



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11442

Our File Reference Number: 748/6, Paarl Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL: wiehahn.a@gmail.com

Sir

APPLICATION FOR REZONING AND SUBDIVISION: FARM 748/6, PAARL DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm 748/6, Paarl Division, namely:

2.2 Subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 on Farm 748/6, Paarl Division into two portions namely: portion Portion A (1056m²) and Portion B (11913m²) in accordance with Subdivision plan No. A101 dated 19 June 2020;

2.3 Rezoning in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, of Portion A from Industrial Zone to Public Roads and Parking Zone.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval in terms of Section 66 of the said Bylaw.

3. Conditions of approval:

3.1 That this approval applies only to the subdivision and rezoning approval in question as per subdivision Plan A101 dated 19 June 2020 and shall not be construed as authority to depart from any legal prescriptions or requirements;

3.2 All the conditions of approval for the initial rezoning be adhered / implemented as approved on the 28 May 2019 prior to an occupational certificate being issued.;

4. Reasons for the above decision are as follows:

4.1 The proposed development is in line with Council's approval dated 28 May 2020.

4.2 The proposal will not have a negative impact on the surrounding area as no new land unit will be created.

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

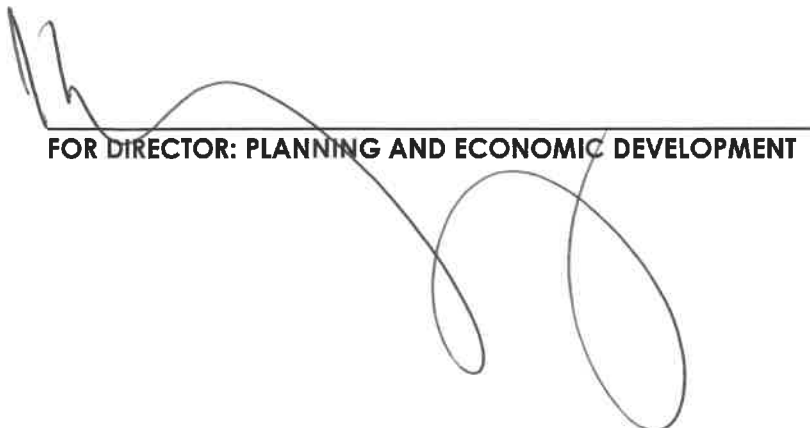
(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or 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. An applicant 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

26/3/2021
DATE



STELLENBOSCH

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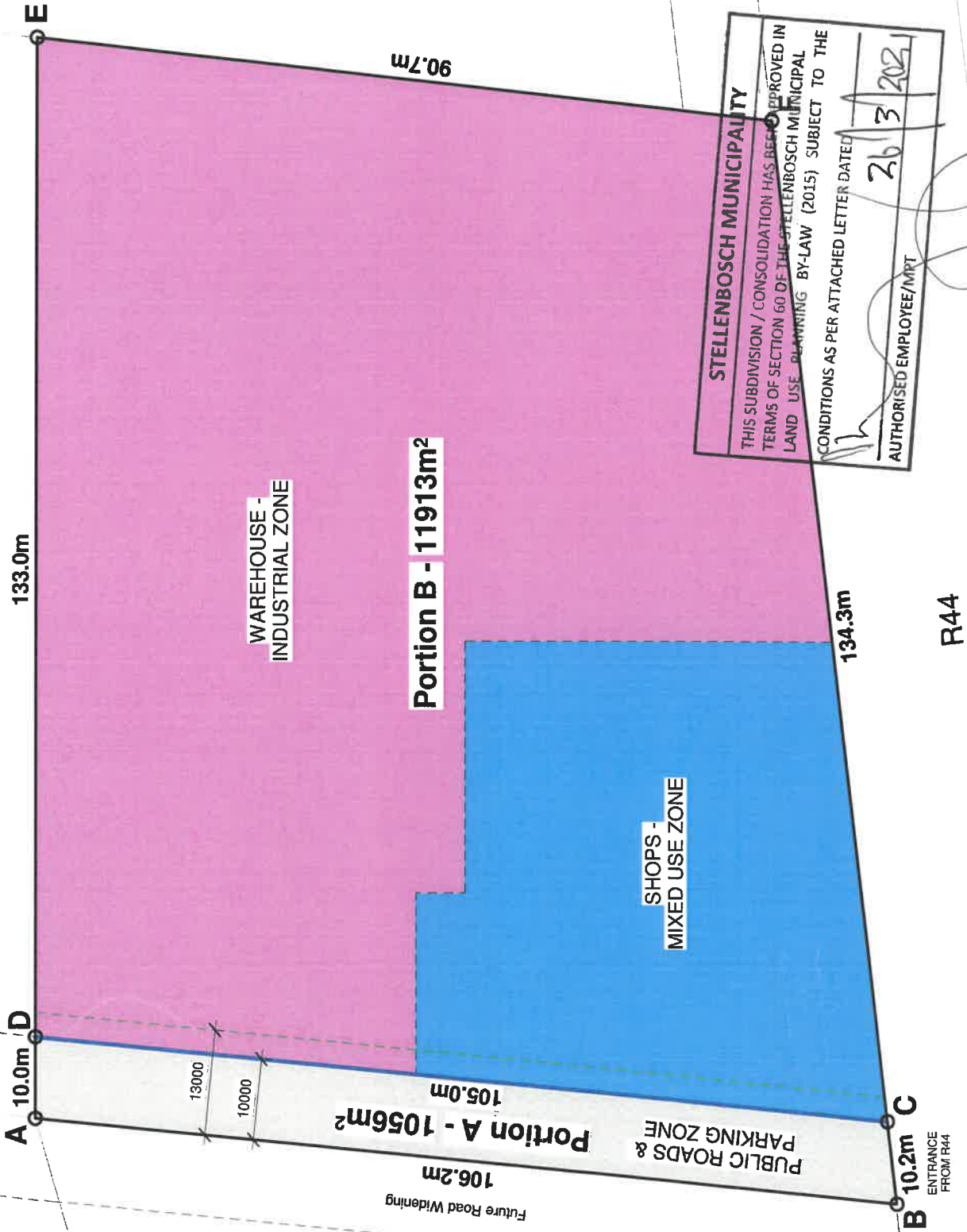
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ANNEXURE C

(SUBDIVISION AND REZONING ON FARM 748/6, PAARL DIVISION)

SUBDIVISION PLAN

A3 Scale
1 : 500



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
 26/3/2021
 AUTHORIZED EMPLOYEE/MPT

PROJECT
**Portion 6 of the Farm
 No. 748 Paard Division**

TITLE
**Subdivision &
 Rezoning Plan**

Development Area	Area
Portion A: Public Roads & Parking Zone	1056m ²
Portion B: Mixed Use Zone	9046m ²
Portion B: Industrial Zone	2867m ²
Portion B total	11913m²
Total erf area	12969m ²

Portion A is represented by
figure ABCD.

Portion B is represented by
figure CDEF.

— Subdivision Line

- - - 13m Servitude Line

PRECEDENCE
 INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO
 WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH
 REGARD TO THE ACCURACY OF THE INFORMATION PROVIDED
 HEREON FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN
 CONNECTION WITH OR ARISING OUT OF THE DATA. THE DATA
 IS PROVIDED AS IS AND IS NOT TO BE USED FOR THE PURPOSES OF A PROJECT WITHOUT THE PROOF
 WRITTEN APPROVAL OF THE CLIENT.

CLIENT

Yabeng Finance

DRAWN BY JW	CHECKED BY JW	DATE 19/02/20
SCALE (R.A.S) AS SHOWN	PROJECT NUMBER 0001	
DRAWING NUMBER A101		

Interactive Town & Regional Planning
 84 de Waal Dr, P.O. Box 107964
 8 Av. 48 Sec (East and Regional Planning)
 Telephone 021 911 1666
 Fax 021 911 1667
 Email: info@yabeng.co.za



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ANNEXURE F

(SUBDIVISION AND REZONING ON FARM 748/6, PAARL DIVISION)

PREVIOUS APPROVAL



STELLENBOSCH

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Our Reference Number: Farm 748/6, Paarl Division

Application Number: LU/7494

Your Reference Number:

Enquiries: P April / B Mdoda

Contact No. 021 808 8683 / 8690

Email: Pedro.April@stellenbosch.gov.za / Bulelwa.Mdoda@stellenbosch.gov.za

Date: 28 May 2019

REGISTERED MAIL

InterActive Town & Regional Planning

PO Box 980

HERMANUS

7200

Sir/Madam

APPLICATION FOR REZONING AND CONSENT USE: PORTION 6 OF FARM NO. 748, PAARL DIVISION

1. The above application refers.
2. The Authorized Employee, on 28 May 2019, **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 the rezoning of Farm No. 748/6, Paarl Division from Agricultural Zone I and II to Industrial Zone I ($\pm 10103\text{m}^2$), with consent use for warehousing and Business Zone I ($\pm 2867\text{m}^2$) for the continuous use and extension to existing industrial and business activities on site (See **APPENDIX 2**).
3. The above approvals granted are subject to the following conditions in terms of Section 66 of the Stellenbosch Municipal Land Use Planning By-law dated 20 October 2015:
 - (a) The approval applies only to the rezoning and consent use in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council
 - (b) The conditions of the Directorate; Engineering Services, in **APPENDIX 4** at all times be adhered

- (c) The conditions of the Western Cape Department of Transport and Public Works , in **APPENDIX 6** at all times be adhered;
- (d) That application must be made for a certificate of acceptability from the Cape Winelands District Municipalities Health Department for all food preparation premises.
- (e) The existing and proposed buildings must at all times comply with SANS 10400 - Part S "Facilities for disable persons" and to the satisfaction of the municipal building management department.
- (f) All electrical requirements should be directed to Eskom, considering that the property falls outside the Stellenbosch area of supply.
- (g) That development of the property must at all times be in conformance with the zoning parameters, unless departures are approved from the zoning parameters for the applicable zonings.
- (h) Should any new access road/servitudes be required it will be the developer/owners responsibility to provide it at their private cost, unless otherwise required by the competent roads authority.
- (i) That building plans must be submitted to this Municipality for consideration and approval;
- (j) Should landscaping be required in future to soften the visual impact of the proposed structures from the R44, it must be implemented at the cost of the owners.
- (k) The approval will lapse if not implemented within 5 years from date of final notification;

