STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP494/2023 (LU/16188)
Our File Reference Number: Erf 280 and 891, Pniel
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email ad[redacted]

**PER E**[redacted]

Sir / Ma[redacted]

**APPLICATION FOR A SUBDIVISION AND CONSOLIDATION ON ERF 280 AND 891, PNIEL**

1. The above application refers.

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

3. That the application in terms of Section 15(2) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the following:

   3.1. Subdivision of Erf 280, Pniel in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion A (±448m²) and a Remainder (±1644m²);

   3.2. Consolidation of Portion A (±448m²) with Erf 891, Pniel (±742m²) in terms of Section 15(2)(e) of the said By-Law to create a new land unit of Erf ±1190m²;

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

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

   4.1. The approval only applies to the application 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.

   4.2. The development be undertaken in accordance with the **endorsed** Subdivision Plan and Consolidation Plan with reference PNIEL280_891 – Subdivision and Consolidation.dwg, dated March 2025, drawn by RvB Geomatics Inc. and attached as **ANNEXURE A.**

   4.3. An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:

   aa) Newly allocated erf numbers
   bb) Co-ordinates
   cc) Survey dimensions
   dd) Street names and numbering

4.4. Proof of such e-mail transmission to the GIS Manager to accompany any application for a Section 28 Transfer Certificate.

4.5. The servitude right of way over Erf 891, Pniel in favour of Remainder Erf 280, Pniel be registered in the title deeds of the consolidated property & Remainder Erf 280, Pniel on registration.

4.6. The driveway to facilitate the right of way be constructed to the satisfaction of the Municipality to ensure practical access to Remainder Erf 280, Pniel prior to the issuance of the clearance certificate.

4.7. The consolidation of Portion A (subdivided from Erf 280) and Erf 891, Pniel occur prior to building plan submission and that the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and endorsement of the relevant title deed by the Registrar of Deeds.

4.8. The consolidation of Portion A of Erf 280, Pniel with Erf 891, Pniel be registered simultaneously with the subdivision of Erf 280, Pniel.

4.9. The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 12 June 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

4.10. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.

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

5.1. No surrounding property owners will be negatively affected by the proposed subdivision and consolidation.

5.2. The property could only be used for conventional residential purposes and no additional land use rights are applied for.

5.3. The proposal is not inconsistent with Stellenbosch Municipal Spatial Development Framework, which promotes the redevelopment and infill development on properties within an urban edge.

5.4. No municipal services are impacted on by the proposal, considering that no existing services are affected.

6. Matters to be noted on requirements for Subdivisions

6.1. The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.



T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
**www.stellenbosch.gov.za**

6.2. Any construction and maintenance required to facilitate the use of the servitude right of way remains the responsibility of the parties involved.

7. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za.**

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) 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. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.



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13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

**FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT** **DATE:** 17/11/2026.



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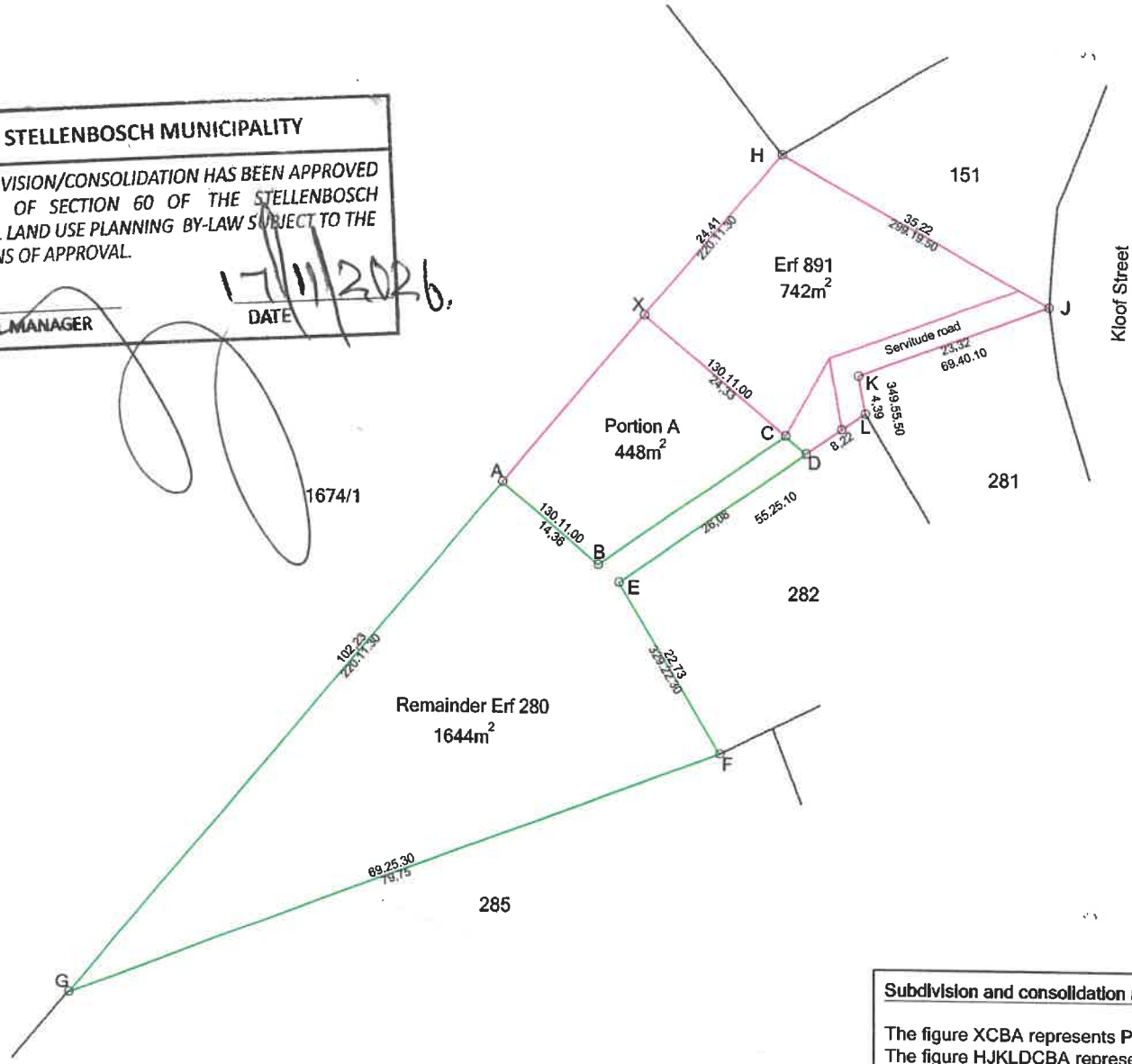
# Annexure A
# Subdivision and Consolidation Plan

**STELLENBOSCH MUNICIPALITY**

*THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.*

MUNICIPAL MANAGER

DATE 17/11/2026




**Subdivision and consolidation notes:**

The figure XCBA represents Portion A (a portion of the Remainder of Erf 280) Pniel = 448 m²
The figure HJKLDCBA represents the newly consolidated erf = 1190 m²
The figure ABCDEFG represents the Remainder of Erf 280 Pniel = 1644 m²

[redacted]

Subdivision of the Remainder of Erf 280 Pniel
and
Consolidation with Erf 891 Pniel

| | |
|---|---|
| Date: March 2025 | System: WGS84 Lo19 |
| Contours: | Scale 1:750 @ A4 |
| Caveat<br>All dimensions and levels must be checked prior to construction. | |
| Notes: All areas are provisional and will be confirmed by survey | |
| Drawing: PNIEL280_891 - Subdivision and consolidation.dwg | |

