



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10007

Our File Reference Number: Farm 537, Stellenbosch

Your Reference Number: None

Enquiries: Louisa Guntz / Nicole Katts

Contact No: 021 808 8672 / 8318

Email address: louisa.guntz@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za

REGISTERED MAIL

Daxcan Development Trust

PO Box 3639

SOMERSET WEST

7129

Sir / Madam

APPLICATION FOR SITE DEVELOPMENT PLAN: REMAINDER FARM NO. 537, STELLENBOSCH DIVISION

1. The application in the above regard, refers.
2. The Authorised Employee, on 28 January 2020, **approved, in whole** in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for :
 - 2.1 A **site development plan** to comply with condition 2.1 as stipulated in Council's letter of approval, dated 18 August 2009, to allow for the construction of a tourist facility building (wine tasting, sales, cuisine, art tourism and administration offices with a footprint of $\pm 2800\text{m}^2$) on Remainder Farm No. 537, Stellenbosch Division, as indicated on Drawing Nr. 19-02-01/02/03/04, dated December 2019, and drawn by Dirk Bester Architecture.
3. **The above approval is subject to the following conditions in terms of Section 66 of the Stellenbosch Municipal Land Use Planning By-law dated 20 October 2015:**
 - 3.1 The approval applies only to the Site Development Plan in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- 3.2 The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- 3.3 The conditions imposed by council in its approval letter dated 18 August 2009, are still applicable (see **Appendix 4**);
- 3.4 The conditions imposed by the **Director: Engineering Services** as contained in the memo dated 25 November 2019, be complied with (see **Appendix 5**);
- 3.5 The conditions imposed by the **Department of Transport and Public Works** as contained in their letter dated 26 November 2019, be complied with (see **Appendix 6**);
- 3.6 All electrical requirements should comply with Section 49(3) of SPLUMA;
- 3.7 A business licence and a liquor licence must be applied for if required;
- 3.8 Approval of the site development plan shall lapse if not exercised within **5 years** from date of final notification; and
- 3.9 Building plans to be submitted to the Municipality for approval.

4. **REASONS FOR THE ABOVE DECISION**

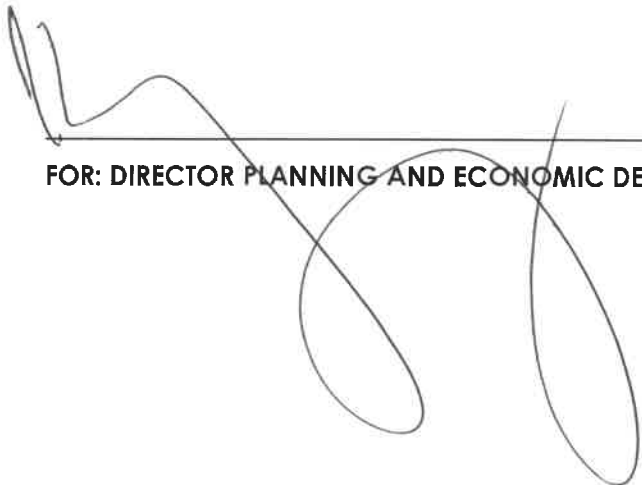
The application is supported for the following reasons:

- 4.1 The Site Development Plan was submitted to comply with the condition (condition 2.1) of approval granted on 18 August 2009.
 - 4.2 The property will be developed in accordance with the approved land use rights;
 - 4.3 The application was previously advertised to all interested and affected parties and all comments were considered during the decision-making process;
 - 4.4 Sufficient parking has been provided on site.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof

of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.

7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

30/1/2020
DATE

APPENDIX 2

**APPROVAL OF SITE DEVELOPMENT PLAN:
REMAINDER FARM NO. 537, STELLENBOSCH
DIVISION**

SITE PLAN/SITE DEVELOPMENT PLAN

A handwritten signature in black ink, consisting of a series of connected loops and a long horizontal stroke at the end.

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED TO THE...
 DEVELOPMENT DATA
 Proposed Building
 537.14 m
 2800.00 sqm
 2800.00 sqm
 2800.00 sqm
 2800.00 sqm
 2800.00 sqm
 2800.00 sqm

DEVELOPMENT DATA

General Floor Level: 101.000
 Site Area: 537.14
 Proposed Building: 537.14
 Total: 2800.00 sqm
 Open Floor: 2800.00 sqm
 Total: 2800.00 sqm
 Total: 2800.00 sqm
 Total: 2800.00 sqm
 Total: 2800.00 sqm

ZONING REGULATIONS:
 1m (Proposed Building Height 9.4m)
 1m (Proposed Building Height 9.4m)
 1m (Proposed Building Height 9.4m)

BUILDING CLASSIFICATION:
 1m (Proposed Building Height 9.4m)
 1m (Proposed Building Height 9.4m)



dirk bester @ arch
 arnold dreyer @ arch
 17 Vonderster Street
 Mosselstruif
 b. 082 372 589 15
 d. 082 372 589 15
 aarchitects@gmail.com
 annandale.architect@gmail.com

Property description: The Remainder of Farm Annandale No. 537, Stellenbosch

Project description: SDP - New Proposed Building

Sheet description: Site Development Plan

Scale: as indicated

Drawn by: cdbw

Architect Signature: D.K. Baer

Client Signature: [Signature]

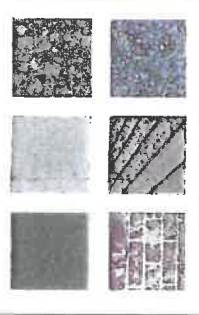
Project number: 19-02-00

Sheet number: 19-02-00

Project status: Design - Issuing



MATERIALS COLOURS:
 1. Concrete
 2. Sandstone
 3. Blue
 4. Green
 5. Grey
 6. Yellow
 7. White
 8. Red
 9. Brown
 10. Black



STELLENBOSCH MUNICIPALITY
 THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

30/1/2020
 DATE

[Signature]
 MUNICIPAL MANAGER

ALL DRAWINGS ARE SUBJECT TO THE GENERAL CONDITIONS OF SALE AND THE DEVELOPER'S STANDARD CONDITIONS OF SALE. THE DEVELOPER'S STANDARD CONDITIONS OF SALE ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES OR AGENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES OR AGENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

DEVELOPMENT DATA:
 Proposed Plot Level: 100.000
 Proposed Floor Level: 100.000
 Site Area: 0,57 Ha

Proposed Building	2800,00 sqm
Proposed Parking	2800,00 sqm
Proposed Landscaping	2400,00 sqm
Proposed Fencing	2400,00 sqm
Proposed Driveway	300,00 sqm
Proposed Fencing	500,00 sqm
Proposed Driveway	2800,00 sqm

Ground Level for Proposed Building: 100,00 m
 Height of Proposed Building: 10,00 m
 Building Level: 100,00 m
 100 Year Flood Line

CONTRACT INFORMATION:
 10m Proposed Building Height (9,4m) to be used for all purposes of the building. The building shall be constructed in accordance with the requirements of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) and the applicable provisions of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977).

