

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir/Madam

APPLICATION TYPE: Erf 756, Kayamandi, Stellenbosch

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

Application Property Address: 756 Vineyard Street, Kayamandi, Stellenbosch

Application Property Number: Erf 756

Applicant: Michael Siboto

Owner: Phatuxolo Baleni – 071 393 7596

Application Reference: LU/TP TP1604/2026

Description of land development proposal:

Application is made in terms of section 15(2) of the Stellenbosch Municipality bylaw on Municipal Land Use planning, 2023 on Erf 756, Kayamandi for the following:

- 1.1 a. Consent Use in terms of Section 15(2)(o) of the said bylaw for a place of entertainment within the existing structures,
- 1.2 Departure in terms of Section 15(2)(b) of the said bylaw for the following:
 - a. to relax the common building line adjacent to Erf 760 & 761, Kayamandi from 3m to 0m in order accommodate the existing structure to be utilised in conjunction with the place of entertainment.
 - b. To exceed the permissible 85% coverage in order to accommodate the existing structures.
 - c. To relax on-site parking requirements in order to provide zero (0) on-site parking for the proposed place of entertainment in lieu of four parking bays per 100m².

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: Michael Siboto – m.siboto88@gmail.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 **11 November 2026**

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 065 363 0477 during normal office hours.

Yours faithfully



Michael Siboto
0653630477

08 October 2026

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

AANSOEKTIPE: EIENDOMSBESKRYWING (Erf of Plaas nommer) EN AREA

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

Adres van aansoek eiendom: 756 Vineyard Street, Kayamandi, Stellenbosch

Aansoek eiendom beskrywing: Erf 756

Aansoeker: Michael Siboto

Eienaar: Phatuxolo Baleni – 071 393 7596

Aansoek Verwysing: LU/TP TP1604/2026

Besonderhede van die grondgebruiksaansoek:

Aansoek word ingevolge artikel 15(2) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2023, gedoen ten opsigte van Erf 756, Kayamandi vir die volgende:

- 1.1 a. Toestemmingsgebruik ingevolge Artikel 15(2)(o) van genoemde verordening vir 'n plek van vermaak binne die bestaande strukture;
- 1.2 Afwyking ingevolge Artikel 15(2)(b) van genoemde verordening vir die volgende:
 - a. Om die gemeenskaplike boulyn aangrensend aan Erf 760 en 761, Kayamandi, van 3 m na 0 m te verslap ten einde die bestaande struktuur, wat in samehang met die plek van vermaak gebruik sal word, te akkommodeer.
 - b. Om die toelaatbare dekking van 85% te oorskry ten einde die bestaande strukture te akkommodeer.
 - c. Om die vereistes vir parkeerplekke op die erf te verslap ten einde nul (0) parkeerplekke op die terrein vir die voorgestelde plek van vermaak te voorsien, in plaas van vier parkeerplekke per 100 m².

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 tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/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: Michael Siboto – m.siboto88@gmail.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 **11 November 2026**.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 65 363 0477 gedurende normale kantoor ure.

Die uwe



Michael Siboto
0653630477

08 Oktober 2026

EXECUTIVE SUMMARY AND MOTIVATION REPORT

Consent Use and Permanent Departure Application
Erf 756, Kayamandi, Stellenbosch
Application Number: TP1604/2026

1. Introduction

This report serves as a motivation in support of the land use planning application submitted in respect of Erf 756, Kayamandi. The application seeks approval from the Stellenbosch Municipality for a Consent Use and Permanent Departure in terms of the Stellenbosch Municipal Land Use Planning By-law, 2023.

The purpose of the application is to regularise and enable the operation of a community-based entertainment venue within existing structures on the property, creating a legal framework for the proposed land use while ensuring compliance with municipal planning requirements.

2. Description of the Application

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following approvals:

2.1 Consent Use

A Consent Use in terms of Section 15(2)(o) to permit a Place of Entertainment within the existing structures situated on Erf 756, Kayamandi.

2.2 Permanent Departures

The following departures are requested:

- Relaxation of the common building line adjacent to Erf 760 and Erf 761 from 3 metres to 0 metres to accommodate existing structures.
- Permission to exceed the maximum allowable site coverage of 85% to accommodate the existing built form on the property.
- Relaxation of on-site parking requirements to permit zero on-site parking bays in lieu of the standard requirement of four parking bays per 100m² of entertainment floor area.

3. Motivation for the Application

3.1 Existing Development Context

The property is already developed with structures that have historically formed part of the urban fabric of Kayamandi. The requested departures primarily seek to accommodate the existing building layout rather than facilitate extensive new development.

3.2 Community and Economic Benefits

The proposed place of entertainment will:

- Provide a formal venue for community gatherings and cultural activities.
- Support local artists, performers, and entrepreneurs.
- Create employment opportunities during events and ongoing operations.
- Stimulate local economic activity through increased visitor spending.
- Provide a safe and regulated environment for entertainment activities.

These benefits contribute positively to the social and economic development of Kayamandi and the broader Stellenbosch area.

