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**NOTICE OF MUNICIPAL PLANNING
TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2022-06-24 FROM 10:00-15:00**



**NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY**

FRIDAY, 2022-06-24 FROM 10:00-15:00

Ref. no. 3/4/5/2/40

2022-06-24

Chairperson

Dr DJ Du Plessis

Deputy-Chairperson

Ms C Havenga

External Members

Mr C Rabie

Dr R Pool-Stanvliet

Mrs H Crooijmans-Lemmer

Mr J Knight

Mr E Delport

Internal Members

Mr M Williams - Senior Legal Advisor

Mr A van der Merwe: Senior Manager - Community Services

Mr C Alexander: Senior Manager - Development Planning

Mrs M Francis: Senior Manager - Infrastructure Planning, Development and Implementation, Directorate Infrastructure Services

Technical Advisor

Mr K Munro - Director Environmental & Spatial Planning: Department of Environmental Affairs and Development Planning

*Notice is hereby given in terms of Section 75(1) of the Stellenbosch Municipality Land Use Planning By-Law (2015), of the Municipal Planning Tribunal Meeting which will be via **MS TEAMS (Virtual Meeting)** on **FRIDAY, 2022-06-24 from 10h00-15:00** to consider the items on the Agenda.*

Dr DJ Du Plessis

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



TABLE OF CONTENT

ITEM	SUBJECT	PAGE NR.
1.	OPENING AND WELCOME	I N D E X
2.	LEAVE OF ABSENCE	
3.	DISCLOSURE OF INTERESTS	
4.	MINUTES OF THE PREVIOUS MEETINGS DATED 20 MAY 2022	P A G E S 3-8
5.	MATTERS FOR CONSIDERATION	
5.1	APPLICATION FOR REZONING, CONSENT USE, CONSOLIDATION AND CLOSURE OF A PUBLIC PLACE: ERF 21 AND 22, KYLEMORE (LU/13621)	9-234
6.	OTHER MATTERS	

MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING
HELD ON FRIDAY, 20th OF MAY 2022 via MS TEAMS

Ref. no. 3/4/5/2/40

2022-05-20

Chairperson

Dr DJ Du Plessis

Deputy Chairperson

Ms C Havenga

External Members

Mr C Rabie

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Internal Members

Mr A van der Merwe: Senior Manager - Community Services

Mr M Williams: Senior Legal Advisor

Mrs M Francis: Senior Manager - Infrastructure Planning, Development and Implementation, Directorate Infrastructure Services

Technical Advisor

Mr K Munro: Director - Development Management, Department Environmental Affairs and Development Planning

Officials

Mr S Carstens: Senior Manager- Development Management

Mrs C Kriel: Manager: Land -Use Management

Ms B Zondo: Senior Town Planner

Mrs N Dafeti: Town Planner

Ms O Sims: Administrative Officer

Ms Lenacia Kamineth: Senior Administrative Officer

ITEM	SUBJECT
SMPT 01/05/22	OPENING AND WELCOME
	Chairperson Du Plessis welcomed all.
SMPT 02/05/22	LEAVE OF ABSENCE
	Mr Craig Alexander
SMPT 03/05/22	DISCLOSURE OF INTERESTS
	No interests declared.
SMPT 04/05/22	MINUTES OF THE PREVIOUS MEETING DATED 22 APRIL 2022
	The minutes of the previous meeting was noted.
	MATTERS FOR CONSIDERATION
SMPT 05/05/22	APPLICATION FOR REZONING AND DEPARTURES ON ERF 2235 FRANSCHHOEK (LU/10393)
	<p>Discussion:</p> <p>a) Ms Zondo briefly introduced the item and explained the entry and exit points and proposed development as indicated on the site plan on page 61.</p> <p>b) Concerns were raised on the proposed use of the area indicated for future use (yellow blocks). It is not clear what the future market area (north) and existing building (south) are to be used for and it</p>

was confirmed that it forms part of Phase 2 where a site development plan needs to be submitted for approval.

- c) Questions were raised about the people currently residing on the land and it was indicated that the Municipality will follow proper procedure for the relocation of the people.
- d) Mrs Crooijmans-Lemmer had a concern which she wanted to be noted and stated that it was important to have a design in this area which was of an integrated manner. Mrs Crooijmans-Lemmer found it alarming that only one area of this site was developed in detail whereas the other area of the site was undeveloped with no future plans, or any function indicated.
- e) Members noted that there are beautiful trees on site and the need for a landscaping plan to preserve the existing trees and incorporating more landscaping in the development was supported.

UNANIMOUSLY RESOLVED

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 Erf 2235, Franschoek, namely:
 - 1.1 **Rezoning** of a portion of Erf 2235, Franschoek measuring ±5,928 m² from Institution Zone to General Business Zone in terms of Section 15 (2)(a) of the said By-law in order to establish a Local Economic Hub and associated uses.
 - 1.2 **Permanent Departure** in terms of Section 15 (2)(b) of the said By-law, to allow vehicle entrance/access and exit ways of wider than 6m where they cross the Beaucoup de Leau street boundary.
 - 1.3 **Permanent Departure** in terms of Section 15 (2)(b) of the said By-law, to allow vehicle entrance/access ways and more than one vehicle exit way along the Beaucoup de Leau street boundary.
 - 1.4 **Permanent Departure** in terms of Section 15 (2)(b) of the said By-law, to allow more than one vehicle entrance/access

and exit ways of wider than 6m where they cross the Protea Street boundary.

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

2. Conditions of Approval:

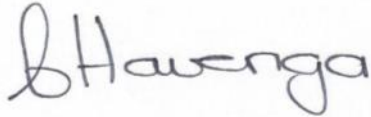
- 2.1 The approval applies only to the proposed development under consideration as indicated on the Typical site layout plan Number 3, drawn by Plan4SA (Professional planners and project managers) dated 2019/09/16 attached as **Annexure C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2 The development be undertaken in accordance with the Typical site layout plan Number 3, drawn by Plan4SA (Professional planners and, project managers) dated 2019/09/16, attached as **Annexure C** to this report.
- 2.3 Services be installed in accordance with the approved engineering services drawings to the satisfaction of the Department Infrastructure Services.
- 2.4 A detailed site development plan, for the whole of Erf 2235, as contemplated in terms of Section 16 of the Zoning Scheme Bylaw, 2019 be submitted to the Municipality for approval prior to the submission of any building plans, which site development plan satisfactorily addresses, but are not necessarily limited to, all the conditions of the approval, compliance with relevant development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw, and specifically the following matters:
- 2.4.1 a detailed landscaping plan taking into consideration the existing trees on the site and indicating the planting of more trees,
- 2.4.2 future access to the market and garden area (northern portion of property),
- 2.4.3 considering relocating the future market and garden area to the south and the parking area to the north.

	<p>3. The reasons for the above decision are as follows:</p> <p>3.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape considering that it will in fact offer local economic development opportunities in the area.</p> <p>3.2 The proposal is in line with the objectives and principles of the Integrated Development Plan and the Stellenbosch Municipal Spatial Development Framework.</p> <p>3.3 There will be no negative impact on existing infrastructure and there are sufficient services to support the proposal.</p> <p>3.4 The proposal will result in more efficient utilisation of the subject property which cannot be viably utilised in terms of its current zoning.</p> <p>4. Matters to be noted:</p> <p>4.1 A business license, liquor license and any other applicable activities requiring a separate approval, license, or permit must be obtained.</p> <p>4.2 An application for erection of advertising signs must be submitted for approval to the municipality and that all signage on the property be erected to the satisfaction of the municipality or be in line with the signage policy of the municipality and no signage may be displaced without the written approval of the municipality.</p> <p>4.3 No directional signage may be erected without prior approval of the Municipality.</p>
<p>SMPT 05/05/22</p>	<p>OTHER MATTERS</p> <p>Chairperson Du Plessis thanked all present for attending. The next meeting is scheduled for 24 June 2022.</p> <p>The meeting adjourned.</p>



Dr D du Plessis

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



Mrs C Havenga

DEPUTY CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



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PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION: APPLICATION FOR REZONING, CONSENT USE, CONSOLIDATION AND CLOSURE OF A PUBLIC PLACE: ERF 21 AND 22, KYLEMORE.

Application Reference	File Ref: 21 and 22 (LU/13621)	Application Date	2022/01/17
		Last day for comments or additional information	2022/05/30

PART A: APPLICANT DETAILS

First name(s) & Surname	Jolandie Linnemann		
Company name	CK Rumboll and Partners		
SACPLAN registration number	Pr. Pln A/206/2010		
Registered owner(s)	Stellenbosch Municipality	Is the applicant properly authorised to submit the application	Yes

PART B: PROPERTY DETAILS

Property description	Erf 21 and 22	Town/ City	Kylemore
Physical address	Skool Street, Kylemore. See APPENDIX A for locality map.		
Extent (m ² /ha)	Erf 21 = 1,3115ha Erf 22 = 2771m ²	Current zoning	Erf 21 = Subdivisional Area Overlay Zone (29 Conventional Residential sites and 1 Public Road and Parking Zone erf) Erf 22 = Public Open Space Zone
Existing Development and Current land use	Erf 21, have a constructed road infrastructure and have partially be used as a burial site, with burials from the adjacent Erf 9, Kylemore exceeding its boundaries. Erf 22 is a vacant site.		
Any unauthorised land use/building work	No land use contravention notice is filed, but as mentioned burials has unauthorized been taken place on a portion of Erf 21, Kylemore adjacent to the existing cemetery on Erf 9, Kylemore.		
Title Deed No.	Erf 21 = T77356/1999 (No Title Deed attached, as applicant could not found any documentation via a Deeds Enquiry)		

	Erf 22 = T44661/2014. See APPENDIX C for attachments to motivational report in ANNEXURE E.
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PART C: APPLICATION DETAILS	
Application(s)	<p>a) Application is made in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning By-law (2015) for the rezoning of Erf 21, Kylemore from Subdivisional Area Overlay Zone to Private Open Space Zone.</p> <p>b) Application is made in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning By-law (2015) for the rezoning of Erf 22, Kylemore from Public Open Space Zone to Private Open Space Zone.</p> <p>c) Application is made in terms of Section 15(2)(o) of the Stellenbosch Land Use Planning By-law (2015) for a consent use in order to accommodate a cemetery on Erf 21 and 22, Kylemore.</p> <p>d) Application is made in terms of Section 15(2)(e) of the Stellenbosch Land Use Planning By-law (2015) in order to consolidate Erf 21 and 22, Kylemore to form a 1.5886 land unit.</p> <p>e) Application is made in terms of Section 15(2)(n) of the Stellenbosch Land Use Planning By-law (2015) for the closure of a public place in order to use Erf 22, Kylemore for cemetery purposes. See APPENDIX B.</p>
Purpose of Application	To rezone Erf 21 and 22 Kylemore to the appropriate zoning category of Private Open Space Zone to make provision of the existing cemetery activities that have partially expanded over the boundaries of Erf 21 and to provide for additional burial space on Erf 22. Hence the consolidation of the two properties.
Pre-consultation	No pre-application consultation process was conducted at the time of submission.

PART D: APPLICATION BACKGROUND

Portion 33 of Farm No. 124, Stellenbosch was on 01 December 1989 rezoned to subdivisional area and subsequent subdivided to make provision for township establishment in Kylemore. Erven 21 and 22 for part of this subdivision and the zoning of 29 Residential Zone I Erven and 1 Transport Zone II was allocated to Erf 21 and Public Open Space to Erf 22. The rights on all erven except Erf 21, 22, 36 and 41 of the initial approval has been taken-up by the municipality.

Provision was made for 3 cemetery sites, which includes Erf 9, 34 and 35, Kylemore. All these erven are currently used for cemetery purposes. Burial activities on Erf 9, due to capacity constraints, has now started to exceeds its boundaries onto the adjacent Erf 21, Kylemore, hence the application to regularize these activities and expand the cemetery activities onto Erf 21 and Erf 22, Kylemore. See **APPENDIX C** for the original approvals.

PART E: APPLICATION OVERVIEW AND MOTIVATION

Urban cemeteries are filling up without room for expand, particularly due to diminishing land resources. This scarcity is caused by land that is environmentally unsuitable for burial and because most of the available land is privately or provincially owned.

The provision and maintenance of cemeteries, funeral parlours and crematoria is a function vested in Local Government and CK Rumboll & Partners were appointed by Stellenbosch Municipality to apply for the consolidation and rezoning of relevant erven in Kylemore to allow for the expansion of the existing cemetery and the establishment if associated infrastructure. Although Kylemore has four cemetery erven, there is still a need since space is limited in the existing cemetery premises and is working to achieve capacity. Suitable sites were identified adjacent to the existing cemeteries to serve as an extension and make provision for this dire need.

The cemetery site will be fenced and maintained and the design and layout of the extension will consider the following;

- Ensure a safe, accessible and aesthetically pleasing site for the burial of the dead.
- Keep maintenance low and thereby keep costs low.
- Use design elements such as meandering walkways through area, views and vistas, landscaped planting open space, well designed entrances and fencing to create a sense of place and dignity.
- Ensure easy access for vehicles, digging machinery and pedestrians.
- Keep the design of the layout flexible.
- Keep major access roads to cemeteries in good condition.

The proposed expansion of the cemetery will provide the much need cemetery space required. The applicant's motivational report is attached as **APPENDIX D**.

PART F: PUBLIC PARTICIPATION, COMMENTS AND RESPONSE

Process followed

The applicant was instructed to advertise on 02 February 2022. The application was advertised in the Eikestadnuus and notices served on all interested and affected parties on 17/02/2020 until 22/03/2022 and an onsite notice placed on 17/02/2022. No objections were received during this advertising process.

The department also advertised to all internal municipal departments and ward councillor on 04 February 2022 and no objections were received.

Notifications was also sent to external departments 17/02/2022 and they were granted an opportunity to submit comments until 22 April 2022. No objections were received within the timeframe.

The applicant on 12 May 2022 submitted a Portfolio of Evidence (POE) informing the municipality that the application has been advertised to the subject neighbouring property owners, interested and affected parties and no objections were received.

The advertising process was deemed sufficient. See **APPENDIX E** for the portfolio of evidence.

The applicant however on 30 May 2022 submitted an outstanding conveyancers' certificate and once again indicated that no title deed could be found for Erf 21, Kylemore via deeds enquiries. See **APPENDIX F** for the conveyancers certificated for Erf 22, Kylemore.

Public & stakeholder inputs

As mentioned, no objections were received from any interested and affected parties.

Comments from internal service departments and municipal authorities

- (i) **Municipal Property Management Department** – Support the application.
- (ii) **Senior Manager: Community Services** – No objection.
- (iii) **Manager: Spatial Planning** – recommended the applications for approval subject to a condition of approval; *That a buffer zone must be created between the cemetery and the backyards of the adjacent housing units.* See **APPENDIX G**.
- (iv) **Directorate: Infrastructure Services comments (Civil, Traffic and Electrical Engineering combined comment)** – No objection, no municipal services are affected. There are existing services (roads, water, sewer) in the vicinity of the proposed cemetery, to which can be tied

into, should it be required. Details of service connection must be indicated on the building plans. All electrical requirements should be directed to Eskom. See **APPENDIX H**.

Comments from external authorities

- (i) **Cape Winelands District Municipality Health Department** – 01 March 2022- From an environmental health perspective this application may be recommended for approval, provided that certain condition listed in terms of the National Health Act (61 of 2003) be adhered to. See **APPENDIX I**.

Planning Comment: It should be noted that these conditions imposed comes directly from the National Health Act (61 of 2003), which needs to be complied with and it will be the applicant's and owner's responsibility to apply for any exemptions from this legislation.

- (ii) **DEADP: Directorate Development Management: Region 1** – 26 August 2021 - The expansion of the cemetery on Erven 21 and 22 in a manner that is consistent with the EA granted on 22 June 2011 will not require further authorisation from the competent authority. Should expansion of the cemetery fall outside the scope of EA, the expansion may constitute a listed activity as defined in Listing Notice 1, 2 or 3 of the NEMA EIA Regulations, 2014 (as amended). This was follow-up with an additional letter dated 05 May 2022 reconfirming the above after additional information was submitted. See **APPENDIX J**.
- (iii) **DEADP: Directorate Development Management: Region 2** – 17 March 2022 – indicated that from a provincial land use planning perspective, there is no objection to development of the subject property for purposes of a cemetery. See **APPENDIX K**.

