



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11204

Our File Reference Number: Erf 151, Raithby (Erven 398 & 406)

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR AMENDMENT OF CONDITION OF APPROVAL AND REMOVAL OF THE RESTRICTIVE TITLE DEED CONDITIONS: ERF 151, WINELANDS VILLAGE, RAITHBY

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following on Erf 151, Raithby:
 - 2.1.1 An **amendment of a condition of approval** (*condition 1 of the approval dated 8 July 2013*) to exclude Erf 398 and Erf 406, Raithby from the Winelands Village Residential Estate (Erf 151, Raithby) as indicated on Plan No. 5128/HOA, Drawn by Diesel & Munns, dated November 2019.
 - 2.1.2 The **removal of the restrictive condition** Clause B.3 as contained in Deed of Transfer No. T27852/2016 pertaining to Erf 398, Raithby and Clause II.B.3 as contained in the Deed of Transfer No. T44320/2015 pertaining to Erf 406, Raithby to enable the owner to transfer the land units without the written consent of the Winelands Village Home Owner's Association.

The condition reads as follows: *"The property may not be transferred without the consent in writing of the Winelands Village Homeowners Association. The registered owners of the property from time to time is automatically a member of the Winelands Village Homeowners Association and will remain a member for the duration of the ownership"*.

BE APPROVED in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

3. **Conditions of approval:**

- a) The approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from council.
- b) 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.
- c) The approval will lapse if not exercised within **5 years** from the date of final notification.
- d) The relevant conditions imposed by council in its approval letter dated 08 July 2013, are still applicable (see **ANNEXURE C**).
- e) The conditions imposed by the **Directorate: Engineering Services** in their memo dated 26 February 2021, attached as **ANNEXURE F**, be adhered to.
- f) The applicant must after the publication of a notice in the Provincial Gazette by the municipality apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition;

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

- a) The subject property does not physically form part of Winelands Village and the removal of the condition will therefore not have a detrimental impact on the development.
- b) The removal of the restrictive title condition will not have a negative impact on the property or the surrounding environment as the application does not entail a change in land use or the addition of more rights to the applicant.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

6. Appeals must be submitted 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. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

7. 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
8. 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.
9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
10. An applicant who lodge 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.

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

12. Kindly note the above decision is suspended, and in the case of any approval, 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

10/11/2021

DATE:

ANNEXURE B

**AMENDMENT OF A CONDITION OF
APPROVAL AND REMOVAL OF THE
RESTRICTIVE CONDITIONS OF THE
TITLE ON ERF 151, WINELANDS
VILLAGE, RAITHBY**

COPY OF TITLE DEED/S

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 406 RAITHBY

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1 640 (ONE THOUSAND SIX HUNDRED AND FOURTY) square metre

registered in the name of:

WINELANDS VILLAGE HOME OWNERS ASSOCIATION NPO

(I) AS REGARDS the figure AByx indicated in Certificate of Consolidated Titel
T27852/2016:

"B. SUBJECT ALWAYS to the condition contained in Deed of Transfer T8608/1902 imposed by JOHANNES WYNAND LOUW HOFMEYR for his benefit and that of his successors in title as the registered owner of the Remainder of Lot 2, portion of the farm "Odendal" in terms of Deed of Transfer T143 dated 7th February 1880, which condition reads as follows:

That the Appearer's Constituent and his Successors in Title in the Ownership of the Remaining Extent shall have the right to make and burn bricks whenever required on the spot, on the land hereby transferred, now used for making bricks and that the Appearer's Constituent and his Successors in Title shall have the right to take the necessary material and to remove the said bricks all free of charge.

(II) AS REGARDS the figure xyCDEF indicated in Certificate of Consolidated Titel T27852/2016:

"B. SUBJECT FURTHER to the following conditions imposed by the Stellenbosch Municipality when approving the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance No 15 of 1985, which reads as follows:

"(3) This property may not be transferred without the consent in writing of the Winelands Village Home Owners Association. The registered owner of the property from time to time is automatically a member of the Winelands Village Home Owners Association and will remain a member for the duration of this ownership.

"C. SUBJECT FURTHER to a perpetual servitude area in favour of Eskom Holdings Soc Ltd Registration Number 2002/01 5527/06 for electric power transmission two (2) metres wide parallel to and along the entire distance of the northern boundary of the property indicated by the line EA on diagram SG 814/2014 attached hereto, to transmit electricity across the property by means of underground cables, in terms of which appear more fully from Notarial Deed of Servitude K905/2014S.

SIGNED AT SOMERSET WEST ON 19 November 2019.



ANNEMARIE VAN VUUREN

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 398 (A PORTION OF ERF 151) RAITHBY

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1 210 (ONE THOUSAND TWO HUNDRED AND TEN) square metre

registered in the name of:

WINELANDS VILLAGE HOME OWNERS ASSOCIATION NPO

AS REGARDS to the entire property as set out in Deed of Transfer T44320/2015:

"B. SUBJECT FURTHER to the following conditions imposed by the Stellenbosch Municipality when approving the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance No 15 of 1985, which reads as follows:

"(3) This property may not be transferred without the consent in writing of the Winelands Village Home Owners Association. The registered owner of the property from time to time is automatically a member of the Winelands Village Home Owners Association and will remain a member for the duration of this ownership.

"C. SUBJECT FURTHER to a perpetual servitude area in favour of Eskom Holdings Soc Ltd Registration Number 2002/015527/06 for electric power transmission two (2) metres wide parallel to and along the entire distance of the northern boundary of the property indicated by the line EA on diagram SG 814/2014 attached hereto, to transmit electricity across the property by means of underground cables, in terms of which appear more fully from Notarial Deed of Servitude K905/2014S.

SIGNED AT SOMERSET WEST ON 19 November 2019.


