)(a) van die genoemde verordening van die onderhawige eiendom na Plaaslike Sakesone om voorsiening te maak vir die vergrote restaurant, winkel en drankwinkel.
- b) Vergunningsgebruik in terme van Artikel 15(2)(o) van die genoemde verordening om die bedryf van 'n drankwinkel toe te laat.
- c) Afwyking in terme van Artikel 15(2)(b) van die genoemde verordening vir die verslapping van:
 - i) die straatboulyne vanaf 2,0m na 0,54m, 1,03m en 0m.
 - ii) die gemeenskaplike boulyne vanaf 3,0m na 0m.
 - iii) die toelaatbare dekking vanaf 75% na 87%.
 - iv) op-perseel parkeervereistes vanaf 4 parkeervakke na 1 parkeervak.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: by D.A. PIENAAR, Cell: 064 520 5117, info@blueprintsa.com. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(27 APRIL 2026)** – die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (Sel/ Kantoor Nommer) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

D.A. PIENAAR

**APPLICATION FOR THE REZONING, CONSENT USE, AND
PERMANNENT DEPARTURES TO OPERATE A SHOP FOR THE
SALE OF ALCOHOLIC BEVERAGES FOR OFF-CONSUMPTION
IN TERMS OF SECTION 15 (2) (O) OF THE STELLENBOSCH
MUNICIPAL BY-LAW ON LAND USE PLANNING 2023 IN
RESPECT OF ERF 2539, KAYAMANDI,
STELLENBOSCH**

APPLICATION PARTICULARS

1. Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-law, 2023, for the following on Erf 2539, Kayamandi.
 - a) **Rezoning** in terms of Section 15(2)(a) of the said bylaw of the subject property to Local Business Zone to accommodate the enlarged restaurant, shop and liquor shop.
 - b) **Consent Use** in terms of Section 15(2)(o) of the said bylaw to allow for the operation of a liquor shop.
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 - i) *the street building lines from 2,0m to 0,54m, 1,03m and 0m.*
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 - iv) *onsite parking requirements from 4 bays to 1 parking bay*

1 BACKGROUND

The current restaurant on the property has been permitted to operate as per the approval from the local authority on 24 April 2019 with the rezoning from group housing to Specific Business Zone.

2 Location

The subject property is located within the municipal boundaries of Stellenbosch. All applications are subsequently handled by the municipality.

Coordinates for the property is:

- 33.919131 Latitude
- 18.842142 Longitude

ERF 2539 is located within the area of Kayamandi at no.2539 Watergang Street, Kayamandi, Stellenbosch.

3 Ownership

ERF 2539, Kayamandi is owned by Sondezwa Fudukile in accordance with the Title Deed of Cape Town (see **Annexure D**).

4 EXISTING LAND USE AND SURROUNDING USES

Current Use:

The subject property has been rezoned to Specific Business Zone as approved 24 April 2019.

The restaurant is currently trading.

6. PROPOSED LAND USE

The existing property will be used for the restaurant and the proposed liquor shop.

The existing restaurant size will be increased by adding an additional first floor storey to the property and the proposed liquor shop will be on the ground floor.

5 MOTIVATION

- Miss. Sondezwa Fudikile established the business as a street vendor selling traditional meals to the local public at large and has therefore become a well-known and recognized businesswoman in the area, where her customers also nicknamed her as “PEP”.
- She has been trading as a street vendor for 19 years in-front of the Police Station in Kayamandi where many of the Police Officers as well the Stellenbosch Municipality staff became her loyal customers.
- For this reason, Miss Fudikile decided to use her property for the restaurant business.
- Miss. Fudikile has with great success operated the restaurant for 5 years and has established herself to be a respectable businesswoman in the area.
- The owner is a respectable businesswoman in area and wishes to support the community by offering a service of convenience which will be within walking distance.
- The proposal also aligns itself with ‘*The Stellenbosch Local Economic Development (LED) Strategy*’ wherein the strategy highlights the enhancement of opportunities within local communities throughout changing economic conditions, such as:
 - *The need to increase participation, in particular of the poor and other (women, youth, disabled, and in terms of geographical exclusion) marginalized groups from mainstream economic activity.*
 - *Dramatically changing the largely racially based land-use pattern and encouraging the location of new economic opportunities*

where the poor are located and also locating the poor where current economic opportunity exist.

- Upon approval of the consent use, the site owner will submit building plans in accordance with the approved Site Development Plan / Layout plan

7.2 Operating Hours (Proposed)

- Monday till Thursday: 9h00 till 20h00
- Friday till Saturday: 9h00 till 20h00
- Sundays: 9h00 till 20h00

7.3.1 Staff to Be Employed

The owner is permanently involved in the running of the business and will employ and additional six (6) staff members from the area as general worker.

