



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11961

Our File Reference Number: Erf 407, Raithby

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REZONING AND SUBDIVISION: ERF 407, RAITHBY

1. The above application refers.
2. The Municipal Planning Tribunal on 22 April 2022 resolved as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipality Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 407, Raithby, namely:
 - 2.1.1 The **Rezoning** in terms of Section 15 (2)(a) of the said by-law, from Agriculture and Rural Zone to Subdivisional Area in order to allow for the following land uses:
 - a) 9 Conventional Residential Zone erven (dwelling house)
 - b) 1 Public roads and parking zone erven (public road)
 - c) 1 Local Business Zone erven (Restaurant)
 - 2.2 The **Subdivision** of Erf 407, Raithby in terms of Section 15 (2) (d) of the said by-law in accordance with the subdivision plan No: C6035/SubA2 & C6035/SubB3, dated March 2022 to allow for the development in accordance with the subdivisional zone above.

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:

- 3.1 The approval applies only to the proposed development under consideration as indicated on Subdivisional Plans No: C6035/SubA2 & C6035/SubB3, dated March 2022, drawn by Diesel & Munns Inc attached as **Annexure C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable;
- 3.2 The development be undertaken in accordance with the Subdivisional Plans No: C6035/SubA2 & C6035/SubB3, dated March 2022, drawn by Diesel & Munns Inc, attached as **Annexure C**;
- 3.3 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:
 - a) Newly allocated erf numbers
 - b) Co-ordinates
 - c) Survey dimensions
 - d) Street names and numbering
- 3.4 The stormwater and services servitude rights be registered in the title deeds of the applicable property/ies on registration.
- 3.5 All land designated for the provision of municipal service infrastructure and amenities on the subdivision plan be transferred to the Municipality upon transfer of the first unit/erf in the subdivision, of which the cost for the surveying and transfer of such public land will be for the account of the applicant/developer.
- 3.6 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
- 3.7 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata development contribution will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Contributions will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.8 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any Engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the conditions as imposed by the Directorate Infrastructure Services in their letter with reference 2090 CIVIL LU and dated 01 February 2022 and attached as **Annexure J**.

3.9 The conditions imposed by the Department of Transport and Public Work: Western Cape Government as contained in their memo dated 21 January 2021, attached as **Annexure M**, be complied with to the satisfaction of said department.

3.10 The Local Business Zone erven is specifically for the existing restaurant, no any other primary uses in the Local Business Zone may be permitted without the Municipality's approval.

4. **Matters to be noted:**

4.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4.2 All engineering services and infrastructure as required in terms of the conditions and services agreement must be complied with to the satisfaction of the municipality and/ or the relevant authority prior to the issuing of a Section 28 Certification.

4.3 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.

4.4 The rates clearances will only be granted once the conditions of approval have been complied with,

4.5 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

4.6 That the approval for the naming and numbering of streets as per the proposed subdivision plan, be obtained.

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

5.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape considering that it will in fact offer residential opportunities in the area;

5.2 The proposed development constitutes infill development and is therefore in line with the principles of the SDF.

5.3 There will be no negative impact on existing infrastructure and additional traffic can be accommodated on the local road network.

5.4 The proposal will result in more efficient utilisation of the subject property which cannot be viably utilised in terms of its current zoning.

6. 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.

7. 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.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The 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>).

11. 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:

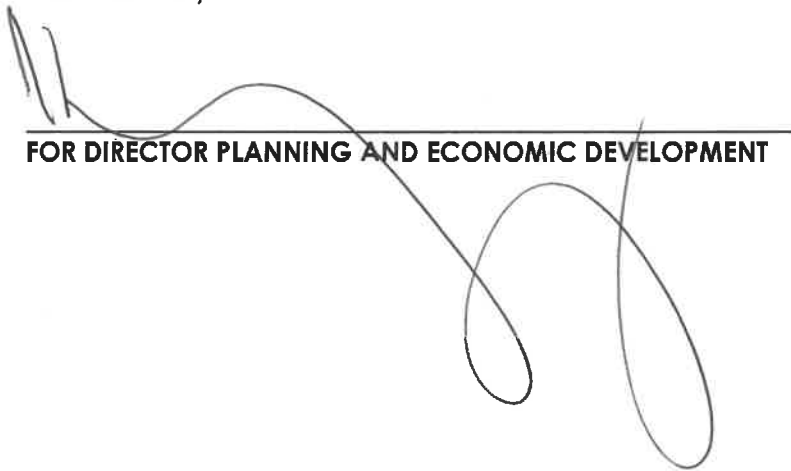
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
- (c) The notice 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.