Response by applicant to comments received.

No objections were received against the application and therefore no response is required on any objections. The applicant however submits a letter capturing DEADP departmental comments. See ANNEXURE G of the POE (Portfolio of Evidence attached as **APPENDIX E**).

They also submitted a Status Report from the Surveyor Generals Office: Western Cape, confirming that Erf 22, Kylemore is shown as an **Ordinary Erf** in their records and do not require a closure process, but only rezoning (See Annexure J of the POE attached as **APPENDIX E**). In the final assessment and recommended the closure of a public place could therefore be refused, as it is not required.

PART G: ASSESSMENT OF LAND USE AND LAND DEVELOPMENT APPLICATION**1. Legislative and Policy Context of land use and land development application**

When the decision maker considers the land use and land development application, it must have regard to the general criteria for consideration in terms of Section 65(1) of the Land Use Planning By-law, as it would relate to the subject land use and land development applications.

It is also noted that the subject land use and land development applications were submitted and processed in accordance with and in compliance with the prescripts of the said Bylaw.

2. Assessment of grounds of the land use and land development application**2.1 Land use principles**

The subject properties are located within an urban edge, bordered by approved cemeteries and provide the most logical expansion direction for the subject cemeteries in Kylemore, due to capacity constraints. This conforms to the MSDF principle of Optimal Land Use, where land should be used for its most sustainable and appropriate use. Alternative sites have been identified to be investigated for new housing projects in Kylemore, and the lose of these land partials for housing development would provide in the more urgent need of burial space in Kylemore.

2.2 Applicable spatial development frameworks, guidelines, policies

The proposal was supported by the Municipal Spatial Planning Section in a comprehensive comment, subject to a condition of approval (See **APPENDIX G**). One of the seven principles of the SDF is to ensure balanced, sustainable communities. The expansion of the cemetery within the community of Kylemore, would reduce the enormous cost for transport and burial cost at municipal cemeteries far outside the town of Kylemore. The closes being Stellenbosch and Jamestown. The request for a buffer zone between the cemetery and the backyard of the adjacent housing units would not affected the functionality of the cemetery and could be impose as a condition of approval, should the decision maker deem the application desirable.

2.3 Service infrastructure capacity and sustainability

The municipal engineering section indicated that no municipal services are affected, and that there are existing services (roads, water, sewer) in the vicinity of the proposed cemetery, to which can be tied into, should it be required. Should building plans be submitted for any infrastructure the details of service connection must be indicated on the building plans for those structures related to cemetery use.

All electrical requirements should be directed to Eskom. See **APPENDIX H**.

2.4 Any investigations carried out in terms of other laws that are relevant (e.g. EIA, TIA, HIA etc.)

No comments were received from the heritage authorities. An Environmental Authorization (EA) was granted on 22 June 2011. DEADP in a letter dated 05 May 2022 confirmed that the proposed expansion of the cemetery on Erven 21 and 22 in a manner that is consistent with the EA, will **not require further authorisation** from the competent authority. Should expansion of the cemetery however fall outside the scope of EA, the expansion may constitute a listed activity as defined in Listing Notice 1, 2 or 3 of the NEMA EIA Regulations, 2014 (as amended). See **APPENDIX J**.

2.5 Applicable provisions of the zoning scheme

APPENDIX C contains the original approval granted to allocate the new base zones for the subject properties. Erf 21, Kylemore is zoned Subdivisional Area Overlay Zone for 29 Conventional Residential erven and 1 Public Road and Parking Zone erf. The General Plan was however never registered for this site and the zoning never vested. From the information on file and the attached approval, it could however not be determined from which base zone the property was rezoned from. It could be generally assumed that it would be Agriculture and Rural Zone considering the property description of Portion 33 of the Farm No. 124, Stellenbosch Division, but as mentioned it could not be determined.

No provision is also made for cemetery activities under the aforementioned zonings and the property must subsequently be rezoned to an appropriate zoning category to make provision for a cemetery. Considering that Erf 9, 34, 35 and 71 Kylemore are already zoned Private Open Space Zone, application is made for the rezoning Erf 21, Kylemore to Private Open Space Zone with a consent use for a cemetery.

Erf 22 is zoned Public Open Space Zone, which also makes provision for a cemetery as a consent use. Due to the proposed consolidation of Erf 21 and 22 and the previous allocated base zone of Private Open Space Zone for Erf 9, 34, 35 and 71, Kylemore (all cemetery sites) application is made for the rezoning of Erf 22, Kylemore from Public Open Space Zone to Private Open Space Zone with consent use for a cemetery.

It needs to be reiterated that although the zoning of Erf 22, Kylemore is Public Open Space Zone, the applicant submitted a Status Report from the Surveyor Generals Office: Western Cape, confirming that Erf 22, Kylemore is shown as an **Ordinary Erf** in their records and do not require a closure process, but only rezoning (See Annexure J of the POE attached as **APPENDIX E**). In the final assessment and recommended the closure of a public place application could therefore be refused, as it is not required.

2.6 General desirability

Erf 21 and 22, Kylemore is identified in terms of the MSDP as Mixed-Use Community and Residential Infill area. The expansion of the existing Kylemore cemetery sites onto Erf 21 and 22 is therefore not prohibited by the guiding principles of the SDF. Although cemetery activities already started to expand onto Erf 21, it remains the most logical erven to be included as part of the Kylemore cemetery sites, within the Urban Edge.

Access to Erf 21 and 22 could be obtained directly at two existing safe locations off Skool Street and a third of Blarney Street, as can be seen from the locality and consolidation plans. No new accesses would therefore, need to be constructed. Considering that the cemetery would be in walking distance of all churches within small town of Kylemore, extensive parking requirements is therefore not needed. A site inspection at all public and private cemeteries in Kylemore revealed that none of them provide onsite public parking. Parking are either provided in public streets or church facilities. Erf 21 and 22, Kylemore already have a constructed road on Erf 21 and could either provide parking or ease traffic congestion on the property. No applications for departures was submitted and all constructions must comply to the development parameters for the zoning which includes a 5m building line, 20% coverage or as restricted in an SDP should one be approved and 1 storey height restriction for all buildings. While only a wire or steel palisade, painted charcoal, black or dark green, may be constructed as boundary fencing not exceeding 2.1m. A site inspection revealed that the existing fencing that complies with the aforementioned parameters has been constructed although partially vandalised. Should the line department however want to constructed any other forms of fencing a motivated application for departure from these parameters could be submitted for consideration.

The rezoning of the open space zone would also not affect the daily activities of the community, considering that the site has not been development as a public open space and the fact that the community sports field and a public open space is accessible within 100 of these sites.

2.7 Assessment of comments on application

All recommendation and condition were accepted by the applicant and no additional comments was submitted.

PART H: SUMMARY OF KEY FINDINGS OF ASSESSMENT

The proposals are in keeping with the relevant prescriptions, policies and guidelines of the municipality and relevant departments. All services, if required could connect to the municipal services in nearby public streets. Environmental Authorization was obtained for the establishment of the cemetery on the

subject erven. The land use parameters for a zoning of Private Open Space could be comply with, without a departure required. Safe vehicular access could be obtained from two public streets. The application is deemed desirable, and no negative impact is envisaged on surrounding interested and affected parties, who did not object to the application.

Additional matters to consider

Not applicable.

PART I: RECOMMENDATION

1. That the application in terms of Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for the closure of a public place, Erf 22 Kylemore;

NOT BE APPROVED in terms of Section 60 of the said Bylaw.

2. The reason for the above decision is as follows:
 - 2.1 A Status Report from the Surveyor Generals Office: Western Cape, confirming that Erf 22, Kylemore is shown as an Ordinary Erf in their records and do not require a closure process, but only rezoning.
- 3 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015, namely:
 - 3.1 Rezoning of Erf 21, Kylemore to Private Open Space Zone, in terms of Section 15(2)(a) of the said bylaw.
 - 3.2 Rezoning of Erf 22, Kylemore from Public Open Space Zone to Private Open Space Zone, in terms of Section 15(2)(a) of the said bylaw.
 - 3.3 Consent use in order to accommodate a cemetery on Erf 21 and 22, Kylemore, in terms of Section 15(2)(o) of the said bylaw.
 - 3.4 Consolidation Erf 21 and 22, Kylemore to form a ±1.5886ha land unit to be used for cemetery purposes, in terms of Section 15(2)(e) of the said bylaw.

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

- 4 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

Conditions of approval which should be complied with as required in terms of Section 66(11) of the subject By-Law, before the approval comes into effect and any required building plans is submitted:

- 4.1 A detailed site development plan as contemplated in terms of Section 16 of the Zoning Scheme Bylaw, 2019 as required in terms of Section 196(3) of the said bylaw, be submitted to the Municipality for approval prior to the submission of any building plans or earthwork's done, which site development plan must satisfactorily address, but are not necessarily limited to, all the conditions of this approval, compliance with relevant development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw, and specifically the requirement from the Spatial Planning Department that a buffer zone be created between the cemetery and the backyards of the adjacent housing units.

General conditions of approval with no requirement for compliance prior to the development of the land as contemplated in terms of Section 66(11) of the subject By-Law:

- 4.2 The approval applies only to the rezoning, consent use and consolidation in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 4.3 The consolidation of the erven 21 and 22 Kylemore and a certificate of consolidated title and endorsement of the relevant title deed by the Registrar of Deeds be proceeded with.
- 4.4 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 4.5 Details of service connection must be indicated on the building plans to be submitted.

5 The reasons for the above decision are as follows:

- 5.1 The proposals are in line with the objectives and principles of the Stellenbosch Municipal Spatial Development Framework.
- 5.2 Sufficient Services can be provided to the satisfaction of the municipal engineering section if required.
- 5.3 The portion of a public open space to be rezoned, has never been development as a communal recreational space and a public sportsground and public open space is located less than $\pm 100\text{m}$ from this site and is currently been used for sport and recreational purposes by the community.
- 5.4 Safe vehicular access could be obtained from two public streets.

6 Matters to be noted:

- 6.1 All electrical requirements should be directed to Eskom.
- 6.2 The conditions imposed by the Cape Winelands District Municipalities Health Section comes directly from the National Health Act (61 of 2003), which needs to be complied with and it will be the applicant's and owner's responsibility to apply for any exemptions from this legislation.

PART J: APPENDICES

- 1. **APPENDIX A:** Locality and zoning plans
- 2. **APPENDIX B:** Consolidation plan
- 3. **APPENDIX C:** Original land use approvals
- 4. **APPENDIX D:** Motivational report and Copy of Title Deed
- 5. **APPENDIX E:** Copy of POE Checklist and declaration
- 6. **APPENDIX F:** Conveyancer Certificate for Erf 22, Kylemore
- 7. **APPENDIX G:** Municipal Spatial Planning comments.
- 8. **APPENDIX H:** Directorate: Infrastructure Services comments
- 9. **APPENDIX I:** Cape Winelands District Municipalities Health comments.
- 10. **APPENDIX J:** DEADP: Directorate Development Management Region 1
- 11. **APPENDIX K:** DEADP: Directorate Development Management: Region 2
- 12. **APPENDIX L:** Site Photos.

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR REZONING, CONSENT USE, CONSOLIDATION AND CLOSURE OF A PUBLIC PLACE: ERF 21 AND 22, KYLEMORE.****Author of Planning Assessment Report:****Recommended Categorisation of the Application for Authorised Decision Maker:**

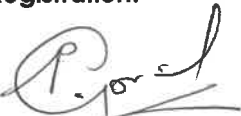
Rezoning - Type A(c), Consolidation – Type E(c), Consent Use – Type O, Closure of public space – Type N; Category 5 to MPT, considering that the application is initiated by the municipality and the land is owned by Council.

Name: Pedro April

Capacity: Senior Town Planner

SACPLAN Registration:

Signature:



Date: 31/05/2022

PART L: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR REZONING, CONSENT USE, CONSOLIDATION AND CLOSURE OF A PUBLIC PLACE: ERF 21 AND 22, KYLEMORE.****Authorised Employee to assess and make a recommendation on a land use and land development application for consideration by the authorised decision maker:**

As the duly authorised official in terms of Section 56 of the Stellenbosch Municipal Land Use Planning Bylaw (2015) to assess and make a recommendation on the above planning application, the subject planning report is hereby submitted for consideration to the duly authorised decision maker in accordance with the Categorisation Model for Land Use and Land Development Applications as approved by the Stellenbosch Municipality in accordance with Section 69(1) of the said Bylaw.

In terms of the Categorisation Model duly approved in terms of Section 69(1) of the said Bylaw vide Item 7.7.1 and dated 8 April 2020, the subject application is categorised as follows:

Category: 5

Decision Making Authority: MPT

Rational:

Rezoning - Type A(c) Category 5 to MPT, considering that the application is initiated by the municipality and the land is owned by Council.

Rezoning - Type A(c), Consolidation – Type E(c), Consent Use – Type O, Closure of public space – Type N; Category 5 to MPT, considering that the applications is initiated by the municipality and the land is owned by Council.

Name: Stiaan Carstens

Capacity: Senior Manager: Development Management

SACPLAN Registration:

Signature:

Date:

A/ISS 1

 8/6/2022

PART M: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**LAND USE AND LAND DEVELOPMENT APPLICATION:**

**APPLICATION FOR REZONING, CONSENT USE, CONSOLIDATION AND CLOSURE OF A
PUBLIC PLACE: ERF 21 AND 22, KYLEMORE.**

Administrator to Stellenbosch Municipal Planning Tribunal:

It is hereby confirmed that proper notice was served of the Municipal Planning Tribunal meeting at which this land use and land development application will serve for consideration.

The land use and land development application will serve at the scheduled meeting of the Stellenbosch Municipal Planning Tribunal on:

Date: 24 JUNE 2022

Name: LEVACIA KAMINGTH

Capacity: SENIOR ADMINISTRATIVE OFFICER

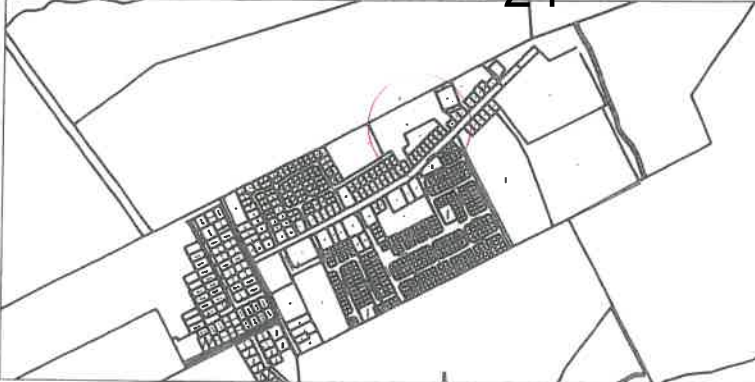
Signature: *KAMINGTH*

Date: 08.06.2022

APPENDIX A

Locality and zoning plans

LEGEND:
Locality of erven 21 and 22
Kylemore



TITLE:	Locality of erven 21 and 22 Kylemore
NOTE:	ALL MEASUREMENTS AND DISTANCES SUBJECT TO SURVEY
DRAWN BY:	C.K. RUMBOLD AND PARTNERS TOWN AND REGIONAL PLANNERS PROFESSIONAL ENGINEERS 16 PANIER STREET, MALMESBURY Tel: 022 - 4821645 Fax: 022 - 4871681 e-mail: jhanda@rumbold.co.za
DATE:	AUGUST 2021
SCALE:	not to scale
REF:	KYLE/12067/JL



RE/199

Legend

□ Allotment Township

Erf



Scale: 1:9 028
Date created: August 24, 2021

Stellenbosch GIS Map

SCALE

1:2 256,99

Legend

26



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2022/01/28



Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plain Street, Stellenbosch, 7600
Tel: 021 808 8688

This map is a product of the information available and is not intended to be used as a legal document. The Municipality does not accept any responsibility for any use or combination of this map or any other information published by the Municipality or any other person.



