



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18849 (TP1050/2026)

Our File Reference Number: Erf 16 & 17, Lynedoch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER-EMAIL: [REDACTED]

Sir/Madam

APPLICATION FOR REZONING, CONSOLIDATION, PERMANENT DEPARTURE, PERMISSION IN TERMS OF THE RESTRICTIVE TITLE DEED CONDITIONS, PERMISSION IN TERMS OF THE ZONING SCHEME AND REGISTRATION OF SERVITUDE: ERF 16, 17 AND 58 LYNEDOCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 **Permission required in terms of the restrictive title deed conditions** imposed by the controlling authority as defined in terms of the provisions of Act 21 of 1940 contained in Clause C (1–4) on page 4 of Title Deed No. T017425/2018 in order to permit the proposed development. The restrictive title deed conditions (as held on page 4 in the title deed No. T017424/2018 and T017425/2018) clause C (1)- (4) which reads as follows:
 - 2.1.1 The land, a share of which is held hereunder shall not be subdivided without the written agreement of the Controlling Authority, as defined in Act No. 21 of 1940.
 - 2.1.2 Not more than one dwelling house together with such outbuildings as may ordinarily be required in connection therewith, shall be erected by the Transferor of the Transferees or their successors in title without the written approval of the Controlling Authority, as defined in Act No. 21 of 1940.
 - 2.1.3 The land shall be used for residential, agricultural and guest farm purposes and no store, other place of business or industry whatsoever, may be opened or conducted on the

land, without the written approval of the Controlling Authority, as defined in Act. 21 of 1940.

- 2.1.4 No building or structure whatsoever shall be erected on the land, a share of which is held hereunder, within a distance of 300 Cape feet of the centre line of the Main Road. No. 3, commonly known as the Stellenbosch-Faure Main Road, passing along the south-eastern end of the properties, without the written approval of the Controlling authority as defined in Act No. 21 of 1940.

BE GRANTED.

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 16, 17 and 58 Lyndoch for:

3.1 **Consolidation** in terms of Section 15 (2) (e) of the said bylaw of Erf 16 & 17 Lyndoch.

3.2 **Rezoning** in terms of Section 15 (2) (a) of the consolidated land unit from Conventional Residential Zone to Community Zone for Community Residential Building.

3.3 **Permanent Departure** in terms of Section 15 (2) (b) for the following:

3.3.1 to increase the coverage factor of the consolidated land unit from 50% to 70%;

3.3.2 relaxation of the building line from 5m to 0m in order to facilitate the proposed Community Residential Building.

3.4 **Registration of servitude** in terms of Section 15 (2) (d) for servitude parking area measuring 55 m², comprising of three (3) parking bays over Erf 58 in favour of the consolidated land unit.

3.5 **Permission in terms of the zoning scheme** in terms of Section 15 (2) (g) to permit one additional employee housing unit.

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 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 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.
- 4.3 The development be implemented in accordance with the endorsed Consolidation Plan + Servitude Area Plan referenced as Plan No: 3, File No: L4437 DG (16,17), drawn by: dh & a professional land surveyors, dated November 2024 and attached as **Annexure A**.
- 4.4 The development be implemented generally in accordance with the endorsed Site Development Plan, referenced as drawing No: 1000 & 2002, Project No: PS2062, drawn by: N. Raath (Tusk Professional Services), dated 05/11/2024, attached as **Annexure A**.
- 4.5 The consolidation of Erven 16 and 17 occur in the Deeds Registry before any building plans approval.
- 4.6 The surveyor general diagram of the newly created unit be submitted to the Stellenbosch Municipality for clearance and record purposes.
- 4.7 Three (3) parking bays be provided for the proposed development on Erf 58, which be formally registered as a servitude parking area and be included in the title deed.
- 4.8 The community residential building (Lyndoch Sustainability Institute Safe Hub) be limited to total footprint of **121.8m²**.
- 4.9 A privacy and dust/debris barrier shall be installed prior to the commencement of construction to effectively safeguard the privacy and garden of Erf 15. This barrier shall remain in place for the full duration of the construction period.
- 4.10 Appropriate precautionary measures shall be implemented to prevent any damage to the hedge located between the subject property and Erf 15.
- 4.11 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 25 September 2025, and attached as **Annexure B**, be complied with to the satisfaction of the said department.
- 4.12 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.
- 4.13 The land use shall not create any undue noise or be a nuisance to the neighbourhood and

that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

4.14 Building plans be generally in accordance with the Site Development Plan, attached as **Annexure A**.

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

5.1 The proposal is not in conflict with the applicable Stellenbosch By-laws and MSDF.

5.2 The proposed community residential building will have limited negative impact on the surrounding area or wider cultural landscape of Lyndoch.