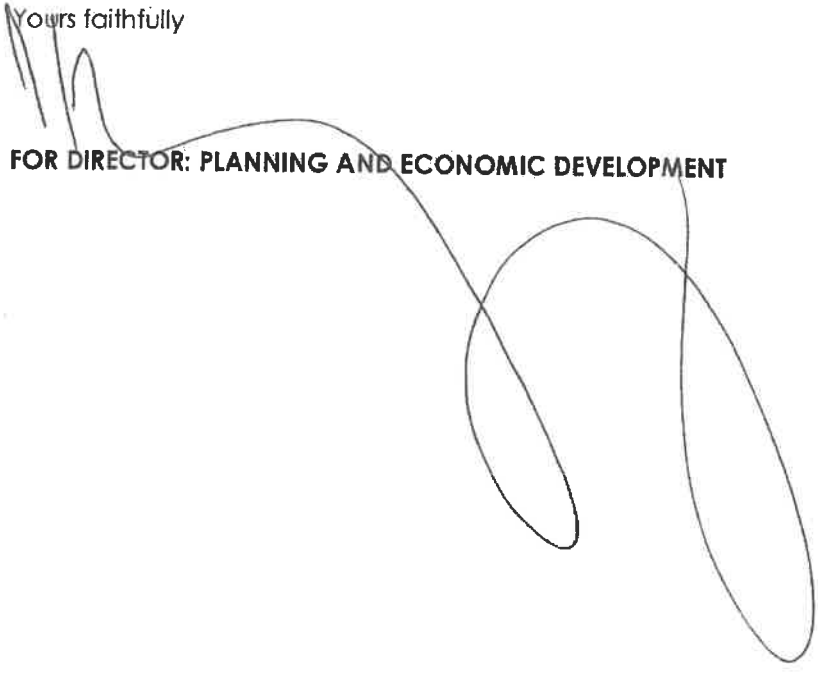
4. REASONS FOR DECISION

- (a) The property and specifically the subject area for rezoning are included in the latest amended Klapmuts Urban Edge in terms of the amended Stellenbosch Municipal Spatial Development Framework dated May 2018.
- (b) The intended facilities and its location on the property will be of a nature that should not be detrimental to the immediate and surrounding areas, if all conditions of approval are complied with.
- (c) Several new direct and indirect employment opportunities could be created to the benefit of the local community and economy by the facilities.
- (d) No significant heritage and environmental impacts are envisaged by the development.
- (e) Existing access point and access road to the property will be utilized with certain proposed minor amendments.
- (f) No objections were raised against the possible impact of the development.
- (g) All parking to be provided will be onsite.

- (h) Existing services will be used, upgraded or newly built to the satisfaction of the engineering department for the development.
 - (i) There are no restrictive title deed conditions registered against the title deed that prohibit the proposed development of the property.
 - (j) The proposed land uses are low intensity industrial (warehousing) and business activities which would not impact negatively on the property and area.
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: <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>
 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 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, consisting of several loops and a long horizontal stroke, extending from the left side of the page towards the right.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

Appendix 2
Proposed zoning plan.

[Handwritten signature]

A3 Scale
1 : 500

ANNEXURE A

BOUNDARY - 422.7 Cape Feet = 133.090m

Future Road Widening
BOUNDARY - 337.4 Cape Feet = 106.233m

Section A
PROPOSED NEW WAREHOUSE

Existing Potbelly

Section B

BOUNDARY - 288.2 Cape Feet = 90.742m

BOUNDARY - 426.4 Cape Feet = 134.255m

ENTRANCE FROM R44

Stormwater channel
The layout of the channel is based on the site plan and is subject to the approval of the relevant authorities.
New Drawing No: 18-110
Revision E for more detail

Stormwater detention pond
The layout of the pond is based on the site plan and is subject to the approval of the relevant authorities.
New Drawing No: 18-110
Revision E for more detail

Proposed temporary access

30m street building line

PROJECT
Portion 6 of the Farm No. 748 Paart Division

TITLE
Zoning Plan

Development Area
Erf area 12969m²

Zoning:
Industrial Zone 1 10100m²
Business Zone 2887m²

Buildings

Industrial GLA	5371m ²
Business GLA	1034m ²
Total GLA	6405m ²
Coverage area	5840m ²
Coverage %	45%
Height	2 storeys

Perking

Required	Provided
Industrial	20
Business	42
Total	62

--- Sewer
 --- Stormwater Pipe
 --- Potable Water Pipe
 --- Fire Water Pipeline

PROXIMITY
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CLIENT
Yabang Finance

PREPARED BY: CHANNA
DATE: 05/05/2019
PROJECT NUMBER: 18-110
DRAWING NUMBER: A101

Interactive Town & Regional Planning
4 Arca 5th Floor and 6th Floor (Newspaper)
100 Arca Street, Sandton
Johannesburg 2008
Cell: 083 400 0000
Email: info@itrgpa.com

STELLENBOSCH MUNICIPALITY

THIS APPLICATION 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 10/05/2019

AUTHORISED EMPLOYEE/MPT

R44

Appendix 4

Comment from Director: Engineering Services



INTERDEPARTMENTAL CIRCULATION FORM

P07 55114

#1
1

LêER VERW/ FILE REF	Farm 748/6, Klappmuts (Paarl)	DATUM DATE	2018-07-12
AANSOEKNOMMER/APPLICATION NUMBER		LU/7494	

- MEMO AAN/ TO :**
- > Manager : Engineering Services
 - Manager : Electrical Department
 - Manager : LED (Widmark Moses)
 - Manager : Fire Services
 - Manager : Chief Financial Officer
 - Manager: Spatial Planning / Heritage / Environment / Signage
 - Manager: Health Department (Winelands Health)
 - Manager: Building Development
 - Manager : Community Services

1576. CIVIL LU
Jug 17/7/2018

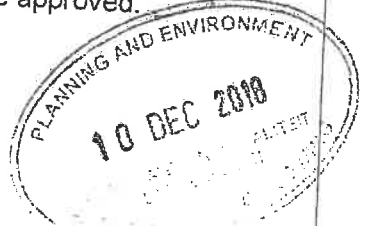
Application	Application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015 dated 20 October 2015, 1.1 for the rezoning of Farm No. 748/6, Paarl Division from Agricultural Zone I and II to ±10154m ² to Industrial Zone I, with consent use for warehousing and ±2815m ² to Business Zone I for the continues use and extension to existing business activities on site, in terms of Section 15(2)(a) and (o).
Adres / Address	R44, Klappmuts, Stellenbosch Farms
Aansoek Datum / Application Date	2018-03-28
Aansoeker / Applicant	Interactive Town & Regional Planning

Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Ten einde my in staat te stel om die aansoek aan die besluitnemingsowerheid vir oorweging voor te lê, word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien. Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil oplê indien die aansoek goedgekeur word.

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your written comment, if any, in order to enable me to submit the application to the decision making authority for consideration. Please differentiate between general comment on the merits of the application and any conditions that your department wishes to impose should the application be approved.

Geliewe die memorandum per hand aan my terug te besorg voor of op: 2018-08-13
 Please hand deliver the memorandum to me on or before : 2018-08-13

N Petersen



For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

ALGEMENE KOMMENTAAR / GENERAL COMMENT:
Recommended for approval

FILE NR:	
SCAN NR:	621241
COLLABORATOR NR:	F 748/6P

VOORWAARDES/CONDITIONS :
See memo dated 27 Nov 2018

[Signature]
 HANDTEKENING / SIGNATURE

7 Dec 2018
 DATUM / DATE



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : **The Director: Planning and Development**

FOR ATTENTION : **B Mdoda**

FROM : **Director: Infrastructure Services**

ENQUIRIES : **Tyrone King**

DATE : **27 November 2018**

RE. : **Farm 748/6, Klapmuts**

YOUR REF : **LU/7494**

OUR REF : **1676 Civil LU**

Details, specifications and information reflected in the following documents refer:

- The abovementioned application dated 28 March 2018 and motivation report by Interactive Town & Regional Planning dated May 2018;
- Zoning Plan - Plan No A101, dated 02/19/18 by Inter Active Town & Regional Planning (**Annexure A**);
- Water and Sewer Capacity GLS e-mail report, dated Mon 2018/10/29 09:24 AM (**Annexure B – Water; Annexure C - Sewer**);
- Traffic Impact Assessment (TIA) by DECA Consulting Engineers, dated 21 Aug 2018 and DECA letter dated 24 October 2018, in response to Stellenbosch Municipality's comments on the TIA;
- Stormwater management plan: e-mail from Inter Active Town & Regional Planning dated Mon 2018/11/12 01:16 PM, including "stormwater drainage" write-up and SW detention plan and section Drawing No 18-116/SP8 by Sippel & de Lange dated 2018-09-05 (**Annexure D**)

Comments from the Directorate: Infrastructure Services i.e. Roads & Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

The application items and our comments are as follows:

- a.) The rezoning of Farm No. 748/6 from Agricultural Zone I and II to +/- 10103m² Industrial zone I with consent use for warehousing and +/- 2867m² to Business Zone I for the continuous use and extension to existing business activities on site: **recommended for approval subject to the conditions below;**

This recommendation for approval is based on the following parameters:

- Erf size: 12 969 m²
- Light Industrial GLA: 5 371 m² (Light Industry is stipulated in section 1a of Motivation Report)
- Business GLA: 1 034 m²

(Areas taken from Zoning Plan – **Annexure A**)

Any development beyond these parameters would require a further approval and conditions from this Directorate.