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

13. Kindly note the above decision 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



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

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

11/5/2022.
DATE: _____

COPIES TO:

1) [REDACTED]
[REDACTED]

2) [REDACTED]
[REDACTED]

3) [REDACTED]
[REDACTED]

ANNEXURE C: PROPOSED SUBDIVISIONAL PLAN

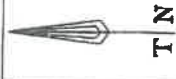
PROPOSED REZONING AND
SUBDIVISION OF
ERF 407 RAITHYB

Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

SUBDIVISION PLAN A

LEGEND:

- LOCAL BUSINESS ZONE
- SUBDIVISIONAL AREA



SCALE 1/1 500

DATE: MAR. 2022

PLAN NO: C6035/SubA2

NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: AH - 2BAA (3282)
- 3) ZONING: AGRICULTURAL AND RURAL ZONE

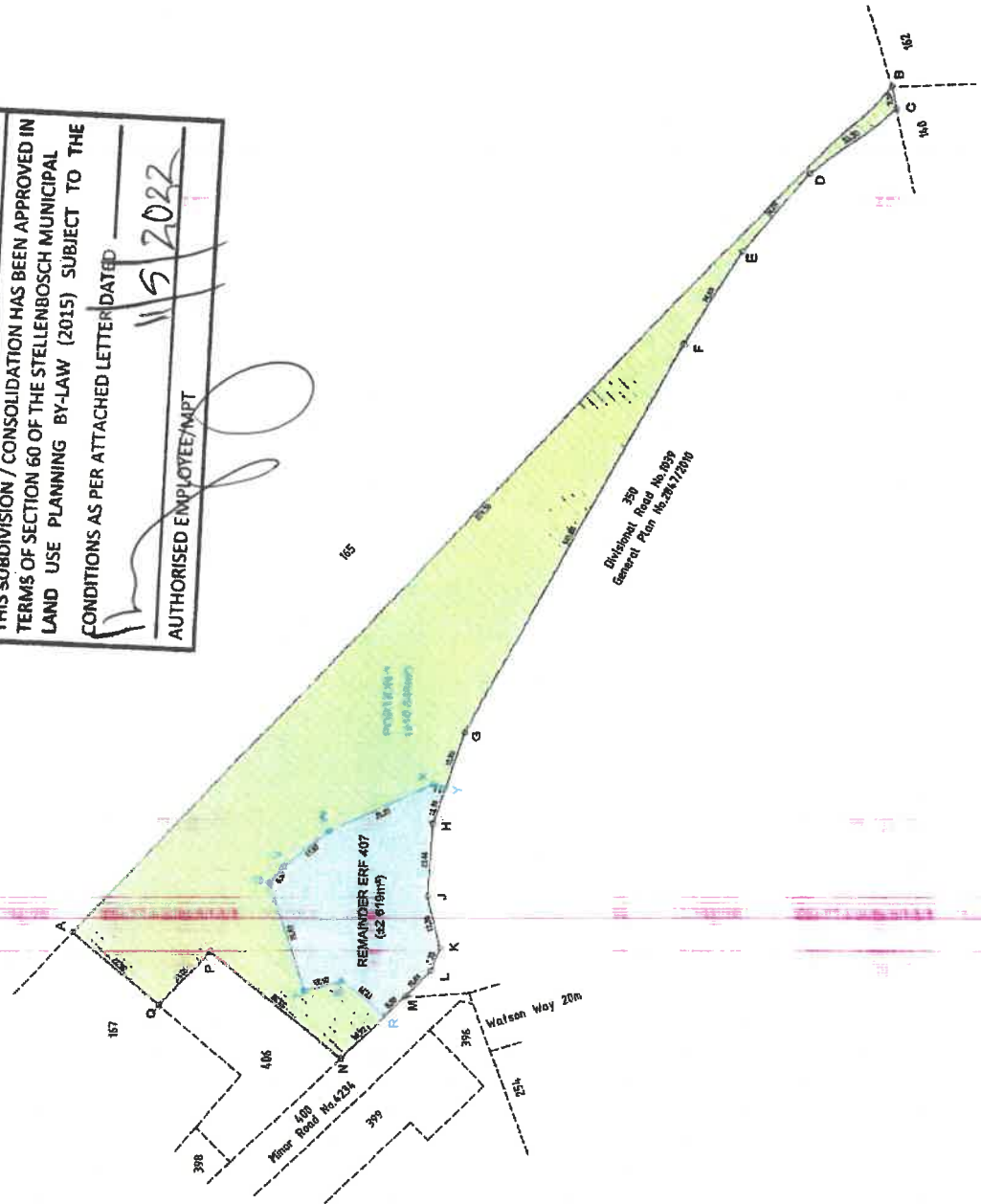


STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED

11/5/2022

AUTHORISED EMPLOYEE/MPT



PROPOSED SUBDIVISION
OF PORTION 1 OF
ERF 407 RAITHBY

Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

SUBDIVISION PLAN B

LEGEND:

- CONVENTIONAL RESIDENTIAL ZONE
- PUBLIC ROADS AND PARKING ZONE

SCALE 1/1 500

DATE : MAR. 2022

PLAN NO: C6035/SubB3



NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: AH - ZBAA (3282)
- 3) ZONING: AGRICULTURAL AND RURAL ZONE
- 4) abkdef IS A PROPOSED STORMWATER AND SERVICES SERVITUDE

