



STELLENBOSCH

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LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON
THE MUNICIPAL WEBSITE FOR**

FURTHER DETAILS www.stellenbosch.gov.za

Application Reference: TP1354/2025

ERF 5704 DIE BOORD

ADVERTISING PERIOD:

6 FEBRUARY 2026 – 9 MARCH 2026

ENQUIRIES:

RIAAN MILLER

EMAIL: riaan@m3.co.za

CELL: 0824159696

NOTICE

The application is made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 5704, Stellenbosch Division for the following:

Application in terms of Section 15 (2) (d) of the said By-law for the subdivision of Erf 5704, Stellenbosch into two portions of Portion 1 ($\pm 476\text{m}^2$) and a Remainder ($\pm 476\text{m}^2$) and the registration of a servitude right of way of $\pm 40\text{m}^2$ over the remainder in favor of Portion 1 and over Portion 1 in favor of the Remainder.

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. 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: Riaan Miller – email: riaan@m3.co.za. 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 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 if you are unable to write and / or submit your comments as provided for, you must contact the Applicant for assistance.

NOTICE OF LAND DEVELOPMENT APPLICATION

SUBDIVISIONAL APPLICATION FOR ERF 5704 DIE BOORD STELLENBOSCH

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

Application Property Address: 25 Safraan Street Die Boord

Application Property Number: 5704 Die Boord

Applicant: Riaan Miller – Diverse Design – riaan@m3.co.za – cell: 0824159696

Owner: Eugene Quass – cell: 0822195690

Application Reference: TP1354/2025

Description of land development proposal:

The application is made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 5704, Stellenbosch Division for the following:

Application in terms of Section 15 (2) (d) of the said By-law for the subdivision of Erf 5704, Stellenbosch into two portions of Portion 1 ($\pm 476\text{m}^2$) and a Remainder ($\pm 476\text{m}^2$) and the registration of a servitude right of way of $\pm 40\text{m}^2$ over the remainder in favor of Portion 1 and over Portion 1 in favor of the Remainder.

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: Riaan Miller; email: riaan@m3.co.za. 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 **9 March 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 0824159696 during normal office hours.

Yours faithfully

Riaan Miller

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

ONDERVERDELINGS AANSOEK VIR ERF 5704 DIE BOORD STELLENBOSCH

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

Adres van aansoek eiendom: Safraanstraat 25 Die Boord

Aansoek eiendom beskrywing: 5704 Die Boord

Aansoeker: Riaan Miller – Diverse Design – riaan@m3.co.za – cell: 0824159696

Eienaar: Eugene Quass – cell: 0822195690

Aansoek Verwysing: TP1354/2025

Besonderhede van die grondgebruiksaansoek:

Die aansoek word ingevolge Artikel 15(2) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening op Erf 5704, Stellenbosch-afdeling, vir die volgende ingedien:

Aansoek ingevolge Artikel 15(2)(d) van genoemde Verordening vir die onderverdeling van Erf 5704, Stellenbosch, in twee gedeeltes, naamlik Gedeelte 1 ($\pm 476 \text{ m}^2$) en 'n Res ($\pm 476 \text{ m}^2$), asook die registrasie van 'n servituut van reg van weg van $\pm 40 \text{ m}^2$ oor die Res ten gunste van Gedeelte 1 en oor Gedeelte 1 ten gunste van die Res.

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-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 terme 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: Riaan Miller; email: riaan@m3.co.za. 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 **9 Maart 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 0824159696 gedurende normale kantoor ure.

Die uwe

Riaan Miller



Subdivision of erf 5704, Stellenbosch

Locality plan
1:2500



SUBDIVISION ERF 5704 STELLENBOSCH
AT 25 SAFRAAN AVENUE, DIE BOORD

August 2025 (as amended December 2025)

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SUPPORTING DOCUMENTS UPLOADED ONTO D.A.M.S.

Power of attorney
Title deed
Conveyancers certificate
Property diagram
Proposed Subdivision Plan
Completed Land Use Application Form

1. Application

Application is made in terms of section 15(2)(d) of the Stellenbosch Municipal Planning By-law (2023) "The By-Law" for **subdivision** of erf 5704 Stellenbosch, into 2 portions of 476m² each, with reciprocal right-of-way access servitude.