5.3 The proposal will not detract from the character of the area and should blend in with the surrounding existing land uses.

5.4 The proposal will allow the owner to maximise the use of the property while enhancing the community-related development of Lyndoch.

6. 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.
7. 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.
8. **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**
9. 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.
10. 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.

11. 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.

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

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



18/6/2026.

DATE

ANNEXURE A:
SITE DEVELOPMENT PLAN + CONSOLIDATION PLAN

X-61670

X-61680

Ref: 1) Co-ordinate System WGS 84/19°
2) S. G. Noling M3155

dh&a
david heilig & abrahamse

professional land surveyors
255 Main Street
PAARL 7648

tel: 018 291 2058
web site: www.dh&a.co.za
e-mail: david@dh&a.co.za

project
CONSOLIDATION, REZONING, SERVITUDE
LAND USE DEPARTURE AND TECHNICAL
APPROVAL PLAN

Erven 16 and 17 Lyndoch

Scale	1 / 200 @A3
Date	November 2024
File No	L4437 DG (16,17)
Plan No	3

Notes:

- 1) Erven 16 and 17 Lyndoch are to be Consolidated to form a Land unit measuring 173 m² in extent.
- 2) The Consolidated Land unit 1) above is to be Rezoned from Conventional Residential Housing Zone to Community Zone.
- 3) The relaxation of the 5 m building line to zero metres.
- 4) Land use departure to increase the 50% coverage ratio to 70%.
- 5) The registration of a servitude area labelled SA1 measuring ± 55 m² in extent over Erf 58 Lyndoch in favour of the Consolidated land unit.
- 6) The Technical Approval for the additional employee housing unit.

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

18/6/2020

No 468/28

General Plan No 3330/2003

15

18
container house

(17)
erf (16) as Contable 1

electrical hook

speed hump

no 29/12/1938

speed bump

69

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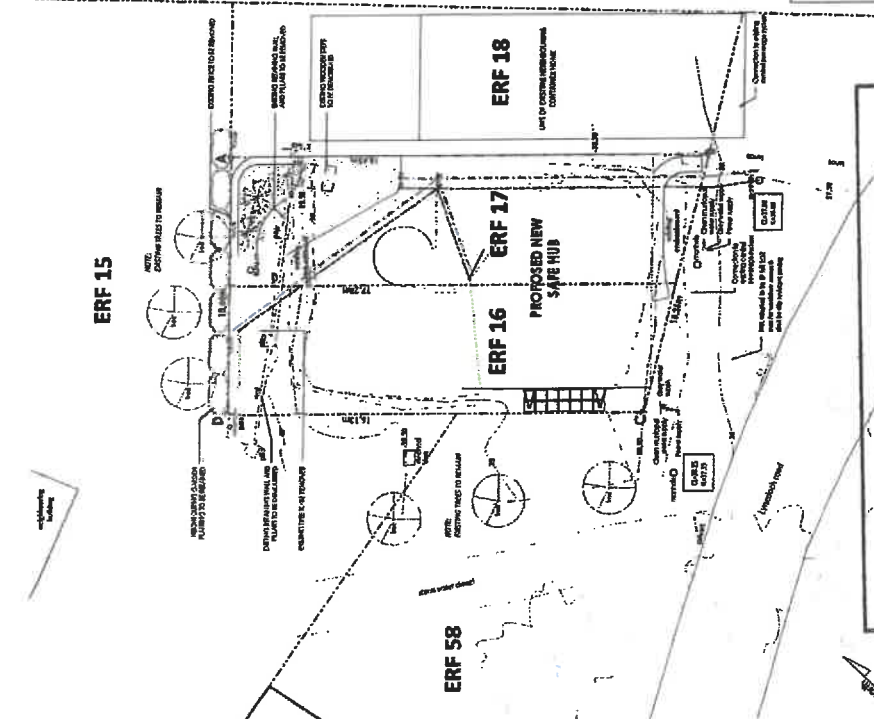
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Municipal By-law Parameters

[illegible]

Area Calculations		127.46 m ² = 1373 m ²
Floor Space	78 m ²	
Ground Floor	100 m ²	
First Floor		
TOTAL:	178 m ²	