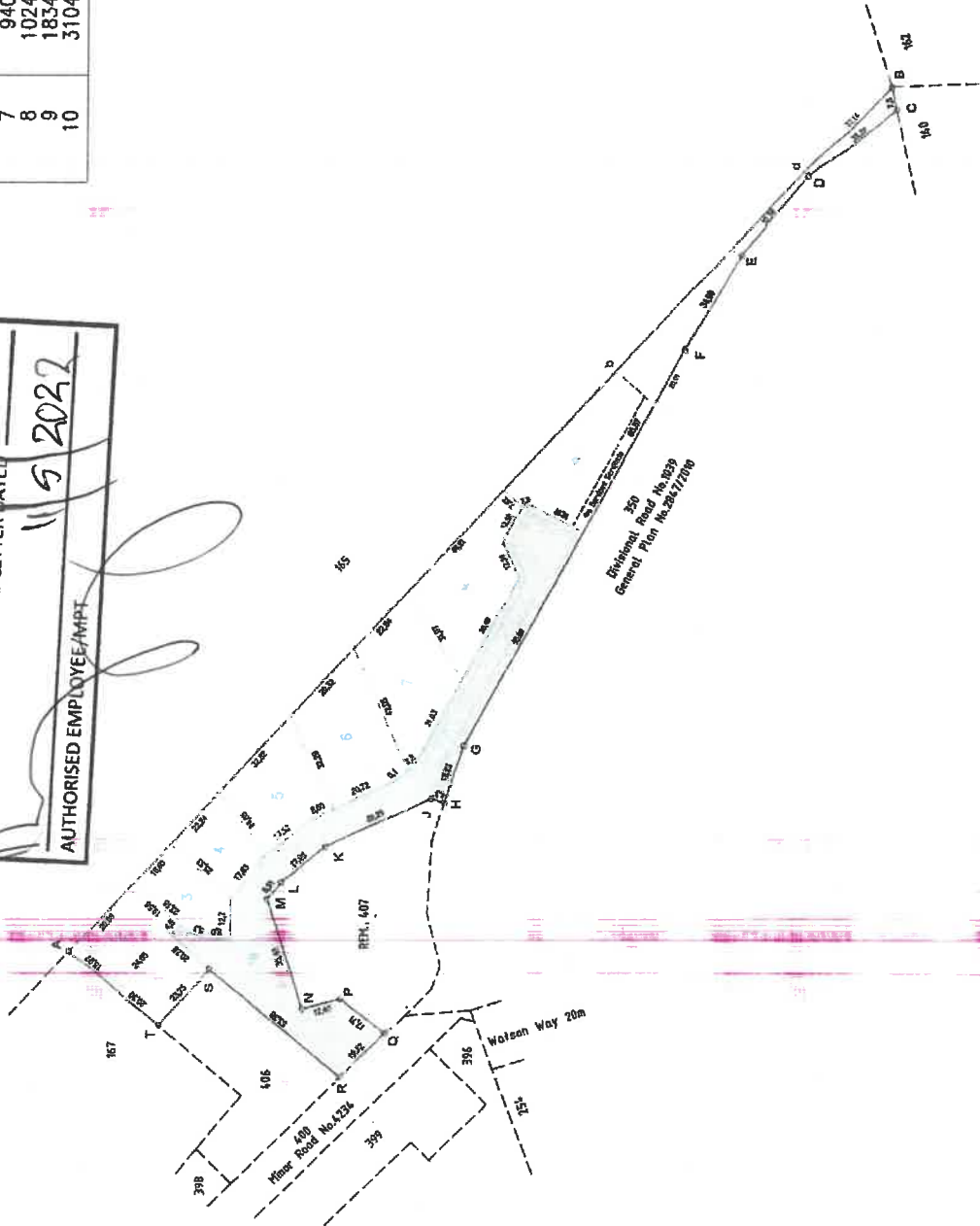


AREAS	
ERF NUMBER	SQUARE METRES
1	491
2	488
3	492
4	492
5	792
6	991
7	940
8	1024
9	1834
10	3104

STELLENBOSCH MUNICIPALITY

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TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER (A)E

AUTHORISED EMPLOYEE/AMPT
11/5 2022



**ANNEXURE J: COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**



MEMO

03 FEB 2022

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

To ◦ Aan: Director: Planning + Economic Development
Att Aandag Nicole Katts
From ◦ Van: Colin Taylor (Development)
Date ◦ Datum: 1/02/2022
Our Ref ◦ Ons Verw: Civil Lu 2090
Your Ref: LU/11961
Re ◦ Insaake: Erf 407, Raithby: Application Subdivision and Rezoning

FILE NR:

SCAN NR:

COLLABORATOR NR:

E 407 RE

Details, specifications and information reflected the following refers:

- Application i.t.o. Stellenbosch Municipality Land Use Planning By-law, dated 6 October 2020;
- Subdivisional Plan C6035/SubB2 by DIESEL & MUNNS Inc, dated January 2022;
- Erf 407 Raithby Services Report Rev1 by BART SENEKAL INC. Consulting Civil & Structural Engineers dated 13 August 2021.

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

1. Water Connections

- 1.1 Each erf must have its own water connection and water meter installed.
- 1.2 The cost of the installation is for the account of the owner.
- 1.3 The Developer will be responsible for any link water pipelines between the development and the municipal network.

2. Sewer Connections

- 2.1 Each erf must have its own sewer connection.
- 2.2 The cost of the installation of the sewer connection is for the account of the owner.
- 2.3 Once the subdivision is formally approved. The engineers drawing indicating the new sewer layout and connection point must be submitted for approval.
- 2.4 A quotation for the sewer connection inspection can be provided by the Water Services Department.