2. Property Detail and Context

Applicant	Diverse Design cc
Property Number	Erf 5704 Stellenbosch
Street Address	25 Safraan Avenue, Die Boord
Property diagram	7596/1975
Extent	952m ²
Servitudes	None
Registered Owner	Eugene Quass
Current Zoning	<p>Conventional Residential Zone</p>  <p>Figure 1: Zoning</p>
Title Deed Number	T48285/2015
Restrictive Title Deed Conditions	<p>None that prevent subdivision.</p> <p>In fact, Condition 6 (c) , read with Condition 6 (a), specifically makes provision for a single dwelling use right applying to new subdivisions:</p> <p>Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelyke doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.</p>
Current Land Use	Single Dwelling
Slope	The site has a flat gradient
Access	The site has access off Safraan Avenue, at a staggered driveway relative to the T-intersection with Dagmar Street. The T-intersection has 3 stop controls.

2.1. Location

The site is situated in Die Boord, almost adjacent to the Winelands Medi Clinic. The property fronts Safraan Street, which is one of two access roads into Die Boord.

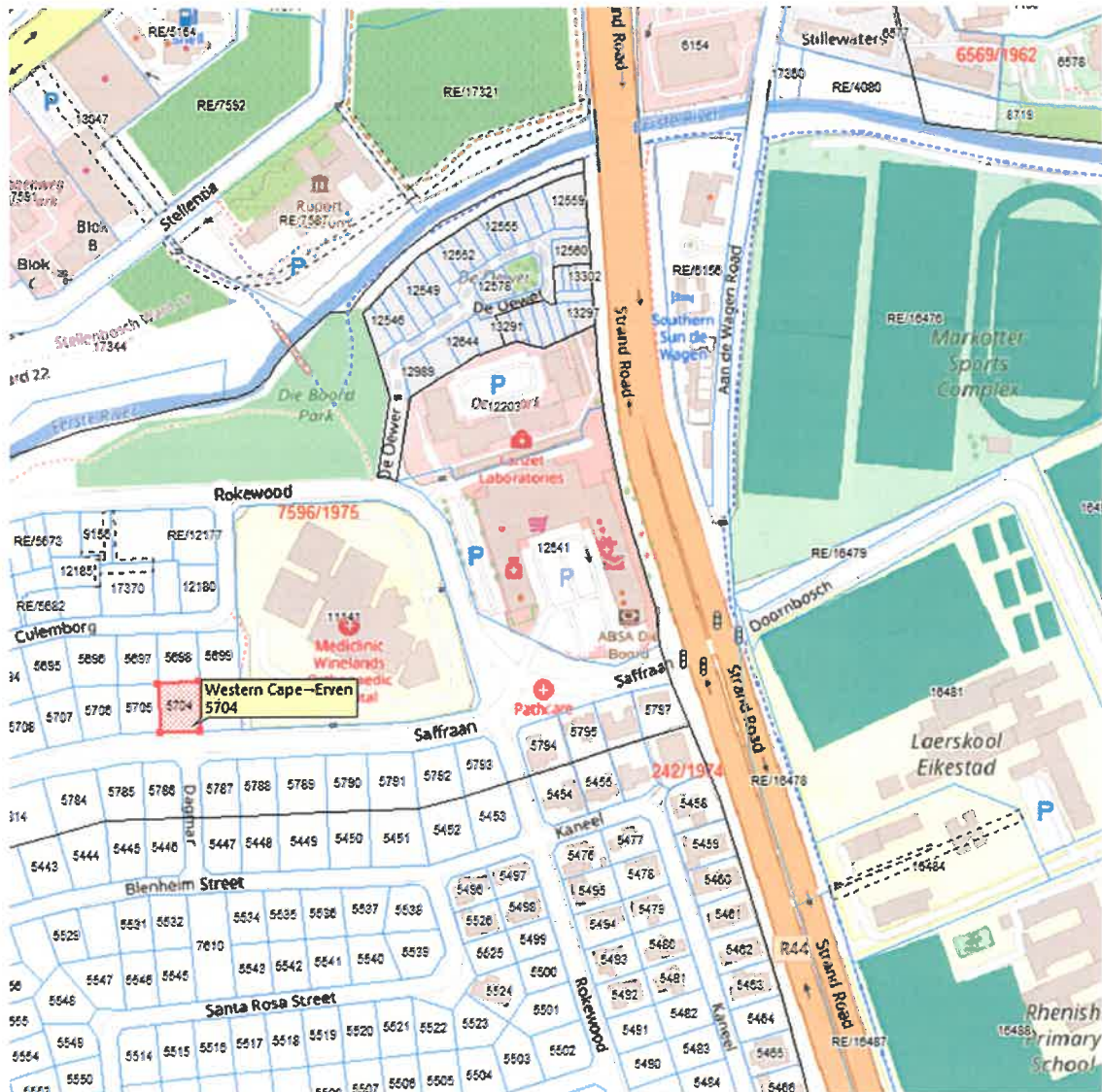


Figure 2: Location

3. Proposed Subdivision

The existing dwelling on the property is to be demolished, therefore it has no bearing on the proposed subdivision. The property is to be subdivided into 2 portions of equal size, and results in a new portion 1, leaving a remainder.

The resultant portion sizes are 476m².