General

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:
 - (a) "*Municipality*" means the STELLENBOSCH MUNICIPALITY a metropolitan municipality, Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;
 - (b) "*Developer*" means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;
 - (c) "*Engineer*" means an engineer employed by the "*Municipality*" or any person appointed by the "*Municipality*" from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;


PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the "Engineer";
3. that no taking up of proposed rights including engineering drawing approval / Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be allowed until sufficient capacity within the following infrastructure is confirmed by the "Engineer":
 - a. **Water Network:** According to the GLS master plan, a 200mm diameter ring main is planned for the area. Once implemented, the permanent water connection for Farm 748/6 will be to this ring main. The ring main consists of master plan items SKW 1.3, 1.4 and 1.6-1.8 (**Annexure B**). Provision is made in the current municipal budget for bulk water upgrades in Klapmuts. Since the ring main still has to be constructed, and on request from the Developer, a temporary connection will be allowed to the existing 160mm diameter private line in the industrial park to the north – see Item 1 on **Annexure B**. Such temporary connection will be for the Developer's cost. The Developer must enter into a written agreement with the owner/s of the industrial park for such a connection. **Proof of this agreement must be presented to the Municipality, before the approval of any further building plans on the property.** The agreement must be for minimum period of 12 months, but preferably 24 months, to allow a reasonable time for the Municipality to implement the ring main. If, for whatever reason, the ring main has not been installed after the expiry of the agreement period, the Developer will have to make his own arrangements, at his own cost for the extension of the agreement for temporary connection, or for an alternative water supply to the development. The Municipality will not be held responsible for any loss, financial or other, due to an interruption in the water supply. One of the proposals discussed with the Developer, and which will be supported by the Municipality, is water supply via a borehole and should be further investigated by the Developer. Once the ring main has been constructed, the Developer will, at his cost, abandon the temporary connection and construct the permanent connection to the municipal ring main.
 - b. **Sewer Network:** The options for a sewer connection point are indicated on **Annexure C**. Option 1 connects to the existing municipal 200 diameter sewer to the west, and entails a stream crossing. Option 2 is a connection to the existing municipal network to the north,

PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

and does not entail a stream crossing. Option 1 is the preferred option, since it caters for a larger development area. Neither of these options are currently on the municipality's budget. Item 2 indicates a temporary connection to the existing 160mm diameter private line in the industrial park to the north and is the most practical connection point at this stage. The Developer must therefore enter into a written agreement with the owner/s of the industrial park for such a connection. **Proof of this agreement must be presented to the Municipality, before the approval of any further building plans on the property.** The agreement must be for a minimum period of 12 months, but preferably 24 months, to allow a reasonable time for the Municipality to implement the master plan items, if budget is approved. If, for whatever reason, the master plan items have not been installed after the expiry of the agreement period, the Developer will have to make his own arrangements, at his own cost for the extension of the agreement for temporary connection, or for an alternative sewer disposal from the development. The Municipality will not be held responsible for any loss, financial or other, due to this. One of the proposals discussed with the Developer, and which will be considered by the Municipality, is conservancy tanks and should be further investigated by the Developer. Once the bulk sewer master plan items have been constructed, the Developer will, at his cost, abandon the temporary connection and construct the permanent connection to the municipal network.

c. Road Network:

- i. The Potbelly Pantry Road will, in future, require a 20-metre wide reserve, as it will be extended westwards to link with Groenefontein Road and service other properties between the R44 and Groenefontein Road. A 10-metre wide portion of land, as shown on **Annexure A**, must be subdivided from Farm 748/6 along its southern boundary for use as road reserve;
 - ii. The Developer must ensure that the access to his development and the layout of buildings or other structures, as well as infrastructure such as parking bays will be compatible with the future upgrading of the road in the 20m road reserve. Should any alterations be required, due to this condition not being taken into consideration, it will be for the cost of the Developer;
 - iii. This 10-metre road reserve will serve as the interim access to the Development, and will also allow access to Farm 717/1. This access must be provided with a permanent surface, and adequate provision must be made for stormwater drainage;
 - iv. All conditions as per WC Transport and Public Works: Chief Director: Road network Management, dated 10 September 2018 must be implemented by the Developer, at his cost, unless otherwise stated:
- 

PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

- i. The truck turning circle as indicated on the SDP must be physically separated from the parking area for the retail / farm stall / restaurant area, to prevent goods vehicles from crossing an area where there will be pedestrians walking between parked vehicles and the building;
- ii. Provision of an exclusive right turn lane on the R44 southbound at the entrance to the development (this item can be offset against DCs);
- iii. Access off Potbelly Pantry Road to the farm stall and restaurant parking area should be located as far as possible from the R44, as proposed by Deca in Figure 7 of their TIA report.
- v. Any road upgrades required by the Provincial Roads Department will be the Developer's responsibility and for his cost, unless otherwise agreed with the Municipality. These upgrades must be submitted for approval in conjunction with the building plans of the development and the site layout must make provision for any such upgrades.

d. **Stormwater management:**

Stormwater management shall be generally in accordance with the SW management plan submitted, and according to the "stormwater management" conditions below. The stormwater management plan indicates a detention facility to hold back the difference between the pre and post development 1:50 year run-off and an open channel across private property Farm 717/1, which connects to an existing dam on the property. The Developer must reach agreement with the owner of Farm 717/1 in this regard. It is however envisaged that in future, the stormwater of Farm 748/6 will connect to the stormwater system of the Potbelly Pantry Road.

e. **Devon Valley landfill site:**

Due to the limited airspace capacity available, waste arriving at the site needs to be dramatically reduced in order to extend the lifespan of the landfill site. All new developments must have a mandatory separation-at-source programme to encourage recycling, possible organic waste separation to tie in with the municipality's future diversion programme, and adequate storage facilities to enable waste removal.

For large spoil volumes from excavations, ie basements, to be generated during the construction of this development, the Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (Mr Saliem Haider; 021 808 8241; saliem.haider@ Stellenbosch.gov.za), before building plan approval and before

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implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

f. Bulk infrastructure projects not on municipal budget:

- i. Bulk projects not on municipal budget: Any upgrades mentioned above, that are not currently on the Municipality's approved budget, will be the Developer's responsibility to implement. Should the Development Charges be sufficient, the "Developer" may enter into a Services Agreement with the "Municipality" to do these upgrades in-lieu of Development Charges. Should the Development Charges not be sufficient, the Developer will have to fund the shortfall at their own cost. If this is also not possible, then the implementation of the development must be re-planned around the availability of the bulk services in question. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates will not be supported by the Directorate: Infrastructure Services for this development if all bulk services are not available.

Should the "Developer" wish to discuss the possibility of proceeding with construction work parallel with the provision of the bulk services listed above, he must present a motivation and an implementation plan to the "Engineer" for his consideration and approval. The implementation plan should include items like programmes for the construction of the internal services and the building construction.

4. That, where applicable, the "Developer" will enter into a Services Agreement with the "Municipality" in respect of the implementation of the infrastructure to be implemented in lieu of DCs as sated in Condition 3 above;
5. That should the approval for proceeding with construction work parallel with the provision of the bulk services be agreed to, the onus is on the "Developer" to keep up to date with the status in respect of capacity at infrastructure listed above in order for the "Developer" to programme the construction of his/her development and make necessary adjustments if and when required;
6. that should the "Developer" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the "Developer" for further comment and conditions. Should this revised Engineering report confirm that available services capacities is not

PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services as Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;

7. that the "*Developer*" indemnifies and keep the "*Municipality*" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.
8. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
9. that, if applicable, the "*Developer*" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued;
10. that the "*Developer*" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
11. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition (2015);
12. that the "*Developer*" takes cognizance and accepts the following:
 - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;

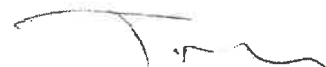


PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

- c.) that no approval of internal – and external civil engineering services drawings will be given before the “Developer” obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
- d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
- e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;
- f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued unless the “Developer” obtains the approval mentioned in condition 3 (for construction work of his development parallel with the provision of the bulk services).

Site Development Plan


- 13. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the “Developer”;
- 14. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
- 15. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the “Developer” will be responsible for the amendment thereof and any costs associated therewith;




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16. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

Internal- and Link Services

17. that it be noted that as per the Zoning Plan - Plan No A101, dated 02/19/18 by Inter Active Town & Regional Planning, the roads are reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the "Developer" and or Owner's Association;
 18. that the "Developer", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
 19. that the Directorate: Infrastructure Services may require the "Developer" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;
 20. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
 21. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
 22. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
 23. that the "Developer" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;
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PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

24. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
 25. that engineering design drawings will only be approved once approval in terms of the Stellenbosch Municipal Land Use Planning By-law is issued;
 26. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
 27. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the “*Engineer*” on request by the “*Developer’s*” Consulting Engineer;
 28. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued (prior to transfer of individual units or utilization of buildings);
 29. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the “*Engineer*” on request;
 30. that the “*Developer*” shall adhere to the specifications of Telkom (SA) and or any other telecommunications service provider;
 31. that the “*Developer*” shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
 32. that the “*Developer*” be liable for all damages caused to existing civil and electrical services of the “*Municipality*” relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the “*Developer*” to determine the location of existing civil and electrical services;
 33. that all connections to the existing services be made by the “*Developer*” under direct supervision of the “*Engineer*” or as otherwise agreed and all cost will be for the account of the “*Developer*”.
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34. that the "*Developer*" shall install a bulk water meter conforming to the specifications of the Directorate: Infrastructure Services at his cost at the entrance gate of all private developments before the practical completion inspection is carried out;
35. that Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
36. that the developer takes cognizance of applicable tariffs by Council in respect of availability of services and minimum tariffs payable;

Servitudes

37. that the "*Developer*" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be given;
38. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
39. that the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