SALES: ESI HENE Gaming, Investment Corp, GEBBO, US&S, F&D, NFA, NROAN,
GEBBO, ISM, KESTER, ORANGE SWEE, ESTERHOF, MET, ESTERHOF, KONGA, (M)
Spenders: M&P, G. Timmers, and the GIS User Community, Stellenbosch Municipality

APPENDIX B
Consolidation plan

LEGEND:

Newly consolidated erf
1.5886ha

Consolidation



TITLE: PROPOSED CONSOLIDATION OF ERVEN 21 AND 22, KYLEMORE	
NOTE:	ALL SIZES AND MEASUREMENTS ARE SUBJECT TO SURVEY
DRAWN BY:	C.K. RUMBOLL AND PARTNERS TOWN AND REGIONAL PLANNERS PROFESSIONAL LAND SURVEYORS 161 WEST STREET, MALKENSBURY Tel: 022 - 483184 Fax: 022 - 4831861 e-mail: jalande@rumboll.co.za
DATE:	August 2021
SCALE:	not to scale
REF:	KYLE/12067/JL



APPENDIX C

Original land use approvals

File

D. Visagie

2108

19/3/1/1/1/44-DV/AS

1 Desember 1989

Die Direkteur-Generaal
Administrasie : Raad van Verteenwoordigers
Departement van Plaaslike Bestuur,
Behuising en Landbou
Privaatsak X9076
KAAPSTAD
8000

VIR AANDAG : MEV. D. SMITH

Meneer

HERSONERING EN ONDERVERDELING VAN 'N GEDEELTE VAN GEDEELTE 33 VAN
DIE PLAAS RUST-EN-VREDE NR. 124, KYLEMORE PLAASLIKE GEBIED

1. U lêer 17/1/6/2/2103/1 en die Administrateur se goedkeuring AFR.1/19/4/2-H2 gedateer 18 Augustus 1988 vir hersonering van die bogenoemde eiendom na onderverdelingsgebied, verwys.
2. Die Raad het ingevolge artikel 25(1) van Ordonnansie Nr. 15 van 1985 goedkeuring verleen tot die onderverdeling van die bogemelde eiendom soos aangetoon op die aangehegte plan Nr. TP.622/4 (Bylae A) waarop die grondgebruike vir doeleindes van artikels 22(2) en (3) van gemelde Ordonnansie aangetoon is (Bylae B).
3. Hierdie onderverdeling sal onderworpe wees aan die volgende voorwaardes, opgelê kragtens artikel 42(1) van Ordonnansie Nr. 15 van 1985 :
 - (a) Dienste moet aan die onderverdeling voorsien word ingevolge die bepalings van Regulasie 39 van die Regulasies uitgevaardig kragtens artikel 47(1) van Ordonnansie Nr. 15 van 1985 (P.K.1050 van 5 Desember 1988).
 - (b) Tydens ontwikkeling van die gebied moet bestaande volgroeide bome in aanmerking geneem en, waar moontlik, behou word.

2/....

2.

4. U aandag word ook gevestig op die volgende :

- (a) Regulasies 37 en 38 van die Regulasies uitgevaardig kragtens artikel 47(1) van Ordonnansie Nr. 15 van 1985 (P.K.1050 van 5 Desember 1988).
- (b) Artikels 26, 27, 28 en 31 van die voormelde Ordonnansie.
- (c) Regulasies 4.18 en 5.2.9 van die Skemaregulasies uitgevaardig kragtens artikel 8 van Ordonnansie Nr. 15 van 1985 (P.K.353 van 20 Junie 1986).

5. Die Raad sal nie verantwoordelik wees vir enige grondwerke om die eiendom of enige deel daarvan voor te berei vir boudoeleindes nie.

Die uwe


HOOF-UITVOERENDE BEAMPTE

Mre. Friedlaender, Burger
& Volkmann
Posbus 154
STELLENBOSCH
7600

VIR AANDAG : MNR. BURGER

Afskrif ter inligting.


HOOF-UITVOERENDE BEAMPTE

Die Landmeter-Generaal
Privaatsak X9028
KAAPSTAD
8000

Afskrif ter inligting.


HOOF-UITVOERENDE BEAMPTE

DIE HOOF : FINANSIËLE DIENSTE
DIE HOOFINGENIEUR

Afskrif ter inligting.


HOOF-UITVOERENDE BEAMPTE

TESOURIER	
HOOFINGENIEUR	
MEDIESE BEAMpte	
DOORSE ADMIN.	
AGENSIE BEK.	
W. SWART	
MAK-NV-SID-SEP	
HANDTEKENING	
DATUM	

NOTAS

- ORENS VRY EREKHOFT
- ONVOLWINDIGHEID
- BESPIL
- OORDEEL
- R. V. N. - SKEMATIE
- STROMINGSKEMATIE

NO.	NAAM	STATUS	OPMERKINGE
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ADMINISTRASIE
ADMINISTRASIE
Wes-Kaapse Rekreasienseraad
Western Cape Recreational Services Council

BYLAE A

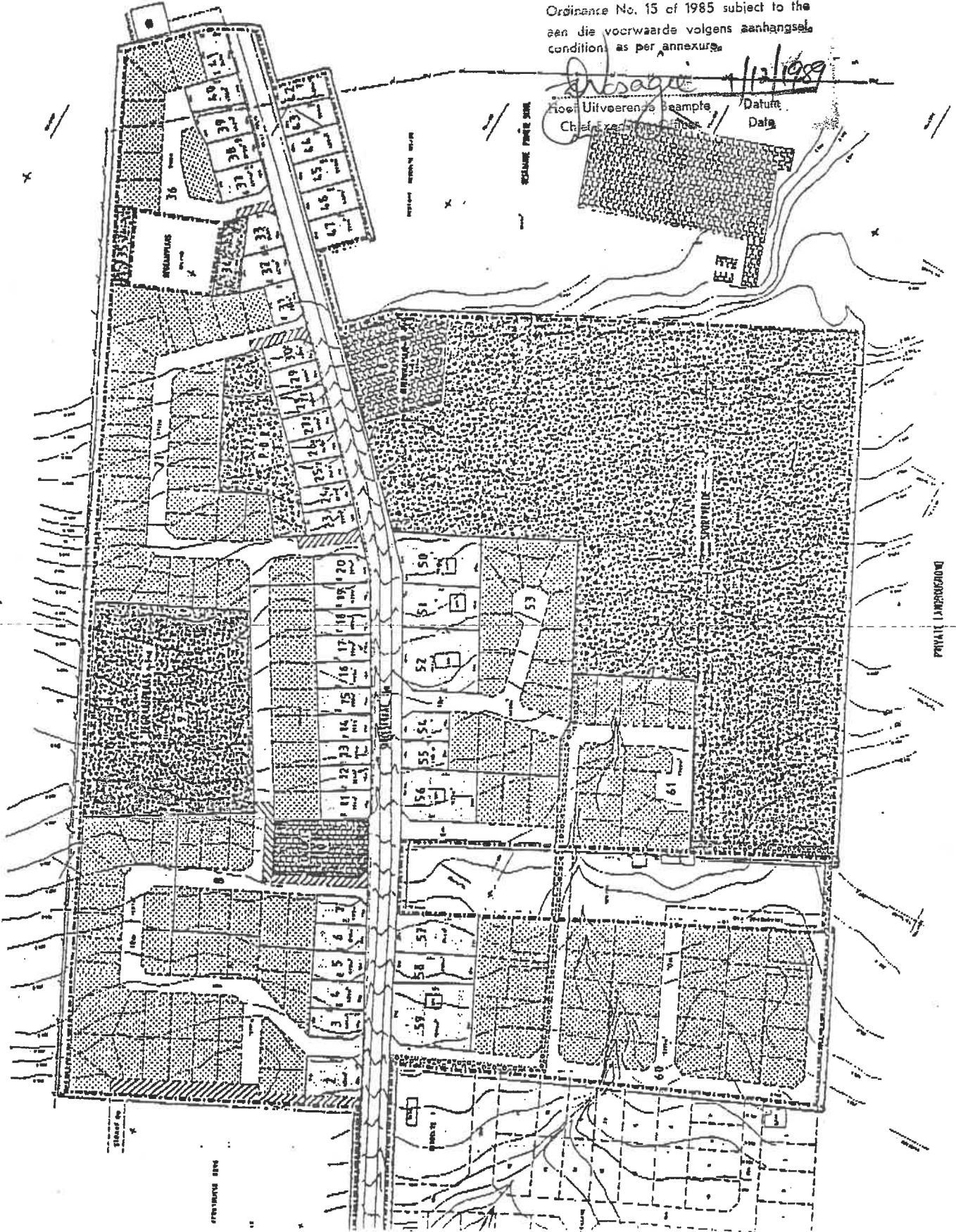
KYLEMORE
K5 TRAPPE STRIJSBURG
VOORSTELDE DOORVERDELING
VAN 'N OORDEELTE 1989
SERIELE 33 PLANS NO. 114

Wes-Kaapse Rekreasienseraad
Western Cape Recreational Services Council






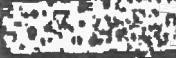
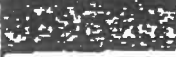

Die onderverdeling is deur die Raad
The subdivision has been approved by the Council

The Council in terms of Section 25 of
Ordinance No. 15 of 1985 subject to the
condition as per annexure

De Visagie 11/12/1989
Hoof Uitvoerende Beampte Datum
Chief Executive Officer Date



DORPSTREK

GRONDGEBRUIKSTABEL				
MONOGRAM NOTASIE	SONERING	GED. NO S	OPP (Ha)	%
	RESIDENSIEEL 1	2-7;11-20;23-33 37-47,50-52;54-59	3.228	15.71
	RESIDENSIEEL 1 (PARKETTE)	1;8;21;38;53;60;61	5.989	28.17
	INSTITUSIONEEL 1	48	0.225	1.09
	OPVOEDRUIMTE SONE 1		3.466	16.88
	OOPRUIMTE SONE 2	9;34;35	0.940	4.60
	OOPRUIMTE SONE 1	22;49	4.106	20.00
	INSTITUSIONEEL 1	10	0.134	0.70
	VERVOERSONE 2		2.443	11.90
	TOTAAL	61	20.529	100.00

Wes-Kaapse Streeksdiensraad
Western Cape Regional Services Council

Hierdie onderverdeling is deur die Raad
This subdivision has been approved by
goedgekeur kragtens Artikel 25 van
The Council in terms of Section 25 of
Ordinansie No. 15 van 1985 onderworpe
Ordinance No. 15 of 1985 subject to the
aan die voorwaarde volgens aanhangsel.
conditions as per annexure.

D. Vosagie
Hoof Uitvoerende Beampte
Chief Executive Officer

1/12/1989.
Datum
Date

D. Visagie

2108

19/3/1/1/1/44-DV/AS

4 Desember 1989

Die Direkteur-Generaal
 Administrasie : Raad van Verteenwoordigers
 Departement van Plaaslike Bestuur,
 Behuising en Landbou
 Privaatsak X9076
 KAAPSTAD
 8000

VIR AANDAG : MEV. D. SMITH

Meneer

ONDERVERDELING VAN PAKKETTE 1 EN 8, GEDEELTES VAN GEDEELTE 33
 VAN DIE PLAAS RUST-EN-VREDE NR. 124, KYLEMORE PLAASLIKE GEBIED

1. My eendersgenommerde brief gedateer 1 Desember 1989 op u lêer 17/1/6/2/2103/1 asook die Administrateur se brief AFR.1/19/4/2-H2 gedateer 18 Augustus 1988, verwys.
2. Die Raad het ingevolge artikel 25(1) van Ordonnansie Nr. 15 van 1985 goedkeuring verleen tot die onderverdeling van die bogemelde eiendom soos aangetoon op die aangehegte plan A waarop die grondgebruike vir doeleindes van artikels 22(2) en (3) van gemelde Ordonnansie aangetoon is.
3. Hierdie onderverdeling is onderhewig daaraan dat 'n reg-van-weg serwituut soos op die gemelde plan aangedui, geregistreer word.
4. Aangesien die Raad as agent by die ontwikkeling betrokke is en sal toesien dat alle dienste geïnstalleer word, word dit nie nodig geag om voorwaardes in dié verband op te lê nie.

Die uwe


 HOOF-UITVOERENDE BEAMPTTE

Die Landmeter-Generaal
 Privaatsak X9028
 KAAPSTAD
 8000

Afskrif ter inligting.



HOOF-UITVOERENDE BEAMPTE

DIE HOOF : FINANSIËLE DIENSTE
 DIE HOOFINGENIEUR

Afskrif ter inligting.



HOOF-UITVOERENDE BEAMPTE

Mre. Friedlaender, Burger
 & Volkmann
 Posbus 154
 STELLENBOSCH
 7600

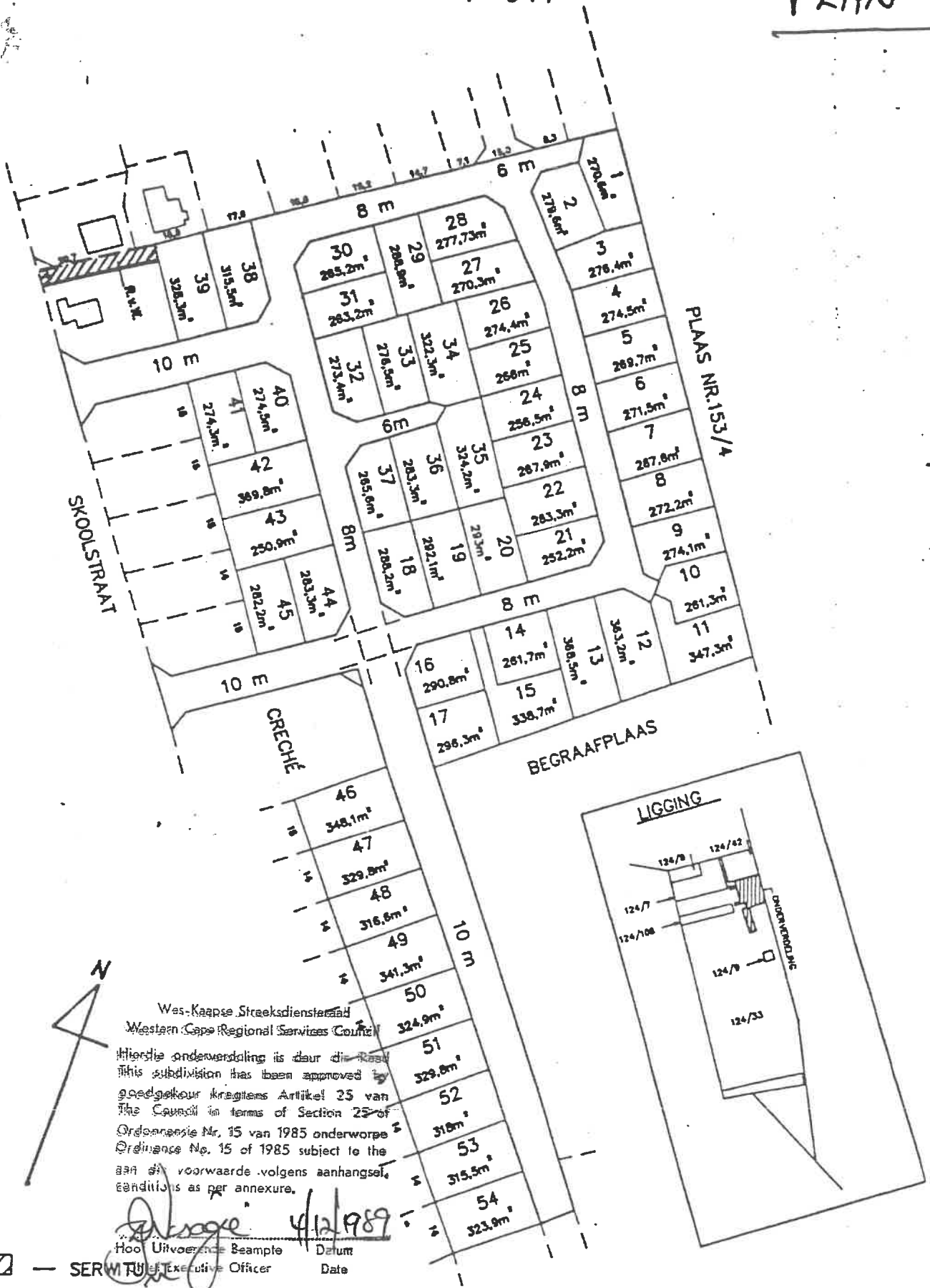
VIR AANDAG : MNR. BURGER

Afskrif ter inligting.