The future building plans will be assessed in terms of the relevant zoning scheme development parameters, and therefore impact on building lines and similar parameters does not form part of this application.

Note that the subdivision line was discussed with Nigel Winter, who suggested that it be in the centre of the property, in order to best align with the T-intersection opposite (see Figure 3). This therefore requires a reciprocal right-of-way access servitude.



Figure 3: Street View

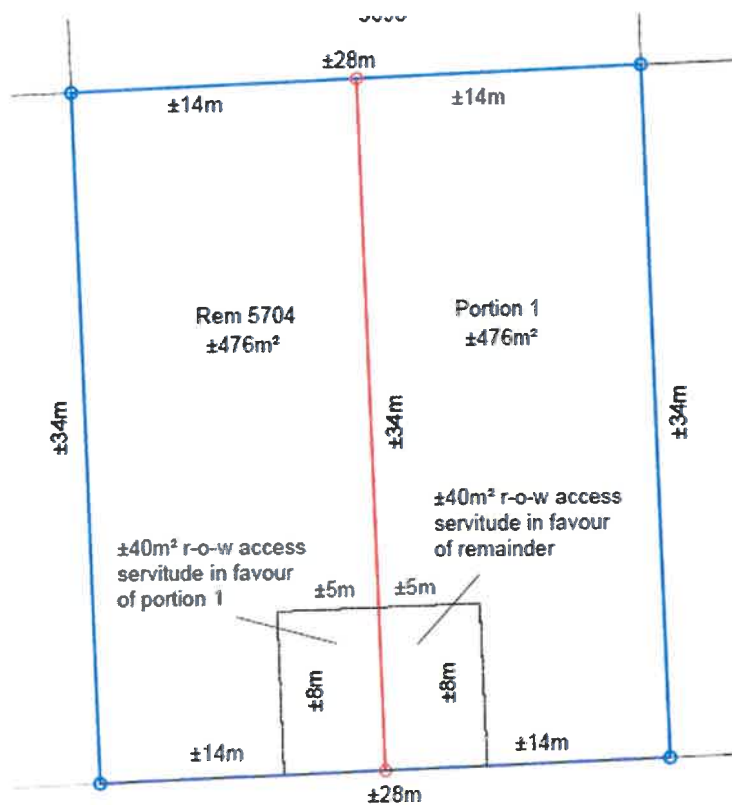


Figure 4: Extract from proposed subdivision plan

3.1. Precedent

Subdivisions are not that common in Die Boord; at the same time, there is no policy provision that prevents subdivision but there is some guidance provided in a policy decision taken in 2003, see discussion on this point in section 4.2 hereunder. Given that second dwellings are permitted throughout, and given that 476m² is still a relatively large property in the municipal and provincial context, a subdivision as proposed is innocuous. It does not create more traffic than permitted, and it does not create a built form that would be unusual in a suburban context.

In terms of examples of subdivision in the neighbourhood, in 2004 erf 14603, measuring 509m², was transferred off erf 5673, leaving the remainder at 508m².

Similarly, in 2006 erf 15705, measuring 489m², was transferred off erf 5682, leaving the remainder at 528m².

Figures 5 and 6 elucidate the previous two sentences.