ANNEMARIE VAN VUUREN

Annexure K – Title Deed Erf 398

62

Pier Blommaert Attorneys
44 Van der Stel Street,
STELLENBOSCH,
7600

Prepared by me

M. M. M.

CONVEYANCER
PIER-BRITA BLOMMAERT

Fee endorsement		Amount	Office fee
Purchase price	R. 1,100		R. 35,00
Mortgage capital premium	R. _____		R. _____
Reason for exemption	Cat. _____	section _____	Act _____

DATA / CAPTURE
2015 -08- 19
PUMELELA MNAMATI

DEED OF TRANSFER

T 000044320 / 2015

DATA / VERIFY
19 AUG 2015

BE IT HEREBY MADE KNOWN THAT

JACOBUS PETRUS VAN ZYL

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at STELLENBOSCH on 30th January 2015 granted to him by

JAN ELIZABETH WATKINSON (FORMERLY VAN ZYL)
Identity Number 490210 0772 186
Unmarried

ZM
or

V

And the appearer declared that his said principal had, on 4 July 2014, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to, and on behalf of:

WINELANDS VILLAGE HOME OWNERS' ASSOCIATION NPO

Its Successors in Title or assigns, in full and free property

ERF 398 (PORTION OF ERF 151) RAITHBY
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1 210 (ONE THOUSAND TWO HUNDRED AND TEN) Square metres

AS WILL APPEAR from the annexed Diagram SG No. 814/2014 and held by Deed of Transfer Number T18142/1987

- A. SUBJECT to the conditions contained in Certificate of Registered Title No T 12541/1953.
- B. SUBJECT FURTHER to the following conditions imposed by the Stellenbosch Municipality when approving of the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance No 15 of 1985, which read as follows:
 - 1. The owner of this land shall, without compensation, allow that main gas pipes, electrical, telephone and television cables and/or wires, main and/or other waterpipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and service pillars be erected thereon, if it is considered necessary by the Council, the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above mentioned, to alter, remove or investigate.
 - 2. The owner of this land shall, without compensation, receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.
 - 3. This property may not be transferred without the consent in writing of the Winelands Village Home Owners' Association. The registered owner of the property from time to time is automatically a member of the Winelands Village Home Owners' Association and will remain a member for the duration of his ownership.

ZM
057

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C. SUBJECT FURTHER to a perpetual servitude area in favour of Eskom Holdings Soc Ltd Registration Number 2002/015527/06 for electric power transmission two (2) metres wide parallel to and along the entire distance of the northern boundary of the property indicated by the line EA on Diagram SG No 814/2014 attached hereto, to transmit electricity across the property by means of underground cables, the terms of which appear more fully from Notarial Deed of Servitude No K 905/2014S.

WHEREFORE the said Appearer, renouncing all right and title which the said
JAN ELIZABETH WATKINSON (FORMERLY VAN ZYL), Unmarried

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same; and that by virtue of these presents, the said

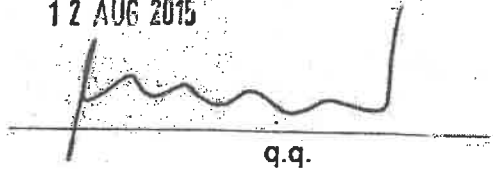
WINELANDS VILLAGE HOME OWNERS' ASSOCIATION NPO

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R 1,00 (ONE RAND).

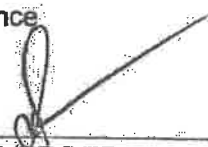
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

12 AUG 2015


q.q.

In my presence


REGISTRAR OF DEEDS

62. PIER BLOMMAERT ATTORNEYS

Prepared by me

Pier Brita Blommaert
 Pier Brita Blommaert
 Conveyancer

Fee endorsement		Office fee
	Amount	
Purchase price/Value	R.....	R. 290.00
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o	
Cat.....	section.....	Act.....

T 000027852 / 2016

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 40 of the Deeds Registries Act, No 47 of 1937, as amended.

WHEREAS

Nauticon Trading and Investments Proprietary Limited
 Registration Number 2011/001046/07

has applied for the issue to the Company of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act, 1937, and

DATA / CAPTURE
 03 JUN 2013
 VAN WYK JENNY

γ

WHEREAS the said Company is the registered owner of

- 1. ERF 405 RAITHBY, in the Municipality and Division of Stellenbosch, Western Cape Province;

HELD by Deed of Transfer No T 000027849 / 2016

(2)

- 2. REMAINDER ERF 397 RAITHBY, in the Municipality and Division of Stellenbosch, Western Cape Province;

HELD by Deed of Transfer No T18379/2015

WHICH HAVE been consolidated into the land hereinafter described;

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that the said

Nauticon Trading and Investments Proprietary Limited
Registration Number 2011/001046/07

Its successors in title or assigns, is the registered owner of

ERF 406 Raithby, in the Municipality and Division of Stellenbosch, Western Cape Province;

IN EXTENT: 1640 ^{one} ~~(one thousand six hundred and forty)~~ ~~(thousand four hundred and sixty)~~ square metres

AS APPEARS from the annexed Diagram S.G. No 1092/2015

I. AS REGARDS the figure AByx on the annexed Diagram S G No.1092/2015

A. SUBJECT to the conditions referred to in Deed of Transfer No. T143/1880 dated 7th February 1880.

B. SUBJECT ALWAYS to the condition contained in Deed of Transfer No. T8608/1902 imposed by JOHANNES WYNAND LOUW HOFMEYR for his benefit and that of his successors in title as the registered owner of the Remainder of Lot 2, portion of the farm 'Odendal' in terms of Deed of Transfer No. T143 dated 7th February 1880, which condition reads as follows

That the Appearer's Constituent and his Successors in Title in the Ownership of the Remaining Extent shall have the right to make and burn bricks whenever required on the spot, on the land hereby transferred, now used for making bricks and that the Appearer's Constituent and his Successors in Title shall have the right to take the necessary material and to remove the said bricks all free of charge.

- II. AS REGARDS the figure xyCDEF on the annexed Diagram S G No 1092/2015
- A. **SUBJECT** to the conditions contained in Certificate of Registered Title No T 12541/1953.
- B. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No T 18379/2015, imposed by the Stellenbosch Municipality when approving of the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance No 15 of 1985, which read as follows:
1. The owner of this land shall, without compensation, allow that main gas pipes, electrical, telephone and television cables and/or wires, main and/or other waterpipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and service pillars be erected thereon, if it is considered necessary by the Council, the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above mentioned, to alter, remove or investigate.
 2. The owner of this land shall, without compensation, receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.
 3. This property may not be transferred without the consent in writing of the Winelands Village Home Owners' Association. The registered owner of the property from time to time is automatically a member of the Winelands Village Home Owners' Association and will remain a member for the duration of his ownership.
- C. **SUBJECT FURTHER** to the ancillary rights, relating to a Powerline Servitude, imposed in favour of Eskom Holdings Soc Limited, Registration Number 2002/015527/06, as contained in the endorsement on Deed of Transfer No T 18142/1987, the terms of which appear more fully from Notarial Deed of Servitude No K 905/2014 S

9.

AND that by virtue of these presents the said transferee, her heirs, executors administrators or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS whereof I, the said Registrar, have subscribed to these presents and have caused the seal of office to be affixed thereto.

THUS DONE AND SIGNED at the Office of the Registrar of Deeds at Cape Town,

on this

day of

19 MAY 2016

2016.