BUILDING OF ASSURANCE: GRAWS 10000 - Part A)
 Height Restriction: 10m
 Building Level: 100,00 m
 100 Year Flood Line

CONSENT USE: A1 - Entertainment and Public Assembly
 Occupancy: A1 - Entertainment and Public Assembly
 Administration Office with a footprint of 4 x 2000sqm.

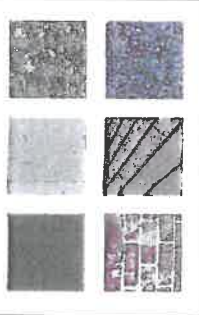


dirk bester b arch
 ernold dreyer b arch
 architects
 17 Vanderwater Street
 Stellenbosch
 7120
 Tel: 022 337 5810
 Fax: 022 337 5811
 email: info@dbarchitects.com

Property description	The Remainder of Farm Annandale No 537, Stellenbosch
Project description	SDP - New Proposed Building
Sheet description	SDP - Ground Storey Plan
Scale	as indicated
Drawn by	cdw
Architect Signature	Dirk Bester
Client Signature	DEC 2019
Project number	19-02-01
Sheet status	Design - Missing

MATERIAL SPECIFICATIONS:

Material	Specimen	Remarks
Concrete	Concrete 20mm to 100mm	Concrete 20mm to 100mm
Concrete	Concrete 100mm to 200mm	Concrete 100mm to 200mm
Concrete	Concrete 200mm to 300mm	Concrete 200mm to 300mm
Concrete	Concrete 300mm to 400mm	Concrete 300mm to 400mm
Concrete	Concrete 400mm to 500mm	Concrete 400mm to 500mm
Concrete	Concrete 500mm to 600mm	Concrete 500mm to 600mm
Concrete	Concrete 600mm to 700mm	Concrete 600mm to 700mm
Concrete	Concrete 700mm to 800mm	Concrete 700mm to 800mm
Concrete	Concrete 800mm to 900mm	Concrete 800mm to 900mm
Concrete	Concrete 900mm to 1000mm	Concrete 900mm to 1000mm



Rem No. 1537



STELLENBOSCH MUNICIPALITY
 THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.
 MUNICIPAL MANAGER
 DATE: 30/12/2020

To Stellenbosch

Main Road No. 27

To Somerset West

No. 538

No. 537/6

No. 1392

Annandale Divisional Road No. 1050
 SDP - Ground Storey Plan
 Scale 1:500

ALL INFORMATION HAS BEEN OBTAINED FROM THE RECORDS OF THE MUNICIPALITY OF STELLENBOSCH AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE MUNICIPALITY OF STELLENBOSCH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

DEVELOPMENT DATA

Ground Floor Level: 100,000
 First Floor Level: 103,300

Site Area: 5,277 m²

Proposed Buildings:
 Ground Floor: 2920,00 sqm
 First Floor: 2920,00 sqm
 Total: 5840,00 sqm

Open Floor:
 Ground Floor: 2482,00 sqm
 First Floor: 2482,00 sqm
 Total: 4964,00 sqm

Ground Total for Proposed Building: 10804,00 sqm
 incl. cov. balcony

Coverage for Proposed Building: 200,00/0,00/0,00

Building Lines:
 - 20m from Bone River
 - 10m from Bone River

ZONING REGULATIONS:
 The proposed Building Height is 4,00 m.
 The proposed Building Footprint is 100% of the site area.
 The proposed Building Setback is 2,00 m.
 The proposed Building Coverage is 100% of the site area.

CONSENTS:
 Consent for the proposed Building Height is granted by the Council of the Municipality of Stellenbosch on 19-02-2019.

DEVELOPMENT DATA

Ground Floor Level: 100,000
 First Floor Level: 103,300

Site Area: 5,277 m²

Proposed Buildings:
 Ground Floor: 2920,00 sqm
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 Total: 5840,00 sqm

Open Floor:
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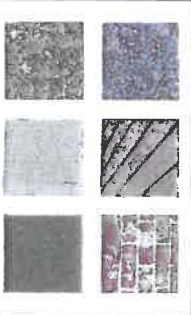
Ground Total for Proposed Building: 10804,00 sqm
 incl. cov. balcony

Coverage for Proposed Building: 200,00/0,00/0,00

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 - 20m from Bone River
 - 10m from Bone River

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 The proposed Building Setback is 2,00 m.
 The proposed Building Coverage is 100% of the site area.

CONSENTS:
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CLIENT SIGNATURE:
 Dirk Bester

ARCHITECT SIGNATURE:
 Dirk Bester

DATE:
 30/1/2020

PROPERTY DESCRIPTION:
 The Remainder of Farm Ammandale No 537, Stellenbosch

PROJECT DESCRIPTION:
 SDP - New Proposed Building

SHEET DESCRIPTION:
 SDP - First Storey Plan

SCALE:
 as indicated

DRAWN BY:
 cduh

CLIENT SIGNATURE:
 Dirk Bester

ARCHITECT SIGNATURE:
 Dirk Bester

DATE:
 30/1/2020

PROJECT NUMBER:
 19-02-2019

PROJECT STATUS:
 Design - Massing

PROPERTY DESCRIPTION:
 The Remainder of Farm Ammandale No 537, Stellenbosch

PROJECT DESCRIPTION:
 SDP - New Proposed Building

SHEET DESCRIPTION:
 SDP - First Storey Plan

SCALE:
 as indicated

DRAWN BY:
 cduh

CLIENT SIGNATURE:
 Dirk Bester

ARCHITECT SIGNATURE:
 Dirk Bester

DATE:
 30/1/2020

PROJECT NUMBER:
 19-02-2019

PROJECT STATUS:
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 SDP - New Proposed Building

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 SDP - First Storey Plan

SCALE:
 as indicated

DRAWN BY:
 cduh

CLIENT SIGNATURE:
 Dirk Bester

ARCHITECT SIGNATURE:
 Dirk Bester

DATE:
 30/1/2020

PROJECT NUMBER:
 19-02-2019

PROJECT STATUS:
 Design - Massing



STELLENBOSCH MUNICIPALITY

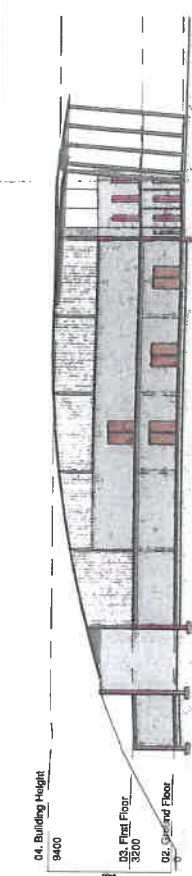
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX K.

