



STELLENBOSCH

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Application Number: LU/18668

Our File Reference Number: Erf 64 Kylemore

Your Reference Number:

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PER E-MAIL: admin@mkangisa.co.za

Sir / Madam

APPLICATION FOR REZONING, SUBDIVISION, CANCELLATION OF A SUBDIVISION (ROAD SERVITUDE), STREET NAMING AND NUMBERING: ERF 64, KYLEMORE.

1. The above application refers.
2. The Municipal Planning Tribunal on 29 May 2026 resolved as follows:
3. That the application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 64, Kylemore for the **Rezoning** in terms of Section 15(2)(a) of the said bylaw, from Agricultural and Rural Zone to Subdivisional Area Overlay Zone

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval only applies to the proposed applications 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 density requirement for residential opportunities be limited to a maximum of 80 dwelling units per hectare.
 - 4.3 The development includes but is not necessarily limited to, the following supporting land uses: local business, community facilities, utility services, transport facilities, open space and public roads.
 - 4.4 A subdivision plan be submitted for approval by the Municipal Planning Tribunal.
 - 4.5 The proposed development primarily addresses the housing need of people living in the Dwarsrivier Valley.

- 4.6 The rezoning hereby approved be valid for a period of ten (10) years from the date of final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period.
5. The **reasons** for the above decision are as follows:
- 5.1 The property is needed by the Municipality for an integrated urban settlement development to address the municipal housing backlog and Erf 64, Kylemore was identified as a suitable site for such a development with a particular goal to deliver on the mandate to provide subsidize housing opportunities.
- 5.2 The land was obtained from the national treasury with the sole purpose to construct or develop low-cost houses and should the land not be used for this purpose, the land must be returned to the custodianship of the DPWI, hence the application for subsidize housing opportunities.
- 5.3 It is not envisaged that the health, safety and welfare of the community will be affected negatively by the proposed housing development.
6. **Matters to be noted:**
- 6.1 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.
- 6.2 The necessary authorization/permission in terms of NEMA needs to be obtained from the Department of Environmental Affairs and Development Planning.
7. 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.
8. 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.
9. **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**
10. 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.

11. 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.
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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

3/7/2026.
DATE

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