Stormwater Management

40. that 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;
41. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;



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42. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
43. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
44. that 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;
45. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
46. that the approved management plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
47. that no overland discharge of stormwater will be allowed into a public road for erven with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "Developer" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Floodplain Management

48. that the 1:50 and 1:100 year flood lines of any river close to the site be shown on all plans submitted. The flood lines are to be verified by a suitably qualified registered engineering professional. Where flood lines have not previously been determined, the "Developer" must procure the services of a suitably qualified registered engineering professional to undertake such determinations at his/her own cost. No new development will be allowed under the 1:100 year flood line;



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49. that the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer;
50. that all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely affect the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse;

Roads

51. that no access control is indicated on the SDP. If access control is considered, the following requirements will apply and any changes to the SDP will be for the Developer's cost: that provision be made for adequate stacking distance and this should be clearly indicated on all building plans for approval. Guideline: 6m (< 15 units served); 12m (15-40 units served); site specific requirements (> 40 units served or a business premises). The stacking distances shall be measured from the edge of the closest sidewalk or cycle lane to the entrance gate. The guiding principle is that vehicle and pedestrian traffic should not be obstructed by stacking vehicles;
52. that no access control is indicated on the SDP. If access control is considered, that sufficient entrance and exit widths will be created at the vehicle access points and this should be clearly indicated on all building plans for approval. Guideline: 2.7m minimum and 4,0m maximum width for a single entrance or exit way; 5,0m min and 8,0m maximum for a combined entrance and exit way;
53. that no access control is indicated on the SDP. If access control is considered, that a minimum of 2 to 3 visitor's parking bays be provided on site, but outside the entrance gate, for vehicles not granted access to the development;
54. that provision be made for a 3-point turning head in front of the entrance gate, to the satisfaction of the Directorate: Infrastructure Services in order to enable a vehicle to turn around;
55. than any amendments to cadastral erven to accommodate access control gates will be for the cost of the "Developer" as these configurations were not available at rezoning and subdivision stage;

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56. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
57. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
58. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for approval, and that the approved plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
59. that during the construction stage, access to the site be strictly via the following route only:
the R44
60. that the "Developer" will be held liable for any damage to municipal infrastructure within the road reserves of the roads mentioned in Condition 59 above, caused as a direct result of the development of the subject property. The "Developer" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services;
61. that, after the construction work on site has been completed, the sidewalk, kerbs and channeling in the R44, over the length of the road reserve abutting Farm 748/6, be re-established / constructed by the "Developer" and to the cost of the "Developer" in compliance with the Design and Construction Standards of the Directorate: Infrastructure Services;
62. that no direct access shall be permitted onto the R44;
63. that access to the property concerned shall be via the access on the western side of the property, and shall be approximately 35m (to business zone) and 105m (to industrial zone) from the western edge of R44 as indicated on Figure 7 of the TIA;
64. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;

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65. that on-site parking be provided by the owner of the property as per the zoning scheme requirements and as approved by the Manager: Traffic Engineering of Stellenbosch Municipality. The required parking is to be clearly indicated on the building plans.
66. that during construction, the access road to the existing facility and to Farm 717/1 be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
67. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
68. that provision be made for a refuse embayment and hardened store area off the roadway/sidewalk to accommodate refuse removal. (Embayment to be minimum 15m x 2.5m).
69. that the layout be amended to accommodate continuous forward movement by service trucks and all cul-de-sacs have a minimum of 11 m radius turning circle, to ensure continuous forward movement;

Wayleaves

70. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
71. that wayleaves will only be issued after approval of relevant engineering design drawings;
72. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Development Charges

73. that the "Developer" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;




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74. that the "Developer" hereby acknowledges that the development charges levy as determined by the "Municipality" and or the applicable scheme tariffs will be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
75. that the "Developer" immediately familiarise himself with the latest Development Charges applicable to his/her development;
76. that the "Developer" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;
77. that the "Developer" may enter into a services agreement with the "Municipality" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
78. that the Development Charges to the amount of **R 4 046 899. 15 (Excluding VAT)** as reflected on the DC calculation sheet, dated 21 November 2018, and attached herewith as **Annexure DC**, be paid by the "Developer" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy.

Based on the 2018/2019 tariff structure and the proposed lay-out, the following amounts are payable:

Water	:	R 249 692. 52
Sewerage	:	R 438 688. 06
Stormwater	:	R 87 001. 56
Solid Waste	:	R 121 418. 52
Roads	:	R 3 083 302. 27
Community Facilities	:	R 66 796. 22
Total exclusive of VAT:		R 4 046 899. 15
VAT:		R 607 034. 87
Total exclusive of VAT:		R 4 653 934. 02

79. that the Development Charges levy be paid by the "Developer"—
- prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
- 

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- prior to the erf or portion thereof being put to the approved use;
80. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the Gross Leasable Area i.e. a GLA of more than 5 371 m² (Industry) and 1 034 m² (Business), will result in the recalculation of the Development Charges;
81. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;

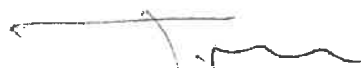
Solid Waste

82. The reduction, reuse and recycle approach should be considered to waste management:

- Households to reduce waste produced
- Re-use resources wherever possible
- Recycle appropriately


To give effect to the above, the following are some typical waste minimization measures that should be implemented by the Developer, to the satisfaction of the Stellenbosch Municipality:

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- Record shall be kept of any steps taken to address reports of dumping or poor waste management within the Development;

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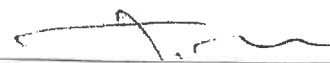
Where an Owner's Association is to be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Constitution of the Owner's Association shall incorporate the above in the Constitution and:

- Each party's (Developer/Owner's Association/Home Owner) responsibilities w.r.t. waste management and waste minimization should be clearly defined in such constitution
 - A set of penalties for non-compliance should be stipulated in the Constitution
83. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;
84. that the "*Developer*" will enter into a service agreement with the "*Municipality*" for the removal of refuse;
85. that should it not be an option for the "*Municipality*" to enter into an agreement with the "*Developer*" due to capacity constraints, the "*Developer*" will have to enter into a service agreement with a service provider approved by the "*Municipality*";
86. that if the "*Developer*" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";
87. Access to all properties via public roads shall be provided in such a way that collection vehicles can complete the beats with a continuous forward movement;
88. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
89. Maximum depth of cul-de-sac shall be 20 meters or 3 even, whichever is the lesser. Where this requirement is exceeded, it will be necessary to construct a turning circle with a minimum turning circle radius of 11m or, alternatively – a turning shunt as per the Directorate: Infrastructure Services' specifications. With respect to the latter, on street parking are to be prohibited by way of "red lines" painted on the road surface as well as "no parking" signboards as a single parked vehicle can render these latter circles and shunts useless;
90. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
- 

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91. Road foundation shall be designed to carry a single axle load of 8.2 tons;
92. Refuse storage areas are to be provided for all premises other than single residential erven;
93. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Solid Waste Branch;
94. A single, centralized, refuse storage area which is accessible for collection is required for each complete development. The only exception is the case of a single residential dwelling, where a refuse storage area is not required;
95. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 ℓ Municipal wheelie bin;
96. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;
97. Where the premises might be utilized by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be;
98. All black 85 ℓ refuse bins or black refuse bags is in the process of being replaced with 240 ℓ black municipal wheeled containers engraved with WC024 in front, and consequently refuse storage areas should be designed to cater for these containers. The dimensions of these containers are:

Commercial and Domestic : 585 mm wide x 730 mm deep x 1100 mm high
99. With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;
100. Should designers be in any doubt regarding a suitable size for the refuse storage area, advice should be sought from the Solid Waste Department : Tel 021 808-8224



PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

101. Building specifications for refuse storage area:

Floor

The floor shall be concrete, screened to a smooth surface and rounded to a height of 75mm around the perimeter. The floor shall be graded and drained to a floor trap (See: Water Supply and Drainage).

Walls and Roof

The Refuse Storage Area shall be roofed to prevent any rainwater from entering. The walls shall be constructed of brick, concrete or similar and painted with light color high gloss enamel. The height of the room to the ceiling shall be not less than 2.21 meters.

Ventilation and Lighting

The refuse storage area shall be adequately lit and ventilated. The room shall be provided with a lockable door which shall be fitted with an efficient self-closing device. The door and ventilated area shall be at least 3 metres from any door or window of a habitable room. Adequate artificial lighting is required in the storage area.

Water Supply and Drainage

A tap shall be provided in the refuse storage area for washing containers and cleaning spillage. The floor should be drained towards a 100 mm floor trap linked to a drainage pipe which discharges to a sewer gully outside the building. In some cases a grease gully may be required.

102. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;
103. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area;
104. Any containers or compaction equipment acquired by the building owner must be approved by the Directorate: Infrastructure Services, to ensure their compatibility with the servicing equipment and lifting attachments;

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105. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
106. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
107. All refuse storage areas shall be approved by the Directorate: Infrastructure Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

AS-BUILTs

108. The "*Developer*" shall provide the "*Municipality*" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "*Engineer*" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "*Engineer*", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "*Municipality*" are fully paid;
109. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "*Engineer*" and approved by the "*Engineer*" before any application for Certificate of Clearance will be supported by the "*Engineer*";



PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

110. The Consulting Civil Engineer of the "*Developer*" shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
111. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
112. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the "*Engineer*" and written clearance given, by the "*Engineer*";

Occupation Certificate in terms of Section 14 of the National Building Regulations and Building Standards Act 103 of 1977 (where a subdivision and clearance certificate is not applicable)

113. It is specifically agreed that the "*Developer*" undertakes to comply with all conditions of approval as laid down by the "*Municipality*" before occupation certificates shall be issued, unless otherwise agreed herein;
114. that the "*Municipality*" reserves the right to withhold any occupation certificate until such time as the "*Developer*" has complied with conditions set out in this contract with which he/she is in default. Any failure to pay monies payable in terms of this contract within 30 (thirty) days after an account has been rendered shall be regarded as a breach of this agreement and the "*Municipality*" reserves the right to withhold any occupation certificate until such time as the amount owing has been paid;
115. The onus will be on the "*Developer*" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for an occupation certificate in terms of the National Building Regulations. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;

Avoidance of waste, nuisance and risk

116. Where in the opinion of the "*Municipality*" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "*Municipality*" may give the "*Developer*" and or OWNER'S ASSOCIATION written notice to

PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or OWNER'S ASSOCIATION.