MUNICIPAL MANAGER

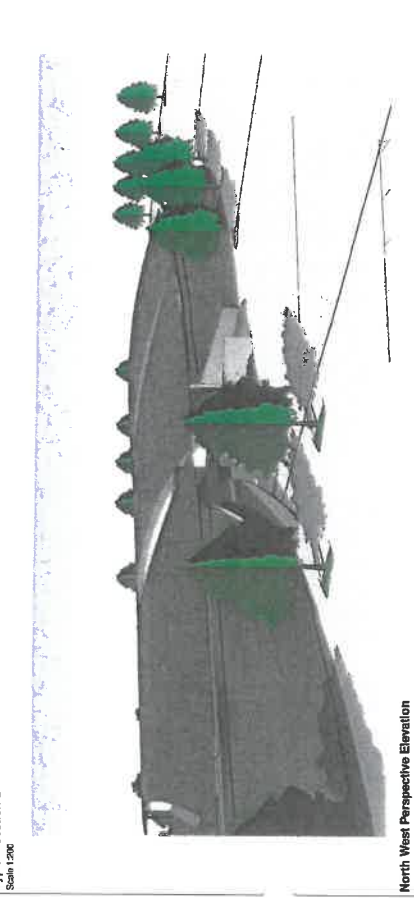
30/1/2020

DATE

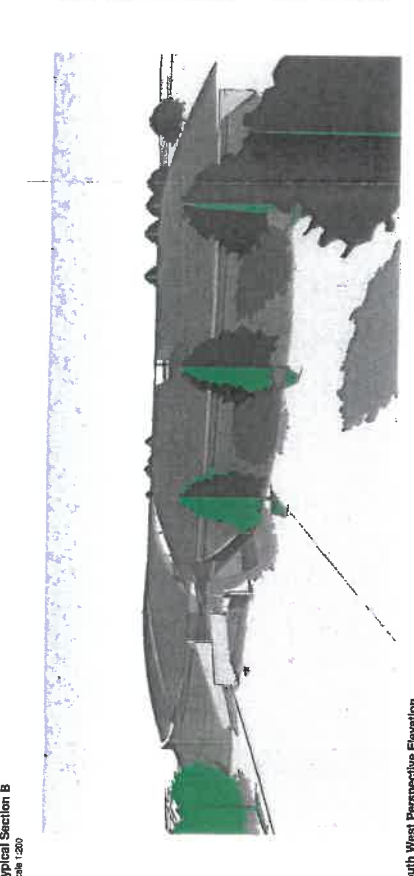
ALL DIMENSIONS AND CONSTRUCTION ARE TO BE CONFIRMED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE NATIONAL DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND METEOROLOGY (DDEMA). THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE NATIONAL DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND METEOROLOGY (DDEMA). THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE NATIONAL DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND METEOROLOGY (DDEMA).



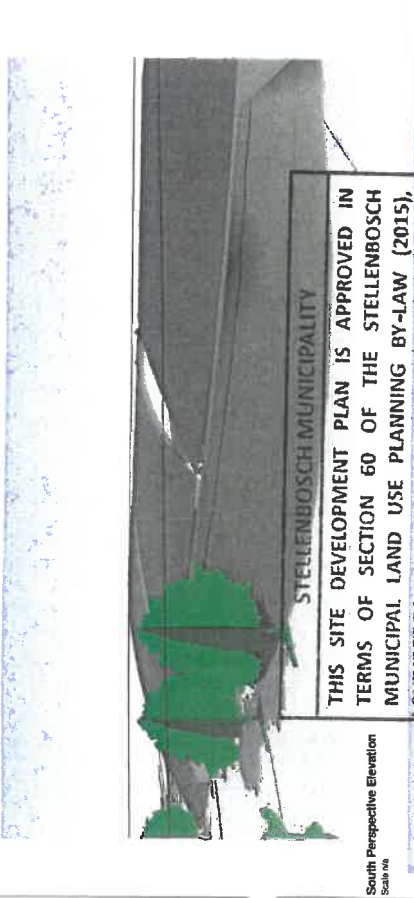
Typical Section B
Scale 1:200



North West Perspective Elevation
Scale 1/8



South West Perspective Elevation
Scale 1/8



South Perspective Elevation
Scale 1/8



North East Perspective Elevation
Scale 1/8



West Perspective Elevation
Scale 1/8

Typical Section B
Scale 1:200

Typical Section B
Scale 1:200

DEVELOPMENT DATA

Ground Floor Level	100,000
First Floor Level	103,200
Site Area	5,37 Hk
Proposed Buildings:	
Ground Floor	2544,24 sqm
First Floor	2500,00 sqm
Total	5044,24 sqm
Floor Levels:	
- Open Floor	2442,00 sqm
Total	2442,00 sqm
Ground Treads for Proposed Building	310,00 sqm
Coverage for Proposed Building	5551,00 sqm
Building Lines:	
- Building Lines	521 From Bonhe River
	105 Met 7000 Lite
PROPOSED BUILDING HEIGHTS	
Maximum Building Height	8,40 m
Minimum Building Height	3,00 m
Height Restrictions:	A green parking area for every 25 sqm
Parking:	285
BUILDING CLASSIFICATION: CLASS 1/3000, RISK 1	
Occupancy:	A1 - Entertainment and Public Assembly
CONSENT USE:	Township Facilities for Wine Tasting / Sales / Culture, Art Tourism and Administration Offices with a height of 4,2000m.



dirk bester b arch
ernold clover b arch
architecture

17 viccentini street
stellenbosch
7201
072 591 2815
info@dbarchitects.com
ernold@dbarchitects.com

Property description
The Remainder of Farm Annandale No 537, Stellenbosch

Project description
SDP - New Proposed Building

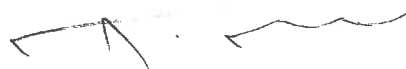
Sheet description
Typical Sections, 3D Elevations Perspectives

Scale	as indicated
Drawn by	Author
Architect Signature	Dik Beester
Client Signature	AVC 2019
Project number	19-02-04
Sheet number	Design - Massing

APPENDIX 4

**APPROVAL OF SITE DEVELOPMENT PLAN:
REMAINDER FARM NO. 537, STELLENBOSCH
DIVISION**

PREVIOUS APPROVAL

A handwritten signature or scribble consisting of several connected, wavy lines, possibly representing a name or initials.



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

10

Navrae / Enquiries	O Peters / U Von Molendorff
U verwysing / Your ref.	-
Ons verwysing / Our Ref .	Farm 537, Stellenbosch
Datum / Date	2009-08-18
Telefoon / Telephone	021-808 8645 / 8682
Faks / Fax	021-808 8651

REGISTERED POST

P Mons Planning & Development Services
 59 Acasia Street
 Heldervue
 Somerset West
 7130

Sir

APPLICATION FOR CONSENT USE ON FARM 537, STELLENBOSCH

Your application in the above regard, refers. This letter replaces my letter dated 20 July 2009.