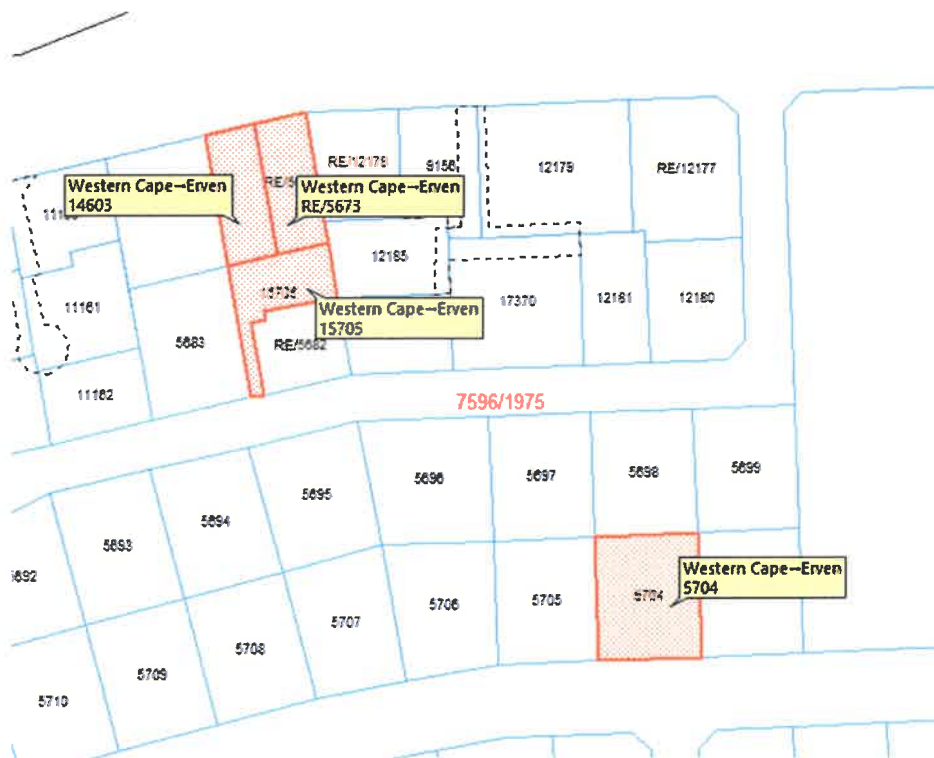


Figure 5: Precedent



Figure 6: Left: erf 14603/Rem5673

Right: erf 15705/Rem 5682

4. MOTIVATION AND DESIRABILITY

Stellenbosch deals with the desirability of subdivision under the Stellenbosch Zoning Scheme By-Law (as amended 2024) "SZSBL" and under a 22 year old policy (2003). The proposal is consistent with both documents.

4.1. Section 14 of the ZSSBL (Subdivision of land)

(1) The Municipality shall not grant a new subdivision unless it is satisfied that, for each land unit created, there is adequate and lawful means of:

- (a) access to and from a public road, which may include access via an appropriately registered right of way servitude;*
- (b) water supply, if required;*
- (c) sewerage disposal, if required for the land use; and*
- (d) any other engineering services which are deemed a requirement for the intended use, to the Municipality's satisfaction.*

All of these items exist for an additional dwelling unit. Attention is drawn to the reciprocal right of way servitude for the shared driveway.

Section 14 (2) does not apply, as all existing structures will be demolished.

Similarly, section 14(3) is not applicable in this case, as the new buildings on the two new portions will be assessed for compliance once these are ready for submission, at a later date (after subdivision confirmation).

Section 22 of the By-Law deals with **access requirements**: "*Vehicular and pedestrian access to a land unit shall be to the satisfaction of the Municipality.*" The proposal has been workshopped with Nigel Winter and he has indicated that a combined access is preferred, so that there is a single access point opposite the Dagmar Street intersection.

4.2. The Subdivision Policy

The Municipal website only contains the minutes if the MAYCO meeting endorsing the policy therefore referencing it correctly in terms of clauses is awkward.

Clause (a):

"A single residential erf may be subdivided if none of the portions that will be formed will be smaller than 50% of the existing average size of the 10 surrounding properties."