Bulk Electricity

117. The development resides in an Eskom area of supply. As such the Developer must liaise with Eskom regarding the available capacity of Electricity supply and the cost thereof.
118. In terms of SPLUMA section 49(3), the Developer must satisfy the Municipality that adequate arrangements have been made for the provision of electricity. The developer must supply written proof to this effect.



DEON LOUW

DIRECTOR: INFRASTRUCTURE SERVICES



PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

ATTACHMENT X

Geographic Information System (GIS) data capturing standards

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

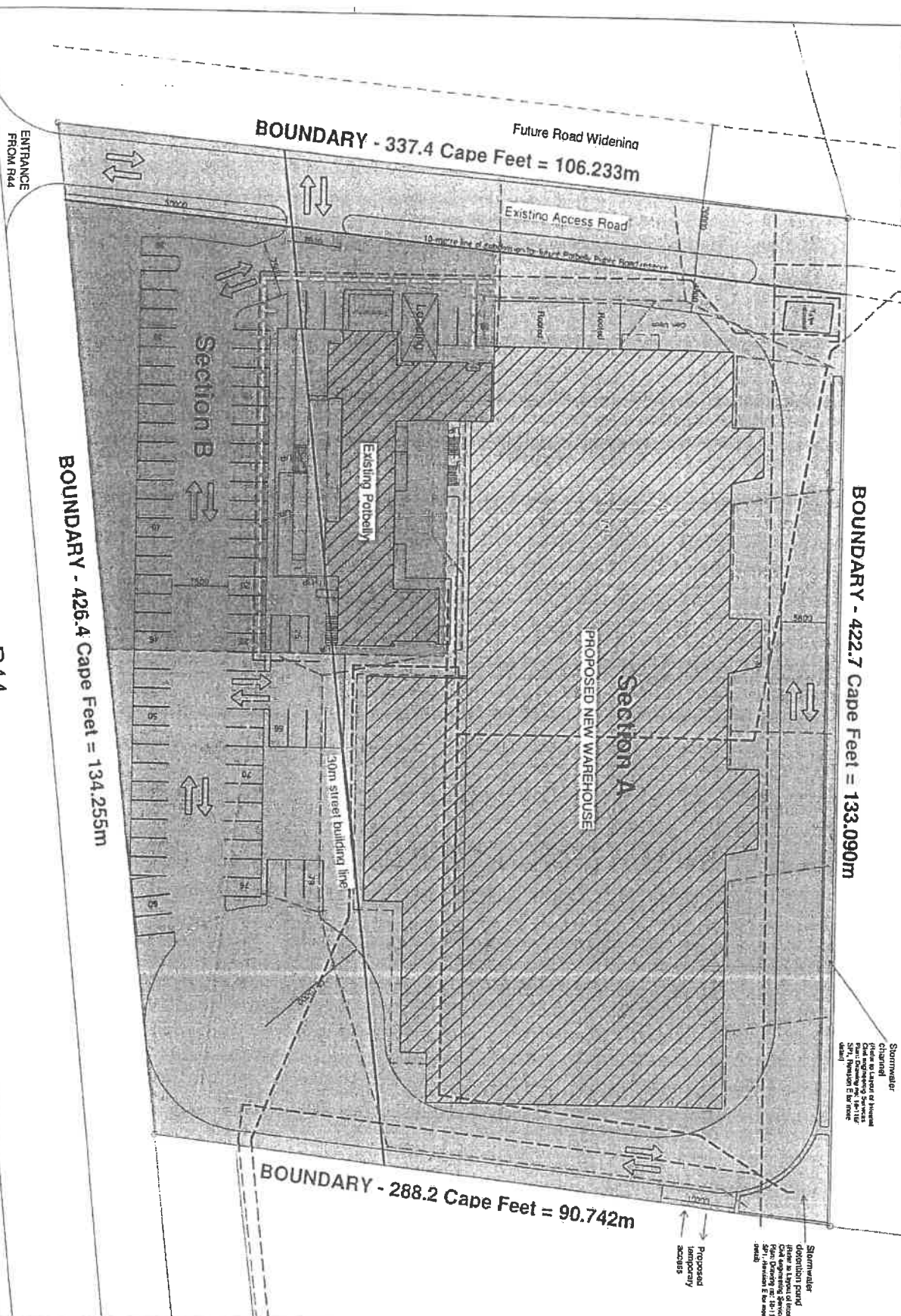
PROPOSED REZONING OF FARM 748/9, KLAPMUTS (POTBELLY)

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter



A3 Scale
1 : 500



ANNEXURE A

PROJECT
Portion 6 of the Farm
No. 748 Paarl Division

TITLE
Zoning Plan

Development Area
Erd area
12969m²

Zoning
Industrial Zone 1 (I1)
10109m²

Industrial Zone 1
2867m²

Buildings:

Industrial GLA	5371m ²
Business GLA	1094m ²
Total GLA	6405m ²
Coverage area	5940m ²
Coverage %	45%
Height	2 storeys

Parking:	Required	Provided
Industrial	20	33
Business	42	46
Total	62	79

- Sewer
- Stormwater Pipe
- Potable Water Pipe
- Fire Water Pipeline

NOTE: THE TOWN & REGIONAL PLANNING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS RECOMMENDED APPROVAL. THE DEVELOPER/OWNER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SERVICES AND UTILITIES AND FOR THE MAINTENANCE OF THE SAME. THE TOWN & REGIONAL PLANNING DEPARTMENT DOES NOT TAKE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF ANY SERVICES AND UTILITIES OR FOR THE MAINTENANCE OF THE SAME.

DATE:

Yaberg Finance

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

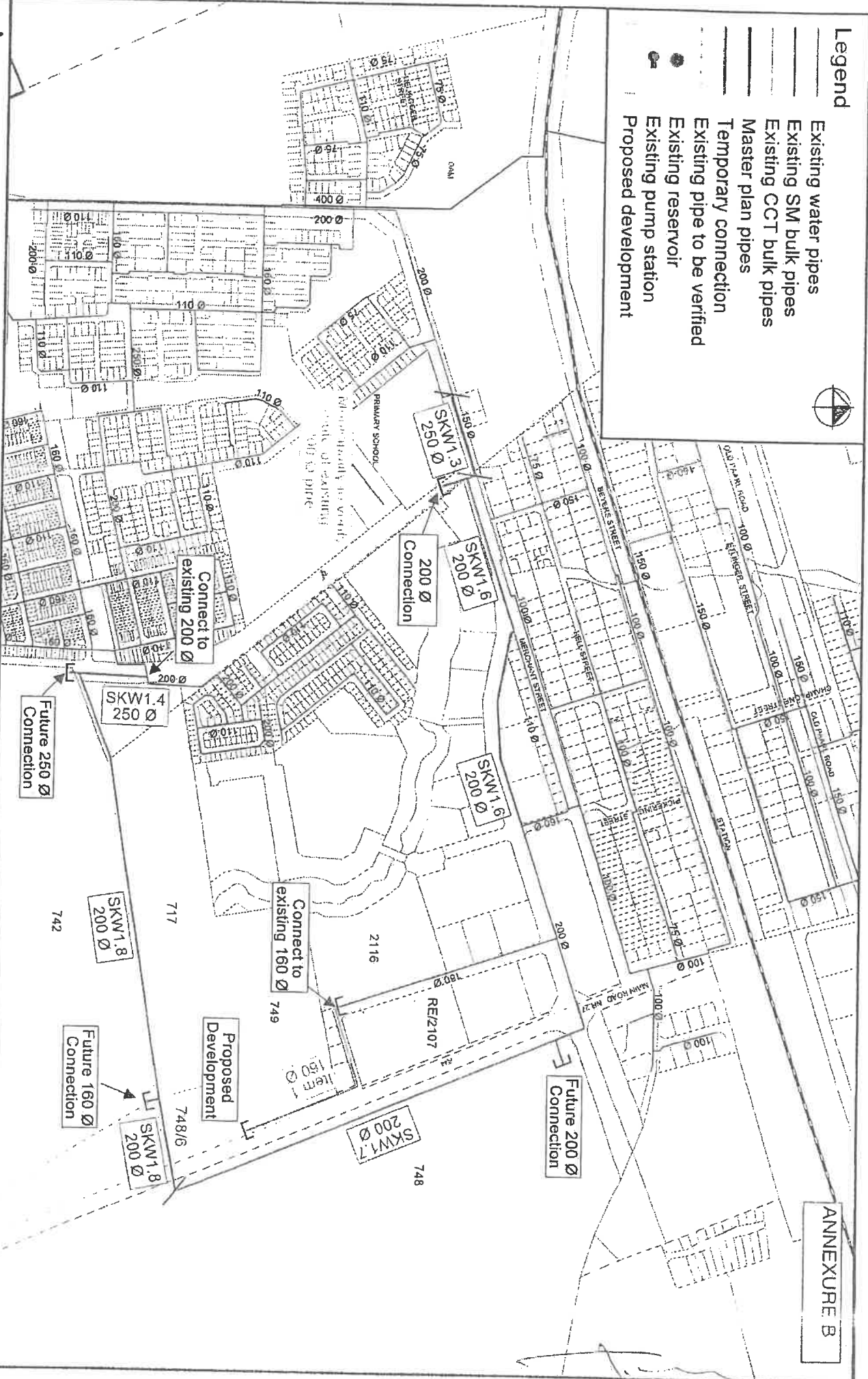
PROJECT: [Project Name]