HOOF-UITVOERENDE BEAMPTE

RESPONSE	
INGENIEUR	
DIENSTE	
ADMIN.	
BESK.	
BRANDWEER	
MAC-K/V-S/D-SLP	
HANDTEKENING	
DATUM	



Wes-Kaapse Streeksdiensraad
 Western Cape Regional Services Council

Hierdie onderverdeling is deur die Raad
 This subdivision has been approved by
 goedgekeur kragtens Artikel 25 van
 The Council in terms of Section 25 of
 Ordinance Nr. 15 van 1985 onderworpe
 Ordinance No. 15 of 1985 subject to the
 aan die voorwaarde volgens aanhangsel.
 conditions as per annexure.

[Signature] 4/12/1989
 Hoof Uitvoerende Beampte Datum
 Executive Officer Date



SERWIT

Soewering: gedeeltes 1 tot 54 : Residensieel T.

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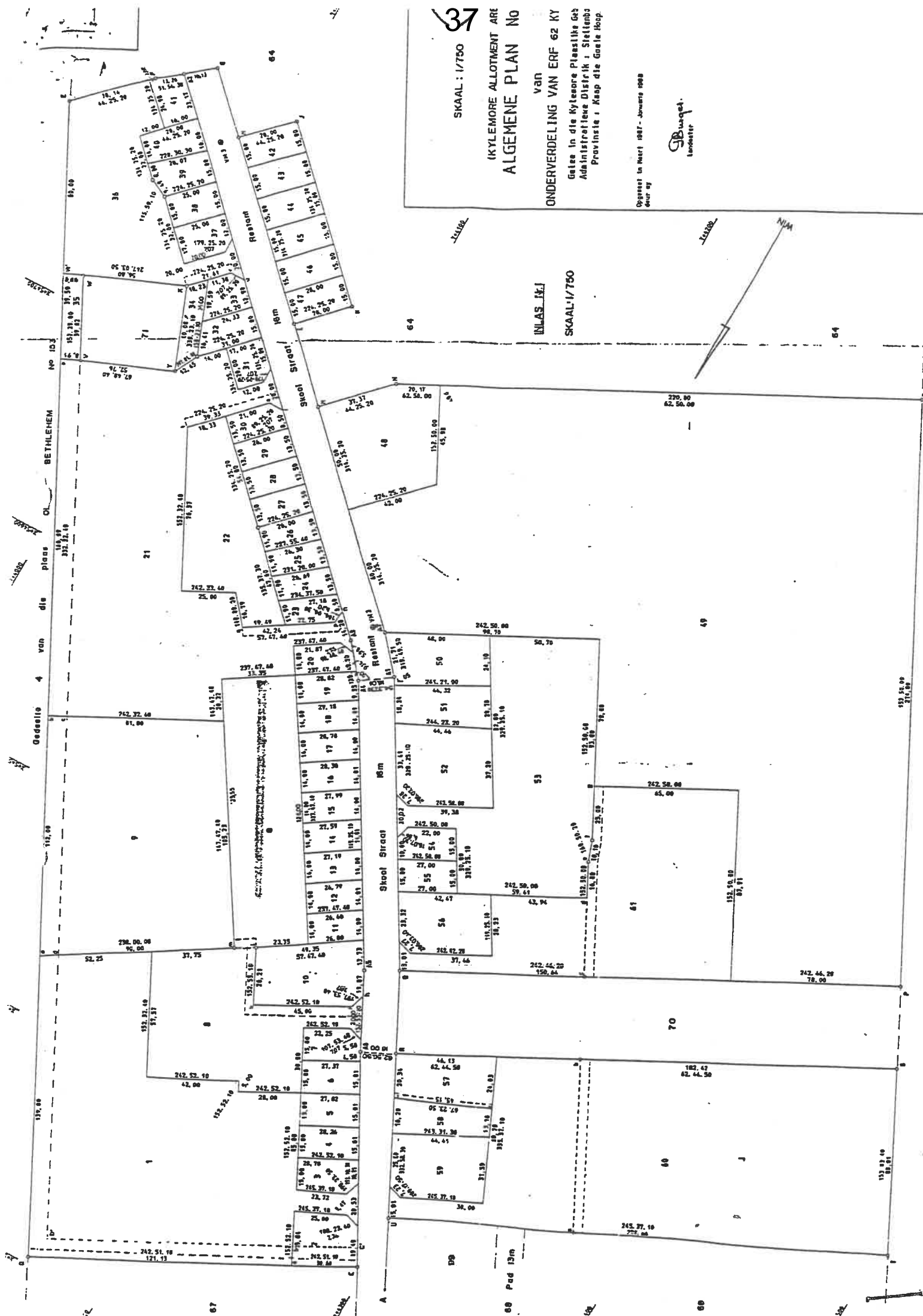
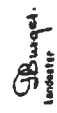
SKAAL: 1/750

IKYLEMORE ALLOTMENT ARE
ALGEMENE PLAN NO

van
ONDERVERDELING VAN ERF 62 KY

Geleë in die Kyalomere Plaaslike Ges
Administratiewe Distrik : Stellenbos
Provinsie : Kaap die Goeie Hoop

Opgeleë in kaart 1987 - Januarie 1988
 deur AF



INLAS [X]

SKAAL: 1/750

L. G. No. 2519-88
 VEL Nr. 2 VAN 2VELLE
 OORDEKTER
 De Villiers
 H.P. LANDREY-ORNDAL
 1950-07-23



SKAAL : 1/750

(KYLEMORE ALLOTMENT AREA)
 ALGEMENE PLAN No. 12164

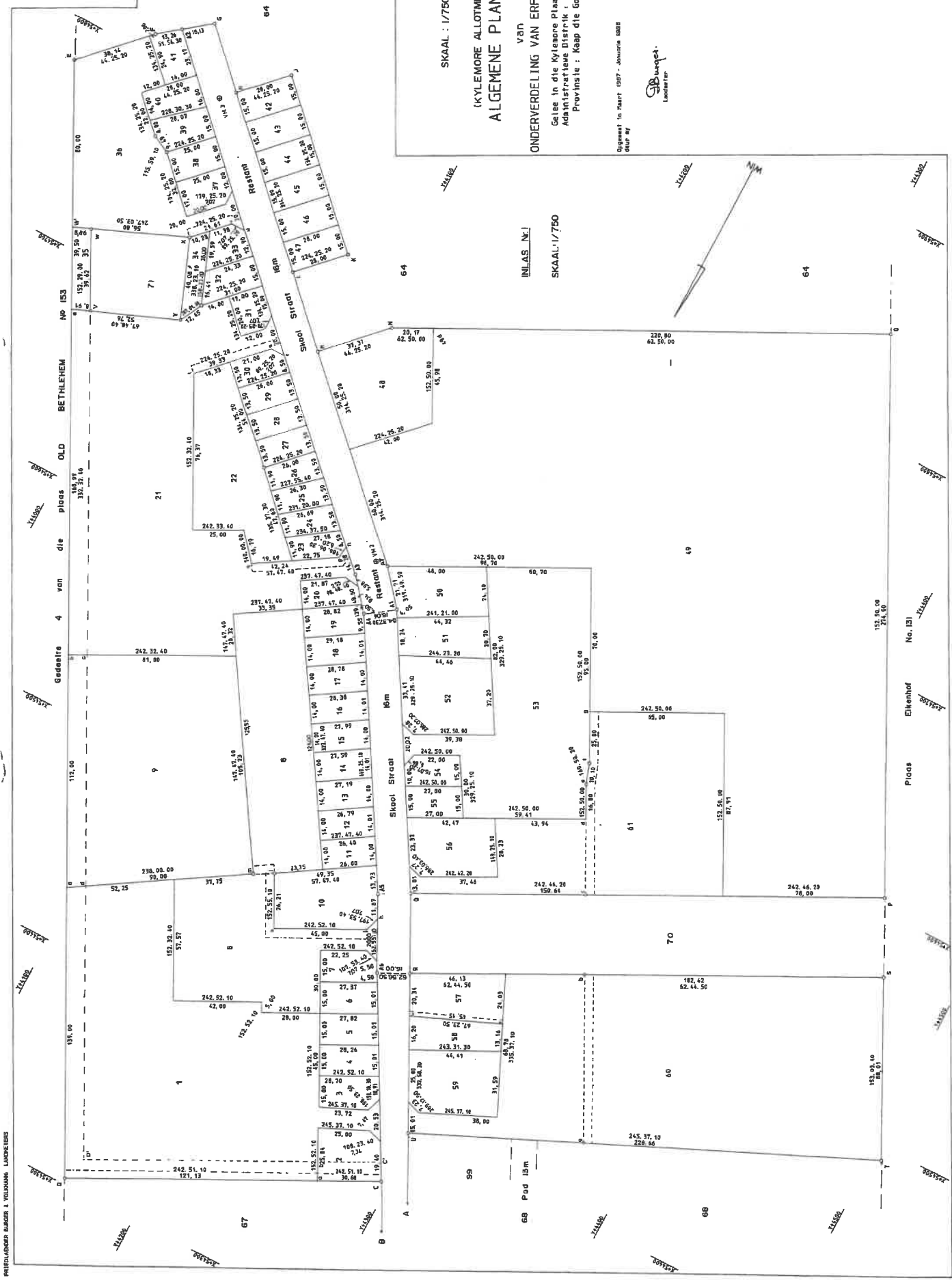
van
 ONDERVERDELING VAN ERF 62 KYLEMORE
 Geleë in die Kylemore Plaastlike Gebied
 Administratiewe Distrik : Stellenbosch
 Provinsie : Kaap die Goeie Hoop.

Opgevat in Maart 1997 - Jonvone MB8
 deur MF



MTA

L. G. No. 2519-88
 H.P. LANDREY-ORNDAL
 1950-07-23



NOTAS :



GRENS VAN EIENDOM



ONDERVERDELINGSGRENS



BESTAANDE HUISE



ERFGRENSE



R . V . W . SERWITUTE



STORMWATERSERWITUTE

GEDEELTES 1 EN 2 IS ONDERHEWIG AAN 'N SERWITUUT
4m EN 8m TEN GUNSTE VAN PLAAS 124 / 42 VIR TOEGANG .
GEDEELTE 124 / 42 MOET 50% VAN BOU VAN STORMWATER
BYDRA .

GEDEELTE 8 IS 'N RVW SERWITUUT TEN GUNSTE VAN GED.9.
GEDEELTE 21 IS 'N RVW SERWITUUT TEN GUNSTE VAN GED.22.
GEDEELTE 36 IS 'N RVW SERWITUUT TEN GINSTE VAN GED.34.

GRONDGEBRUIKSTABEL

MONOKROOM NOTASIE	SONERING	GED. NO.S	OPP (Ha)	%
	RESIDENSIEEL 1	2-7;11-20;23-33 37-47;50-52;54-59	3.226	15.71
	RESIDENSIEEL 1 (PAKKETTE)	1;8;21;36;53;80;91	5.989	29.17
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	OPVOEDRUIMTE SONE 1		3.466	16.88
	OOPRUIMTE SONE 2	9;34;35	0.940	4.60
	OOPRUIMTE SONE 1	22;49	4.106	20.00
	INSTITUSIONEEL 1	10	0.134	0.70
	VERVOERSONE 2		2.443	11.90
	TOTAAL	61	20.529	100.00

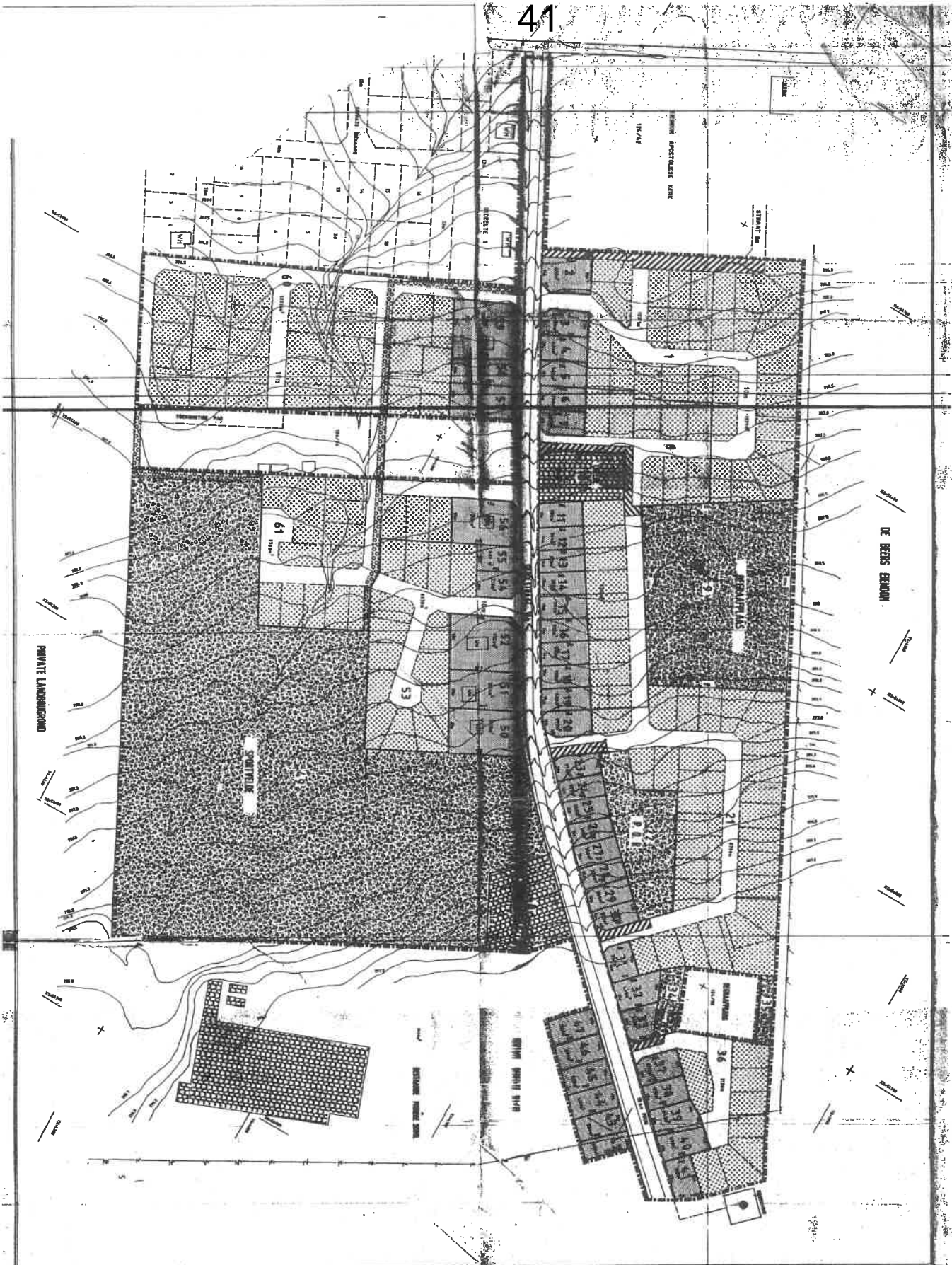
TYPE DRAWING

TIPE TEKENING

Outeursreg gevestig in die regering van die R.S.A.
kragtens Artikel 39 van Wet Nr 63 van 1965

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in terms of section 39 of Act. No 63 of 1965

ADMINISTRASIE
ADMINISTRATION



NOTIS :
 ONTOEGENOMMEN
 ONTOEGENOMMEN
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 R. V. W. - SIGNATURE
 STOKHOLMSKOGSÄMFIK

ADMINISTRASIE
 OORDEELER VAN
 ROLAND ERDMAN, BUREAU 10
 DOORNIERDE KUNDE WERK, BUREAU 10
 1164 BA, STEWARTS-BOUWMAATSCHAP
 OORDEELER VAN

KYLEMORE
 RESIDENTIELE WITTEBOUWMAATSCHAP
 VOORWAARDEN VAN VERKEERDE VERKEER
 GEBOUWDE IN 1980
 111 000
 17 APRIL 1980
 T P B 2 2 / 4

APPENDIX D

Motivational report and Copy of Title Deed

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

06/10/2021

VERW/REF:

KYLE/12067/JL

PER HAND

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

Sir

PROPOSED REZONING, CONSENT USE AND CONSOLIDATION – ERVEN 21 AND 22 KYLEMORE

With reference to the above application please find attached the following:

1. Motivation report, which includes the following:

- Annexure A: Power of attorney
- Annexure B: Application form
- Annexure C: Locality map
- Annexure D: Zoning map
- Annexure E: Title deed and general plan
- Annexure F: Geotechnical Investigation
- Annexure G: Consolidation map
- Annexure H: Environmental Authorisation

No Application- and advertisement fees are payable as Stellenbosch Municipality is the applicant.