The proposed subdivision complies:

With reference to figure 7, 50% of the existing average size of surrounding erven 5697-5699, 5703, 5705, 5706, 5785-5788 equals 496m². The proposed subdivision creates two 476m² erven, which is only 4% less than the target which is an acceptable deviation. The 20m² deviation from the policy is not noticeable in terms of resultant suburban character (see discussion around figure 9 hereunder).

Note that the 5 immediately surrounding erven also measure 952m², giving a division average of 476m². However, the average gets skewed upwards due to erf 5706 to the west measuring 996m² (due to the bend in the road creating a more "wedged" erf shape), and the 4 erven across the street being a bit longer and therefore measuring 1000m².

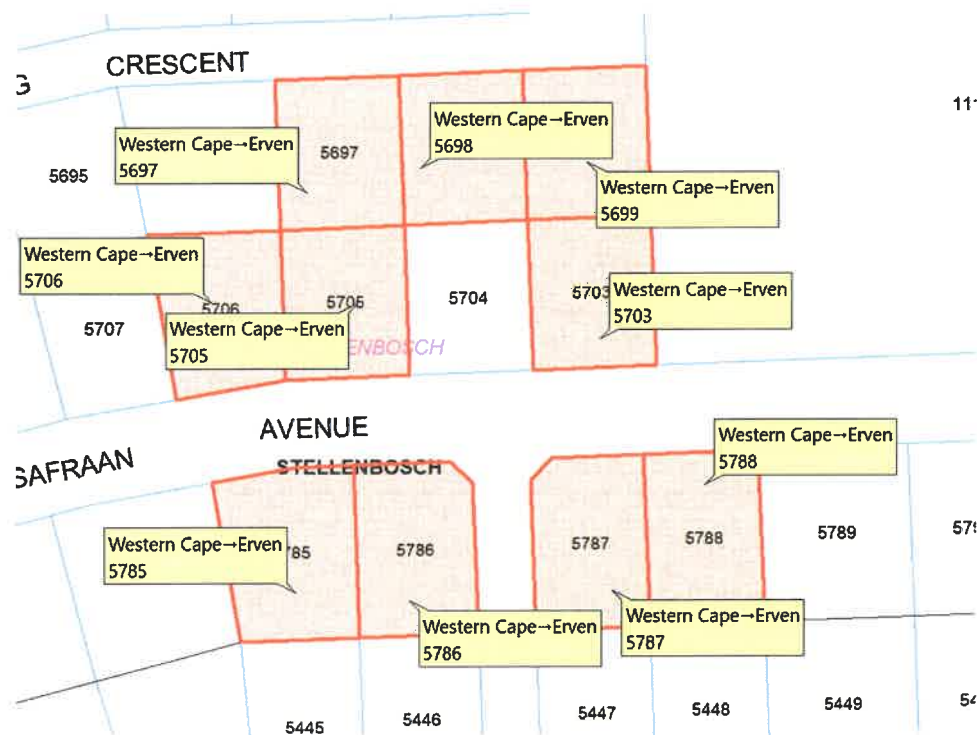


Figure 7: Calculation of 50% of surrounding 10 erven

Clause (b) does not apply to the subdivision size proposed:

- (b) that this policy can be deviated from if the new erven are 600m² or larger (in cases where the application does not fit the 50% policy) provided that:

Clause (b)(ii) applies:

- (ii) that the following provisions also be taken into account:
 - (aa) If a subdivision is allowed no further subdivisions and additional dwellings shall be permitted and the Zoning Scheme Regulations shall be applicable.
 - (bb) The privacy of the adjacent properties shall be preserved and a functional garden area must be provided.
 - (cc) The original building lines and coverage of the bigger erf shall be applicable.
 - (dd) If the property is not developed within one year it will be taxed as if a house of R200 000 has been erected thereon.

Clause (aa) is noted, and can be imposed as a condition, if the Local Authority deems it necessary.

Viz Clause (bb) with reference to the subdivision categories and parameters (see figure 8), the proposed subdivision sizes change the street and common boundary building lines from 4m to 3m, and 2.5m to 1m, respectively. Coverage is increased from 50% to 60%.