SCALE: [Scale]

COMMUNITY: [Community Name]

Legend

- Existing water pipes
- Existing SM bulk pipes
- Existing CCT bulk pipes
- Master plan pipes
- Temporary connection
- Existing pipe to be verified
- Existing reservoir
- Existing pump station
- Proposed development



ANNEXURE B








October 2018

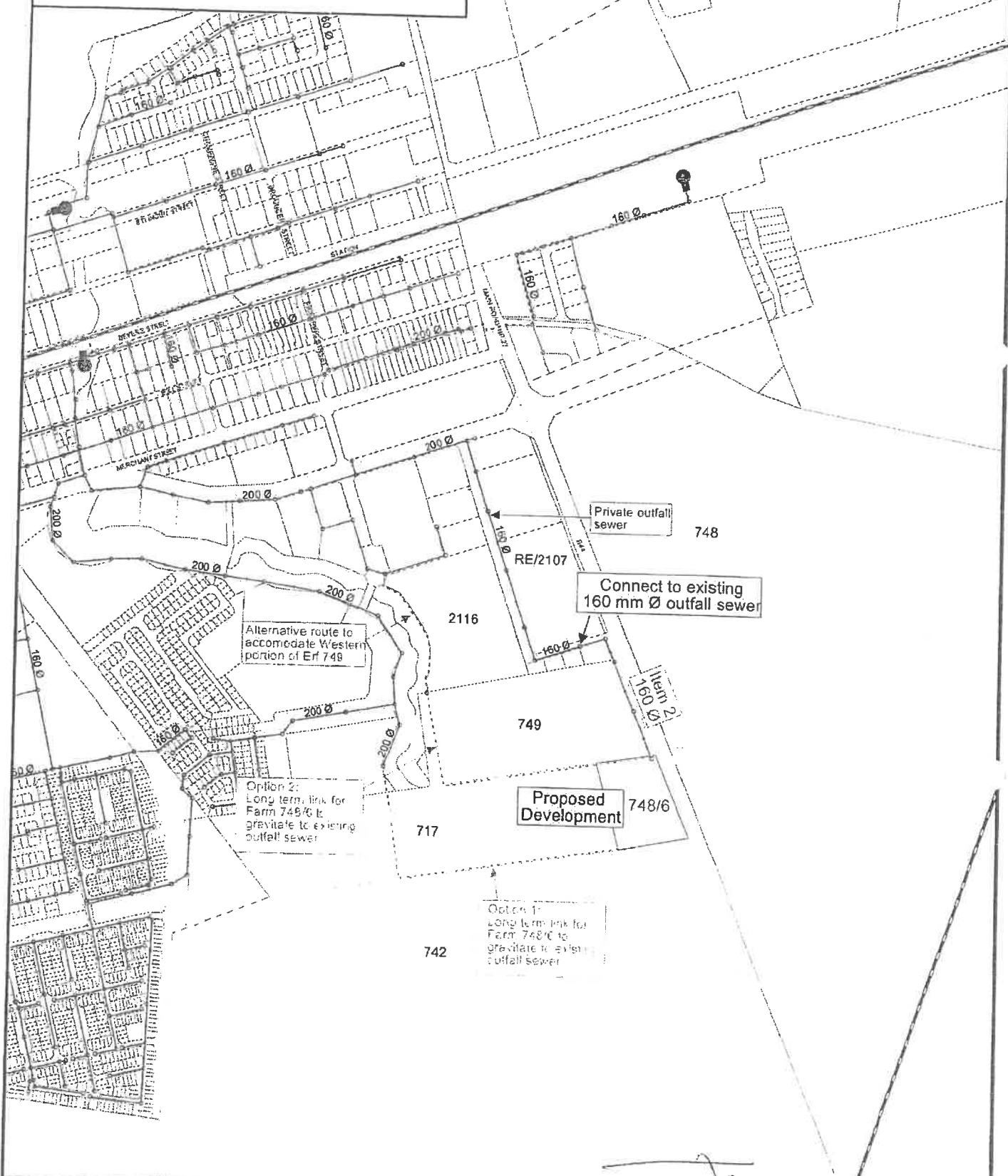
Development : Portion 6 of Farm 748 - Klapmuts



Figure 1 (Rev 1)
Proposed Development
Plan 6 of Farm 748 - Klapmuts
Water Master Plan

Legend

-  Existing sewer system
-  Master plan pipes
-  Existing PS
-  Existing rising main
-  Proposed development





SECTION 1-1
1:50

SECTION A-A
1:25

LAYOUT OF STORMWATER DETENTION
1:750

SIPPEL & DE LANGE

CONSULTING ENGINEERS AND ARCHITECTS
 507 TELUK ANSON ROAD, #05-01 TELUK ANSON INDUSTRIAL PARK, TELUK ANSON
 11560 SINGAPORE TEL: 6392 8811 FAX: 6392 8822
 507 TELUK ANSON ROAD, #05-01 TELUK ANSON INDUSTRIAL PARK, TELUK ANSON
 11560 SINGAPORE TEL: 6392 8811 FAX: 6392 8822

DATE: _____

PROJECT: **POTBELLY DEVELOPMENT PORTION 6 OF FARM 748 KLAPMUTS**

DRAWING: **STORMWATER DETENTION PLAN AND SECTION**

SCALE: AS SHOWN DATE: 2013-08-05

APPROVED: W/P SHEET: SFC NO. 20081024
 S STRUCTURAL ENG. DATE: _____

DRAWING NO: **18-116/ SP8**

NO	REVISIONS	DATE

Annexure DC

Farm 748/6 - Potbelly
Summary of DCs payable
21-Nov-18

Refer to DC calculation sheet for SW, Solid Waste and Community Facilities calc,
Water and sewer was not calculated there, since ex building credit not applicable to water and sewer
as it was not connected to mun network
Therefore water and sewer DC calculated seperately below.

GLA m2 5371 Light Industrial
GLA m2 1034 Business-Retail
Total GLA 6405

Water demand
Light Industria Business Total
kl/day/100m2 GLA 0.4 0.4
kl/day/100m2 GLA 21.484 4.136 25.62

Sewer demand
Light Industria Business Total
kl/day/100m2 GLA 0.35 0.35
kl/day/100m2 GLA 18.7985 3.619 22.4175

	Water	Sewer	SW	Solid Waste	Roads	Community Facilities	Total
Usage (kl/day)	25.62	22.4175					
Cost/kl	9746	19569					
Total ex VAT	R 249 692.52	R 438 688.06	R 87 001.56	R 121 418.52	R 3 083 302.27	R 66 796.22	R 4 046 899.15
VAT 15%	R 37 453.88	R 65 803.21	R 13 050.23	R 18 212.78	R 462 495.34	R 10 019.43	R 607 034.87
Total Incl VAT	R 287 146.40	R 504 491.27	R 100 051.79	R 139 631.30	R 3 545 797.61	R 76 815.65	R 4 653 934.02

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	Wednesday, 21/Nov/2018
Date	
Financial Year	
Erf Location	Klapmuis
Erf No	748/6
Erf Size (m ²)	
Suburb	Klapmuis
Applicant	
Approved Building Plan No.	Er G1A - Application report Section 2a, Proposed G1A as per Zoning Plan - Plan No A103, dated 02/19/18 by Inter Active Town & Regional Planning

SUMMARY OF DC CALCULATION

Units)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
Total Increased Services Usage	Klday 20.420	Klday 17.858	ha·C 0.441	/week 2.042	trip/day 334.32	Person 334.3	
Total Development Charges before Deductions			R 87 001.56	R 121 418.52	R 3 083 302.27	R 66 796.22	R 3 358 518.58
Total Deductions							
Total Payable (excluding VAT)			R 87 001.56	R 121 418.52	R 3 083 302.27	R 66 796.22	R 3 358 518.58
VAT			R 13 050.23	R 18 212.78	R 462 495.34	R 10 019.43	R 503 777.79
Total Payable (including VAT)			R 100 051.80	R 139 631.30	R 3 545 797.61	R 76 815.65	R 3 862 296.37

APPLICANT INFORMATION

Application Processed by:	Tyone King
Status	ESTIMATE : SEE DC SUMMARY SHEET WHICH INCLUDES WATER AND SEWER. NO CREDIT APPLICABLE FOR WATER AND SEWER - EXISTING BUILDINGS NOT CONNECTED TO MUNICIPAL NETWORK.
Date	21 Nov 2018
Amount Paid:	
Date Payment Received	
Notes	Light Industry - see 1a of Motivation Report

Kilomètres

Table with columns: Infrastructure Type, Unit type, Existing Usage, Proposed New Usage, Increased Usage, Water, Sewer, Storm-water, Solid-Waste, Roads, Community facilities, Total. Rows include Residential (Single, Group, High Density), Commercial (Local Business, General Business), Industrial (Light, Heavy), and Other (Public Open Space, Neutral Environment, etc.).

*** displayed if not equal to existing area

** du = dwelling unit, GLA-Cross (table area)

* Complete yellow/green cells.

Total Development Charges before Deductions

% Deductions per service (du)

% Deductions per service (amount)

Additional Charges per service - from Service Agreement (amount)

Sub-total after Deductions (excluding VAT)

VAT

Total

R0.00

R0.00

R0.00

R0.00

R0.00

R0.00

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R3 083 302.27

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R3 558 518.58

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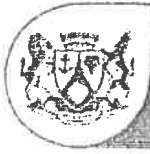
R0.00

R0.00

R0.00

Appendix 6
Comments from Provincial Roads Authority.