.....
REGISTRAR OF DEEDS

ANNEXURE C

**AMENDMENT OF A CONDITION OF
APPROVAL AND REMOVAL OF THE
RESTRICTIVE CONDITIONS OF THE
TITLE ON ERF 151, WINELANDS
VILLAGE, RAITHBY**

PREVIOUS APPROVAL



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Your Ref:
My Ref: Erf 151, Raithby
Application Nr: LU/

(H Deacon - 8088657)

REGISTERED POST

2013-07-08

J Watkinson
P O Box 539
STELLENBOSCH
7599

Sir/Madam

APPLICATION FOR THE SUBDIVISION OF ERF 151, RAITHBY

With reference to your letter dated 25 June 2012, approval is hereby granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of erf 151, Raithby, into 21 portions and a Remainder Road, to make provision for 18 (eighteen) Residential Zone I properties, 2 (two) Open Space Zone II (Private Open Space) erven, 1 (one) Transport Zone I (Private Road) and a Remainder Road (Public Road), as indicated on the Subdivisional Plan No. 5128/OPS3 dated May 2013 and Phasing Plan dated March 2013, drawn by Diesel & Munnis Inc Professional Land Surveyors, attached as Appendix 4 and 5 respectively.

The approval above is subject to the conditions as set out in the attached Appendix 1 in terms of Section 42(1) of Ordinance 15 of 1985.

In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal Authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee to the amount of R737,00, should be directed to and received by the Municipal Manager, Stellenbosch Municipality, P O Box 17, Stellenbosch, 7599, or if hand delivered, to Town Planning, Ground Floor, Municipal Building, Plein Street, Stellenbosch, within 21 days of the date of registration at the Post Office of this notification letter (with such registration day not included in the appeal

period), provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter.

Please note, appellants are not permitted to canvass the Municipal Manager or members of Council's Appeals Committee before or after the matter is heard.

Kindly note the above Council 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 handwritten signature in black ink, appearing to be 'D. Deane', written in a cursive style.

p. **DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**
RB151108B



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Department: Planning and Economic Development

Department: Beplanning en Ekonomiese Ontwikkeling

APPENDIX 1 FILE NO: ERF 151, RAITHBY.

In this approval document:

"Council" means the Stellenbosch Municipality.

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

"the site" means ERF 151, RAITHBY

"scheme regulation" has the meaning assigned thereto by the Land Use Planning Ordinance (15 of 1985).

EXTENT OF APPROVAL:

The subdivision of Erf 151, Raithby into 21 portions and a Remainder Road, to make provision for 18 (eighteen) Residential Zone 1 properties, 2 (two) Open Space Zone II (Private Open Space) erven, 1 (one) Transport Zone I (Private Road) and a Remainder Road (Public Road), as indicated on the Subdivisional Plan No. 512B/OPS3 dated May 2013 and Phasing Plan date March 2013, drawn by Diesel & Munns Inc Professional Land Surveyors, attached as APPENDIX 4 and 5 respectively.

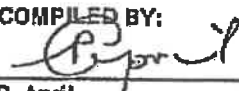
VALIDITY OF APPROVAL:

That the approval for the subdivision shall lapse if not exercised within 5 years from date of final notification.

CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE NO 15 OF 1985:

1. That the approval applies only to the subdivision in question as indicated on APPENDIX 4 & 5 and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
2. That all conditions of approval as stipulated in APPENDIX 3 from the Department of Environmental Affairs & Development Planning (Western Cape Government) for the rezoning and subdivision of Erf 151, Raithby still be adhered to.
3. That all the conditions in APPENDIX 6 from the Municipal Engineering Services and APPENDIX 7 from the Cape Winelands District Municipalities Roads Section be adhered to.
4. That a general plan or erf diagrams of the newly created units be submitted to this Council for clearance and record purposes.
5. That this Council reserves the right to impose further conditions if needed.

COMPILED BY:


P. April
SENIOR TOWN PLANNER

21/06/2013
Date

RECOMMENDED BY:


N. Duze
MANAGER: LAND USE MANAGEMENT

21/06/2013
Date

THE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT HEREBY APPROVES THE ABOVE RECOMMENDATION UNDER DELEGATED AUTHORITY:


B. Davidson
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

25/06/2013
Date



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Your Ref:

My Ref: Erf 151, Raithby
Application Nr: LU/

(H Deacon - 8088657)

REGISTERED POST

2013-08-16

J Watkinson
P O Box 539
STELLENBOSCH
7599

Sir/Madam

APPLICATION FOR THE SUBDIVISION OF ERF 151, RAITHBY

With reference to your letter dated 25 June 2012, approval is hereby granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of erf 151, Raithby, into 21 portions and a Remainder Road, to make provision for 18 (eighteen) Residential Zone I properties, 2 (two) Open Space Zone II (Private Open Space) erven, 1 (one) Transport Zone I (Private Road) and a Remainder Road (Public Road), as indicated on the Subdivisional Plan No. 5128/OPS3 dated May 2013 and Phasing Plan dated March 2013, drawn by Diesel & Munns Inc Professional Land Surveyors, attached as Appendix 4 and 5 respectively.

1. The approval above is subject to the conditions as set out in the attached Appendix 1 in terms of Section 42(1) of Ordinance 15 of 1985.
2. The requirements as stated in the attached regulations 3.5 and 3.6 of the scheme regulations which have been promulgated in terms of section 7(2) of Ordinance 15 of 1985 (PN.1047/1988) must be complied with.
3. Services must be provided to the subdivision in accordance with regulation 39 of the regulations promulgated in terms of section 47(1) of Ordinance 15 of 1985 (PN.1050/1988). In this regard your attention is invited to the Provincial Administration's Circulars LG/PB.15/1986 dated 1986-06-20 and LG/PB.17/1986 dated 1986-07-09.

Your attention is also invited to the following:-

1. Section 26, 27 and 28 of Ordinance 15 of 1985. In terms of section 27(2) this approval lapses within a period of five years from the date of this letter (or such extended period which the Council may approve) if the owner fails to provide the Registrar of Deeds with the documents and information he requires, to meet the requirements of the latter in connection with the cancellation of the existing title conditions, to supply services in

accordance with a condition imposed in terms of section 42(1) in respect of the subdivision and to obtain the registration of at least one fundamental unit.

It must be noted that the Surveyor-General, when he approves the diagrams or general plan of the newly created erven, will endorse on the reverse side of the diagram with a rubberstamp the date and reference number of this approval. The Registrar of Deeds will not register the separate erven until my Council has endorsed the Certificate of registered Title or Power of Attorney.