- 2.5 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.
- 2.6 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.
- 2.7 The Developer will be responsible for any link sewer pipelines between the development and the municipal network.
- 2.8 The servitude over the proposed main outfall sewer has to be indicated on the site development plan.
- 2.9 Proof of servitude registration to be furnished prior to Section 28 clearance being issued.

3. Development Charges (DCs)

- 3.1 Based on the information provided, the Development Charges payable by the developer is R 900 343.48 (Vat incl.) as per attached Development Charges calculation.
- 3.2 The DC's were calculated for the 2021/2022 financial year. If the account is paid after 30 June 2022 it has to be recalculated using the then applicable tariffs.
- 3.3 The appropriate DC's are payable before a Clearance certificate can be issued.

4. Roads

- 4.1 WCG: Roads Planning is the road authority for final comments and approval.
- 4.2 Proposed road must be designed and constructed to full municipal standards.
- 4.3 The geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system.
- 4.4 The aforementioned designs are to be submitted concurrent with the detail services plans for approval and any internal or link stormwater infrastructure identified will be for the Developer's cost.

5. Stormwater Network

- 5.1 The consulting engineer, appointed by the "Developer", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "Developer" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans for approval and any internal or link stormwater infrastructure identified will be for the Developer's cost.
- 5.2 The servitude over the proposed main stormwater pipeline has to be indicated on the site development plan.
- 5.3 Proof of servitude registration to be furnished prior to Section 28 clearance being issued.