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



Western Cape
Government

Transport and Public Works

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: 16/9/6/1-25/270 (Job 26250)

ENQUIRIES: Ms GD Swanepoel

DATE: 10 September 2018

Director: Planning and Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr Ulrich von Molendorff

Dear Sir

MAIN ROAD 27(R44): APPLICATION FOR REZONING AND CONSENT USE: PORTION 6 OF FARM 748 KLAPMUTS (PAARL DIVISION)

1. The following refer:
 - 1.1 Letter from Mr A.M. Wiehahn of InterActive Town & Regional Planning, ref. Farm 748/6 Paarl Division, your ref. Ptn. 6 of Farm 748, Paarl Division, land use application no. LU/7494, to this Branch, dated 12 July 2018;
 - 1.2 Updated Transport Impact Assessment report by deca Consulting Engineers (Liezl du Plooy) ref. D265 dated 21 August 2018;
 - 1.3 E-mail correspondence between Harry Thompson of this Branch and Liezl du Plooy of Deca Consulting Engineers regarding site layout, access and traffic issues, between 15 August and 5 September 2018.
2. The subject property is located on the west side of Main Road 27, at the southern edge of the urban fringe of Klapmuts.
3. The application is for the rezoning of Portion 6 of Farm 748 Paarl Division from Agriculture Zone I and II into two zoning areas:
 - 3.1 Industrial Zone I (Section A: 10154m²) with a Consent Use for warehousing;

3.2 Business Zone I (Section B: 2815m²)

4. The site development plan (SDP) indicates that the industrial zone will consist of a 3947m² pack house and 1424m² of office space, while the business zone will have 1034m² (retail – farm stall and restaurant).

please consider

5. The future Potbelly Pantry Road on the southern edge of the subject property will be extended westwards to link with Groenfontein Road and service other properties between Main Road 27 and Groenfontein Road. This will be a municipal collector road, and it is understood that the future road will have a 20m road reserve, 10m taken from Farm 748/6 and the other 10m from the adjacent Farm 748/2.

6. The right turning traffic, based on the areas indicated in paragraph 4 above and the trip rates in Table 2 of the TIA (ref. para. 1.2 above), would likely be in excess of 30 vehicles in the morning peak hour, with ±700vph northbound opposing this turn, apart from background traffic growth. A right turn lane is needed to enable vehicles to turn safely into the property. At some future date it is proposed that traffic signals be installed at this intersection, with a fourth leg serving a proposed residential development on the east side of Main Road 27 on the Farm Bronkhorst 748/36.

* 7. The SDP indicates that sufficient parking for all the existing and proposed uses will be provided (99 bays).

please consider

8. The SDP indicates the provision of a truck turning circle which was shown in a turning template drawing provided by deca to be adequate for WB-40 vehicles. It is recommended that this turning circle be physically separated from the parking area for the retail / farm stall / restaurant area, to prevent goods vehicles from crossing an area where there will be pedestrians walking between parked vehicles and the building.

please consider

9. As shown in Figure 7 of the TIA report, the access point to the farm stall/restaurant from the access road on the southern boundary of the property shall be located as far from the Main Road 27 boundary as possible (>35m), to ensure that access to the future collector road does not cause congestion, potentially affecting the intersection with Main Road 27.

10. This Branch offers no objection to the proposed rezoning and consent use in respect of Portion 6 of Farm 748 Paarl, subject to:

10.1 Widening of Main Road 27 approaching the access from the north and the provision of a right turn lane at the Applicant's expense;

10.2 The Applicant shall appoint an appropriately registered person to prepare detailed design drawings and details, to be submitted to our Design Directorate (attention: Ms M K Hofmeyr, ph: 021483 5713) for approval;



- 10.3 The Applicant shall appoint an appropriately registered person to submit detailed construction drawings and proposals for traffic accommodation during construction for approval to the District Roads Engineer prior to construction (attention: Stewart Bain, ph. 021 863 2020);
- 10.4 The applicant's consultant accepting the handing over of the site in writing from the Road Authority (District Roads Engineer, Paarl) prior to construction;
- 10.5 After completion of the construction phases, the Road Authority accepting in writing the handing over of the site from the consultant;
- 10.6 As built drawings being sent to this Branch (Ms GD Swanepoel 021 483 2009), the District Roads Engineer (Mr S Bain - 021 863 2020) and the Roads Department of Cape Winelands District Municipality (Mr ACA Stevens - 086 126 5263);
- 10.7 Access to the farm stall and restaurant parking stall from the access road shall be located as far within the property as possible, as proposed by deca in Figure 7 of the updated TIA report of 21 August 2018.

Yours faithfully



ML WATTERS
CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT



ENDORSEMENTS

1. Stellenbosch Municipality,
Attention Ulrich von Molendorff (e-mail ulrich.vonmolendorff@stellenbosch.gov.za)
2. InterActive Town & Regional Planning
Attention: A.M.Wiehahn (email: wiehahn.a@gmail.com)
3. deca Consulting
Attention: Liezl du Plooy (liezl@d-e-c-a.co.za)
4. District Roads Engineer
Paarl
5. Melanie Hofmeyr (email)
6. Malcolm Watters (email)
7. Harry Thompson (email)
8. Barend du Preez (email)





STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

ANNEXURE G

(SUBDIVISION AND REZONING ON FARM 748/6, PAARL DIVISION)

AFFIDAVIT & POE

SWORN AFFIDAVIT

I, the undersigned [Full Name (s) and Surname]: Andre Marius Wiehahn

Identity Number: 6307195072080

in my capacity as (owner or authorised person through power of attorney):
Town Planner authorised by a Power of Attorney

do hereby declare under oath that:

1. The application for:
Subdivision into two portions, Portion A, 1056.4m2 a 10m wide strip along the southern boundary & Portion B, 11913.4m2, the remainder. The rezoning of the subdivided Portion A to Public Roads & Parking.
on Erf/ Farm Number: Portion 6 of the Farm No. 748 Paarl Division

Was advertised in at least two of the official languages of the Province in the following newspaper(s)¹:

(a) Paarl Post (b) _____

From 6th of August 2020 to 7th of September 2020

- 2. The public notices were prominently displayed and maintained in a legible condition for a continuous period of thirty (30) days from the date of the advertisement as indicated in Section (2) aboveⁱⁱ;
- 3. A notice containing the requirements as set out in the Stellenbosch Land Use Planning By-Law (2015), was posted per registered mailⁱⁱⁱ to all adjoining property owners/occupants/ interested and affected parties, during the same date of the advertising period as specified in Section (2) above;
- 4. Furthermore, a notice of the application was sent to the relevant Intergovernmental State Departments, per registered mail^{iv}, commencing the same date as in Section (2) above with an **additional 30 days (minimum 60 days)** for comment;
- 5. That all comments and objections to the application concerned were forwarded to Stellenbosch Municipality as contemplated in sections 1 – 4 above.

The Deponent acknowledges that he / she knows and understands the contents of this Affidavit.

Signature: [Handwritten Signature]

Signed at: HERMANUS

On this 30th day of October 2020

At: 15650

Commissioner of Oath's Stamp & Signature

SUID-AFRIKAANSE POLISDIENS

KLIENTE DIENS SENTRUM
HERMANUS

30 OCT 2020

HERMANUS
CLIENT SERVICE CENTRE

SOUTH AFRICAN POLICE SERVICE

¹ Must conform to Section 47 of the Stellenbosch Municipality Land Use Planning By-law (2015) [THE BY-LAW]- attach copy of advert (s)
ⁱⁱ Site Displays must conform to Section 48 (2)(a) of the By-law - attach photos
ⁱⁱⁱ Attach original registration post slips and copies of letters that were distributed containing the required information as per Section 47 of the By-law
^{iv} Attach original registration post slips and copies of letters that were distributed containing the required information as per Section 47 of the By-law

DECLARATION

I, (full names & surname) André Marcus Wiehahn P. Pln A927/96
and ID #: 632746073080, as the Applicant for the above application,

hereby confirms that the public participation process for the subject application was duly undertaken in accordance with the instruction for such process and the associated requirements stipulated in the Stellenbosch Municipal Land Use Planning Bylaw, and that the information contained in the above checklist and the accompanied information and documentation in the portfolio of evidence for the concluded public participation process, are accurate and complete:

Duly signed by the APPLICANT  on this date/ month/ year

30/10/2020 at place Hermanus


Signature Applicant

30/10/2020
Date

For office use only	
CHECKED BY ADMINISTRATIVE OFFICER	
CHECKED BY TOWN PLANNER	
DATE VERIFIED	

NOTES TO BE RECORDED:

Young winemaker speaks of time spent in New Zealand

Nolunw Ludidi

HERMANUS - His dream of travelling abroad and learning more about wines became a reality for Mount Pleasant resident Kirsten Myburgh.

The 27-year-old, who has been part of the Creation Wines team since 2014 received an opportunity to travel to New Zealand in March to learn more about wine. In December 2019 he released his own wine, named K Wines, also a dream come true.

Myburgh says when he first received the news of going overseas he was ecstatic. "A lot went through my mind, and I experienced all sorts of emotions," he said. "For sure it was a dream come true! I am also a massive fan of New Zealand rugby."

Near Wellington, the capital city, Myburgh had the chance to work on the Foley Family Wines estate in Martinborough. "It was small in relation to Creation. The tonnage that we did was half of Creation's. Eighty percent of the grapes are Pinot Noir, a little bit of Chardonnay and Riesling and Pinot Gris." He worked with winemaker Paul Mason of Martinborough Vineyard and two other students. "We finished the vintage in tough conditions. There is also a vast difference between South Africa and New Zealand when it comes to wine, climate, and terroir."

Myburgh says he learnt more about using milk to fine-tune the Noble Late



Kirsten Myburgh Photo: Karen Winter

Harvest Sauvignon Blanc wines and egg-white fine-tuning to soften tannins in Pinot Noir.

Covid-19 saw him stuck in New Zealand for four months. For the first four weeks of the pandemic Myburgh was not allowed to leave the winery. "It was icy, 10 or 11°C during the day and 0°C degrees at night, with a lot of rain."