We trust you find the abovementioned in order. Please do not hesitate to contact this office should any additional information be required.

Kind regards

Jolandie Linnemann
For: **CK RUMBOLL and PARTNERS**

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

PROPOSED REZONING, CONSENT USE AND CONSOLIDATION – ERVEN 21 AND 22 KYLEMORE



CK RUMBOLL & PARTNERS
 PROFESSIONAL LAND SURVEYORS – ENGINEERING AND MINE SURVEYORS –
 TOWN AND REGIONAL PLANNERS – SECTIONAL TITLE CONSULTANTS



TABLE OF CONTENTS

	PAGE
1. Introduction	3
2. Purpose	6
3. Property description	6
3.1 Location	
3.2 Property details	
4. Current zoning and land use	8
5. Current Cemetery use	9
6. Proposed development	9
7. Need and Desirability	11
7.1 Size and nature cemetery	11
7.2 Access and public transport	11
7.3 Terrain characteristics	12
7.3.1 Physical aspects	12
7.3.2 Soil formation and permeability	13
7.3.3 Water use	13
7.4 Local and Micro environment	13
7.4.1 Infrastructure	13
7.4.2 Architecture and Future Heritage	13
7.4.3 Impact on the environment	14
7.4.4 Social	14
8. Spatial Development Framework	14
9. Assessment criteria	15
10. Conclusion	16

Addenda

- Annexure A: Power of attorney
- Annexure B: Application form
- Annexure C: Locality map
- Annexure D: Zoning map
- Annexure E: Title deed and general plan
- Annexure F: Consolidation map
- Annexure G: Environmental Authorisation

1. INTRODUCTION

One of the future needs of the growing and urbanising populations is cemeteries. In the last 20 years or so, South Africa has experienced rapid urbanisation and an increase in deaths resulting from pandemics, such as HIV/AIDS and TB, and more recently the devastating Covid 19 pandemic. This all has led to the need for new ways of disposing of human remains. In South Africa, the bulk of the population is Christians, whose preferred mode of interment is burial. However, the downside to conventional burial is that it requires a considerable amount of land. The shortage of land for the development of cemeteries has long been one of the major challenges facing many South African Municipalities. Availability of land is the biggest challenge facing the cemetery sector in South Africa. The second biggest is insufficient budgetary resources.

Urban cemeteries are filling up without room to expand, particularly due to diminishing land resources. This scarcity is caused by land that is environmentally unsuitable for burial, and because most of the available land is privately or provincially owned.

The provision and maintenance of cemeteries, funeral parlours and crematoria is a function vested in Local Government in terms of Schedule 5 (Part B) of the Constitution of the Republic of South Africa 1996 (Act 108/1996). CK Rumboll and Partners were appointed by Stellenbosch Municipality (SM) under quotation for the appointment of a registered Town Planner to apply on behalf of SM for the consolidation and rezoning of relevant erven in Kylemore to allow for the expansion of the existing cemetery and the establishment of associated infrastructure. Refer to **Annexure A** for power of attorney.

Although Kylemore has four cemetery erven (See figure 1 below), there is still a need since space is limited in the existing cemetery premises and is working to achieve capacity. Suitable sites were identified adjacent to the existing cemeteries to serve as an extension and make provision for this dire need. As can be seen from figure 2 below, graves has already spilled over to erf 21.



Figure 1: Locality of existing cemetery sites

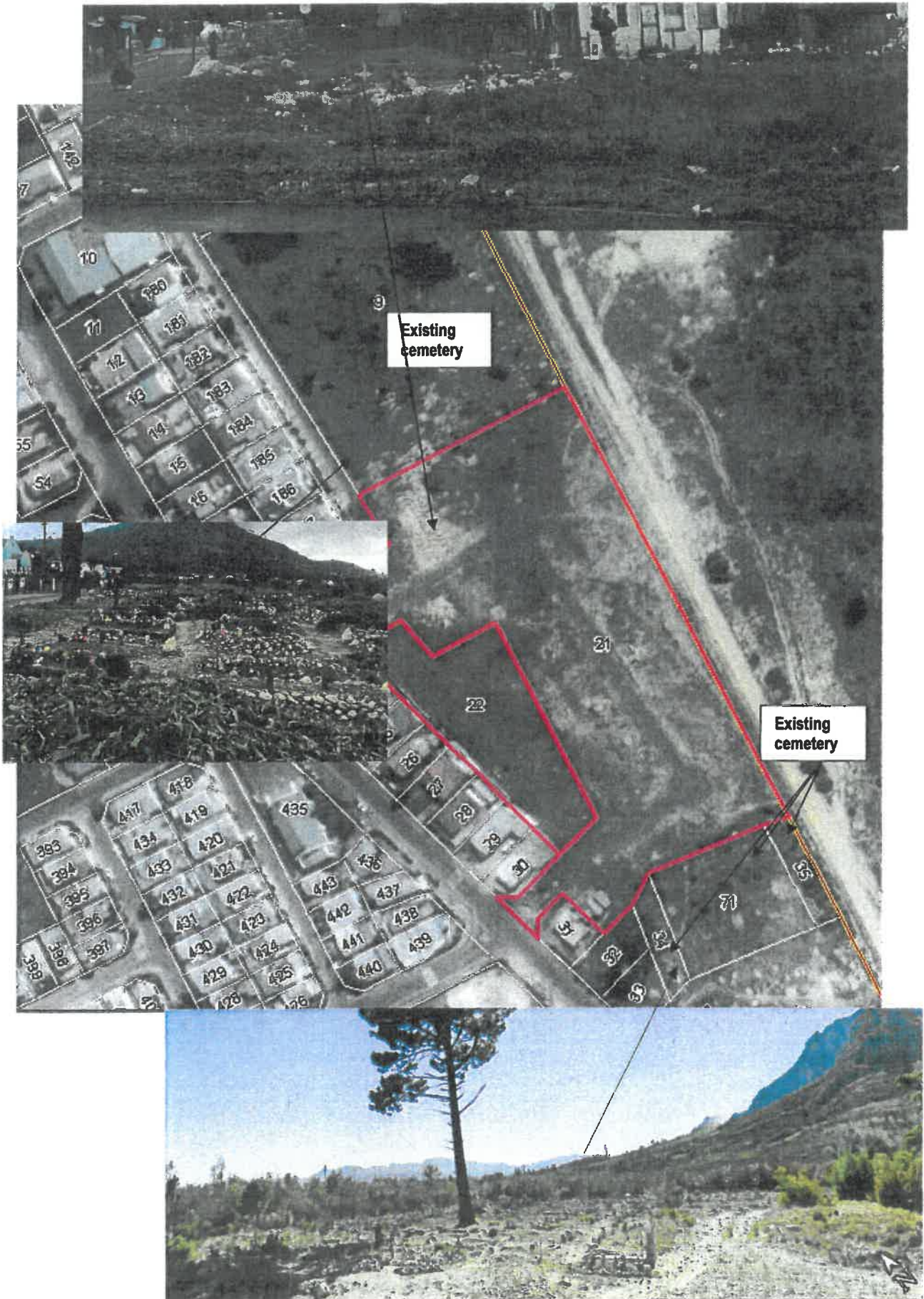


Figure 2: Locality of graves

2. PURPOSE

The application involves the following:

- ✦ Rezoning of Erf 21 Kylemore in terms of Section 15(2) (a) of the Stellenbosch Land use Planning By-Law from Subdivisional Area Zone to Private Open Space Zone.
- ✦ Rezoning of Erf 22 Kylemore in terms of Section 15(2) (a) of the Stellenbosch Land use Planning By-Law from Public Open Space Zone to Private Open Space Zone.
- ✦ Consent use on erven 21 and 22 Kylemore under Private Open Space Zone in terms of Section 15(2) (o) of the Stellenbosch Land use Planning By-Law to accommodate a cemetery.
- ✦ Consolidation of erven 21 and 22 Kylemore in terms of Section 15(2) (e) of the Stellenbosch Land use Planning By-Law.

See **Annexure B** for application form.

3. PROPERTY DESCRIPTION

3.1 Locality

The proposed portions of land is situated in the south eastern part of Kylemore adjacent to the existing cemeteries located on erven 9, 34, 35 and 71, zoned Private Open Space Zone with consent use for cemetery, and within the demarcated urban edge of Kylemore (Also see **Annexure C**).



Figure 3: Location

3.2 Property details

Erf 21, Kylemore	
Title Deed No:	T77356/1999
Owner:	Stellenbosch Municipality
Size:	1.3115ha

Erf 22, Kylemore	
Title Deed No:	T44661/2014
Owner:	Stellenbosch Municipality
Size:	2771m2

4. Current zoning and land use

	Erf 21
Zoning	Subdivisional Area (Residential Zone I and Transport Zone II)
Land use	Graves, portion of road and vacant land

	Erf 22
Zoning	Public Open Space Zone
Land use	Vacant

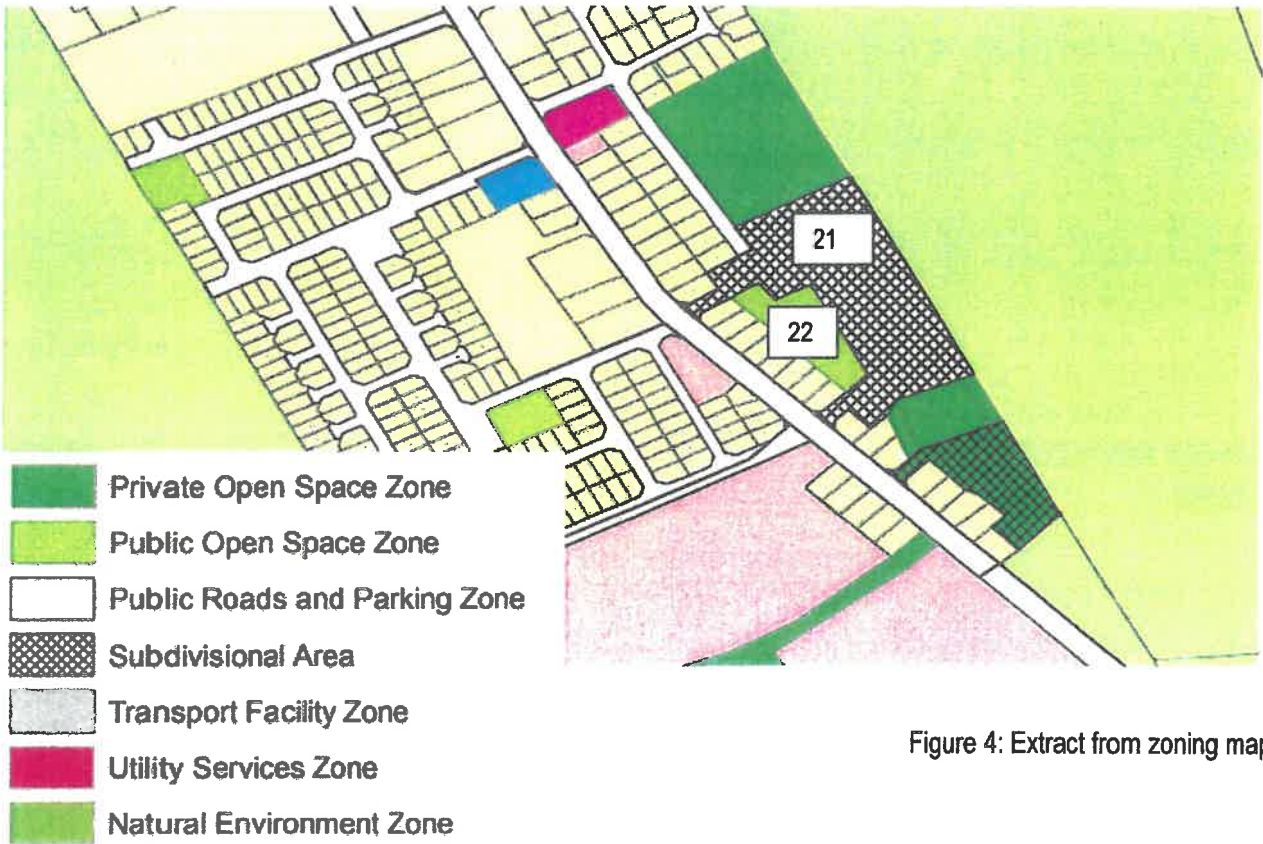


Figure 4: Extract from zoning map

Refer to Annexure D for complete zoning map.

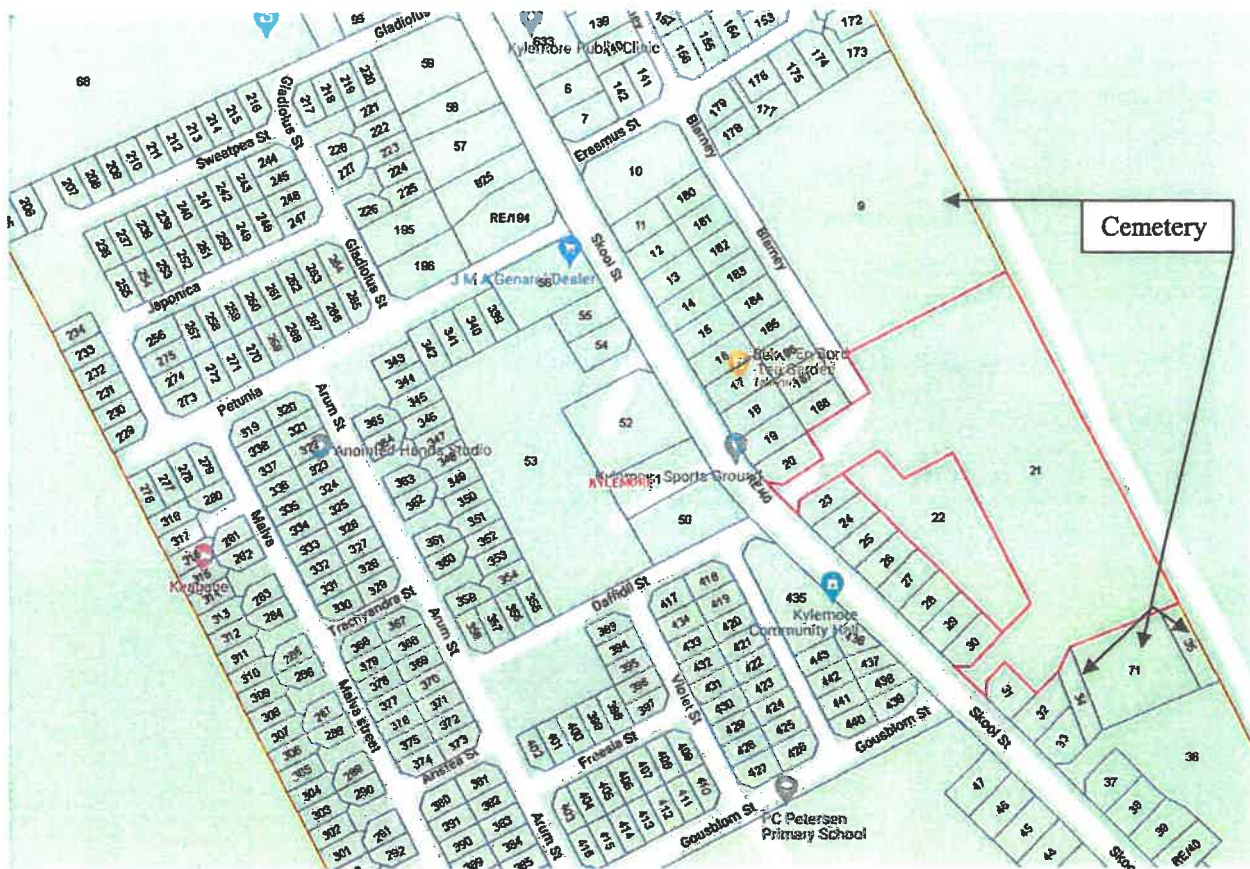


Figure 5: Surrounding land uses

The land uses in the surrounding area are Agriculture to the east, residential to the west and cemetery purposes directly adjacent.