TN

Annexure B:
Comments from Infrastructure Services

# STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

# MEMORANDUM

**DIREKTORAAT: INFRASTRUKTUURDIENSTE**
**DIRECTORATE: INFRASTRUCTURE SERVICES**

**CIVIL ENGINEERING SERVICES**

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| | |
|---|---|
| **To ▫ Aan:** | **Director: Planning + Economic Development** |
| **Att Aandag:** | **Nicole Katts** |
| **From ▫ Van:** | **Principal Technician: Development (Infrastructure Services)** |
| **Author ▫ Skrywer:** | **Kurt Titus** |
| **Date ▫ Datum:** | **12 June 2026** |
| **Our Ref ▫ Ons Verw:** | **Civil LU 2766** |
| **Town Planning Ref:** | **LU/16188 – TP494/2023** |
| **Re ▫ Insake:** | **Erf 280 & Rem Erf 891, Pniel: Application is made in terms of Section 15(2) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the following: Subdivision of Erf 280, Pniel in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion A (±524m²) and a Remainder (±1568m²); Consolidation of Portion A (±524m²) with Erf 891, Pniel (±742m²) to create a new land unit of Erf ±1266m² in terms of Section 15(2)(e)** |

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

1. **Water Services**

   1.1 Each erf must have its own metered water connection point.

   1.2 A new water connection must be installed for **RE/280** in line with the attached civil engineering services drawing (BSI Consult Drawing No. 9539/10A, Rev A, dated 25 May 2026).

   1.3 The existing water connection on the consolidated erf (Erf 891 + Portion A of RE/280) must be utilised for that erf: no upgrade in the size of the connection will be allowed, unless agreed to by our Water Services Department.

1.4 The cost of the installation of the new water connection for RE/280 is for the account of the applicant.

1.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the water connection.

1.6 Please contact our Water Services Department if any technical input is required regarding appropriate connection positions for the new water connection.

1.7 A pipeline servitude of sufficient width must be registered in favour of Stellenbosch Municipality over the proposed water pipeline running over Erf 891, prior to subdivision clearance. The servitude must grant the Municipality unrestricted access to the pipeline for inspection, maintenance, repair, and operational purposes. The extent and position of the servitude must be to the satisfaction of the Municipality.

**1. Sewer Services**

1.1 Each erf must have its own sewer connection.

1.2 A new sewerage connection must be installed for **RE/280** in line with the civil engineering services drawing (BSI Consult Drawing No. 9539/10A, Rev A, dated 25 May 2026).

1.3 The existing sewerage conservancy tank on Erf 891 must be decommissioned and connected to the municipal sewer system as shown on the approved drawing.

1.4 The cost of the installation of the sewer connection for RE/280, and the decommissioning and connection of the existing conservancy tank, is for the account of the applicant.

1.5 Please submit an engineering drawing by an ECSA professionally registered Engineer for approval prior to construction of the sewer connection. Please contact our Water Services Department if any technical input is required regarding appropriate connection positions.

1.6 A pipeline servitude of sufficient width must be registered in favour of Stellenbosch Municipality over the proposed sewer pipeline running over Erf 891, within the same servitude area as the water pipeline, prior to subdivision clearance. The servitude must grant the Municipality unrestricted access to the pipeline for inspection, maintenance, repair, and operational purposes. The extent and position of the servitude must be to the satisfaction of the Municipality.

**2. Access and Road Servitude**

2.1 Access to the Remainder of Erf 280 shall be obtained via the existing right-of-way servitude registered over Erf 891. No alternative access arrangement will be permitted unless formally approved by the Municipality.

2.2 The developer is responsible for ensuring that each erf has legal and physical access from the public road (Kloof Street) into the respective properties. The cost of any access improvements is for the account of the applicant.

**3. Clearance Certificates**

3.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above-mentioned conditions.

3.2 A Civil Engineering service inspection with the municipal engineering must be requested by the responsible civil engineer before clearance is issued.

## 4. General

5.1 The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and written notice to remedy the defect.

## 5. Development Charges (DCs)

5.1 The following DC's are payable: See **Development Charge Calculation** attached.

A final calculation will be provided prior to payment.