This endorsement will be given at the submission of proof that the establishment conditions, as stated in this letter, have been complied with. Furthermore the title conditions which were imposed, must be mentioned in the power of Attorney or the Certificate of Registered Title, which document, together with the diagrams, must be submitted to my Council for endorsement.

Yours faithfully



P. MUNICIPAL MANAGER
RB151A16

Endorsements:

The Surveyor-General
Private Bag X 9028
CAPE TOWN
8000

PN 1047/1988

- 1.5 After a subdivision has been approved in terms of section 25(1) of the Ordinance, the person who at any stage is the owner of any land unit which is directly involved with the subdivision, must without compensation:
- 1.5.1 Allows that main gas pipes, electrical, telephones and television cables and/or wires, main and/or other water pipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and services pillars be erected thereon, if it is considered necessary by the Council, in the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above-mentioned, to alter, remove or investigate; and
- 3.5.2 To receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and to provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.
- 1.6 In terms of section 31(2) of the Ordinance the Council may permit a building or structure to be erected on a land unit forming part of a subdivision which has not been confirmed.

PN.1050/1988

Subdivision: Land and Services







39. Whenever an application for the subdivision of land is granted in terms of section 25 of the Ordinance the standard of the services which must be provided in connection with such an application and the distribution of the cost of such services between the developer and the local authority must be in accordance with guidelines which is formulated from time to time by the Chief Director and which will form the conditions to which such subdivision is subject to.

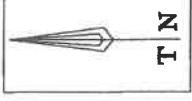
**PROPOSED AMENDMENT OF
THE SUBDIVISION OF ERF 161
RAITHBY**

Situate in the Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

SUBDIVISION PLAN

LEGEND:

-  RESIDENTIAL ZONE I
-  OPEN SPACE ZONE II (PRIVATE OPEN SPACE)
-  TRANSPORT ZONE I (PRIVATE ROAD)
-  HOA ASSOCIATION AREA
-  PROPOSED ENTRANCE
-  POSSIBLE BUILDING PLATFORM



SCALE 1/1 500 (A3)
DATE : MAY 2013
PLAN NO: 5198/OPSS

NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: 3282 (M3564)
- 3) ORIGINAL ZONING: AGRICULTURAL
- 4) ABCDEF-GHIK - ERF 161 RAITHBY
- 5) THE SIZE, POSITION AND SHAPE OF THE BUILDING PLATFORMS TO BE DETERMINED BY THE NDA
- 6) ALL BUILDING PLATFORMS ARE 480m², EXCEPT FOR PORTION 17, WHICH IS 281m²

DIESEL & MUNN'S Inc
PROFESSIONAL LAND SURVEYORS, TOWN AND REGIONAL PLANNERS
REGISTERED WITH THE SURVEYORS BOARD OF SOUTH AFRICA
REGISTERED WITH THE COMPASSIONATE PROFESSIONAL SURVEYORS BOARD
REGISTERED WITH THE SURVEYORS BOARD OF WESTERN CAPE PROVINCE

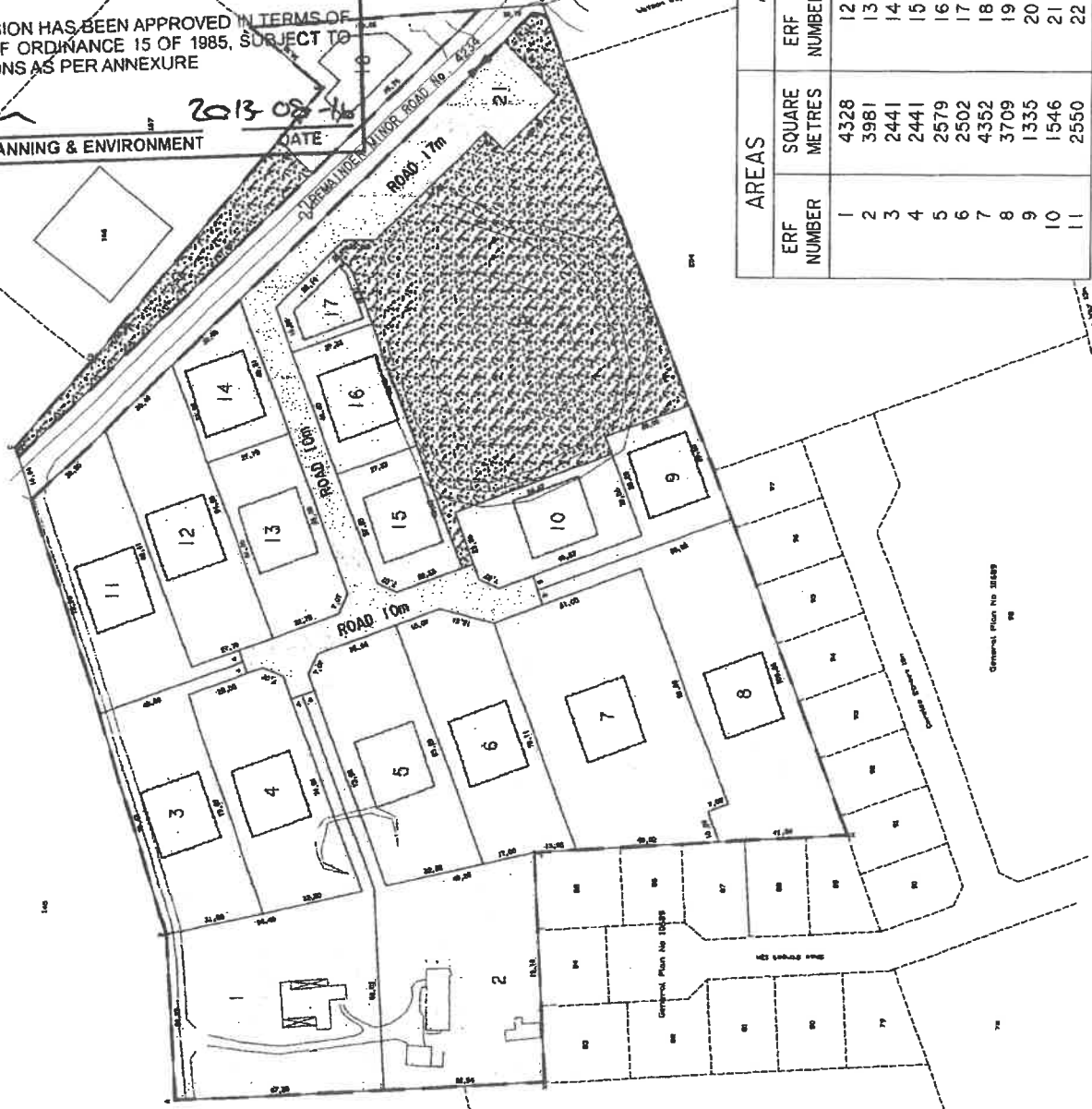
STELLENBOSCH MUNICIPALITY

LAND USE MANAGEMENT

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 25 OF ORDINANCE 15 OF 1985, SUBJECT TO THE CONDITIONS AS PER ANNEXURE