5. Current Cemetery Use

On average about 656 people get buried in the Stellenbosch region annually, amounting to ± 54 burials per month. Most funerals are scheduled on a weekend. With exception people are cremated, as traditional burials are the norm.

6. Proposed Development

- Stellenbosch Municipality identified two sites that are situated at the south eastern edge of Kylemore, adjacent to existing cemeteries. These portions of land are registered in the Municipalities name (See Annexure E for title deeds and applicable general plan).

Application is made for the rezoning of both portions of land to Private Open Space Zone with a consent use as to enable the use for cemetery purposes and consolidation. This preferred zoning is also in accordance with the zoning of the existing cemeteries.

Although erf 21 was earmarked for housing purposes, with an approval in place dated the 1st of December 1989, the need has since changed. With limited land available for graveyards, this erf is ideal for the extension of the existing cemetery plots directly adjacent to this erf.

Despite the availability of various alternatives, conventional burial and funeral practices are still the norm and preferred option. Human death and burials are part of human life, whilst cemetery management is part of human settlement development. The main challenge facing cemetery management today is striking an acceptable balance between spiritual, religious and cultural practices and the present and future availability of land for cemeteries.

Both erven 21 and 22 are underutilised and mainly vacant. As mentioned before, portions of erf 21 has already been utilised for graves, acting as natural extension of erf the cemetery located on erf 9 situated directly north. Erf 22, although zoned as Public Open Space Zone, is not utilised as an Open Space. For more effective utilisation of the properties, application is also made for a consolidation to run these two sites as one cemetery. The newly consolidated site will be 1.5886ha in size. Refer to Annexure F for Consolidation map.

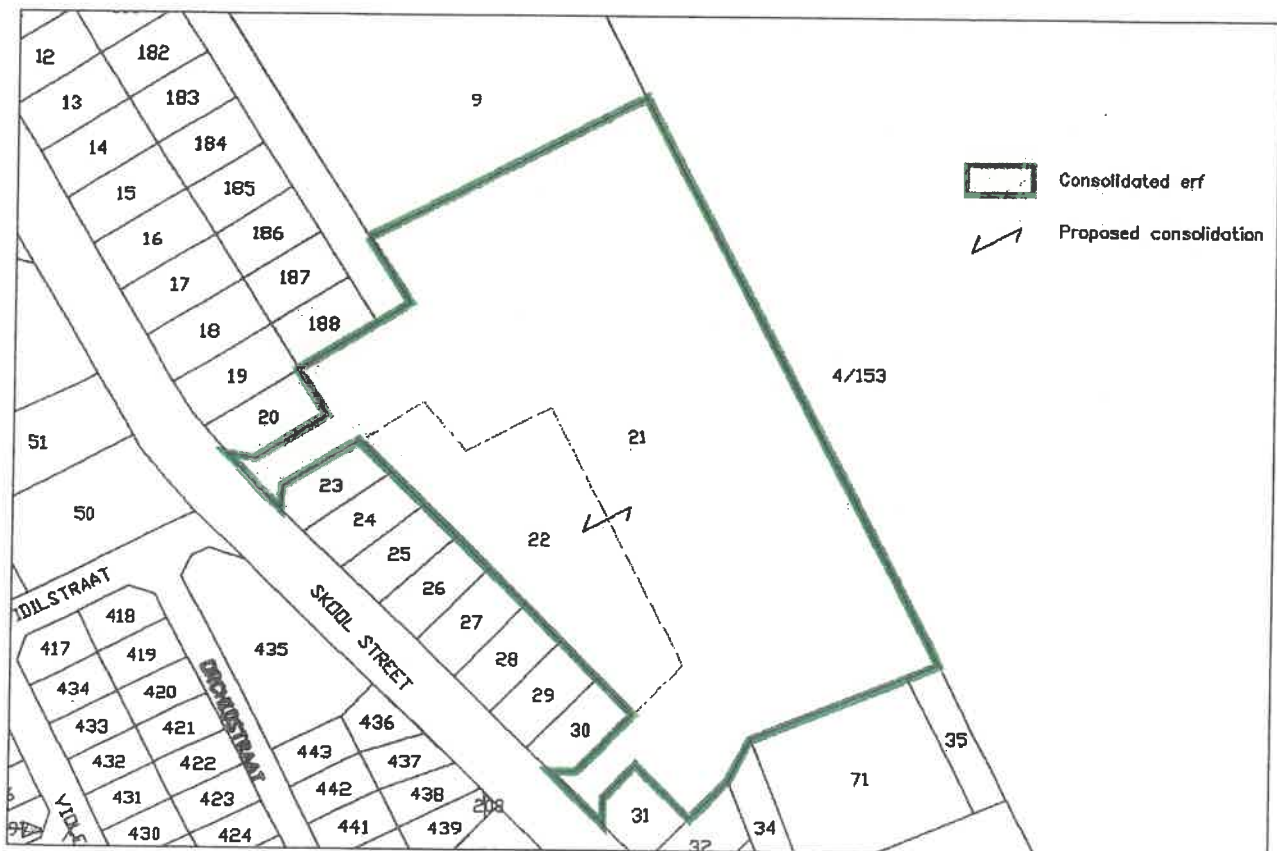


Figure 6: Proposed consolidation

7. Need and Desirability

Factors that need to be taken into consideration when developing a cemetery site as per *Guidelines for Human Settlement Planning and Design*, CSIR Building and Construction Technology, 2000 are as follows:

- The size and nature of the cemetery site.
- The accessible to the population being served and the impact on the transportation system.
- The effect of the cemetery on the adjacent resources and land-uses.
- The provision of a cemetery facility taking into account the local and micro environment and amenities.
- The spatial integration of a cemetery facility as part of an open space network and the provision of an appropriate buffer zone.

7.1 Size and nature cemetery

Taking into account the provision of roads/walkways, landscaped areas, parking and turning area for busses and cars (amounts 35% of the total area); approximately 2065 graves can be accommodated on the relevant available portion of land taking a grave density of 2000 graves per hectare as the norm.

$15886\text{m}^2 - \pm 35\% = 1.0325\text{ha} \times 2000 \text{ graves/ha} = 2065 \text{ graves.}$

7.2 Access and public transport

Access to the existing cemetery can be gained via an existing access off School Street located west of the property. No new access points are required.



Figure 7: Existing access points

No significant impact on traffic is foreseen as the number of funerals per month is very low. Provision is to be made within the cemetery for a parking area for private vehicles, as well as for public transport as to minimise effects on surrounding neighbours.

It is anticipated that the trip generation per funeral will be less than 50 vehicles and that the traffic will not occur during peak hours. According to the Department of Transport, traffic less than 50 vehicles per peak hour do not require a Traffic Impact Assessment. Pedestrians will be able to reach the cemetery via existing roads.

7.3 Terrain characteristics

7.3.1 Physical aspects/topography

The proposed cemetery expansion area is located on a slightly elevated and gently sloping topography. This areas characteristic is similar to the existing graveyard site, which proved itself suitable for the use.



Figure 8: 5m contours

7.3.2 Soil formation and permeability

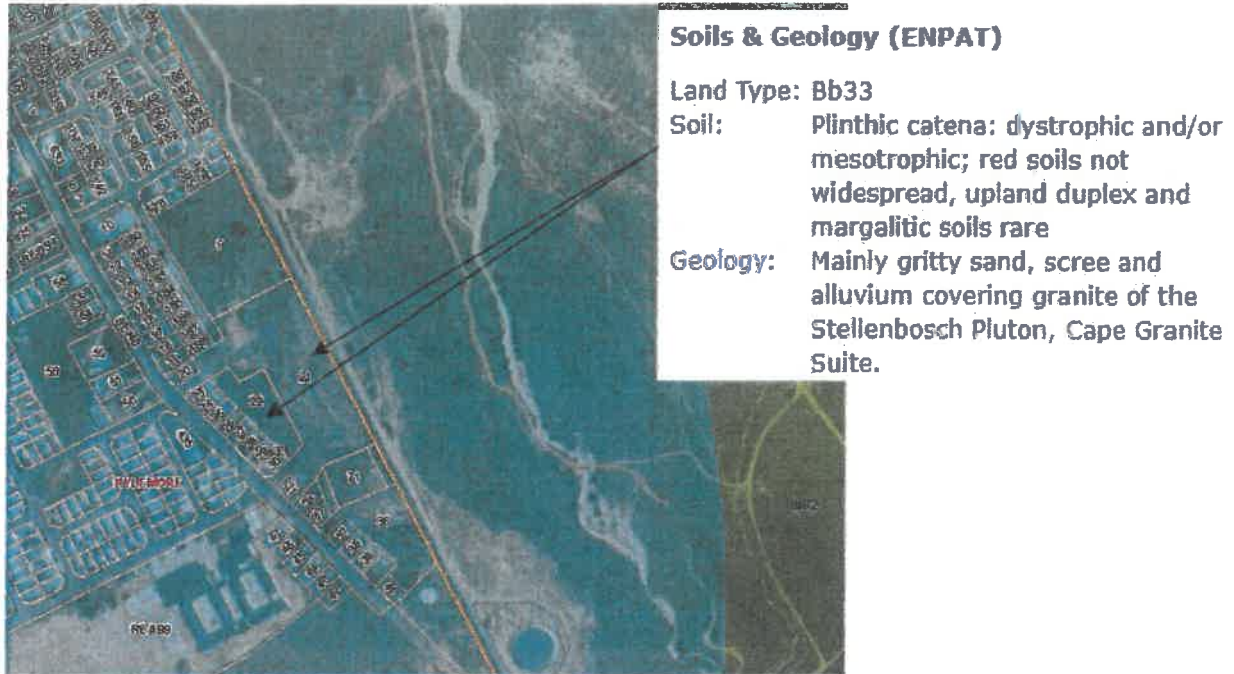


Figure 9: Geological setting of the cemetery site and surrounding area

7.3.3 Water use

Water wise plants should be promoted to prevent soil erosion and to introduce some landscaping. No water connection will be supplied to the expansion site. No abstraction of ground water will occur.

7.4 Local and Micro environment

The proposed cemetery is located adjacent to the existing cemetery facilitating easier integration.

7.4.1 Infrastructure

Electricity and water will have to be provided by the Stellenbosch Municipality, if needed. The storm water will be incorporated into the existing storm water system. Storm water run-off must be controlled to ensure on site activities do not culminate in off site. The access road forms part of the existing road network.

7.4.2 Architecture and Future Heritage

The cemetery site will be fenced and maintained as stipulated in the Regulations relating to Funeral Undertakers' Premises (Regulation 237 dated 8 February 1985) promulgated in terms of Sections 33 and 39 of the Health Act, Act 63 of 1977.

The design and layout of the extension will consider the following:

- Ensure a safe, accessible and aesthetically pleasing site for the burial of the dead.
- Keep maintenance low and thereby keep costs low.
- Use design elements such as meandering walkways through area, views and vistas, landscaped planting, open spaces, well designed entrances and fencing to create a sense of place and dignity.

- Ensure easy access for vehicles, digging machinery and pedestrians.
- Keep the design of the layout flexible.
- Keep major access roads to cemeteries in good condition.

7.4.3 Impact on the environment

Stellenbosch Municipality obtained environmental authorization (Ref nr: E12/2/4/1-B4/24-10030/10) on the 22nd of June 2011 for the expansion of the cemetery on erven 9, 21, 22, 34, 35, 36 and 71 Kylemore (See Annexure G). It has been confirmed that the expansion of the cemetery commenced on Erven 9, 34, 35 and 71 within the validity period of the EA.

3.2. The municipality obtained environmental authorisation ("EA") (Reference number: E12/2/4/1-B4/24-1030/10 issued on 22 June 2011) for the expansion of the cemetery on Erven 9, 21, 22, 34, 35, 36 and 71, Kylemore, Stellenbosch. It has been confirmed that the expansion of the cemetery commenced on Erven 9, 34, 35 and 71 within the validity period of EA.

7.4.4 Social

The proposed expansion of the cemetery will provide the much needed cemetery space required.

8. SPATIAL DEVELOPMENT FRAMEWORK

- The Spatial Development Framework of Stellenbosch Municipality (SDF) (November 2019) identified the area where erven 21 and 22 is situated as an area earmarked for mixed use, community purposes and residential infill. Seeing that the existing cemetery erven also falls within this zone, serving as mixed use development, the proposed expansion is seen as compatible with the SDF.

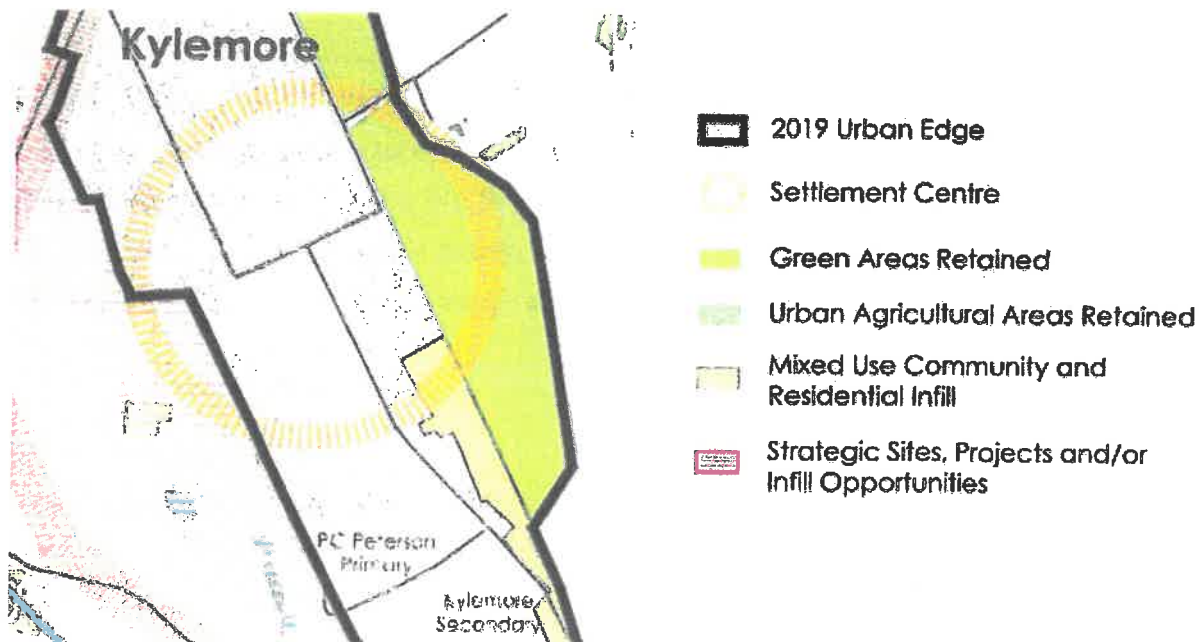


Figure 10: Extract from Stellenbosch SDF; 2019

- Due to the important role that cemeteries play in a community, it is imperative that cemeteries should be located within an acceptable distance to the community it serves.
- The cemetery establishment aims to cater for the cultural needs within the Municipal area.
- The cemetery being extended is reaching capacity.
- Taking into account the surrounding cemetery use, this proposed area serves to be the best option.
- The proposed portion of land is situated within the urban edge.

9. ASSESSMENT CRITERIA

The criteria for the assessment of an application as per Chapter VI, Section 59 of the Land use Planning Act, 2014 (Act 3 of 2014) and Chapter 2, Section 7 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) are addressed as follows:

- **Spatial Justice**

The property in question will be put to better use to provide a needed social service to Kylemore and its inhabitants. The identified sites are highly accessible, and will the development create much needed grave space (social amenity need), as the current cemeteries are reaching capacity. The proposed portions of land are earmarked for amongst other things, mixed uses. Taking into account existing cemetery sites within this area, it can be accepted that the proposal is thus compatible with the Spatial Development Framework. The portion of land will be utilized to its fullest potential as the application serves as the expansion of the existing graveyard and thus fits in with surrounding use.

- **Spatial Sustainability**

The proposed development promotes spatial compactness and sustainable resource use and is there no destruction of potential agricultural land, ecological corridors or natural habitats, and will there be no negative environmental impacts as the application entails the expansion of an existing use on land that forms part of the urban fabric of the town. The application ensures optimal utilization of property that is situated within the urban edge of Kylemore, adjacent to the existing cemetery. This development attempts to ensure that citizen's needs are met in an affordable way to promote viable cities.