5.2 The appropriate DC's are payable before subdivision clearance.

5.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

KTitus

**Kurt Titus**
**Principal Technician: Development (Infrastructure Services)**

**Z:\2.0 DEVELOPMENT\01 Land Use applications\2766 (Ku) Erf 280 & Rem Erf 891 Pniel (LU-16188 TP494-2023)\Final memo\2766 () Erf 280 & Rem Erf 891 Pniel (LU-16188 TP494-2023).doc**

# Stellenbosch Municipality

## Development Charge Calculation

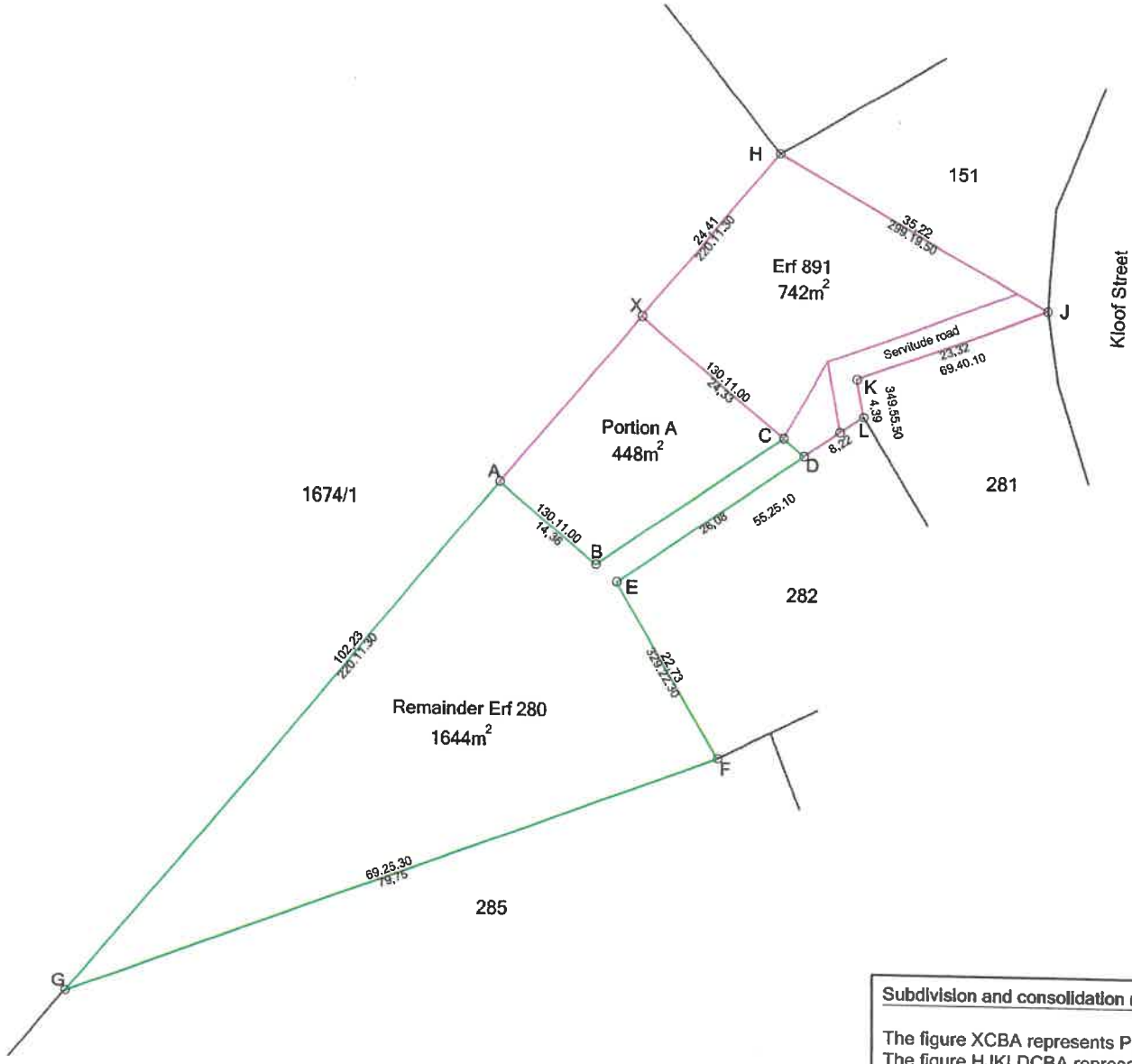
| APPLICATION INFORMATION | |
|---|---|
| Application Number: | LU 2766 |
| Development Name: | |
| Date: | 12 June 2026 |
| Financial Year: | 2025/2026 |
| Erf Location (Select from 7 Locations): | Dwarsrivier |
| School/ECD Category (Select Quintile 1-4 or 5 or N/A) | N/A |
| Erf Region (Select Urban or Rural): | Urban |
| Erf No. / Farm No.: | 280 & Rem 691 |
| DC Parameters Reference: | Subdivision Plan by RvB Geomatics Inc, Drwn no: PNIEL 280-691 |