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m ²	2m	1m (See 2(e) below)	70%	2 storeys
251m ² to 500m ²	3m	1m	The greater of 175m ² or 60%	2 storeys
501m ² to 1500m ²	4m	2,5m (See 2(c) below)	The greater of 300m ² or 50%	2 storeys
Greater than 1500m ²	4m	2,5m (See 2(c) below)	The greater of 750m ² or 40%	2 storeys

Figure 8: Development Paramaters of Conventional Residential Zone

Because no building plan is proposed yet, applying the more restrictive building lines of the 501-1500m² category (per subsection (cc) of the 2003 policy), results in a theoretical maximum development space of 236m², which is 49.6%. Assume a ground floor double garage and house footprint of 200m², this leaves a 6.5m deep garden space at the rear of the properties, which is ample as a function garden space (ca 91m², without considering side spaces). Figure 9 demonstrates the meaning of the discussion, and proves that it is a viable proposition.

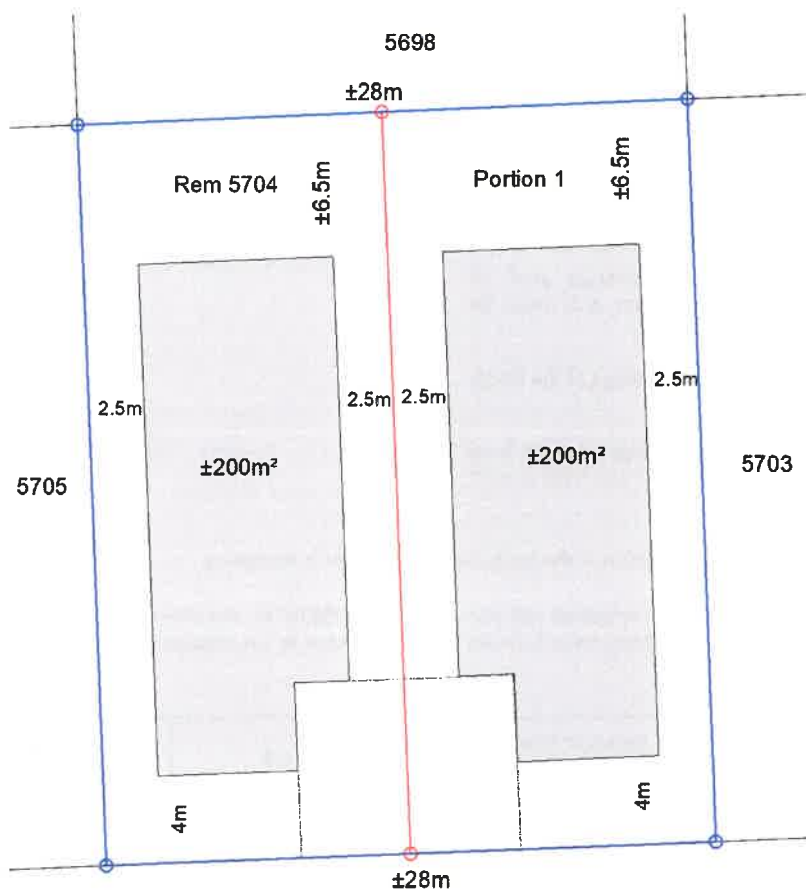


Figure 9: Development space on new subdivisions

Viz Clause (cc) the coverage and the building lines of the more restrictive erf size category can comfortably be applied, even in the absence of a building plan at this stage.

Clause (dd) is a moot point.

4.3. General considerations for an application in terms of Section 65(c) of the Stellenbosch Municipality By-Law of 2023

(i) Socio-economic impact

Stellenbosch Municipality vision and values

"We will tirelessly work at transforming our municipality, communities and broader society as custodians of hope through unlocking the endless possibilities of valley holds treasure. This commitment is shaped by our understanding of the historical, spatial, social and economic inequalities in our valley." – Stellenbosch Municipality Values

The addition of one extra residential opportunity in an established suburb enables access to another future resident and tax payer.

(ii) Compatibility with surrounding uses

The subdivision is compatible, as it is the same residential use prevalent in the neighbourhood.

(iii) Impact on the external engineering services

None: this subdivision will create one additional connection .

(iv) Impact on safety, health, and wellbeing of the surrounding community

Neutral: the use remains the same.

(v) Impact on heritage

None.

(vi) Impact on the biophysical environment

None, this is an established residential suburb, an “artificial” landscape. The future of additional houses will undoubtedly be accompanied by garden space.