[Signature]
2013-05-14
DIRECTOR, PLANNING & ENVIRONMENT

WINELANDS VILLAGE



ERF NUMBER		SQUARE METRES		ERF NUMBER		SQUARE METRES	
1	4328	12	2464	12	2464	12	2464
2	3981	13	1682	13	1682	13	1682
3	2441	14	1118	14	1118	14	1118
4	2441	15	1158	15	1158	15	1158
5	2579	16	1159	16	1159	16	1159
6	2502	17	584	17	584	17	584
7	4352	18	1630	18	1630	18	1630
8	3709	19	9409	19	9409	19	9409
9	1335	20	1200	20	1200	20	1200
10	1546	21	4140	21	4140	21	4140
11	2550	22	2851	22	2851	22	2851

General Plan No. 31889

WINELANDS VILLAGE

PROPOSED AMENDMENT OF THE SUBDIVISION OF ERF 151 RAITHBY

Situate in the Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

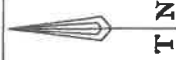
PHASING PLAN

LEGEND:

SCALE 1/1 500 (A3)

DATE: MAR. 2013

PLAN NO: 5128/OPSS



NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: 5282 (M4364)
- 3) ORIGINAL ZONING: AGRICULTURAL
- 4) ABCDEFOLUK - ERF 151 RAITHBY
- 5) PHASING TO START WITH PHASE 1
- 6) PHASING AFTER PHASE 1 MAY CHANGE AS DETERMINED BY THE MARKET



DIESEL & MUNNINGS Inc
PROFESSIONAL LAND SURVEYORS, TOWN AND REGIONAL PLANNERS
REGISTERED WITH THE SURVEYING BOARD OF SOUTH AFRICA
MEMBER OF THE SOUTH AFRICAN ASSOCIATION OF PROFESSIONAL SURVEYORS
MEMBER OF THE SOUTH AFRICAN ASSOCIATION OF TOWN PLANNERS

STELLENBOSCH MUNICIPALITY

LAND USE MANAGEMENT

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 25 OF ORDINANCE 15 OF 1985, SUBJECT TO THE CONDITIONS AS PER ANNEXURE

DIRECTOR: PLANNING & ENVIRONMENT

2013-08-15

DATE: 2013-08-15
PHASE 7

REMAINDER MINOR ROAD No. 4234
ROAD 17m



ERF NUMBER		AREAS	
ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES
1	4328	12	2464
2	3981	13	1682
3	2441	14	1118
4	2441	15	1158
5	2579	16	1159
6	2502	17	584
7	4352	18	1630
8	3709	19	9409
9	1335	20	1200
10	1546	21	4140
11	2550	22	2851



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT
Department: Planning and Economic Development
Department: Beplanning en Ekonomiese Ontwikkeling

APPENDIX 1
FILE NO: ERF 151, RAITHBY.

In this approval document:

"Council" means the Stellenbosch Municipality.

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

"the site" means ERF 151, RAITHBY

"scheme regulation" has the meaning assigned thereto by the Land Use Planning Ordinance (15 of 1985).

EXTENT OF APPROVAL:

The subdivision of Erf 151, Raliby into 21 portions and a Remainder Road, to make provision for 18 (eighteen) Residential Zone I properties, 2 (two) Open Space Zone II (Private Open Space) erven, 1 (one) Transport Zone I (Private Road) and a Remainder Road (Public Road), as indicated on the Subdivisional Plan No. 5128/OPS3 dated May 2013 and Phasing Plan date March 2013, drawn by Diesel & Munns Inc Professional Land Surveyors, attached as **APPENDIX 4** and **5** respectively.

VALIDITY OF APPROVAL:

That the approval for the subdivision shall lapse if not exercised within 5 years from date of final notification.

CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE NO 15 OF 1985:

1. That the approval applies only to the subdivision in question as indicated on **APPENDIX 4 & 5** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
2. That all conditions of approval as stipulated in **APPENDIX 3** from the Department of Environmental Affairs & Development Planning (Western Cape Government) for the rezoning and subdivision of Erf 151, Raliby still be adhered to.
3. That all the conditions in **APPENDIX 6** from the Municipal Engineering Services and **APPENDIX 7** from the Cape Winelands District Municipalities Roads Section be adhered to.
4. That a general plan or erf diagrams of the newly created units be submitted to this Council for clearance and record purposes.
5. That this Council reserves the right to impose further conditions if needed.

COMPILED BY:


P. April
SENIOR TOWN PLANNER

21/06/2013
Date

RECOMMENDED BY:


N. Duze
MANAGER: LAND USE MANAGEMENT

21/06/2013
Date

THE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT HEREBY APPROVES THE ABOVE RECOMMENDATION UNDER DELEGATED AUTHORITY:


B. Davidson
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

25/06/2013
Date



Western Cape
Government
Environmental Affairs and
Development Planning

DIRECTORATE LAND MANAGEMENT: REGION 1

Nathaniel.Jacobs@gowc.gov.za
Tel: +27 21 483 8105 Fax: +27 21 483 5633
1 Darp Street, Cape Town, 8000
www.westerncape.gov.za/eacdp

REFERENCE: E17/2/2/3/AS10/Erf 151, Raithby
ENQUIRIES: NJacobs

Registered Post

Dirk Haffling
PO Box 539
Stellenbosch
7600

APPEAL: REZONING AND SUBDIVISION: ERF 151, RAITHBY

1. Please ignore this Department's previous decision letter dated 5 September 2012.
2. The Competent Authority for the administration of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), has resolved that the appeal against Council's decision to approve the applications for Erf 151, Raithby:
 - 2.1 to rezone the property from Agricultural Zone I to Subdivisional Area, and
 - 2.2 to subdivide the property into 21 portions, namely, 18 single dwellings (Residential Zone I), 2 private open spaces (Open Space Zone II) and 1 private road (Transport Zone I).
- be dismissed, in terms of section 44(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).
3. The approval of the proposed development is subject to the following conditions in terms of section 42 of the Land Use Planning Ordinance (Ordinance 15 of 1985):
 - 3.1 that a revised subdivision plan that facilitates the integration of the subject property with its immediate environs and with a density not exceeding 4.5 units per hectare be submitted to the satisfaction of the Municipal Director Planning and Environment;
 - 3.2 that the applicant submits an electronic copy (shp, dwg, dxf) of the General Plan which was preliminary approved by the Surveyor General. The following must be indicated:
 - 3.2.1 Newly allocated Erf Numbers