| SUMMARY OF DC CALCULATION | | |

**Dwesseriver**

| Land Use Category | | Unit Type | Existing Usage | | | Proposed New Usage | | | Increase in Usage | Development Charges per unit (Yes) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Description | Unit | Area (m²) | Unit Amount | Result | Area (m²) | Unit Amount | Result | Amount | Water | Sewer | Stormwater | Solid Waste | Roads & Transport | Sub-Total (Excluding Social Services) | Community Yes | Total |
| Residential | Single Residential >1000m2 | du | | 1 | | | 2 | | 1 | R 44 251.83 | R 18 061.29 | R 5 035.15 | R 4 255.64 | R 51 483.44 | R 164 067.45 | R 18 706.04 | R 182 773.49 |
| | Single Residential >500m2 | du | | 1 | | | | | -1 | -R 29 501.09 | -R 17 718.34 | -R 2 857.17 | -R 4 255.64 | -R 51 483.44 | -R 45 855.36 | -R 16 706.04 | -R 162 462.82 |
| | Single Residential >250m2 | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Single Residential <250m2 | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Second Dwelling | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Less Formal Residential | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Group Residential | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Apartments | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Retirement Village | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Old age home | du | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Accommodation | Student Accommodation/Commune/Hostels | rooms | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Guest House | rooms | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Hotel, Residential | rooms | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Commercial | General Business | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Office | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Retail/Shop | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Restaurant | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Outdoor Function / Picnic Area | persons | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Farm Market | stall | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Conference Facility/Place of assembly | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Hospital/Clinic/Medical Rooms | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | University/College | student | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | School/Day Care | student | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Industrial | Industrial - light | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Industrial - heavy | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Warehousing/Light Manufacturing | m2 GLA | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Storage Facilities | unit | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| Non demand | Open Space/Natural Environment/Utility Site | ha | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | Roads and Parking | ha | | | | | | | 0.0000 | R - | R - | R - | R - | R - | R - | R - | R - |
| Other | To be calculated | n/a | | | | | | | 0.0000 | R - | R - | R - | R - | R - | R - | R - | R - |
| | (Based on equivalent demands) | n/a | | | | | | | 0 | R - | R - | R - | R - | R - | R - | R - | R - |
| | | Total Area: | 0 | | | Total Area: | 0 | | | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Deduct | Charges before adjusting for positive only, before Deductions | R 14 750.54 | R 1 362.95 | R 2 097.98 | R - | R - | R 18 211.47 | R - | R 18 211.47 |
| | Charges adjusted for positive only, before Deductions | R 14 750.54 | R 1 362.95 | R 2 097.98 | R - | R - | R 18 211.47 | R - | R 18 211.47 |
| | Deductions per service (from usage reductions) | R - | R - | R - | R - | R - | R - | R - | R - |
| | Discount Deduction (%) Percentage: 0.00% | R - | R - | R - | R - | R - | R - | R - | R - |
| | Additional Deduction per service - from Service Agreement (sum) | R - | R - | R - | R - | R - | R - | R - | R - |
| Totals | Sub Total after Ajustments and Deductions (excluding VAT) | R 14 750.54 | R 1 362.95 | R 2 097.98 | R - | R - | R 18 211.47 | R - | R 18 211.47 |
| | VAT | R 2 212.58 | R 204.44 | R 314.70 | R - | R - | R 2 731.72 | R - | R 2 731.72 |
| | Total Development Charges | R 16 963.12 | R 1 567.39 | R 2 412.67 | R - | R - | R 20 943.19 | R - | R 20 943.19 |