6. General

- 6.1 All servitudes must be clearly indicated on the engineering services drawing
- 6.2 The Developer will be responsible for any link pipelines between the development and the municipal network. The link services will be for the Developers cost.
- 6.3 Any changes to any existing civil engineering services of Stellenbosch Municipality is for the account of the owner.

7. Clearance Certificates

- 7.1 The Municipality reserves the right to withhold any clearance certificates until such time as the applicant has complied with the above mentioned conditions.

**COLIN TAYLOR Pr Tech Eng****PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\2090 (CT) Erf 407 Raliby (LU-11961)\2090 (CT) Erf 407, Raliby, Subdivision_1.doc

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number _____
Date Tuesday, 01/Feb/2022
Financial Year 2021/22
Erf Location _____
Erf No 407
Erf Size (m²) _____
Suburb _____
Applcard _____
Approved Building Plan No. _____
PLAN NO: C0095/Sub82

SUMMARY OF DC CALCULATION

Unit/et	Water	Sewer	Storm-water	Solids/Waste	Roads	Community Facilities	Total
	m ³ /day	m ³ /day	ha C	ha C	person	person	
Total Increased Services Usage	7 600	5 750	0,5051	0,380	36,00		
Total Development Charges Before Deductions	R 206 292,86	R 149 692,12	R 51 567,46	R 19 124,86	R 235 466,59	R 120 763,47	R 782 907,37
Total Deductions							
Total Payable (excluding VAT)	R 206 292,86	R 149 692,12	R 51 567,46	R 19 124,86	R 235 466,59	R 120 763,47	R 782 907,37
VAT	R 30 944,93	R 22 452,82	R 7 35,12	R 2 868,73	R 35 319,99	R 18 114,52	R 117 436,11
Total Payable (including VAT)	R 237 236,79	R 172 145,94	R 58 902,61	R 21 993,58	R 270 786,58	R 138 877,99	R 900 343,48

APPLICANT INFORMATION

Application Processed by Colin Taylor
Signature _____
Date _____
Amount Paid _____
Date Payment Received _____
Receipt Number _____

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charge Levied (incl VAT)				Total		
		area (m ²)	% GLA	area (m ²)	% GLA		Water	Sewer	Stormwater	Solid Waste		Roads	Community Facilities
Residential	Single Residential >1000m ²	du	0	0	2	0	R 65 145,11	R 36 446,78	R 9 812,64	R 4 249,97	R 52 315,91	R 26 836,33	R 194 816,74
	Single Residential >500m ²	du	0	0	3	0	R 65 145,11	R 50 765,15	R 8 596,06	R 6 324,95	R 78 488,06	R 40 254,49	R 249 614,63
	Single Residential >250m ²	du	0	0	4	0	R 76 002,63	R 62 480,19	R 9 403,78	R 9 499,94	R 104 651,82	R 53 672,65	R 314 711,01
	Single Residential <250m ²	du	0	0	0	0	R	R	R	R	R	R	R
	Two Family Residences >250m ²	du	0	0	0	0	R	R	R	R	R	R	R
	Two Family Residences <250m ²	du	0	0	0	0	R	R	R	R	R	R	R
	Group Residential >250m ²	du	0	0	0	0	R	R	R	R	R	R	R
	Group Residential <250m ²	du	0	0	0	0	R	R	R	R	R	R	R
	Medium Density Residential >250m ²	du	0	0	0	0	R	R	R	R	R	R	R
	Medium Density Residential <250m ²	du	0	0	0	0	R	R	R	R	R	R	R
Commercial	High Density Residential - Rob	du	0	0	0	0	R	R	R	R	R	R	R
	High Density Residential - student money	du	0	0	0	0	R	R	R	R	R	R	R
	Local Business - office	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Local Business - retail	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	General Business - office	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	General Business - retail	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Community	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Education	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Light Industrial	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	General Industrial - light	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
Industrial	Manufacturing	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	General Industrial - heavy	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Medium Industrial - heavy	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Medium Industrial - light	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Light Industrial	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
Other	Public Open Space	m ²	0%	0%	0	0%	R	R	R	R	R	R	R
	Private Open Space	m ²	0%	0%	0	0%	R	R	R	R	R	R	R
	Natural Environment	m ²	0%	0%	0	0%	R	R	R	R	R	R	R
	Urban Services	m ² GLA	0%	0%	0	0%	R	R	R	R	R	R	R
	Public Roads and Paths	m ²	0%	0%	3 104	0%	R	R	R	R	R	R	R
	Transport Facility	m ²	0%	0%	0	0%	R	R	R	R	R	R	R
	Limited Use	m ²	0%	0%	0	0%	R	R	R	R	R	R	R
	To be calculated based on equivalent demand												
	Complete yellow-green cells.												
	Total				0								