Carolyn Martin, Creation Wines co-owner, said sending the Creation team abroad was aimed at expanding their horizons and learning new skills. "It is also a reward for their commitment and hard work, and the exchange of ideas creates innovative thinking." Myburgh thanked her, JC Martin, Gerhard Smith and Salome Geldenhuys of Creation Wines and Mason for making his dream come true.



One of the recent sessions Sias van Tonder had with RAEL and Sandy's Eden.

RAEL and Sandy's Eden join forces

JP Myburg

WORCESTER - The RAEL addiction recovery farm outside the town recently embarked on a new initiative involving the non-profit animal rescue organisation Sandy's Eden.

These organisations joined forces on a new project for recovering addicts, who work with rehabilitated animals, fostering and learning to work with them.

It was launched with an announcement by Breede Valley Mayor Antoinette Steyn, who visited the animal shelter during her mini-tour of the area to support local businesses and organisations.

Recovering addicts will, as part of their three-phase rehabilitation, take care and nurture these animals.

"About a year ago I had an issue with my dog, and rang Sandy's Eden to assist," Director and owner of RAEL, Anthony Hall told Standard. "Jueniela Everson and her team didn't hesitate to help me, and I quickly learnt about the amazing work the shelter does. We then decided to put our heads together and hence, this project was born. We are excited about embarking on this journey together."

He also explained the three-phase addict recovery process and its functionality. "Phase 1 is devoted to taking care of a plant, phase 2 taking care of a dog or any other animal, and

phase 3 a partner or a loved one. Addicts often feel left out and unloved by society. This gap can now be filled with the love of a pet. The quality of care is important in recovery, which is learnt through the relationship built with the pet and its grooming."

Like Hall, Everson is also excited about embarking on what they have described as "a world first", assigning animals to recovering addicts on the farm and organising classes and workshops to teach them to take appropriate care of them.

"Animal rescue organisations often stagnate and fail to think outside of the box," she said. "What is the difference between an abused animal in rescue and a human in rehab? Nothing. They both need rehabilitation, compassion and love. We now have three dogs assigned to people in the rehabilitation programme, and they have truly changed over these last few weeks. They went from nothing to something in a matter of days."

Everson said Sandy's Eden was on the brink of closure because it had failed to secure sufficient support. "We are now thankful to be operating in such conditions, knowing we are making a difference. We are also thankful for Sias van Tonder of Lifestyle Technology Solutions for his aid in assisting in the training."

Both RAEL and Sandy's Eden hope to take this venture to new heights and inspire others to also take the initiative to enhance animals and people in need.

KENNISGEWING VAN GRONDONTWIKKELINGSAAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA ONDERVERDELING EN BERSOENERING: GEDEELTE 6 VAN PLAAS 748, R44, KI APME 15

Adres van eiendom: Gedeelte 6 van Plaas 748, R44, Klappanis
Aansoeker: Andre Wiehahn, Inter-Active Town & Regional Planning, 028 312 1668 - 082 466 0490, info@iatrp.co.za
Eienaar: Yabeng Finance Pty Ltd, 0836753376, deon@subtropico.com.co.za
Aansoek Verwysing: 117/11442

Beskrywing van grondontwikkelingsaansoek: Aansoek word gedoen in terme van die Stellenbosch Munisipale Verordening op Grondgebruikbeheerplanning 2015 vir:
• Oorderswaling van Gedeelte 6 van Plaas 748, Paarl Divisie in twee gedeeltes, Gedeelte A, 1056.4m², 'n 10 m breed strook langs die suidelike grens & Gedeelte B, 11913.4m², die resant, in terme van Hoofstuk III, Afdeling 15.2(d)
• Die bersoenering van die oorderswaling Gedeelte A van Gedeelte 6 van Plaas 748, Paarl Divisie van Industriële Sone na Publieke Plein en Parkering in terme van Hoofstuk III Afdeling 15.2(a)

Kennis word hiermee gegee in terme van die gemeenskaplike Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipale gebied is vir oorswaling. Die aansoek is beskikbaar ter insae op die Beplanningportaal van die Stellenbosch Munisipale se Webniste vir die tydskied van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal] Indien die webniste of tersaaklike dokumente nie toeganklik is nie kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriftelike kommentaar, waarin die verwoyingsnommer van die aansoek, name, fisiese adres en kontak besonderhede van die persoon wat kommentaar lewer, asook rede vir die kommentaar en die belang van die persoon wat die kommentaar lewer aantoon moet insluit kan in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos soos volg lewer: Andre Wiehahn, Inter-Active Town & Regional Planning e-pos adres: info@iatrp.co.za

Skriftelike kommentaar, wat die verwoyings na die aansoek, die naam, kontakbesonderhede en die fisiese adres van die persoon wat die kommentaar moet lewer, die rede vir die kommentaar en die belangstelling van die persoon in die aansoek, moet ingedien word.

Indien kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur en ontvang word voor of na die laaste dag van die sluitings datum van Maandag, 7 September 2020.

Indien daar enige navraag op die aansoek of bovermelde verwoyings vir die lewer van kommentaar is, of indien dit nie moontlik is om gestreepte kommentaar te lewer of die kommentaar op die wyse te lewer soos voorgesien is, kan die Aansoeker geskakel word vir tydsyd van die versamelde elektroniese pos adres of telefonies by 028 312 1668 - 082 466 0490 gedurende kantoor ure.

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA SUBDIVISION & REZONING: PORTION 6 OF THE FARM 748, R44, KI APME 15

Application Address: Portion 6 of the Farm 748, R44, Klappanis
Applicant: Andre Wiehahn, Inter-Active Town & Regional Planning, 0283121668 - 0824660490, info@iatrp.co.za
Owner: Yabeng Finance Pty Ltd, 0836753376, deon@subtropico.com.co.za
Application Reference: 117/11442

Description of land development application: Application has been made in terms of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for:
• Subdivision of Portion 6 of the Farm No. 748 Paarl Division into two portions, Portion A, 1056.4m² a 10m wide strip along the southern boundary & Portion B, 11913.4m², the remainder, in terms of Chapter III, Section 15.2(d)
• The rezoning of the subdivided Portion A of Portion 6 of the Farm No. 748 Paarl Division from Industrial Zone to Public Roads & Parking in terms of Chapter III, Section 15.2(a)

Notice is hereby given in terms of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal]

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

Written comments, which must include the reference to the application, the name, contact details and physical address of the person submitting the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: Andre Wiehahn, Inter-Active Town & Regional Planning at info@iatrp.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of Monday, 7 September 2020.

For any enquiries on the Application or the above requirements, or if you are unable to write and/or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically, at 028 312 1668 - 082 466 0490 during normal office hours.

WE FOCUS NOT ONLY ON THEORY, BUT PRACTICAL APPLICATION AND SKILLS DEVELOPMENT!

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Qualified passionate teachers
Safe, relaxed fun learning environment
Specialized services, therapy & tutoring
Covid compliant
New programming & robotics coming soon!
Music & art for the creative spirits!

WE WILL ALSO ACCOMMODATE ALL LEARNERS AS BONUS WITH COMORBIDITIES AS TO HELP HOME SCHOOL THESE LEARNERS IN A SAFE EDUCATIONAL ENVIRONMENT WITH LOVING EDUCATED TEACHERS & TUTORS!!

APPLY NOW & ENROLL!!

DE STRAAT BUILDING, 229 MAIN ROAD, PAARL
EMAIL: INFO@CREDOHOUSE.CO.ZA • PHONE: 065 967 2717

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SPERTYD DINSDAE OM 14.00

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Hermanus Times 071 433 8137
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Worcester Standard 071 434 6474



NOTICE
PENDING LAND USE
DEVELOPMENT APPLICATION

05/08/2020



Portion 6 of the Farm 748, R44, Klapmuts

Erf / Farm	Name	Postal Address	Tracking
Farm 749	GJ Aarninkhof Trust	Postnet Suite 23, Private Bag X19, Durbanville, 7551	REGISTERED LETTER <small>(with a domestic insurance option)</small> ShareCall 0860 111 502 www.sago.co.za RC372016935ZA CUSTOMER COPY 301028R
Farm 748	FF Marais	PO Box 35, Klapmuts, 7625	REGISTERED LETTER <small>(with a domestic insurance option)</small> ShareCall 0860 111 502 www.sago.co.za RC372016927ZA CUSTOMER COPY 301028R
Ptn 2 of Farm 748	Braemer Farm Developments (Pty) Ltd	PO Box 12356, Die Boord, 7600	REGISTERED LETTER <small>(with a domestic insurance option)</small> ShareCall 0860 111 502 www.sago.co.za RC372016900ZA CUSTOMER COPY 301028R
Farm 717	Cadcor Proprietary Limited	PO Box 12468, Die Boord, 7600	REGISTERED LETTER <small>(with a domestic insurance option)</small> ShareCall 0860 111 502 www.sago.co.za RC372016913ZA CUSTOMER COPY 301028R

<p><i>Date stamp of delivery</i></p> <p><i>Datumstempel van aflewering</i></p> <p><i>Initial of delivery office: Paraal van aflewingsbeampie</i></p> <p><i>Official proof of identification essential Amptelik bewys van identifikasie noodsaaklik</i></p>	<p>REGISTERED LETTER GEREGISTREERDE BRIEF (with an insurance option/met 'n verskeringsopsie)</p> <p>Addressed to/Geadresseer aan 4/1/2011 4P Dex 9180</p> <p>Postcode Postkode</p> <p><i>Please collect at Haal asseblief af by</i> within 30 days of date received at delivery office/ binne 30 dae vanaf datum ontvang by aflewingskantoor</p>	<p><i>Date stamp of delivery</i></p> <p><i>Datumstempel van aflewering</i></p> <p><i>Initial of delivery office: Paraal van aflewingsbeampie</i></p> <p><i>Post Office, counter No Poskantoor, toonbanknr</i></p> <p>701280</p>
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[Handwritten mark]

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