The Planning and Development Services Committe at a meeting held on 23 June 2009 resolved as follows:

- (a) That in terms of Regulation 4.7 of the Scheme Regulations in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and promulgated by PN 1048/1988 the application for a **Consent Use** for tourist facilities for wine tasting/sales/cuisine, art tourism and administration offices with a footprint of ±2800m², be approved subject to the conditions in APPENDIX 1 attached to this report.

Yours faithfully

for DIRECTOR: PLANNING AND DEVELOPMENT SERVICES

[Handwritten signature]
18/8/2009

APPENDIX 1

FILE NO: 537S

In this approval document:

"Council" means the Stellenbosch Municipality

"The owner" means the registered owner of the property.

"The site " means FARM 537 STELLENBOSCH


"Scheme regulation" has the meaning assigned thereto by Ordinance 15 of 1985


EXTENT OF APPROVALS:

1. CONSENT USE

To permit a two storey building to be used as a wine tasting/sales/cuisine, art, tourism and administration offices ($\pm 2800\text{m}^2$) on the property.

2. CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE 15 OF 1985 IN RESPECT OF THE PROPERTY CONCERNED:

- 2.1 Prior to building plan approval, the developer shall submit a Site Development Plan (SDP) to Council for consideration and such SDP shall include:
- Detailed elevations of all structures, access and parking layout including loading areas, any proposed signage, colour schemes of all structures and the proposed land uses per building.
- 2.2 No further extensions of any facility will be allowed without the approval of Council.
- 2.3 All outside lighting, if needed should be done in such a way that it will have the minimum impact on the environment and the views from the surrounding properties and roads.
- 2.4 That sufficient landscaping be implemented to screen or soften any visual impact of the existing and proposed buildings and parking area from the surrounding properties and roads.
- 2.5 Building plans for the proposed building work must be submitted to this Council for approval prior to the commencement of any building work.
- 2.6 The conditions imposed by Eskom shall be adhered to:
- Eskom must at all times have unrestricted access to the property to enable maintenance to existing installations.
 - Should it be necessary to move or support any of the services, at least 3 months notice in writing is required and the costs will be for the account of the Developer / Applicant.
- 

-
- Eskom's right on the properties not to be affected.
 - All services indicated on included drawing to be verified on site.
 - No trees or any structure to be planted or built under / close to existing Eskom Overhead lines without prior consent from Eskom.
 - Compliance with the Occupational Health and Safety Act (Act No 85 of 1993).
- 2.7 The conditions imposed by the **Department of Water Affairs & Forestry** contained in Appendix 15 shall be adhered to.
- 2.8 The conditions imposed by the **Department of Environmental Affairs and Development Planning (Western Cape)** contained in their Environmental Authorisation dated 2009-05-15 (Appendix 9) shall be adhered to.
- 2.9 The conditions imposed by **Heritage Western Cape** shall be adhered to:
- The height of the building to be reduced to 12m;
 - A landscape plan be prepared to mitigate the impact of the parking by softening and screening the parking area, and by dividing it into primary parking closer to the building and soft-landscaped, informal "overflow" parking closer to the road.
- 2.10 The conditions imposed by the **District Roads Engineer** shall be adhered to:
- The necessary servitude right of way are registered.
 - All site development drawings must be submitted to this Branch for approval before any construction activities may commence. Relevant drawings must conform to Africon Consulting Engineers' letter 82120\COR\06\SB dated 16 February 2009.
 - A written undertaking from the developer to abide by the requirements of the Provincial Road Authority, As per Africon Consulting Engineers' letter mentioned above.
- 2.11 The conditions imposed by the **Cape Winelands District Municipality: Environmental Health** shall be adhered to:
- All sewerage and water requirements must be disposed of in such a manner that it will not pose a nuisance.
 - The applicant must apply to the Stellenbosch Municipality for refuse removal.
 - If food is prepared on the premises and sold to the public, the owner shall apply to the Stellenbosch Municipality for the necessary license as well as for a compliance certificate in terms of the regulations applicable to general hygiene requirements for food premises and the conveying of food, R918 of 1999, with the Cape Winelands District Municipality.
 - All food preparation and handling premises shall comply with the requirements of R918 with regard to food premises.
 - An adequate supply of drinking water shall be provided.
 - In the event where any noise generating activity will be conducted on the premises, the onus lies with the owner to ensure that the necessary noise evaluation is carried out and that the results are submitted to the Cape
- 

Winelands District Municipality (SANS 10103 of 2003 and Environmental Conservation Act, 1989 shall serve as guidelines).

- All washing water from the kitchen should go through a grease trap before entering into the sewer system.

- 2.12 The conditions imposed by the **Director: Technical Services** shall be adhered to:

Water supply:

- The bulk water supply from the Jamestown reservoir is approved in principle. Detail engineering drawings has to be submitted for approval.

Waste Water and Sewerage

- The proposed sewage pump station and pip line is approved in principle. Detail engineering drawings has to be submitted for approval.

Solid Waste

- The Refuse has to be stored in a building designed for the storage of refuse in 240l bins. The solid waste must be removed from the site to a legal solid waste disposal site in accordance with the requirements of section 20 of the Environmental Conservation Act, 1989 (Act 73 of 1989).

- 2.13 That Council reserves the right to impose further conditions if needed.

APPENDIX 5

**APPROVAL OF SITE DEVELOPMENT PLAN:
REMAINDER FARM NO. 537, STELLENBOSCH
DIVISION**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**

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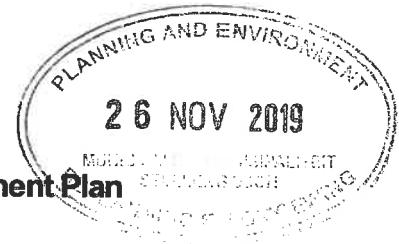


STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INGENIEURSDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag N Katts
From ▫ Van: Colin Taylor (Development)
Date ▫ Datum: 25/11/2019
Our Ref ▫ Ons Verw: Civil Lu 1901
Re ▫ Insake: Farm 537 Stellenbosch: Site Development Plan



The application is for the following items:

- i. Approval of a Site Development Plan to comply with condition 2.1 as stipulated in Council's letter of approval, dated 18 August 2009, to allow the construction of a tourist facility building (wine tasting, sales, cuisine, art tourism and administration offices) on Farm No. 537, Stellenbosch Division

Comments from the Transport, Roads and Stormwater, Water Services, Traffic Engineering and Development Departments will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

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

1. Water

- 1.1 The proposed development may not exceed the existing water supply allocation of 15 kl/day (Not currently used, as water supply is via boreholes and storage tanks). No development leading to usage beyond the aforementioned allocation is allowed without further application.
- 1.2 The existing water connection to Farm 537 must be utilized. The arrangement for the water connection of both farms 1537 and Remainder 537 must be reflected in their respective title deeds.
- 1.3 The quality of the water stored and distributed by the owner has to comply with SANS 241 Drinking Water Quality Standards. Current proof of compliance must be available on request.