- **Efficiency**

The development will make efficient use of existing services and infrastructure. The expansion creates much needed grave space as the current cemetery is reaching capacity. Due to the important role that cemeteries play in a community, it is imperative that cemeteries should be located within an acceptable distance to the community it serves which is the case with the proposed expansion.

- **Principles of good Administration**

The proposed application will be taken through the public process by Stellenbosch Municipality and CK Rumboll and Partners, and all relevant departments will be contacted for their comment/approval. The decision making process will be guided by statutory land use planning systems.

- **Spatial resilience**

The proposed development is resilient in the sense of better utilization of the existing vacant property. The proposed cemetery use is located adjacent to an existing use that will only be expanded.

10. Conclusion

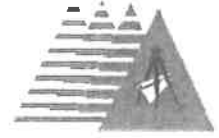
This office supports the proposed development of the cemetery on the proposed sites and request Stellenbosch Local Municipality to consider the application favourably.



Jolande Linnemann

For CK Rumboll and Partners

CK RUMBOLL & VENNOTE / PARTNERS



PROFESSIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STAD- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

Datum/Date: 31 August 2021

Verwysing/Reference: KYLE/12067/JL

GEREGISTREERDE EIENAAR(S) SE TOESTEMMING – SPESIALE VOLMAG REGISTERED OWNER'S CONSENT – SPECIAL POWER OF ATTORNEY

Hiermee verleen ek / ons:
Hereby I / we,

Garaldine Mettler
On behalf of Stellenbosch Municipality

die geregistreerde eienaar(s) van eiendomme, Erven 21 and 22 Kylemore
registered owners of properties

spesiale volmag aan Mnre CK RUMBOLL EN VENNOTE om namens my aansoek te doen vir die:
grant special power of attorney to Messers CK RUMBOLL AND PARTNERS to apply on my behalf for the:

- Hersonering / Rezoning**
- Verlenging / Extention
- Vrystelling (Konsolidasie) / Exemption (Consolidation)
- Regstelling van grense / Adjustment of boundaries
- Afwyking /Departure
- Opheffing Beperkende titel voorwaardes / Removal restrictive title conditions
- Konsolidasie/ Consolidation**
- Vergunningsgebruik / Consent Use**
- Wysiging van Algemene Plan / Amendment to General Plan
- Aanpassing van Terreinplan / Amendment of Site Development Plan
- Servitude registrasie / Servitude registration
- Bouplan in te dien / loge of building plan
- Mynpermit / Mine permit
- Verkryging van bouplanne by munisipaliteit / Obtaining building plans form relevant municipality

van bogenoemde eiendomme ten einde die uitbreiding van die begraafplaas te bewerkstellig.

of said properties to allow for the expansion of the existing cemetery.

Geteken: 

Stellenbosch

Datum / Date: 1 October 2021

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: reception@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1861 VREDENBURG (T) 022 719 1014

Annexure B
Application form



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Jolandie				
Surname	Linnemann				
Company name (if applicable)	CK Rumboll and Partners				
Postal Address	Po Box 211				
	Malmesbury	Postal Code	7299		
Email	jolandie@rumboll.co.za				
Tel	022 482 1845	Fax		Cell	084 861 9326

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	Stellenbosch Municipality – Contact: Schalk van der Merwe				
Physical address	43 Andringa Street, Eikestad Mall, 3 rd floor				
	Stellenbosch	Postal code	7600		
E-mail	Schalk.VanderMerwe@stellenbosch.gov.za				
Tel	021 808 8679	Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	Erven 21 and 22	Portion(s) if Farm		Allotment area	Kylemore		
Physical Address	School Street						
	Kylemore						
Current Zoning	21 – Subdivisional Area 22 – Public Open Space	Extent	21 – 1.3115 ha 22 – 2771m2	Are there existing buildings?	Y	N	
Applicable Zoning Scheme	Stellenbosch Municipal Zoning Scheme By-Law (2019)						
Current Land Use	21 – mostly vacant with road infrastructure and a few graves 22 – vacant						
Title Deed number and date	T	21 - 77356/1999	22 - 77355/1999; 44661/2014				

Attached Conveyance's Certificate	Y	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):						
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):						
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management						
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)? Unauthorised graves on small portion of erf 21.				Y	N	If yes, is this application to legalize the building / land use ² ?		Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N	If yes, please attach the written feedback received.

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE**APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

Tick	Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>
X	15(2)(a) rezoning of Land
	15(2)(b) a permanent departure from the development parameters of the zoning scheme
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement
X	15(2)(e) a consolidation of land that is not exempted in terms of section 24
	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit
	15(2)(g) a permission required in terms of the zoning scheme
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

	15(2)(l) a permission required in terms of a condition of approval
	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
X	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws	R
	Consent / Permission required in terms of a title deed	R
	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
TOTAL A:		R -

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
NO APPLICATION FEES PAYABLE AS STELLENBOSCH MUNICIPALITY IS THE APPLICANT TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R -

* The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.

** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	N.A Stellenbosch Municipality is owner and applicant.
--	---

Postal Address	
Vat Number (where applicable)	

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		Side		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
	Consent/Conditional Use/Special Development To permit.....cemetery use in terms of Section.....15 (2) (o).....of the.....Stellenbosch Municipal Zoning Scheme By-Laws						
	Other (please specify)	_____ _____ _____					

Brief description of proposed development / intent of application:

Application is made for the rezoning of erven 21 and 22 Kylemore to Private Open Space with a consent use for cemetery usage and the consolidation of the erven to operate the proposed cemetery as one entity.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		Y	N	Proof of registered ownership (Full copy of the title deed for only erf 22)	
Y	N	Conveyancer's certificate		Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies	Y	N	N/A	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. Checklist to be submitted to DEADP by Stellenbosch Municipality	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
			Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
			Y	N/A	National Water Act, 1998 (Act 36 of 1998)
			Y	N/A	Other (specify)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of t. Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a

professional.

12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature: _____

Jolandie Linnemann

Date: _____

6 October 2021

Full name: _____

Jolandie Linnemann

Professional capacity: _____

Professional Town and Regional Planner (A206/2010)

FOR OFFICE USE ONLY

Date received: _____

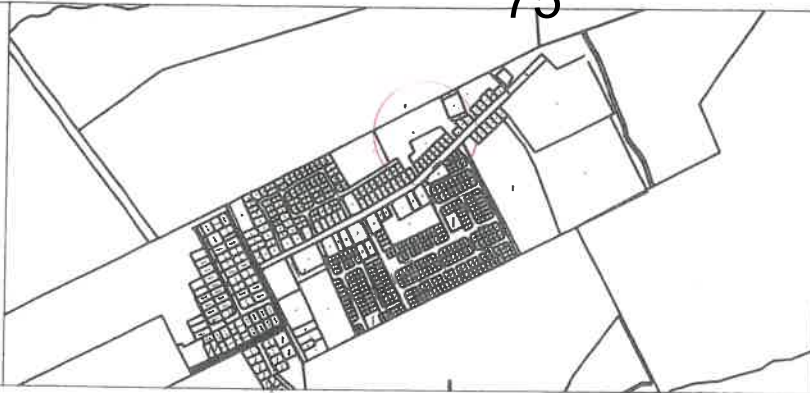
Received By: _____

Municipal Stamp

Annexure C

Locality plan

LEGEND:
Locality of erven 21 and 22
Kylemore



TITLE: Locality of erven 21 and 22
Kylemore

NOTE: ALL MEASUREMENTS AND DISTANCES SUBJECT TO SURVEY

DRAWN BY:

C.K. RUMBOLD AND PARTNERS
TOWN AND REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
100 WATERLOO STREET
MIDVALE, WESTERN CAPE
Tel: 022 - 4821845
Fax: 022 - 4871861
e-mail: jairndie@rumbold.co.za

DATE: AUGUST 2021
SCALE: not to scale

REF: KYLE/12067/JL



Legend
[Red outline] Allotment Township
Erf



Scale: 1:9 028
Date created: August 24, 2021

Annexure D

Zoning map



STELLENBOSCH MUNICIPALITY
ZONING SCHEME BY-LAW

KYLEMORE

Zoning Scheme 2018

- Conventional Residential Zone
- Less Formal Residential Zone
- Multi-unit Residential Zone
- Community Zone
- Education Zone
- Industrial Zone
- Limited Use Zone
- Local Business Zone
- Mixed Use Zone
- Agriculture and Rural Zone
- Private Open Space Zone
- Public Open Space Zone
- Public Roads and Parking Zone
- Subdivisional Area
- Transport Facility Zone
- Utility Services Zone
- Natural Environment Zone
- Split Zone

78

(Colour of the rectangle corresponds with zoning of the split zone)



Source Ref:

DMS : All data received from Client's consultants (@Planning)

File Ref: 000 Stellenbosch

Date: October 2018

Plan No: 0018

Scale:

1:3 786



00.008.07 0.14 0.21 0.28 Kilometers

Created By:

Melanie White (MAGC Registry@ Stellenbosch)



Stellenbosch Municipality
Street Address:
71 Palm Street, Stellenbosch
P.O. Box 17, Stellenbosch 7599
Tel: 021 885 1000
Fax: 021 885 0000
www.stellenbosch.gov.za

Disclaimer:
Study made for the zoning register and zoning maps does not constitute a guarantee of accuracy. It is in the process to update the maps and register with more recent decisions, which will be reflected in due time. The user of the zoning register is advised to make in Scheme for correction of errors in the zoning map which may be effected even after its adoption by Council.

Annexure E

Title deed and general plan

SEELRFG DUTY	R. —
FOOI FEE	R. 70.00

96

Opgestel deur my,

J.E. McGregor
TRANSPORTBESORGER.
McGregorie

DATE	OPERATOR
DATE	OPERATOR
DATE	OPERATOR
DATE	OPERATOR

T 11355199

SERTIFIKAAT VAN GEREGISTREERDE TITEL

(Uitgereik kragtens die bepaling van Artikel drie-en-veertig van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937))

NADEMAAL die PROVINSIALE BEHUISINGSONTWIKKELINGSRAAD VIR DIE PROVINSIE : WES-KAAP aansoek gedoen het om die uitreiking aan hom van 'n SERTIFIKAAT VAN GEREGISTREERDE TITEL kragtens Artikel drie-en-veertig van die Registrasie van Aktes Wet, 1937 ten opsigte van die hierondergenoemde eiendom, synde gedeeltes van die grond geregistreer op die naam van die PROVINSIALE BEHUISINGSONTWIKKELINGSRAAD VIR DIE PROVINSIE : WES-KAAP kragtens Grondbrief Nr. T48171/1992.

Endorsement in terms of Section 6 of Act 6 of 1999

In terms of the provisions of Section 6 of Act 6 of 1999 the within mentioned property vests in the Provincial Government of the Western Cape.

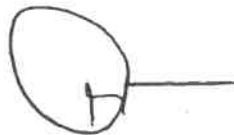
Application filed with T.....000062410/2013

Deeds office

.....

Cape Town

~~Deeds~~



Registrar of Deeds

2013 -11- 14

SO is dit dat ingevolge die bepalings van genoemde Wet, ek, die REGISTRATEUR VAN AKTES te KAAPSTAD hierby sertifiseer dat voornoemde.

**PROVINSIALE BEHUISINGSONTWIKKELINGSRAAD VIR DIE PROVINSIE
WES-KAAP (Ingestel kragtens Wet 155/1993)**

Die se Opvolgers-in-titel of regverkrygendes, die geregistreerde eienaar is van:

ERF 22 KYLEMORE, in die Munisipaliteit Stellenbosch, Administratiewe Distrik Stellenbosch, Provinsie van die Wes-Kaap.

**GROOT: 2771 (Tweeduisend Sewehonderd Een-en-Sewentig)
Vierkante meter**

**AANVANKLIK OORGEDRA EN STEEDS GEHOU KRAGTENS GRONDBRIEF
NR. T48171/1992 MET ALGEMENE PLAN NR. 12164 WAT DAAROP BETREKKING
HET.**

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T6822/1949.

B. ONDERHEWIG VERDER aan die serwituut waarna verwys word in die aantekening gedateer hierdie 27ste dag van April 1949 op Transportakte Nr. T15544/1945, welke aantekening as volg lui:-

"Restant Para. 1.

Registrasie van Serwituut.

Kragtens Akte van Transport Nr. 6821/1949 ged. 27 April 1949, is die eiendom daarondergehou geregtig op 'n reg van weg gemerk b.g.h.j.k.l.b. op die Kaart Nr. 5927/45 daaraangeheg oor die restant van die eiendom onder Para 1 hieronder gehou, soos meer breedvoerig blyk uit gesegde Akte van Transport."

(welke serwitutarea aangedui is deur die figuur W.b.c.C.D.a. op Kaart Nr. 2518/88).

C. ONDERHEWIG VERDER aan die voorbehoud ten gunste van die Staat van alle regte op edelgesteentes, edelmetale, onedele minerale en aardolie, op of onder die grond, soos in die Wet op Mynregte, 1967 (Wet 20 van 1967) omskryf.

EN dat, kragtens hierdie Sertifikaat, genoemde

**PROVINSIALE BEHUISINGSONTWIKKELINGSRAAD VIR DIE PROVINSIE
WES-KAAP**

Die se Opvolgers-in-titel of regverkrygendes nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik.

TEN BEWYSE waarvan ek, voornoemde REGISTRATEUR, hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 27 dag van *September* in die Jaar van Ons Heer Eenduisend Negehonderd Nege-en-Negentig. (1999)


.....
REGISTRATEUR VAN AKTES

584

VA0008418 / 2013


T 11355 / 1779

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 88

Deeds Registry
Cape Town

2013 -11- 14

Asst. Registrar of Deeds



> for further end. see P. 6

KRAGTENS T 77356199 IS DIE BINNEGEMEEDE
 EIENDOM GELEËGtig AAN IN SEENITUIT REG VAN
 WEG 5 METER WYD, VOORGESTEL DEUR DIE LYN
 R; S; T, SYNDE DIE NOORDELIKE EN-WESTELIKE
 GRENS DAARVAN EN,
 IN REG VAN WEG, 5 METER WYD VOORGESTEL DEUR DIE
 LYN n; p; q, SYNDE DIE OOSTELIKE EN-SUID-OOS-
 TELIKE GRENS DAARVAN, OOR ERF 21 KYLEMORE
 = 1,3115 HA, GEHOU KRAGTENS T 77356199

SOOS MEER VOLLEDIG SAL BLYK UIT GESEEGDE
 TRANSPORTAKTE

AKTEKANTOOR
 KAAPSTAD

27.9.99


 REGISTRATEUR VAN AKTES.


for further end. see p.5

ENDORSEMENT IN TERMS OF ACT 107 OF 1997

The within mentioned property has in terms of sec 14(2) of Act No 107 of 1997 passed to the Stellenbosch Municipality

Deeds Registry _____

Date 20 AUG 2011


.....
REGISTRAR OF DEEDS

ENDORSEMENT IN TERMS OF ACT 107 OF 1997

The within-mentioned property has in terms of sec 15(6) of Act No 107 of 1997 passed to the Stellenbosch Municipality

Application filed as T. 000044661 / 2014

Deeds Registry _____

Date 20 AUG 2014

.....
REGISTRAR OF DEEDS

Deeds Reg AC No. 96
Aktekant Reth Nk.
Verw. No. • Ref. No. 2 3 1 6 1 3 A S

STAATSPROKUREUR
STATE ATTORNEY
Tel. 021-4419200

UITVOERING/
EXECUTION

8

A. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE.

Datum van indiening • Date of lodgement

LODGED
2013-11-12
INGEDIEN

(a) Gelyktydiges met ander registrasiekantore/deelittels • Simults with other registries/sectional titles:

Kode	Firma • Firm	Eiendom • Property	Kantoor • Office
1			
2			
3			
4			

(b) Klient afskrifte van aktes permanent in Aktekantoor gelaasbaar:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Onslag No. Cover No.	Parasus van ondersoekers Initials of examiners

(c) Notas • Notes

Kort beskrywing van eiendom (steps para 1 in Akte) • Brief description of property (merely para 1 in Deed)

B. VIR AKTEBESORGERSE GEBRUIK • FOR CONVEYANCER'S USE

Aard van Akte • Nature of Deed APPLICATION AND CERTIFICATE
SECT 6(3) W.C. ACT 61/1997 r. w. Ss. 14(2) ACT 107/1997
L.O.A. • I.O.A.