**Subdivision and consolidation notes:**

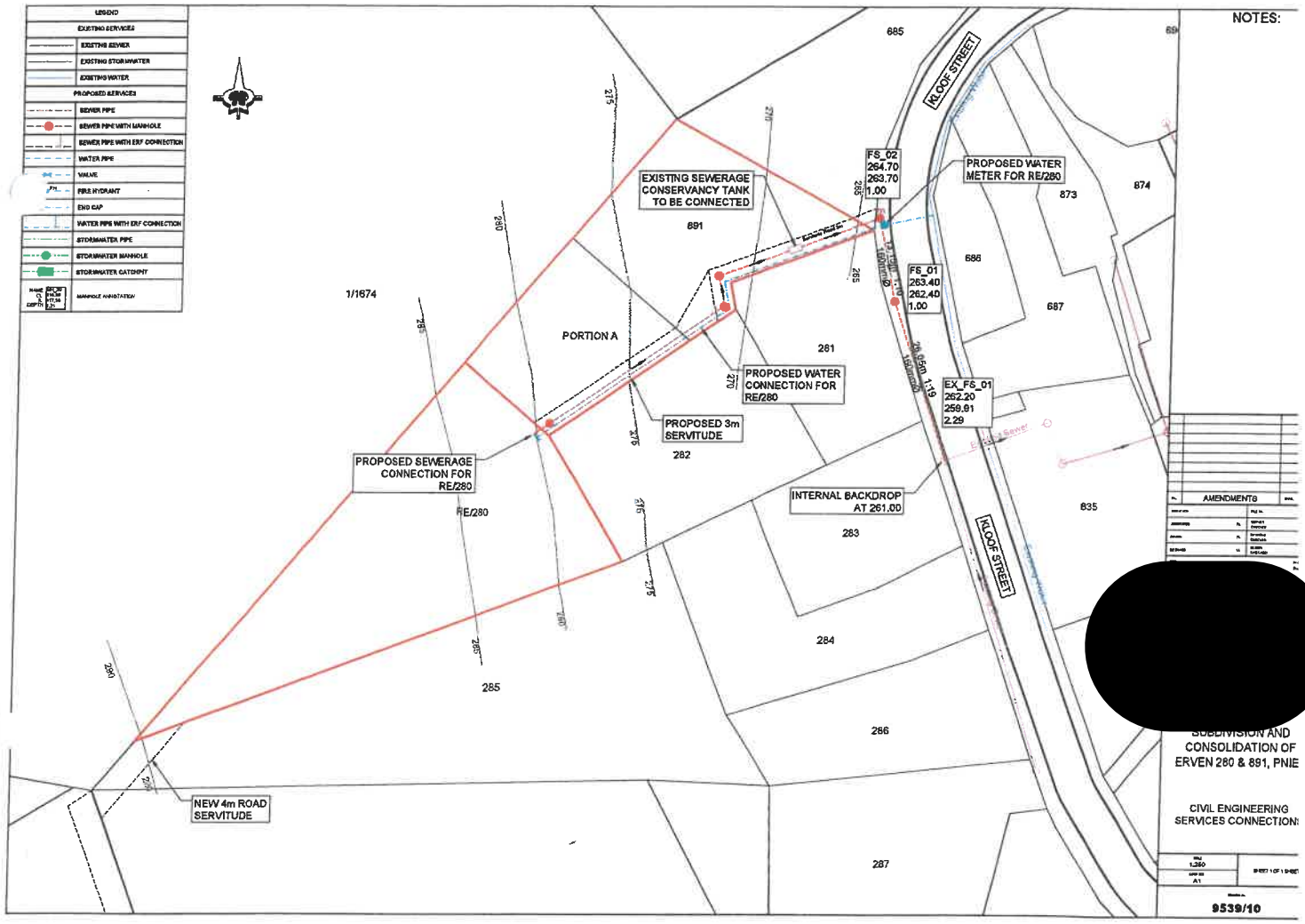
The figure XCBA represents Portion A (a portion of the Remainder of Erf 280) Pniel = 448 m²
The figure HJKLDCBA represents the newly consolidated erf = 1190 m²
The figure ABCDEFG represents the Remainder of Erf 280 Pniel = 1644 m²