2. Waste Water and Sewage

- 2.1 No new septic tanks and soak-aways are permitted to be built.
- 2.2 Use of existing septic tanks to collect and treat sewage generated by the proposed development is not allowed.
- 2.3 The sewer system of the development must connect to the existing pump station situated on Farm 1537.
- 2.4 The arrangement for the sewer connection of both farms 1537 and Remainder 537 must be reflected in their respective title deeds.

- 2.5 Due to the proposed craft beer microbrewery and cidery and associated wastewater discharge, an agreement is to be signed with the municipality for the discharge of industrial effluent into sewer system. Details of any treatment processes to be provided at building plan approval stage and any proposal must be to the satisfaction of the municipality. Contact Mr Bradley Dyers (t) 021 808 8267; email: bradley.dyers@stellenbosch.gov.za in this regard.
- 2.6 The proposed development may not exceed the existing sewerage allocation of 15 kl/day (usage including proposed development = 7kl/day). No development leading to usage beyond the aforementioned allocation is allowed without further application.

3. Roads

- 3.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 3.2 All the conditions set by the District Roads Engineer will be applicable.
- 3.3 Parking requirements must be in accordance with applicable zoning scheme regulations.

4. Development Charges (DCs)

- 4.1 Based on the information provided in application the Development Charges payable by the developer is R 4 019 675.43 (Vat incl.) as per attached Development Charges Calculation.
- 4.2 Water and Sewer allocation have already been obtained and therefore development charges are not applicable to these services.
- 4.3 The DC's were calculated for the 2019/2020 financial year. If the account is paid after 30 June 2020 it has to be recalculated using the then applicable tariffs.
- 4.4 DCs are payable prior to the erf or portion thereof being put to the approved use or building plan approval which ever come first.
- 4.5 Development Charges can be recalculated at building plan stage. *13/12/20*

[Handwritten signature]

COLIN TAYLOR

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\1901 (CT) Farm 537, Stellenbosch (Annandale Route 44 Market)\1901 - Farm 537, Stellenbosch.doc

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Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Tuesday, 26-Nov-2019
Financial Year	2019-20
Erf Location	Stellenbosch Town
Erf No	537
Erf Size (m ²)	
Suburb	Root 44 - Audacia
Applicant	Dexcan Development Trust
Approved Building Plan No.	Total floor area of buildings to be built is 5252 m ² according to the SDP- New Proposed Building Project No. 19-02 by DB Architects

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	ha°C	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	kl/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	21,008	18,382	0,420		2,101	472,68	472,7	
Total Development Charges before Deductions					R 107 610,15	R 3 312 259,58	R 75 500,20	R 3 495 369,94
Total Deductions								
Total Payable (excluding VAT)					R 107 610,15	R 3 312 259,58	R 75 500,20	R 3 495 369,94
VAT					R 16 141,52	R 496 838,94	R 11 325,03	R 524 305,49
Total Payable (including VAT)					R 123 751,67	R 3 809 098,52	R 86 825,23	R 4 019 675,43

APPLICANT INFORMATION

Application Processed by:	Colin Taylor
Signature	
Date	As Above
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Water	Sewer	Storm-water	Development Charge (excl VAT)		Total
		area (m2)	du/m ² GLA m ²	du/ha % GLA	area (m2)					du/ha % GLA	Solid-Waste	
Infrastructure Type applicable? (yes/no)												
Residential	Single Residential >1000m2	du m2 GLA m2		du/ha % GLA		du m2 GLA m2				R	R	R
	Single Residential >500m2	du		0		0				R	R	R
	Single Residential >250m2	du		0		0				R	R	R
	Single Residential <250m2	du		0		0				R	R	R
	Less Formal Residential >250m2	du		0		0				R	R	R
	Less Formal Residential <250m2	du		0		0				R	R	R
	Group Residential >250m2	du		0		0				R	R	R
	Group Residential <250m2	du		0		0				R	R	R
	Medium Density Residential >250m2	du		0		0				R	R	R
	Medium Density Residential <250m2	du		0		0				R	R	R
	High Density Residential - flats	du		0		0				R	R	R
	High Density Residential - student rooms	du		0		0				R	R	R
Commercial	Local Business - office	m2 GLA		0%		0				R	R	R
	Local Business - retail	m2 GLA	5 252	0%		5 252				R	R	R
	General Business - office	m2 GLA		0%		0				R	R	R
	General Business - retail	m2 GLA		0%		0				R	R	R
	Community	m2 GLA		0%		0				R	R	R
	Educational	m2 GLA		0%		0				R	R	R
	Light Industrial	m2 GLA		0%		0				R	R	R
	General Industrial - light	m2 GLA		0%		0				R	R	R
	General Industrial - heavy	m2 GLA		0%		0				R	R	R
	Noxious Industrial - heavy	m2 GLA		0%		0				R	R	R
	Resort	m2 GLA		0%		0				R	R	R
	Public Open Space	m2		0%		0				R	R	R
Private Open Space	m2		0%		0				R	R	R	
Natural Environment	m2		0%		0				R	R	R	
Utility Services	m2 GLA		0%		0				R	R	R	
Public Roads and Parking	m2		0%		0				R	R	R	
Transport Facility	m2		0%		0				R	R	R	
Limited Use										R	R	R
To be calculated based on equivalent demands												
Special												
*** displays red if not equal to existing area												

Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities
NO	NO	NO	YES	YES	YES
R0.00	R0.00	R0.00	R107 610.15	R3 312 259.58	R75 500.20
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
R0.00	R0.00	R0.00	R0.00	R0.00	R0.00
R0.00	R0.00	R0.00	R107 610.15	R3 312 259.58	R75 500.20
R0.00	R0.00	R0.00	R16 141.52	R496 838.94	R11 325.03
R0.00	R0.00	R0.00	R123 751.67	R3 809 098.52	R86 825.23
Total					
					R3 495 369.94
					R524 305.49
					R4 019 675.43

* Complete yellow/green cells.
 ** du = dwelling unit, GLA=Gross leasable area.
 Total Development Charges before Deductions
 % Deductions per service (%)
 % Deductions per service (amount)
 Additional Deduction per service - from Service Agreement (sum)
 Sub Total after Deductions (excluding VAT)
 VAT
 Total



MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag U von Molendorff
From ▫ Van: Tyrone King (Development Services)
Date ▫ Datum: 24 Jan 2018
Our Ref ▫ Ons Verw: Farm 537, Stellenbosch
Re ▫ Insake: Consent Use (Root 44 tourist market, Building line departure and temporary departure (functions out of market trading hours))

Details, specifications and information reflected in the following documentation refers:

- Application i.t.o. Stellenbosch Municipality Land Use Planning By-law, dated 17 August 2017;
- SDP by Stander Orchard Architects (undated), included in the application letter dated 1 Nov 2017 by Peter Mons;
- Engineering Services reports dated 8 Nov 2011 and 7 Aug 2017, by Bart Senekal Civil and Structural Engineers.
- Traffic Statement dated 2 Aug 2017, by Aurecon.