3.3 Compatibility with Surrounding Uses

The property is situated within an established urban environment where a variety of community, commercial and residential activities already occur. The proposed use is considered compatible with the surrounding area, provided that appropriate management measures are implemented to minimise impacts relating to noise, safety, and traffic movement.

3.4 Public Interest

The application is considered desirable in the public interest because it:

- Formalises an existing land use arrangement.
- Supports local economic development objectives.
- Enhances community access to cultural and entertainment facilities.
- Promotes social cohesion and community participation.
- Utilises existing infrastructure and buildings efficiently.

4. Parking and Access Considerations

The application includes a departure from standard parking requirements due to the site constraints and the existing development footprint.

The majority of visitors are expected to access the venue through walking, public transport, ride-sharing services and existing public parking opportunities within the surrounding area. Event management plans will be implemented where necessary to manage traffic and visitor movement.

5. Planning Considerations

The proposal represents a reasonable and practical use of the property and seeks to align existing conditions with statutory planning requirements. The requested departures are motivated by existing site circumstances and are not expected to materially prejudice neighbouring properties or negatively impact the character of the surrounding area.

The application therefore promotes orderly development while supporting economic and community objectives.

6. Compliance and Management

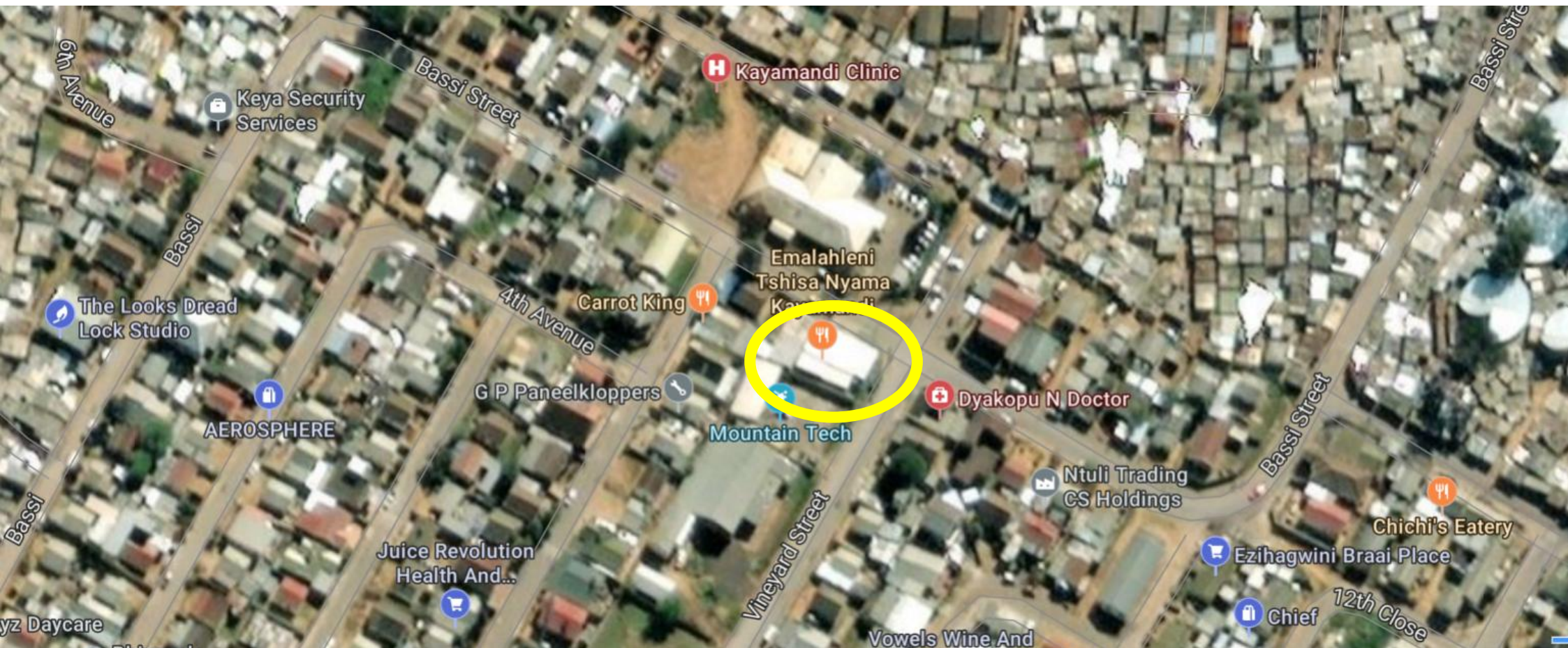
The operator of the proposed entertainment venue undertakes to:

- Comply with all applicable municipal by-laws.
- Adhere to environmental health and noise control requirements.

- Provide adequate security and crowd management measures.
- Maintain safe access and emergency procedures.
- Cooperate with municipal departments and other regulatory authorities.