[redacted]

Subdivision of the Remainder of Erf 280 Pniel
and
Consolidation with Erf 891 Pniel

| | |
|---|---|
| Date: March 2025 | System: WGS84 Lo19 |
| Contours: | Scale 1:750 @ A4 |
| Caveat<br>All dimensions and levels must be checked prior to construction. | |
| Notes: All areas are provisional and will be confirmed by survey | |
| Drawing: PNIEL280_891 - Subdivision and consolidation plan | |

TN


LEGEND
EXISTING SERVICES
EXISTING SEWER
EXISTING STORMWATER
EXISTING WATER
PROPOSED SERVICES
SEWER PIPE
SEWER PIPE WITH MANHOLE
SEWER PIPE WITH ERF CONNECTION
WATER PIPE
VALVE
FIRE HYDRANT
END CAP
WATER PIPE WITH ERF CONNECTION
STORMWATER PIPE
STORMWATER MANHOLE
STORMWATER CATCHMENT
MANHOLE ANNOTATION
NOTES:
KLOOF STREET
EXISTING SEWERAGE CONSERVANCY TANK TO BE CONNECTED
PROPOSED WATER METER FOR RE/280
FS_02
264.70
263.70
1.00
FS_01
263.40
262.40
1.00
EX_FS_01
262.20
259.91
2.29
PROPOSED WATER CONNECTION FOR RE/280
PROPOSED 3m SERVITUDE
PROPOSED SEWERAGE CONNECTION FOR RE/280
INTERNAL BACKDROP AT 261.00
NEW 4m ROAD SERVITUDE
1/1674
PORTION A
RE/280
685
686
687
873
874
891
261
282
283
284
285
286
287
835
AMENDMENTS
SUBDIVISION AND CONSOLIDATION OF ERVEN 280 & 891, PNIE
CIVIL ENGINEERING SERVICES CONNECTIONS
1:250
A1
9539/10

(PNIEL TOEKENNINGSGEBIED)

# ALGEMENE PLAN No.. 9954/1993

CDR

VAN

ONDERVERDELING VAN ERF 279 PNIEL

GELEË IN DIE ADMINISTRATIEWE DISTRIK PAARL

PROVINSIE VAN KAAP DIE GOEIE HOOP

SKAAL 1/500

OPGEMEET IN MEI 1988, OKTOBER 1988 EN JULIE 1993

deur ons

N Loubser CH Loubser

Pr. Landmeters

L. G. No. 9954-93

VEL 2 VAN 2 VELLE

GOEDGEKEUR

nms LANDMETER-GENERAAL

Datum: 1994 - 02 - 15

GEDEELTE B VAN DIE PLAAS No. 1201

Algemene Plan No. 9510/1993

Sewiljoenbad

Hoofstraat

Hillstraat

Oakstraat

Paardestraat

Dassenbergstraat

Professorstraat

Arcadiastraat

Hoofweg

na Paarl

na Stellenbosch

ERF 1

(RESTANT)

VEL 1 SLURF INGRAAN

L.G. LÊER No: S / Parl 1198

M.S. No: E 3346/93

KOMPILASIE: BHSU-4471 (M4749)
BHSU-4472 (M4442)
BHSU-4473 (M4750)

C