- 3.2.2 Co-ordinates
- 3.2.3 Survey Dimensions
- 3.2.4 Street names (If approved by Council)
- 3.3 that no building plans will be approved prior to the submission of an approved General Plan (electronic or hard copy), containing a GP number and signed by the office of the SG;
- 3.4 that street names be written in two of the three official languages of the Province of the Western Cape and that Council is given a copy of the proposed street names for approval;
- 3.5 that all the public places and public streets shall vest in Council in terms of section 28 of The Land Use Planning Ordinance (Ordinance 15 of 1985);
- 3.6 that all the newly created public places and public streets be vested in terms of section 28 of the Land Use Planning Ordinance (Ordinance 15 of 1985) in the Local Authority, be provided with erf numbers (and not indicated as remainders) on the approved SG plan/s or erf diagram whichever is applicable;
- 3.7 that all public places and public streets be transferred to the Local Authority upon transfer of the first unit/erf in the subdivision. All cost for the surveying and transfer of public land in terms of section 28 of the Land Use Planning Ordinance (Ordinance 15 of 1985) will be for the account of the applicant/developer;
- 3.8 the development contribution levies shall be paid by the developer in accordance with the relevant legislation and or determined by Councils Policy;
- 3.9 that plans of the electrical services and such link services as required by the Municipal Director: Development & Infrastructure - Electricity, prepared by a registered professional in terms of ECSA, be submitted to Council for approval;
- 3.10 that the developer submits a landscape plan as well as a boundary wall plan which shall be to the satisfaction of the Municipal Director: Planning and Environment;
- 3.11 that the design guidelines be included into the constitution of the Home Owners Association to ensure that the rural character of the area and aesthetic quality be adhered to;
- 3.12 that a revised architectural plan and aesthetic guidelines, be submitted to council for approval;



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Your Ref:
My Ref: Erf 151, Raithby
Application Nr: LU/3172

(H Deacon - 8088657)

REGISTERED POST

2013-11-27

J E van Zyl (Watkinson)
P O Box 539
STELLENBOSCH
7599

Sir/Madam

APPLICATION FOR THE AMENDMENT OF THE APPROVED SUBDIVISIONAL AND PHASES PLANS: ERF 151, RAITHBY

With reference to your application received on 02 September 2013, approval is hereby granted in terms of Section 30(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the amendment of the approved subdivisional and phases plans for erf 151, Raithby, in order to realign the internal layout of the erven and phases without increasing the amount of erven or phases, as indicated on the Subdivisional & Phasing Plan No. 5128/OPS4 dated Aug 2013 and drawn by Diesel & Munns Inc Professional Land Surveyors (see Appendix 4 and 5 respectively).

1. The approval above is subject to the conditions as set out in the attached Appendix 1 in terms of Section 42(1) of Ordinance 15 of 1985.
2. The requirements as stated in the attached regulations 3.5 and 3.6 of the scheme regulations which have been promulgated in terms of section 7(2) of Ordinance 15 of 1985 (PN.1047/1988) must be complied with.
3. Services must be provided to the subdivision in accordance with regulation 39 of the regulations promulgated in terms of section 47(1) of Ordinance 15 of 1985 (PN.1050/1988). In this regard your attention is invited to the Provincial Administration's Circulars LG/PB.15/1986 dated 1986-06-20 and LG/PB.17/1986 dated 1986-07-09.

Your attention is also invited to the following:-

1. Section 26, 27 and 28 of Ordinance 15 of 1985. In terms of section 27(2) this approval lapses within a period of five years from the date of this letter (or such extended period which the Council may approve) if the owner fails to provide the Registrar of Deeds with the documents and information he requires, to meet the requirements of the latter in

connection with the cancellation of the existing title conditions, to supply services in accordance with a condition imposed in terms of section 42(1) in respect of the subdivision and to obtain the registration of at least one fundamental unit.

It must be noted that the Surveyor-General, when he approves the diagrams or general plan of the newly created erven, will endorse on the reverse side of the diagram with a rubberstamp the date and reference number of this approval. The Registrar of Deeds will not register the separate erven until my Council has endorsed the Certificate of registered Title or Power of Attorney.

This endorsement will be given at the submission of proof that the establishment conditions, as stated in this letter, have been complied with. Furthermore the title conditions which were imposed, must be mentioned in the power of Attorney or the Certificate of Registered Title, which document, together with the diagrams, must be submitted to my Council for endorsement.

Yours faithfully



p.MUNICIPAL MANAGER
RB151N27

Endorsements:

The Surveyor-General
Private Bag X 9028
CAPE TOWN
8000

PN 1047/1988

- 1.5 After a subdivision has been approved in terms of section 25(1) of the Ordinance, the person who at any stage is the owner of any land unit which is directly involved with the subdivision, must without compensation:
 - 1.5.1 Allows that main gas pipes, electrical, telephones and television cables and/or wires, main and/or other water pipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and services pillars be erected thereon, if it is considered necessary by the Council, in the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above-mentioned, to alter, remove or investigate; and
 - 3.5.2 To receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and to provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.
- 1.6 In terms of section 31(2) of the Ordinance the Council may permit a building or structure to be erected on a land unit forming part of a subdivision which has not been confirmed.

PN.1050/1988

Subdivision: Land and Services

39. Whenever an application for the subdivision of land is granted in terms of section 25 of the Ordinance the standard of the services which must be provided in connection with such an application and the distribution of the cost of such services between the developer and the local authority must be in accordance with guidelines which is formulated from time to time by the Chief Director and which will form the conditions to which such subdivision is subject to.

ANNEXURE 4

WINELANDS VILLAGE

STELLENBOSCH MUNICIPALITY

LAND USE MANAGEMENT

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTIONS 30 AND 31 OF THE SUBDIVISION ACT OF 1981, AS AMENDED BY SECTION 15 OF THE AMENDMENT ACT OF 1985, SUBJECT TO THE CONDITIONS AS PER ANNEXURE

DATE: 2013-11-27

DIRECTOR: PLANNING & ENVIRONMENT

PROPOSED AMENDMENT OF THE SUBDIVISION OF ERF 161 RAITHBY
 Situate in the Stellenbosch Municipality Administrative District Stellenbosch Province Western Cape.