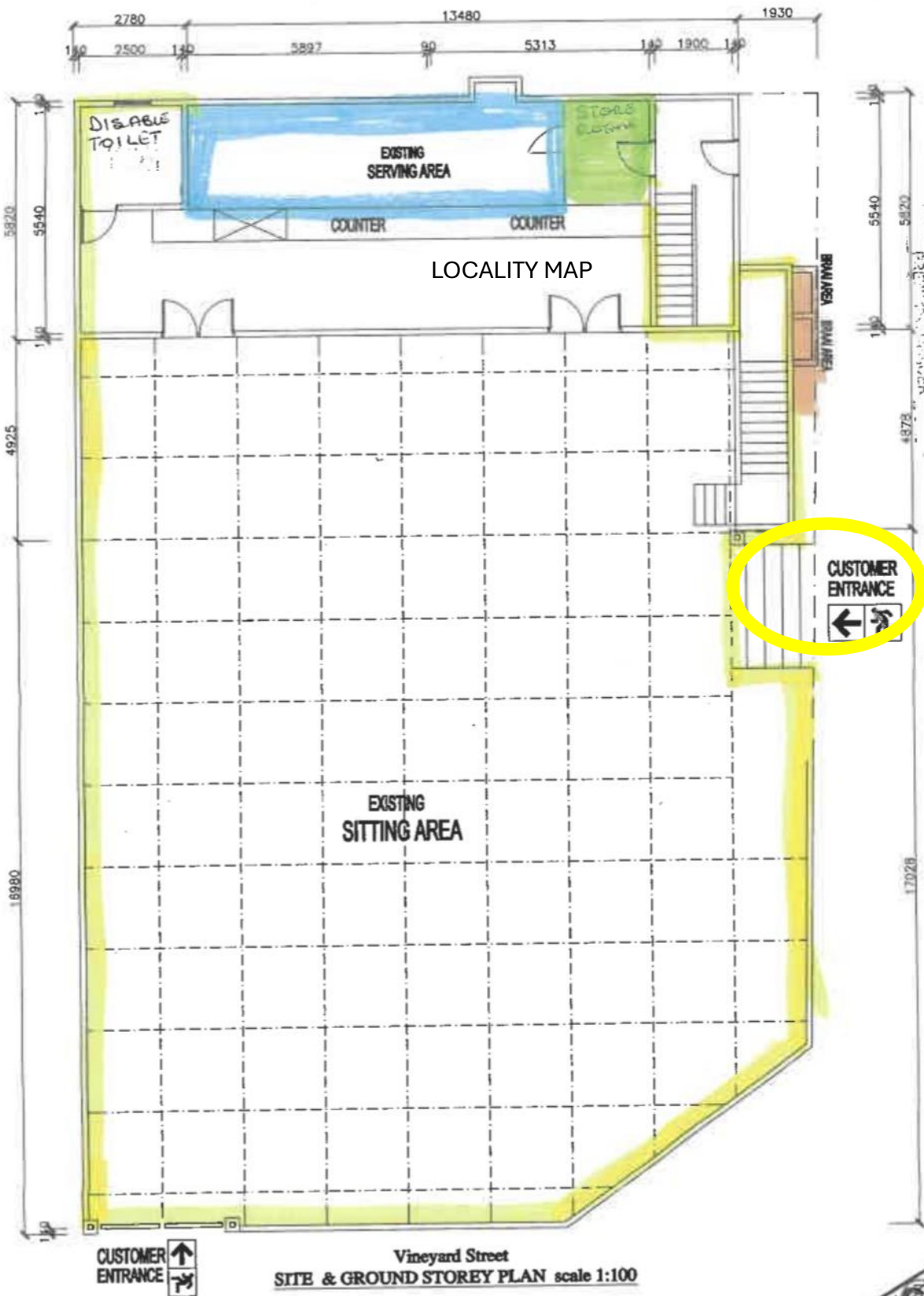
7. Conclusion

The proposed Consent Use and Permanent Departure application for Erf 756, Kayamandi will enable the lawful operation of a community-focused place of entertainment within existing structures while supporting local economic growth, cultural expression, and community development. The requested departures are justified by the established nature of the development and are not anticipated to result in unacceptable planning impacts. Approval of the application is therefore respectfully requested.



LOCALITY MAP

EMALAHLENI BUTCHERY



3 NOV 2025
 Plan approved for Licensing Tribunal

Bassie Street

CUSTOMER ENTRANCE

Vineyard Street
 SITE & GROUND STOREY PLAN scale 1:100

- PROPOSED SEATING AREA
- PROPOSED STORE ROOM
- PROPOSED SERVICE AREA
- BRAAI AREA

ERF.756



draughtsman:

owner:

PROJECT PROPOSED BAR FOR EMALAHLENI BUTCHERY
 ERF 756 BASSIE STREET, KHAYAMANCHI, STELLENBOSCH

DRAWING NO. 18rev0 SCALE 1 : 100

DATE 03-08-2021 DRAWN Mandla

architecture
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 Cape Town, 7701
 Tel: (021) 381-0102
 Cell: 081 550 7102