PLAN: SITE & LOCALITY
SCALE 1:250

STELLENBOSCH MUNICIPALITY

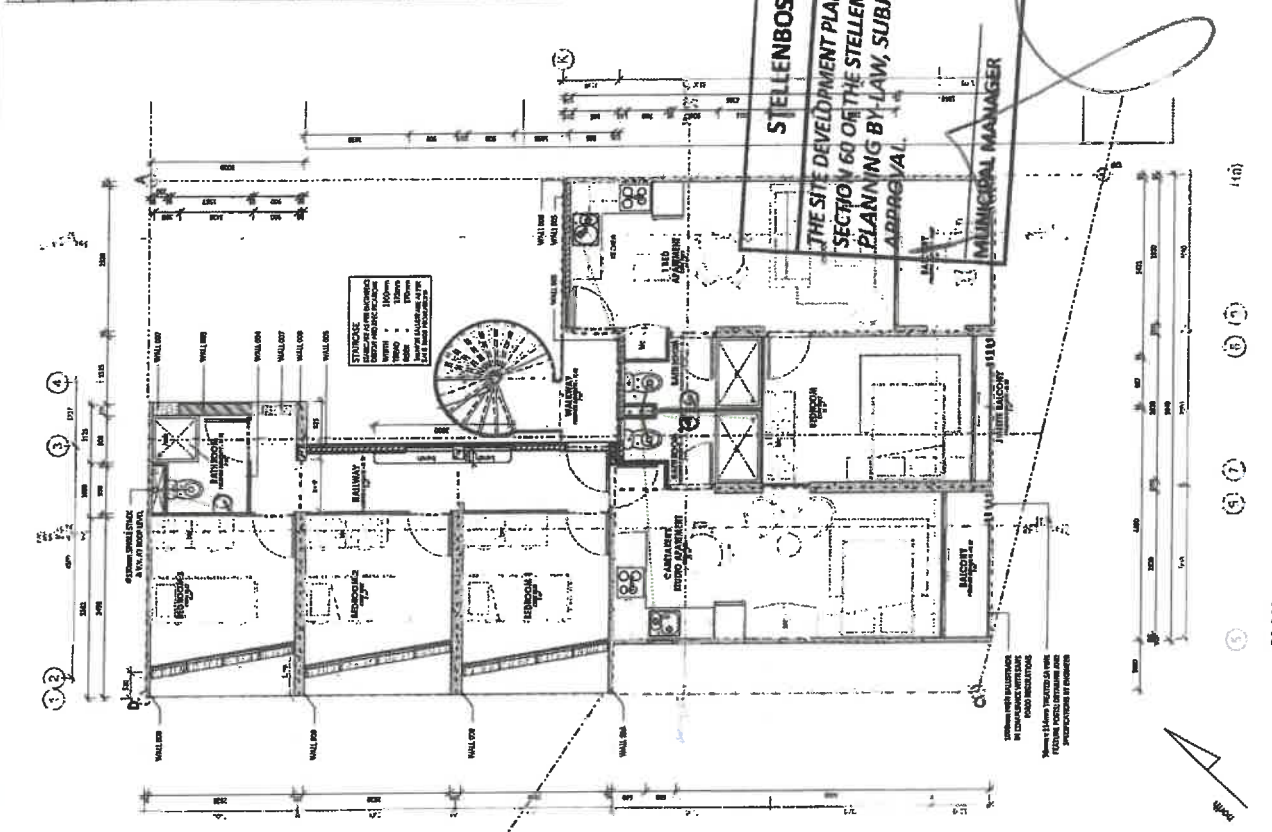