The application is recommended for approval subject to the following conditions (refer to **Annexure A**) for water and sewer layout:

1. The sewer system of the development must connect to the existing pump station situated on Farm 1537.
2. The arrangement for the sewer connection of both farms 1537 and Remainder 537 must be reflected in their respective title deeds.

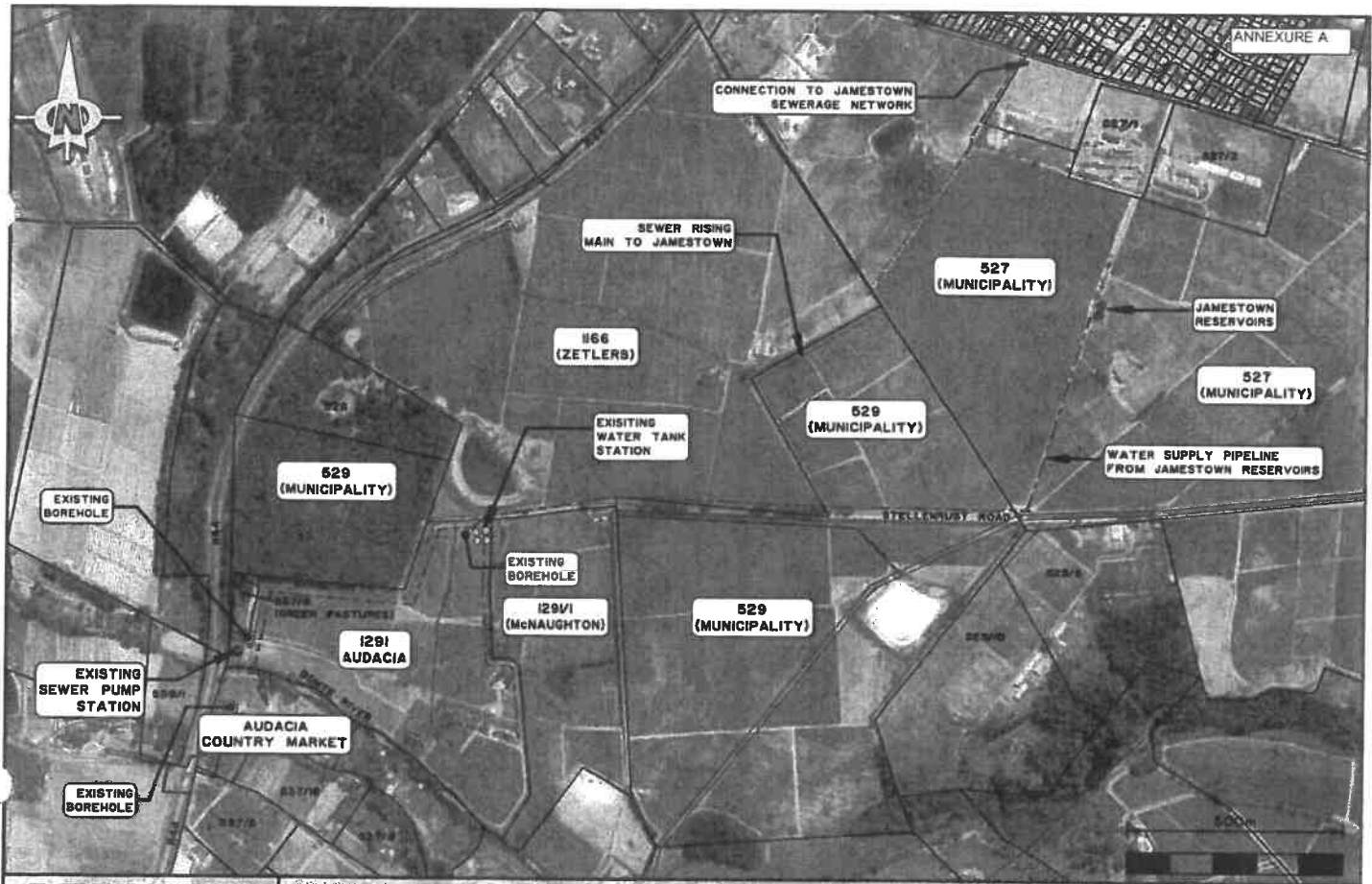
3. Due to the proposed craft beer microbrewery and cidery and associated wastewater discharge, an agreement is to be signed with the municipality for the discharge of industrial effluent into sewer system. Details of any treatment processes to be provided at building plan approval stage and any proposal must be to the satisfaction of the municipality. Contact Mr Bradley Dyers (t) 021 808 8267; email: bradley.dyers@stellenbosch.gov.za in this regard.
4. The existing water connection to Farm 537 must be utilized. The arrangement for the water connection of both farms 1537 and Remainder 537 must be reflected in their respective title deeds.
5. According to the engineering services report, the proposed development will operate within the existing water and sewer allocation. No development leading to usage beyond these allocations is allowed without further application:
 - a. Water Supply allocation: 15 kl/day (Not currently used, as water supply is via boreholes and storage tanks)
 - b. Sewerage allocation: 15 kl/day (usage including proposed development = 7kl/day)
6. Comments from Traffic Engineering Department:
 - a. Parking requirements must be in accordance with applicable zoning scheme regulations
 - b. Application must be circulated to District Road Engineer – Paarl for comment and approval.
7. Development Charges: The Development Charges (DCs) are attached as **Annexure B**. Water and Sewer allocations have already been obtained and therefore development charges are not applicable to these services.
 - a. The DC's were calculated by using the 2017/2018 tariff structure. If DC's are paid after 30 June 2018 it will have to be recalculated by using the tariff structure applicable at date of payment.
 - b. The appropriate DC's are payable before building plan approval.



TYRONE KING
HEAD: DEVELOPMENT SERVICES (ENGINEERING SERVICES)

W:\AAUSERS\Tyrone\DS\Dev Applications\1577 - Farm 537 (Audacia, Root 44)\1577 - Farm 537 (Audacia, Root 44).doc





B **BART SENKAL INC.**
 Civil & Structural Consulting
 Engineers
 10 BARK HILL
 STELLENBOSCH
 7600
 TEL: 021 887 8700 FAX: 021 887 6517 ©

AUDACIA COUNTRY MARKET ON FARM 537, STELLENBOSCH

WATER SUPPLY AND SEWERAGE

Drawing No.
1186/4E

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	
Date	Wednesday, 24/Jan/2018
Financial Year	
Erf Location	
Erf No	537
Erf Size (m ²)	
Suburb	Root 44 - Audacia
Applicant	
Approved Building Plan No.	Page 48 of 50 of application: total footprint area of buildings to be 2800m ² .