SUBDIVISION PLAN

LEGEND:

- RESIDENTIAL ZONE I
- OPEN SPACE ZONE II (PRIVATE OPEN SPACE)
- TRANSPORT ZONE I (PRIVATE ROAD)
- HOA ASSOCIATION AREA
- PROPOSED ENTRANCE
- POSSIBLE BUILDING AREA

SCALE 1/1 500 (A5)

DATE : AUG. 2013

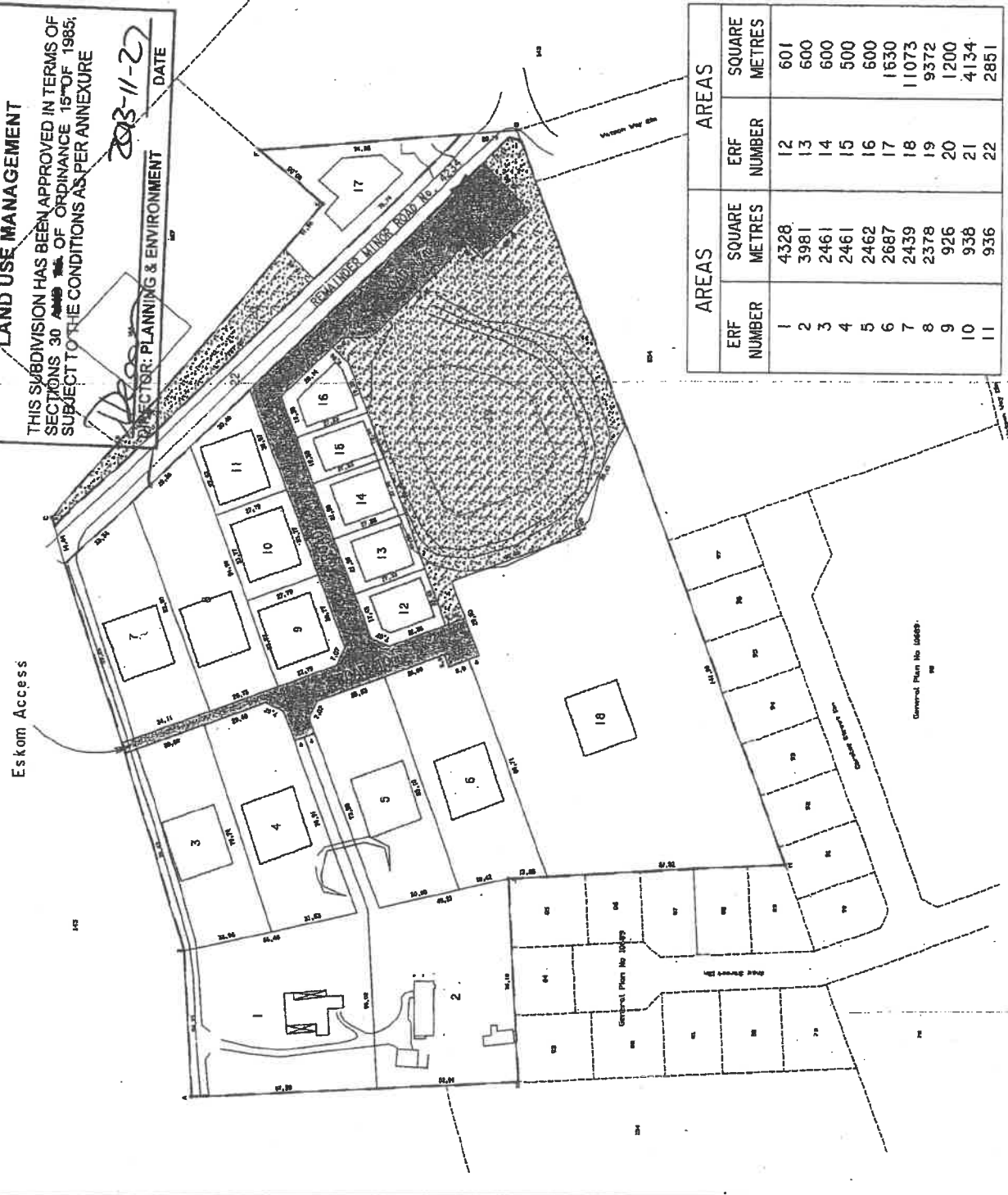
PLAN NO: 5128/OPS4

T N

NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: 5282 (M4584)
- 3) ORIGINAL ZONING: AGRICULTURAL
- 4) ABCDEFHIJK - ERF 161 RAITHBY
- 5) THE SIZE, POSITION AND SHAPE OF THE BUILDING AREAS TO BE DETERMINED BY THE HOA
- 6) ALL BUILDING AREAS ARE 400m², EXCEPT FOR PORTIONS 12 TO 16, WHICH ARE 50% COVERAGE

DIESEL & MUNNINGS Inc
 PROFESSIONAL LAND SURVEYOR, TOWN AND REGIONAL PLANNER
 REGISTERED WITH THE SURVEYING BOARD OF SOUTH AFRICA
 REGISTRATION NO. 11567/2004
 (SPECIALIZED LICENSED TO SURVEY AND PLAN)
 (SPECIALIZED LICENSED TO SURVEY AND PLAN)
 (SPECIALIZED LICENSED TO SURVEY AND PLAN)



AREAS		AREAS	
ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES
1	4328	12	601
2	3981	13	600
3	2461	14	600
4	2461	15	500
5	2462	16	500
6	2687	17	1530
7	2439	18	11073
8	2378	19	9372
9	926	20	1200
10	938	21	4134
11	936	22	2851

WINELANDS VILLAGE

STELLENBOSCH MUNICIPALITY

LAND USE MANAGEMENT

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTIONS 30 AND 31 OF ORDINANCE 15 OF 1985, SUBJECT TO THE CONDITIONS AS PER ANNEXURE

[Signature]
 DIRECTOR: PLANNING & ENVIRONMENT
 DATE: 2013-11-27

PROPOSED AMENDMENT OF THE SUBDIVISION OF ERF 151 RATHBY

Situate in the Stellenbosch Municipality Administrative District Stellenbosch Province Western Cape.