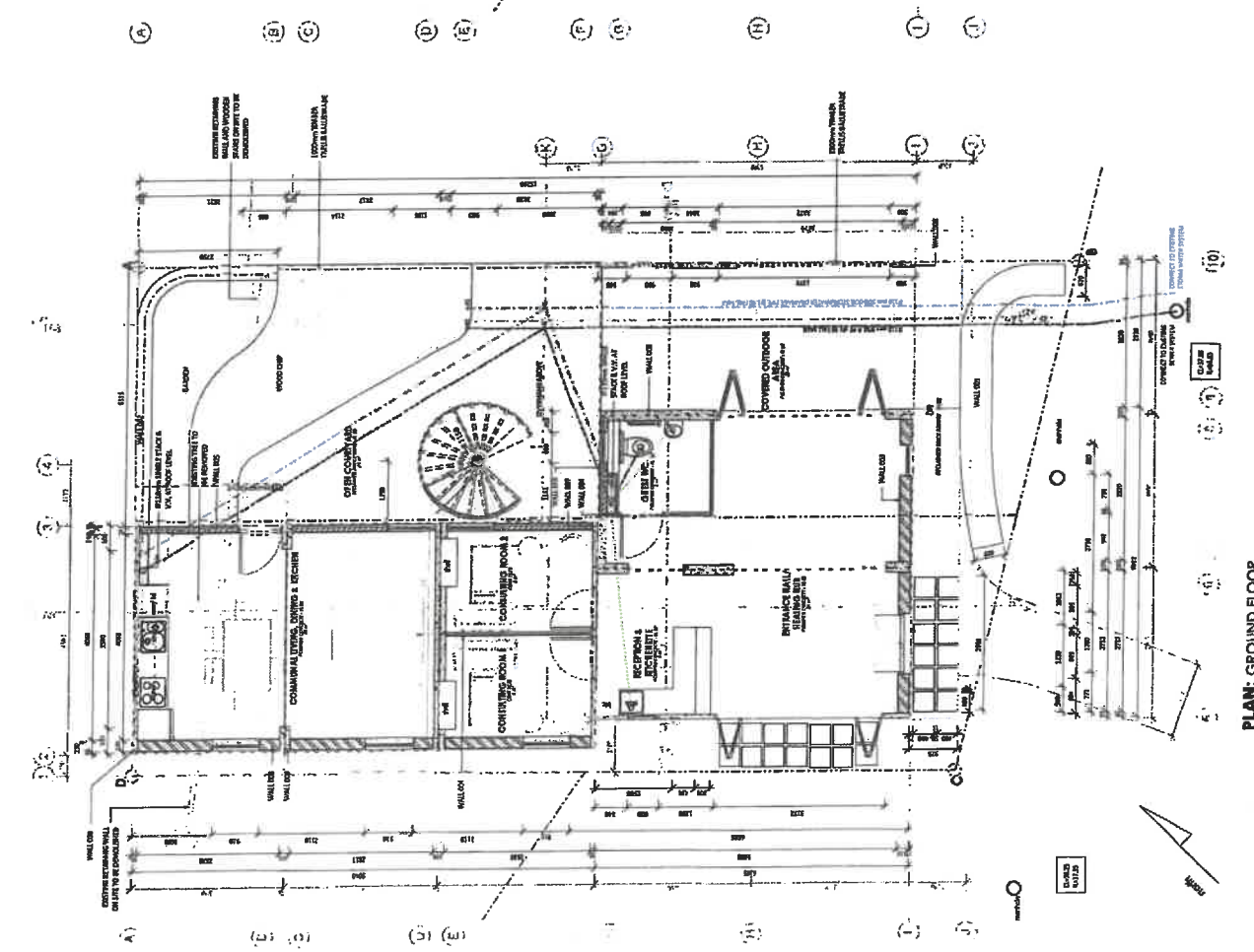
THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER DATE