SUMMARY OF DC CALCULATION

Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	11,200	9,800	0,224	1,120	252,00	252,0	
Total Development Charges before Deductions			R 33 490.15	R 52 217.89	R 1 607 275.83	R 36 636.52	R 1 729 620.38
Total Deductions							
Total Payable (excluding VAT)			R 33 490.15	R 52 217.89	R 1 607 275.83	R 36 636.52	R 1 729 620.38
VAT			R 4 688.62	R 7 310.50	R 225 018.62	R 5 129.11	R 242 146.85
Total Payable (including VAT)			R 38 178.77	R 59 528.39	R 1 832 294.44	R 41 765.63	R 1 971 767.24

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	
Date	24 Jan 2018
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

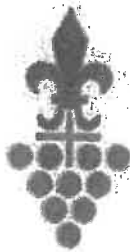
Land Use Category	Unit Type	Existing Usage	Proposed New Usage	Increased Usage	Development Charges (incl. VAT)						Total											
					Water	Sansew	Stormwater	Solid Waste	Roads	Community Facilities												
Infrastructure Type applicable? (yes/no)					no	no	yes	yes	yes	yes												
	du	area (m2)	du/ha	du/ha	du	du/ha	du	du/ha	du	du/ha	du											
	m2 GLA	m2	% GLA	% GLA	area (m2)	m2 GLA	% GLA	% GLA	m2 GLA	m2	m2											
Residential	Single Residential >1000m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential >500m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential >250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Single Residential <250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Less Formal Residential >250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Less Formal Residential <250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Group Residential >250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Group Residential <250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Medium Density Residential >250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Medium Density Residential <250m2	du	0	0	0	0	0	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Commercial	Local Business - office	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Local Business - retail	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Business - office	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Business - retail	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Community	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Education	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Light Industrial	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Industrial - light	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	General Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Noxious Industrial - heavy	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
Other	Resort	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Public Open Space	m2	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Private Open Space	m2	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Natural Environment	m2	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Utility Services	m2 GLA	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Public Roads and Parking	m2	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Transport Facility	m2	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Limited Use	m2	0%	0%	0%	0%	0%	R	-	R	-	R	-	R	-	R	-	R	-	R	-	
	Specialist																					
		to be calculated																				
	based on equivalent demands																					

* Complete yellow/green cells.

** du is dwelling unit, GLA is gross leasable area.

*** display red if not equal to existing area

Total Development Charges before Deductions	R0.00	R0.00	R33 490.15	R52 217.89	R1 607 275.83	R6 636.52	R1 729 620.31
% Deductions per service (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% Deductions per service (amount)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Additional Deduction per service - from Service Agreement (sum)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
% Total after Deductions (excluding VAT)	R0.00	R0.00	R33 490.15	R52 217.89	R1 607 275.83	R6 636.52	R1 729 620.31
	R0.00	R0.00	R4 688.67	R7 310.50	R225 018.72	5 129.11	R242 146.85
	R0.00	R0.00	R38 178.77	R59 528.39	R1 832 294.44	41 765.63	R1 971 767.24



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

☎ 021-8086208
☎ 021-8086215

Department: Civil Engineering Services
Departement: Siviele Ingenieursdienste

epos/email:
Anics@stellenbosch.org

Ref: 16/1/6/2

(Mr A Smith)

25 June 2008

Bart Senekal ING
PO Box 1196
STELLENBOSCH
7600

Fax no 021-887 6547

Attention: Lucas Louw

AVAILABILITY OF WATER AND SANITATION SERVICES TO PROPOSED DEVELOPMENT ON REM. OF FARM ANNANDALE NO 537, STELLENBOSCH

Your letter ref 1186/A3 dated 10 June 2008.

1. Sewerage system and Waste Water Treatment capacity

The Jamestown sewerage system flows via the Jamestown, Techno-Park and Die Boord pump stations, to the Stellenbosch Waste Water Treatment Works (WWTW).

The master plan requires a future gravity network extension in a westerly direction towards Stellenbosch WWTW.

For the proposed development's runoff of 15Kl/day, sufficient capacity is available in the existing sewer system and treatment of waste water. Council reserves the right to divert the flow to any future system.

Normal development contribution will be applicable and the developer is responsible for the costs of the connection.

2. Water supply

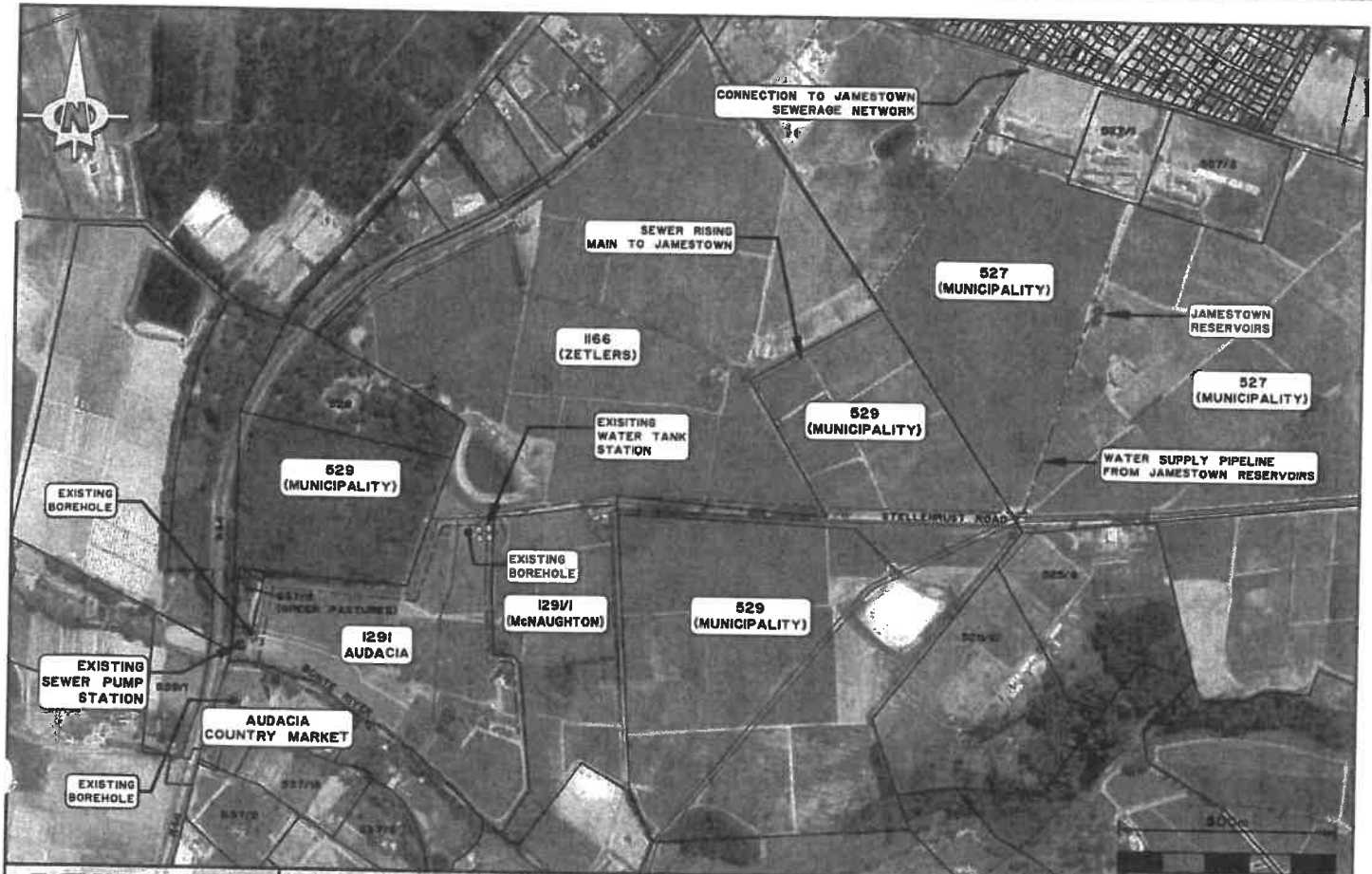
Water demand of 15Kl/day is available from the Jamestown reservoir.