(vii) Traffic impacts, parking, access, and other transport related considerations

Note, the subdivision has been directed with input from the municipal transport engineer.

(viii) Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land

Not applicable, as all surrounding erven enjoy the same potential to subdivide.

4.4. The IDP, including the Stellenbosch Municipal Spatial Development Framework (“the MSDF”)

Residential growth is core to Stellenbosch Municipality’s vision, and this proposal is a minor addition to the future housing stock.

4.4.1. Principles of the MSDF

The amended Municipal Spatial Development Framework for the Stellenbosch Local Municipality area was approved by Council in June 2023 and recognises that the spatial decisions and actions of many make what settlements are.

The MSDF notes the principle of directing growth to areas of lesser natural and cultural significance as well as movement opportunity. The proposed subdivision is in an existing suburb, very closely located to a regional road.

The MSDF contains a checklist of questions or issues that assist to align a proposal with its development guidelines, :

Table 1: MSDF checklist

Policy Statement question of issue	Yes/No	Statement of compliance
BIOPHYSICAL RESOURCES		
Is the proposal located in or does it impact on a formally protected area , Critical Biodiversity Area, or Ecological Support Area	No	
Can associated impacts be managed without diminishing the integrity of the formally protected area , Critical Biodiversity Area, or Ecological Support Area?	N/a	
Does the proposal protect, maintain, or enhance the sustainability of existing ecological systems and services?	N/a	

Will the proposal result in a loss of agricultural land or impede the viable use of agricultural land ?	No	
Does the proposal assist to diversify agriculture, enable broader access to agricultural opportunity, and increase food security?	No	Subdivision in an existing residential suburb
Is the proposal located within, on, or outside the proposed urban edge ?	-	Inside the urban edge.
If on the edge of a settlement or green space , does the proposal assist in defining and protecting that edge better and more appropriately than at present?	n/a	Subdivision in an existing residential suburb
Is the proposal situated within a river or wetland setback , or a flood line?	No	
Does the project enable enhanced and appropriate public access to natural resources, amenity, and recreational opportunity?	N/a	
Has the project considered recycling, rainwater collection, and alternative energy generation?	No	At building plan stage the relevant regulations will apply
SCENIC LANDSCAPES, SCENIC ROUTES AND SPECIAL PLACE OF ARRIVAL		
Does the proposal impact on a scenic landscape, scenic routes, or special place of arrival?	No	
Can associated impacts be managed and minimised without diminishing the integrity of the scenic landscape, scenic routes, or special place of arrival?	N/a	
HISTORICALLY OR CULTURALLY SIGNIFICANT PRECINCTS OR PLACES		
Does the proposal impact on a historic or culturally significant precinct, place, or structure?	No	
Has the proposal considered the re-use of an existing precinct, place, or structure to ensure preserving or exposing its historical or cultural significance?	N/a	
Does the proposal enable the inclusive expression and celebration of culture, old and new?	N/a	Not a relevant consideration for a single subdivision
SETTLEMENT ROLE AND HEIRARCHY		
Does the proposal fit the proposed role of the settlement outlined in the MSDF, its position in the settlement hierarchy, and	Yes	Subdivision in an existing residential suburb

associated development/ management approach?		
MOVEMENT INFRASTRUCTURE		
This section is not applicable because no new route is proposed.		
NATURE AND FORM OF DEVELOPMENT		
Does the proposal promote compact , dense, mixed use development which makes the best use of land, reduces car dependence, and enables public and NMT	Yes	Subdivision in an existing residential suburb, which is the hallmark of sustainable urban development.
Has the proposal considered how it responds to and is integrated with public transport/ NMT and social facilities planning?	n/a	Not a relevant consideration for a single subdivision
Is the proposal enterprising and transformative in that it is likely to stimulate desirable change within its broader precinct and context?	Yes	Appropriate infill densification is a hallmark of sustainability, flowing through from national, to provincial to local planning.
Does the proposal expand housing opportunity for a broader range of groups, including lower income groups and students?	Yes	The proposal creates another residential opportunity in a well located part of Stellenbosch town.
Will the proposal "lock-out" desirable development and opportunity elsewhere by virtue of its location and scale (and through that attracting development energy in a direction not supported by the MSDF)?	No	The proposal is in a suburb
Does the project support inclusion, including providing a range of housing types and/or opportunity for small/ emerging entrepreneurs.	No	This is a single subdivision in an established suburb.
Has the proposal made the best use of existing structures on its site?	Yes	The existing structures are no longer fit for purpose for the owner, and he intends to build new dwellings.
UPGRADING AND INTEGRATION OF SETTLEMENTS		
Not applicable, the proposal is not an informal settlement upgrade project.		
GOVERNMENT / PUBLICLY ASSISTED HOUSING		
Not applicable, the proposal is not a state funded housing project.		
SOCIAL FACILITIES		
Not applicable, the project is not for new social facilities. However, the CSR outreach of the business is not insignificant in the funding supplied to local social facilities and upliftment projects. See section 6.1. (i).		
PUBLIC SPACE		
Not applicable, the proposal is private.		
COMMERICAL DEVELOPMENT		
Not applicable, the project is not for new commercial area or significant new commercial enterprise.		