Development Charge Levied (incl VAT)	Water	Sewer	Stormwater	Solid Waste	Roads	Community Facilities	Total
R 206 292,86	R 145 692,12	R 145 692,12	R 51 557,48	R 19 124,86	R 335 065,59	R 120 761,47	R 782 907,37
0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%	0,00%
R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00	R 0,00
R 206 292,86	R 145 692,12	R 145 692,12	R 51 557,48	R 19 124,86	R 335 065,59	R 120 761,47	R 782 907,37
R 330 943,93	R 277 451,87	R 277 451,87	R 27 735,17	R 2 569,73	R 335 319,99	R 107 763,77	R 782 907,37
R 237 256,79	R 172 195,94	R 172 195,94	R 59 302,61	R 11 993,56	R 278 746,56	R 101 114,52	R 117 436,31
							R 980 393,48

* Complete yellow-green cells.
 ** du = dwelling unit, GLA = Gross Inhabitable Area.
 Total Development Charges before Discounts
 % Discounts per service (%)
 Additional Discounts per service - from Service Agreement (Burm)
 Sub Total after Discounts (including VAT)
 VAT
 Total

Raith 407

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom.

CONDITIONS

3. All electrical work to comply with SANS142 and Municipal electrical by-laws

Bradley Williams

Date.....29/10/2020.....

Signature ...



.....

**ANNEXURE M: COMMENT FROM THE DEPARTMENT OF
TRANSPORT AND PUBLIC WORKS**



Western Cape
Government

Transport and Public Works

ROADS

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

Erf 4234

REFERENCE: TPW (Job 28242)
ENQUIRIES: Ms GD Swanepoel
DATE: 21 January 2021

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

22 JAN 2020

RECEIVED

ERF 407, RAITHBY: MINOR ROAD 4234: APPLICATION FOR SUBDIVISION AND REZONING

1. The following refer:
 - 1.1. The undated letter LU/11961 from Diesel & Munns Inc received by this Branch on 2 December 2020;
 - 1.2. The Motivation Report prepared by Diesel & Munns and
 - 1.3. Subdivision Plan B (Plan No: C6035/SubB) dated June 2020 prepared by Diesel & Munns.
2. The application entails the following:
 - 2.1. The subdivision of Erf 407 Raithby into the Remainder of Erf 407 (2 619 sqm in extent) and, Portion 1 of Erf 407 (10 648 sqm in extent);
 - 2.2. The subdivision of the proposed Portion 1 of Erf 407 Raithby into 9 Conventional Residential Zone erven (dwelling house), 1 Public Roads and Parking Zone erf (public road) and 1 Agricultural and Rural Zone erf; and
 - 2.3. The rezoning of proposed Portion 1 of Erf 407 Raithby from Agricultural and Rural Zone to Subdivisional Area to facilitate the proposed development.

3. Minor Road 4234 (OP4234) are directly affected by this application at the existing access approximately 40m from the Minor Road 4234 (OP4234) / Divisional Road 1039 (DR1039) intersection. The access is opposite the existing access to the Winelands Village.
4. This Branch offers no objection to the proposed subdivision and rezoning subject to the following conditions:
 - 4.1 The development is limited to 9 residential erven as indicated on Plan No: C6035/SubB;
 - 4.2 The 5m statutory building line must be maintained along the road reserve of DR1039;
 - 4.3 A stop sign must be erected at the exit lane onto OP4234 accompanied by the necessary road markings to be approved by the District Roads Engineer, Paarl (Mr Elroy Smith - 021 863 2020) and
 - 4.4 Access to the restaurant parking area on Remainder of Erf 407 needs to be formalised not to impede the flow of traffic along the internal private road to the satisfaction of Stellenbosch Municipality's Traffic Engineer.
5. It is recommended that the on-site parking for the restaurant on Remainder of Erf 407 be properly demarcated.

Yours faithfully


SW CARSTENS
For DEPUTY DIRECTOR-GENERAL: ROADS