DATE 18/6/2026

[illegible]

ABBREVIATION LEGEND	
WALL 001	CLADDING LISTS FOR WALL FINISHING
WALL 002	CLADDING LISTS FOR WALL FINISHING
WALL 003	CLADDING LISTS FOR WALL FINISHING
WALL 004	CLADDING LISTS FOR WALL FINISHING
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WALL 099	CLADDING LISTS FOR WALL FINISHING
WALL 100	CLADDING LISTS FOR WALL FINISHING



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General Notes: 1. The drawing is to be used for the purpose of the project only. 2. The drawing is not to be used for any other purpose without written permission. 3. The drawing is not to be used for any other purpose without written permission.

SUSTAINABILITY INSTITUTE

Architect
Sustainability Institute
Safe Hub
1000 1st Avenue
Vancouver, BC V6C 1A1

Client
Stellenbosch Municipality
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Name
Stellenbosch Municipality
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Number
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Date
18/06/2021

Project Status
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Location
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Description
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Contact
1000 1st Avenue
Vancouver, BC V6C 1A1

Project Notes
1000 1st Avenue
Vancouver, BC V6C 1A1

ANNEXURE B:
COMMENTS FROM INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Kurt Titus
Date ▫ Datum:	25 September 2025
Our Ref ▫ Ons Verw:	Civil LU 2933
Town Planning Ref:	LU/18849
Re ▫ Insake:	Erf 16 & 17, Lynedoch: Application(s) is made in terms of section 15 (2) of the Stellenbosch Municipality Land Use Planning Bylaw 2024 on erf 16 & 17 Lyndoch for the following: 1.Consolidation in terms of Section 15 (2) (e) of the said by-law for erven 16 and 17 Lyndoch. 2.Rezoning in terms of Section 15 (2) (a) of the consolidated land unity from conventional residential zone to Community zone. 3. Permanent Departure in terms of Section 15 (2) (b) to increase the coverage factor of the consolidated land unit from 50% to 70% and relaxation of the building line from 5 meters to 0 meters. 4.Registration of servitude in terms of section 15 (2) (d) for Servitude parking measuring 55 sqm, comprising 3 parking bays over erf 58 in favour of the consolidated land unit. 5.Permission/Technical approval in terms of Section 15 (2) (g) for employee housing in order to accommodate studio apartment unit for caretaker/in house guardian and staff member..

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

HK

1. Water

- 1.1 One of the two water service connection points currently supplying the respective properties must be decommissioned. The associated costs shall be payable by the developer.

2. Sewer

- 2.1 One of the two sewer service connection points currently servicing the respective properties must be decommissioned. The associated costs shall be payable by the developer.

3. Parking

- 3.1 The servitude proposed for registration over Erf 58, in favour of the consolidated land parcels designated as Units 16 and 17, intended to facilitate parking for the proposed development, must be duly finalized prior to the consideration or approval of any building plans.

4. Development Charges (DCs)

- 4.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:
- Building plans
- A final calculation will be provided prior to payment.
- 4.2 The appropriate DC's are payable before building plan approval.
- 4.3 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)



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	LU 2833
Development Name:	The Eco Village
Date:	25 September 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Polkadraai
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.:	16 & 17
DC Parameters Reference:	Planning Report by David Hallig and Abrahams land Surveys_ Page 9_ Ref L4437 DG (16.17)_ Hugo Labber (Town Planner)_ Date: 12 September 2024

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civl Eng Services)	Community	Totals	
Unit(s):	l/day	l/day	l/s	l/week	l/day		persons		
Total Increased Services Usage:	-0.21	-0.15	-0.016	0.005	-1.5		-1		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	-0.21	-0.15	-0.01600	0.005	-1.5		-1		
Charges before adjusting for positive only, before Deductions	-R 6 662.98	-R 4 541.84	-R 998.09	R 529.49	-R 15 137.70	-R 26 808.10	-R 4 176.51	-R 30 985.61	
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 529.49	R -	R -	R -	R 529.49	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 529.49	R -	R -	R -	R 529.49	
VAT:	R -	R -	R -	R 79.42	R -	R -	R -	R 79.42	
Total Development Charges Payable (including VAT):	R -	R -	R -	R 608.92	R -	R -	R -	R 608.92	

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	<i>KTitus</i>
Notes:	Credit for the two existing two existing residential properties (ERF 16 & 17)

K

Polkadraai

Category	Sub-category	Area		Volume		Height		Density		Other		Total		
		Plot Area	Built-up Area	Volume	Weight	Height	Density	Other	Total Volume	Total Weight				
Residential	Single Residential >100m2	du												
	Single Residential <50m2	du												
	Single Residential >250m2	du												
	Single Residential <250m2	du												
	Second Dwelling	du												
	Less Formal Residential	du												
Accommodation	Group Residential	du												
	Apartments	du												
	Retirement Village	du												
	Old age home	du												
	Student Accommodation/Commune/Hostels	rooms												
	Guest House	rooms												
Commercial	Hotel, Residential	rooms												
	General Business	m2 GLA												
	Office	m2 GLA												
	Retail/Shop	m2 GLA												
	Restaurant	m2 GLA												
	Outdoor Function / Picnic Area	persons												
	Firm Market	stall												
	Conference Facility/Piece of assembly	m2 GLA												
	Hospital/Clinic/Medical Rooms	m2 GLA												
	University/College	student												
	School/Day Care	student												
	Industrial - light	m2 GLA												
	Industrial - heavy	m2 GLA												
	Warehousing/Light Manufacturing	m2 GLA												
	Storage Facilities	unit												
	Other Non demand	Open Space/Natural Environment/Utility Site	ha											
		Roads and Parking	ha											
		To be calculated	n/a											
(Based on equivalent demands)		n/a												
		Total Area:	0											

[illegible]

✍