INFRASTRUCTURE SERVICES		
Not applicable, the project is not a new infrastructure services initiative.		
CATALYTIC PROJECTS		
Not applicable, the project is not part of a larger catalytic project identified in the MSDF.		
INSTITUTIONAL ARRANGEMENTS		
Has the project considered partnerships - between different land owners , or land owners and a community or the public sector - to maximise its broader benefits, whether in the livelihood opportunity i t offers, making the best use of resources of land, or shared infrastructure provision?	N/a	A single Subdivision in an existing residential suburb, does not warrant discussion in terms of institutional arrangements
Has the municipality discussed possible partnerships aimed at maximising the benefits of the project with t h e project initiator?	N/a	
Does the project justify specific institutional arrangements to ensure its implementation and sustainability	No	
Has the required institutional arrangements been agreed to and formalised?	n/a	
Will the project result in institutional and/or funding pressure on the municipality?	No	
Can the municipality accommodate the institutional and/or funding pressure associated with the project, now and into the future?	n/a	

SPLUMA principles

Chapter 2, Section 7 of the Spatial Planning Land Use Management Act No. 16 of 2013 (SPLUMA)) prescribe five development or planning principles that all new development should consider, namely: spatial justice, spatial sustainability, efficiency, good governance, and spatial resilience. The proposed development contributes to these principles in the following ways:

- The principle of **spatial justice** is fulfilled through the creation of employment, offering economic opportunities to local job seekers.
- The proposal is **spatially sustainable** because appropriate densification through subdivision is one of the mechanisms to improve the sustainability of well-located, low density suburbs, so that they do not disproportionately drain the municipal maintenance resources.
- It is **efficient** because it is sustainable.
- **Resilience** : the property is not located in a natural environment, therefore the subdivision will be resilient to future climate change shocks.
- **Good administration** is a function of government, whereby the application will undergo circulation and public participation which complies with the requirements of the decision maker considering policy and forward planning vehicles.

Desirability under section 49 of LUPA

Section 49 of the Western Cape Land Use Management Act, no. 3 of 2014, requires that:

"When a municipality considers and decides on a land use application, the municipality must have regard to at least:

- (a) the desirability of the proposed land use*
- (b) guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use."*

The desirability is self-evident, in that incremental densification is the stated objective of provincial policy. Note that the current density of Die Boord is only approximately 7du/ha (616 erven / 94.8Ha).

5. CONCLUSION

The subdivision is desirable as it provides for additional housing opportunities in a well established suburb, close to regional transport networks.

December 2025

Property:

The Figure ABCD represents erf 5704 Stellenbosch measuring 952m² in extent, and zoned Conventional Residential Zone.

Proposed Subdivision:

The property is to be subdivided into 2 portions, without zoning change, as follows:

Portion 1 ±476m²
Remainder ±476m²

New Servitudes:

reciprocal right of way access servitude for shared access point

Street Numbering

Portion 1 to be 25A, Safraan Street, and Remainder retains its current address of 25 Safraan Street

Notes:

- (1) Shared access, as per requirements of Municipal Transport Planning Department
- (2) **25** - street numbers

PROJECT:

Subdivision Erf 5704 Stellenbosch

Drawing:

SUBDIVISION PLAN

Drawing No:

ST54704SUB02

Scale: 1:250 (A3)

Date: 15/12/2025