PHASING PLAN

LEGEND:

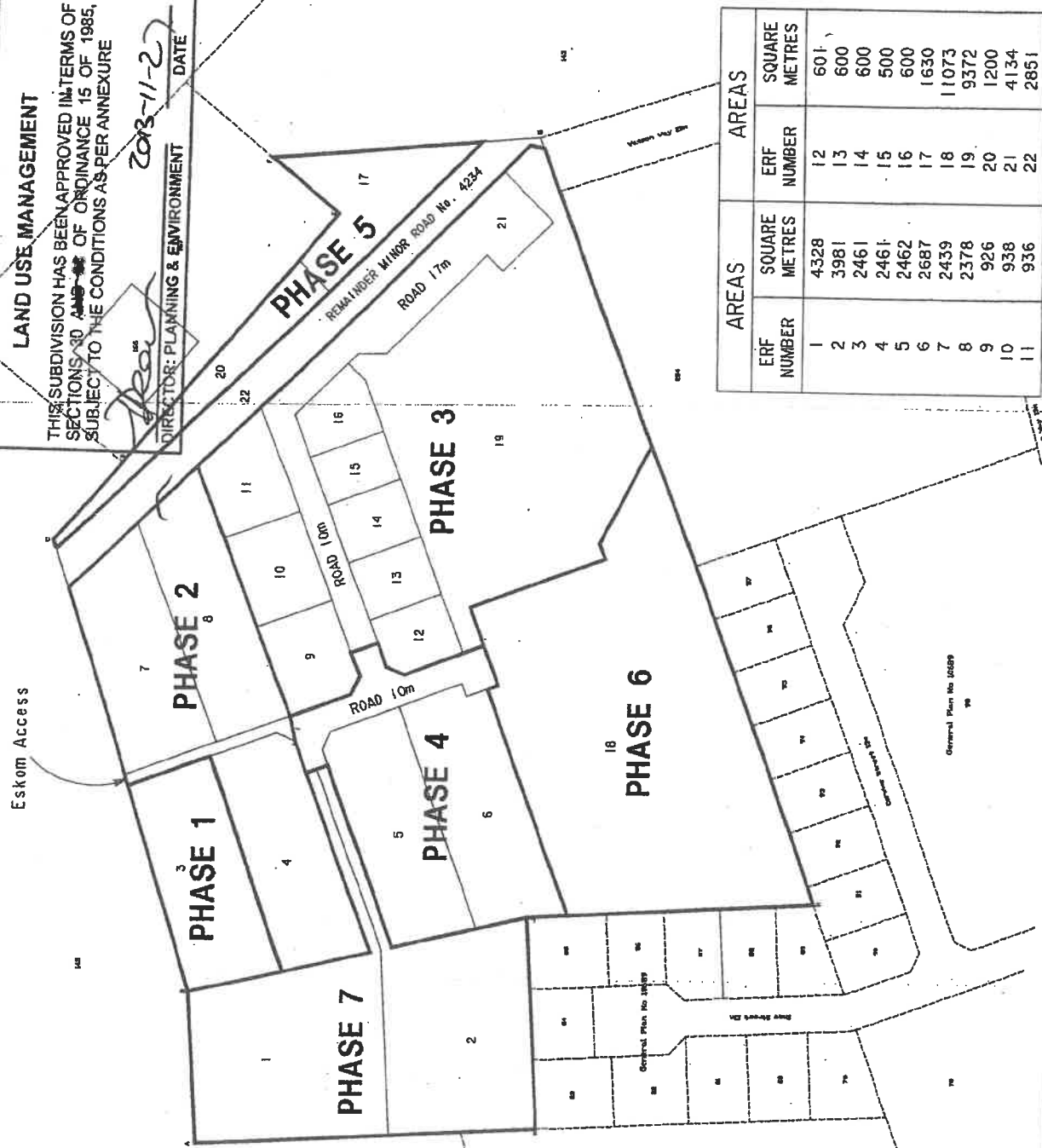
SCALE 1/1 500 (A3)
 DATE: AUG. 2013
 PLAN NO: 5128/OPS#



NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: 3282 (M4854)
- 3) ORIGINAL ZONING: AGRICULTURAL
- 4) ABCDEFGLIK - ERF 151 RATHBY
- 5) PHASING TO START WITH PHASE 1
- 6) PHASING AFTER PHASE 1 MAY CHANGE AS DETERMINED BY THE MARKET
- 7) ERF 19 AND 21 TO BE TRANSFERRED TO THE HOA TOGETHER WITH PHASE 3
- 8) ERF 20 WILL BE TRANSFERRED TO THE HOA TOGETHER WITH PHASE 5

DIESEL & MUNNIS Inc
 PROFESSIONAL LAND SURVEYORS, ENGINEERS, PLANNERS, ARCHITECTS, PHOTOGRAMMETRY, PHOTOGRAMMETRIC SURVEYING, PHOTOGRAMMETRIC MAPPING, PHOTOGRAMMETRIC MONITORING & EVALUATION, PHOTOGRAMMETRIC ARCHITECTURE & CONSTRUCTION



ERF AREAS		AREAS	
ERF NUMBER	SQUARE METRES	ERF NUMBER	SQUARE METRES
1	4328	12	601
2	3981	13	600
3	2461	14	600
4	2461	15	500
5	2462	16	600
6	2687	17	1630
7	2439	18	11073
8	2378	19	9372
9	926	20	1200
10	938	21	4134
11	936	22	2851

ANNEXURE F

**AMENDMENT OF A CONDITION OF
APPROVAL AND REMOVAL OF THE
RESTRICTIVE CONDITIONS OF THE
TITLE ON ERF 151, WINELANDS
VILLAGE, RAITHBY**

**COMMENT FROM THE
DIRECTOR: ENGINEERING
SERVICES**



MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ▫ Aan: Director: Planning + Economic Development
Att Aandag N Katts
From ▫ Van: Colin Taylor (Development)
Date ▫ Datum: 26/02/2021
Our Ref ▫ Ons Verw: Civil Lu 1989
Your Ref: LU/11204
Re ▫ Insake: Erf 398 Raithby: Amendment of a condition of approval and Removal of the restrictive conditions of title

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

1. Water Connection for Erf 406

- 1.1 Each erf must have its own water connection and water meter installed.
- 1.2 Once the amendment of a condition of approval and removal of the restrictive conditions of title is formally approved, Erf 406 water connection must be discounted from Winelands Village water supply and be connected to the municipal water system. An engineer's plan indicating the water system and water connection to the Municipal water must be submitted for approval.
- 1.3 The cost of the installation is for the account of the owner.

2. Sewer Connection for Erf 406

- 2.1 Erf 406 must have its own sewer connection.
- 2.2 Once the amendment of a condition of approval and removal of the restrictive conditions of title is formally approved. The engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- 2.3 A quotation for the sewer connection inspection can be provided by the Water Services Department.
- 2.4 Installation must be done by a suitable Contractor appointed by the Owner. The cost of the installation of the sewer connection is for the account of the owner.
- 2.5 No Clearance certificate will be issued unless the Water Services Department has confirmed in writing that the sewer connection has been installed to their satisfaction.

COLIN TAYLOR

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\1989 (CT) Erf 398, Raithby\1989 (CT) - Erf 398 Raithby.doc