Figure 1.1 (Map of street lay-out of Watergang Street, Kayamandi)

7.5 Desirability

The desirability of the proposed development is evident from the following motivating factors:

- To offer a convenience of trade to the residence and suburb of Kayamandi.
- The proposal will create an income generating opportunity for the Miss. Sondezwa Fudikile (owner) which will assist with the economic growth and poverty alleviation by job creation.
- To conduct the business responsibly with consideration of the surrounding property owners.
- The application is in the interest of the public and is well supported by the community.
- To conduct the business responsibly at all times and be compliant with the requirements of the Western Cape Liquor Act and the guidelines of the Stellenbosch Municipality.

8. CONCLUSION

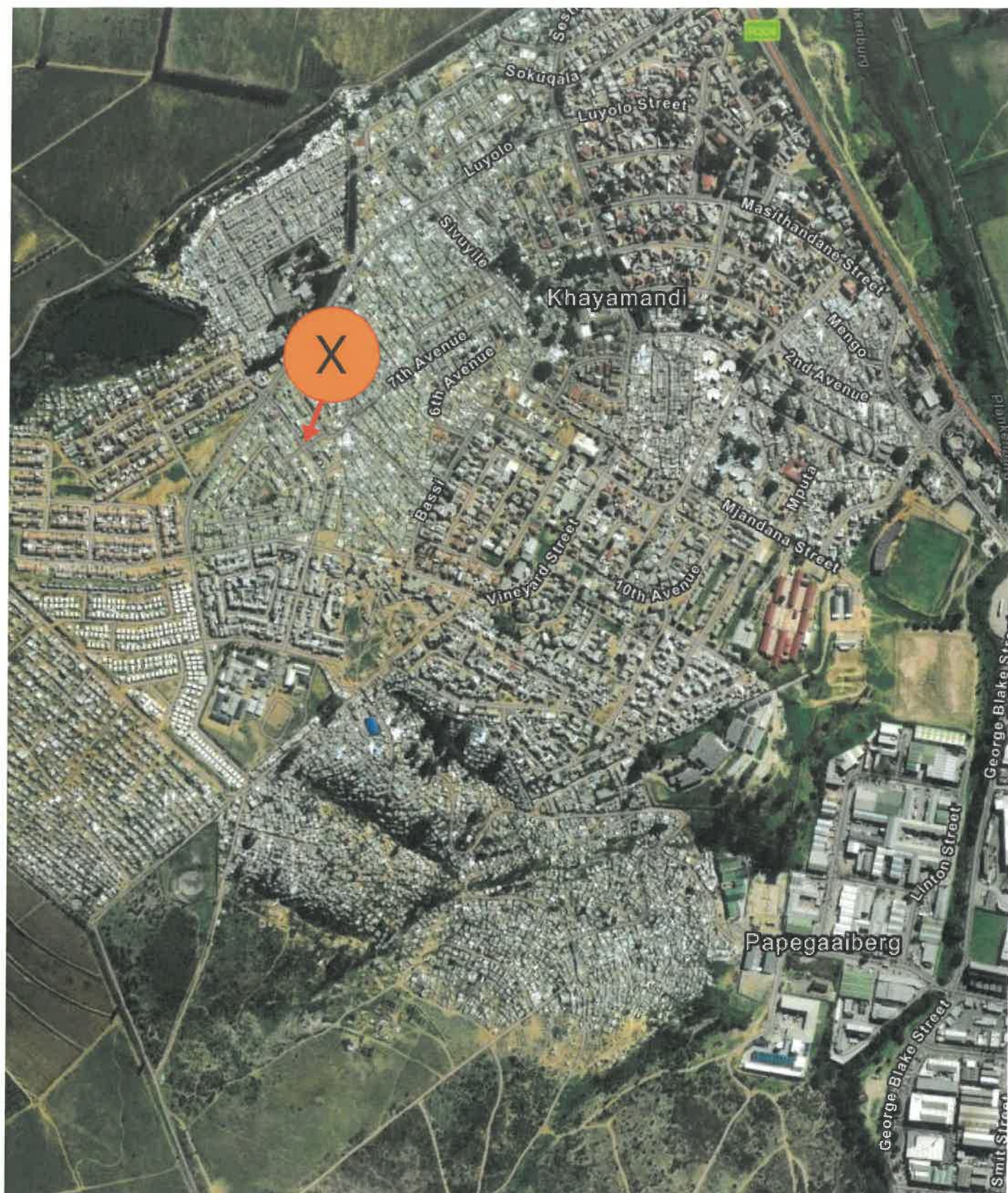
The proposal is not restrained by any conservation worthy elements, environmental issues, title deed restrictions or any other restraints and is in compliance with the planning by-law.

From a land use perspective, the proposed application will not have any impact on the residential neighbourhood, as successfully incorporated into the proposed application.

On this basis this application is hereby submitted for Council's favourable consideration.

FOR BLUEPRINT SA

Danny Pienaar



LOCATION MAP

PROJECT:

ERF 2539, WATEEGANG, KAYAMANDI