Normal development contributions will be applicable.

The developer is responsible for costs of the connection.

Yours faithfully

K Ketterer
Director: Civil Engineering Services



B BART GENEKAL INC.
 Civil & Structural Consulting
 Bagshaws
 PO BOX 1001
 STELLENBOSCH
 7800
 TEL: 021 853 8710 FAX: 021 857 8517

AUDACIA COUNTRY MARKET ON FARM 537, STELLENBOSCH
WATER SUPPLY AND SEWERAGE

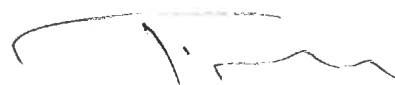
Drawn by:
1186/4E

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APPENDIX 6

**APPROVAL OF SITE DEVELOPMENT PLAN:
REMAINDER FARM NO. 537, STELLENBOSCH
DIVISION**

**COMMENT FROM THE DEPARTMENT OF
TRANSPORT & PUBLIC WORKS**

A handwritten signature in black ink, appearing to be a stylized name or set of initials, located at the bottom center of the page.

7

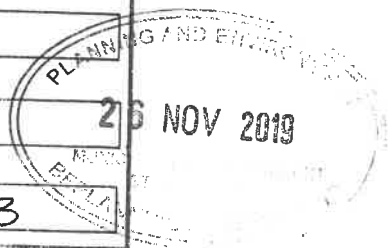


ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 19/9/6/1-25/249 (Job 16840)
ENQUIRIES: Ms GD Swanepoel
DATE: 26 November 2019

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Form with fields: FILE NR, SCAN NR (F 5375), COLLABORATOR NR (670633)



Attention: Mr U von Molendijk

Dear Sir


FARM 537, STELLENBOSCH: MAIN ROAD 27 AND DIVISIONAL ROAD 1050: COMPLIANCE WITH MUNICIPAL CONDITIONS OF APPROVAL

- 1. The following refer:
1.1. Your letter LU/10007 dated 18 September 2019;
1.2. Your letter LU/6601 to Du Plessis Hofmeyer Malan Attorneys dated 19 August 2019;
1.3. This Branch's letter 16/9/6/1-25/249 (Job 16840) to Peter Mons Planning dated 21 May 2018;
1.4. Servitude Plan No. 31 Rev2 prepared by David Hellig and Abrahamse Professional Land Surveyors dated July 2016;
1.5. This Branch's letter 13/3/5/1-25/58 (Job 16840) dated 26 February 2009 and
1.6. The letter 82120\COR\06\SB from Africon (now Aurecon) 19 February 2009.
2. This application entails the request for the approval of the Site Development Plan in terms of Condition 2.1 as stipulated in your letter of approval dated 18 August 2009.
3. In this Branch's letter 13/3/5/1-25/58 (Job 16840) dated 26 February 2009 the following conditions were listed:
3.1. The necessary right of way servitudes is registered;

Handwritten signature

- 3.2. All site development drawings must be submitted to this Branch for approval before any construction activities may commence. Relevant drawings must conform to Africon's letter mention in Paragraph 1.6 above and
- 3.3. A written undertaking from the developer to abide by the requirements of the Provincial Road Authority, as per Africon's letter mentioned in Paragraph 1.6 above.
4. In the Notice of Decision of the Appeal Authority, a condition is listed that the consent use for tourist facility in the form of a tourist market be granted for a period of 2 years or until the occupation certificate for the wine emporium is issued by the Municipality, whichever is the latter date. Should any additional buildings be planned, normal approval process be followed.
5. Herewith this Branch confirms that all the conditions listed in our letter 13/3/5/1-25/58(Job 16840) dated 26 February 2009 has been adhered to.
6. This Branch offers no objection to the proposed Site Development Plan as presented on Drawing No. 19-02-00 prepared by DB architects subject to the following conditions:
 - 6.1. This Branch be informed when the occupation certificate for the wine emporium is issued;
 - 6.2. A traffic management plan be prepared to accommodate the Route 44 tourist market while the construction of the wine emporium is taking place to ensure that adequate and safe parking will always be provided;
 - 6.3. Under no circumstances will parking be allowed within the road reserve of Main Road 27 and Divisional Road 1050;
 - 6.4. Any extension of the new facility once completed must be approved by this Branch subject to a Traffic Impact Assessment being submitted and
 - 6.5. That all the conditions listed in our letter 16/9/6/1-25/249 (Job 16840) to Peter Mons Planning dated 21 May 2018 be adhered to.
7. A huge concern to this Branch is the illegal parking in the road reserve of both Main Road 27 and Divisional Road 1050. We urge you to provide law enforcement to ensure that this does not happen.
8. Please note that once approved the R44 road safety upgrades will be implemented at the Main Road 27/Divisional Road 1050 intersection that may have an impact on the access to Farm 537 depending on the type of interchange to be constructed.

Yours faithfully



S CARSTENS

For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT



ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
2. Aurecon
Attention: Mr J Conradie (e-mail: johanb@itsglobal.co.za)
3. Henk Jansen van Rensburg Attorney
Attention: Mr H Jansen van Rensburg (e-mail: henk@hvrattorneys.co.za)
4. Mr SW Carstens (e-mail)
5. Mr H Thompson (e-mail)
6. Mr E Burger (e-mail)
7. Mr B du Preez (e-mail)