PROVINCIAL GOVERNMENT OF WESTERN CAPE /im

000062410/2013 88

C. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE

Opmerkinge Remarks	Parasus Initials
(1) Doop oorsigboek (gepubliseer) Township approved (published)	
(2) Begiftigingsreëse Endowment reeve	
(3) Begiftiging Endowment	
(4) Voorwaardes Conditions	
(5) Mikro Micro	
(6) Algemene plan General plan	
(7) Tiedakte Title deed	
(8) Verbonds teen dorpslith Bonds against township	
(9) Datum nagesien Date checked	

BLACKBOOK
Interdikte nagesien deur
Interdicts checked by
14 NOV 2013
Datum
Date
LARNIEY-FAJGEYAH

Kantoor instruksies • Office instructions:
Seksie • Section:

Onsersoekers • Examiners	Kantoor Rooms	Skakelring • Linking	Verworp Project	Passoor • Pass
1. A. MATWANA 1230		8 8		88
2. <i>St. van der Westergren</i>				
3.				

No. in stelsel	Kode	Naam van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma Firm No.
1	VA	Reg. 68(1) / PGWC	Self	96
2	VA	Reg. 68(1) / PGWC	Self	96
3	VA	Reg. 68(1) / PGWC	Self	96
4	VA	Reg. 68(1) / PGWC	Self	96
5	VA	Reg. 68(1) / PGWC	Self	96
6	VA	Reg. 68(1) / PGWC	Self	96
7	VA	Reg. 68(1) / PGWC	Self	96
8	T	Sec. 6(3) / PGWC	Self	96
9				
10				
11				
12				

EXAMINER'S NOTES INSIDE

08000558662

Registrasie versoek deur/
Registration requested by:

Datum/
Date:

18

1 Please redraw page 1 of application if possible?

J/E error. Done

St. von der Westfalen
2013-11-13

FOR INFORMATION

96

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R.....	R.....
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o section <u>6(4)</u> Act <u>6</u> / <u>1999</u>	

Prepared by me,

CONVEYANCER
LENKA ROSSOUW

APPLICATION AND CERTIFICATE IN TERMS OF SECTION 6(3) OF WESTERN CAPE ACT 6 OF 1999 READ WITH SECTION 14(2) OF ACT 107 OF 1997

I, the undersigned, LIONEL CORNELIUS PIETER ESTERHUIZEN
In my capacity as DIRECTOR
in the Department of Human Settlements, Provincial Administration: Western Cape, duly authorized thereto by the Head of the Department of Human Settlements;

T 000062410 / 2013

1. Certify in terms of Section 6(5) of the Western Cape Housing Act, No. 6 of 1999, read with Section 14(2)(c) of Act 107/1997 that the property held by virtue of title deed(s) nos:

~~T48171/1992; T16109/1957; T16139/1985; T29673/1976; T47139/1984; T16460/1980; T14140/1980; T21945/1976; T11992/1981; T53160/1988; T21951/1976; T91076/1996; T77355/1999~~

vested in the PROVINCIAL GOVERNMENT OF THE WESTERN CAPE in terms of Section 6(2) of Western Cape Act 6 of 1999, and

2. Hereby apply to the Registrar of Deeds at Cape Town to endorse the said title deed(s) accordingly in terms of Western Cape Act 6 of 1999.

SIGNED at CAPE TOWN on the 12 day of November 2013.



DATA/VERIFY
20 NOV 2013
BARLOW MARLYN

2

FRID DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08837 - MASUJ TAMARA

DATE : 20130811 TIME : 13:45:12.7 PAGE : 1

TRACK NUMBER : 888558652

PROPERTY DETAILS PRINT FOR PORTION 0
BFF NO 32
TOWNSHIP KYLBHORE
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 62-CP12164
DIAGRAM DEED NO DJ 1888/888
EXTENT 415 SQM
CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

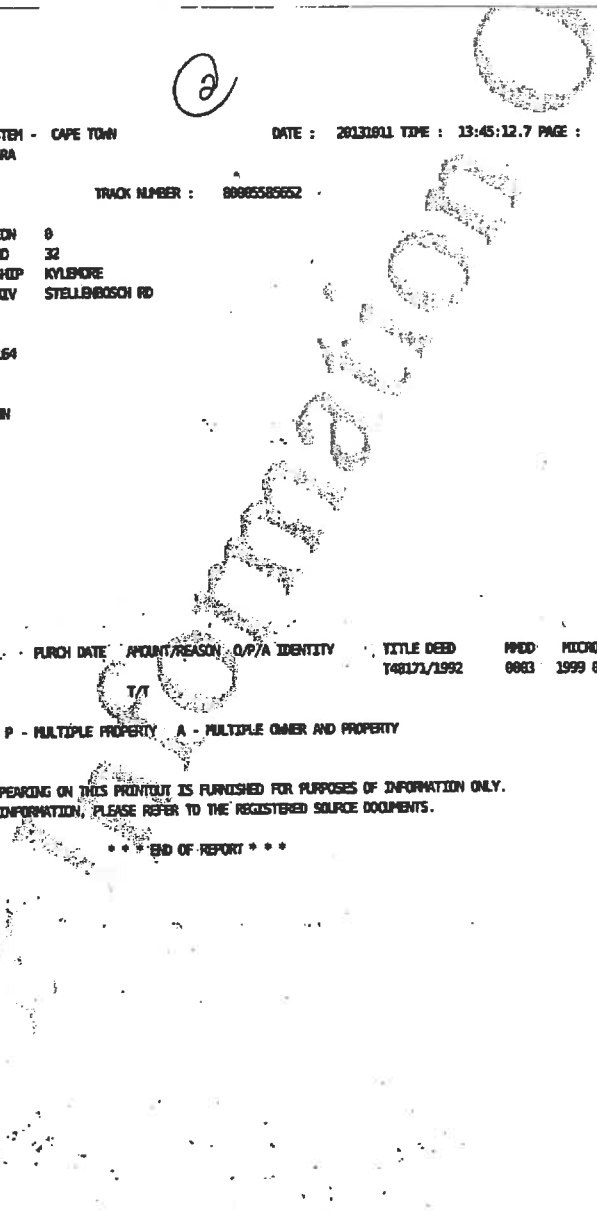
OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	REFD	MICROFILM REF
INDIVIDUALE BEHUZINGSERAAD				T/T	14817/1992	8883	1999 8586 5727

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



3

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS60837 - MASOU TAMARA

DATE : 20130811 TIME : 13:45:19.4 PAGE : 1

TRACK NUMBER : 86085585632

PROPERTY DETAILS PRINT FOR PORTION 0 -
ERF NO 33
TOWNSHIP KYLENORE
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF G2-GP12164
DIAGRAM DEED NO DU 1898/898
EXTENT 352 SQM
CLEARANCE STELLENBOSCH PLAN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

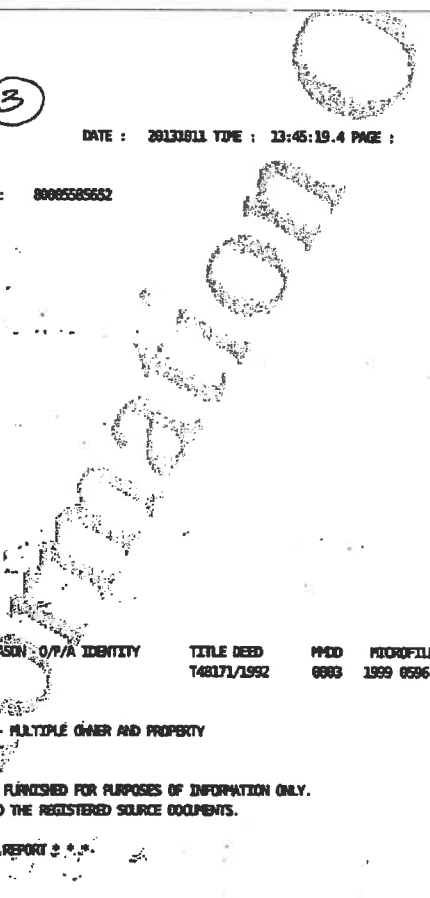
FULL NAME & SHARE	FURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PPDD	MICROFILM REF
NASIONALE BEHOUDINGSRAAD					148171/1992	6883	1999 0536 5727

1/1

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***



4

FPDD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS88837 - MASIJU TAMARA

DATE : 20131011 TIME : 13:45:25.0 PAGE : 1

TRACK NUMBER : 0000585652

PROPERTY DETAILS FRONT FOR PORTION 9
 ERF, NO 34
 TOWNSHIP KYLIPURE
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 62-GP12164
 DIAGRAM DEED NO DJ 1000/880
 EXTENT 356 SQM
 CLEARANCE STELLENBOSCH PLAN

NO INTERDIRTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	FPDD	MICROFILM REF
NASIONALE BEHULSINGSRAAD			T/T		748171/1992	0883	1999 0596 5727

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS00837 - MASU TAMARA

DATE : 28131811 TIME : 13:45:29.9 PAGE : 1

TRACK NUMBER : 8688308652

PROPERTY DETAILS FRONT FOR PORTION 0
 EPF NO 35
 TOWNSHIP KYLPURE
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 62-CP12164
 DIAGRAM DEED NO DJ 1888/888
 EXTENT 358 SQM
 CLEARANCE STELLENBOSCH MUN

NO INTERDLCTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PROD	MICROFILM REF
NASIONALE BEZITTINGRAAD			T/T		T48171/1982	8683	1989 8596 5727

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS00837 - MASDU TAMARA

DATE : 20131011 TIME : 13:45:33.9 PAGE : 1

TRACK NUMBER : 80005285652

PROPERTY DETAILS: PRDNT FOR PORTION 0
 BR: NO 36
 TOWNSHIP KYLEMORE
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 62-GP12164
 DIAGRAM DEED NO DU 1808/898
 EXTENT 4198 SQM
 CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
 NATIONALE BEWUSINGSRAAD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY

TITLE DEED PROD MICROFILM REF
 T48171/1992 8883 1999 8596 5727

* O/P/A - 0 - MULTIPLE OWNER - P - MULTIPLE PROPERTY - A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***

7

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DR688837 - MASLU TAMARA

DATE : 20131011 TIME : 13:45:37.9 PAGE : 1

TRACK NUMBER : 80000005652

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 41
TOWNSHIP KYLENORE
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 62-6P12164
DIAGRAM DEED NO DU 1000/000
EXTENT 307 SQM
CLEARANCE STELLENBOSCH MUN

NO INTERDUITS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE
NATIONALE BEMIDINGSRAAD

PURCH DATE / AMOUNT / REASON : O/P/A IDENTITY

TITLE DEED 148171/1992
MMD 0003
MICROFILM REF 1999 0596 5727

T/A

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS88837 - MRS DU TAPPA

DATE : 28131811 TIME : 13:45:42.1 PAGE : 1

TRACK NUMBER : 8806585652

PROPERTY DETAILS PRINT FOR PORTION 8
 BRF NO 42
 TOWNSHIP KYLENHORE
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 62-Q12184
 DIAGRAM DEED NO DU 1000/808
 EXTENT 428 SQM
 CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	TITLE DEED	MPDD	MICROFILM REF
WASKINALE BEHUISINGSRAAD			T/T	T48171/1992	6883	1999 0596 5727

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

9

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS00037 - MASUJ TAMARA

DATE : 20131011 TIME : 13:45:47.0 PAGE : 1

TRACK NUMBER : 80085285652

PROPERTY DETAILS FRONT FOR PORTION 0 (R/E)
ERF NO 62
TOWNSHIP KYLENHORE
REG CIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 64
DIAGRAM DEED NO T48371/1992
EXTENT 889 DUM
CLEARANCE STELLERENBOSCH MUN

NO INTERLOCKS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	PROD
BC27153/1993	GP12164-(ERVEN 1-61)			1993 6385 4392	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PROD	MICROFILM REF
PROVINCIAL HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T48171/1992	8883	1999 8586 5727
					T77624/1998	8817	1998 8641 5183

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

10

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08837 - MASIJU TAMARA

DATE : 20131011 TIME : 13:46:02.3 PAGE : 1

TRACK NUMBER : 8888585652

PROPERTY DETAILS PRINT FOR PORTION 6 (R/E)
ERF NO 2643
TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T15189/1957
EXTENT 800 DUM
CLEARANCE STELLENBOSCH PLAN

NO INTERDICTS

DOCUMENTS	HOLDER	AMOUNT	O/P/A	SCAN/MICRO REF	PPCD
R/E'S-2641,2642					
TP-1437-LD-(GRVEN-25	44-2729)				

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PPCD	MICROFILM REF
HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T15189/1957	1108	2883 8449 1124
		SECT 14			T62985/2001	0613	2881 8565 1876

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS68837 - NASDU TAMARA

DATE : 26/10/2011 TIME : 13:46:08.1 PAGE : 1

TRACK NUMBER : 0688565652

PROPERTY DETAILS PRINT FOR PORTION 0
 EPF NO 2727
 TOWNSHIP STELLENBOSCH
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO DJM
 EXTENT DJM
 CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PPID	MICROFILM REF
HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T16189/1967	1188	2883 0449 1124

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS00037 - HASLIJ TAMARA

DATE : 20131011 TIME : 13:46:13.4 PAGE : 1

TRACK NUMBER : 00002505652

PROPERTY DETAILS FRONT FOR PORTION 0
 BRF NO 2728
 TOWNSHIP STELLENBOSCH
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO DLM
 EXTENT DLM
 CLEARANCE STELLENBOSCH PLAN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MPOD	MICROFILM REF
HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T16189/1967	1180	2893 0449 1124

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS80637 - MASIJU TAMARA

13

DATE : 20131011 TIME : 13:46:17.8 PAGE : 1

TRACK NUMBER : 80065305652

PROPERTY DETAILS: PRINT FOR PORTION 0 3
 ERF NO 2729
 TOWNSHIP STELLENBOSCH
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO DUM
 EXTENT DUM
 CLEARANCE STELLENBOSCH MUM

NO INTERLOCKS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMED	MICROFILM REF
HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T16189/1957	1168	2063 0449 1124

1/1

* O/P/A - O - MULTIPLE OWNER; P - MULTIPLE PROPERTY; A - MULTIPLE OWNER AND PROPERTY.

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*** END OF REPORT ***

14
 FROM DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS08837 - MASLI TAMARA

DATE : 20131011 TIME : 13:46:28.2 PAGE : 1

TRACK NUMBER : 8868585652

PROPERTY DETAILS FRONT POR PORTION 0 (R/E)
 ERF NO 7268
 TOWNSHIP STELLENBOSCH
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PHLY ST RD 81/24
 DIAGRAM DEED NO T10931/1949
 EXTENT 90 SQM
 CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	FPD	MICROFILM REF
NATIONAL HOUSING BOARD					147139/1984	8919	1986 1233 2384

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

15

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 28131811 TIME : 13:47:08.5 PAGE : 1
 PREPARED BY : DRS08837 - MASUJ TAMARA

TRACK NUMBER : 8885585652

PROPERTY DETAILS FRONT FOR PORTION 0 (R/E)
 ERF NO 233
 TOWNSHIP LE ROUX
 REG CIV NOT AVAILABLE

PROVINCE WESTERN CAPE
 PREV DESCRIPTION T34148/1988
 DIAGRAM DEED NO 888 DUM
 EXTENT FRANSDIEK MUN
 CLEARANCE

SUBDIVISION TO TOWN LE ROUX , ERF 295 , PRTN 0

INTERDIRTS	CASE NUMBER	CASE DATE/TITLE NR	NOTED ON
I-7875/96-I-14148/88			88888717
I-8534/96-I-14148/88			88888882

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	PPID
W8615/2007	T34148/1988			28888118163936	1127
COMP-29-ERM/81					
VA-T34148/1988-PENDING BOX 96	REG 1/11/2007 8135/95/A/R				1181

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PPID	MICROFILM REF
PROVINCIAL HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T34148/1988	8521	28888118163937
					T77624/1998	8617	1998 8641 5183

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

16

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS00037 - MASILI TAMARA

DATE : 20131011 TIME : 13:47:06.0 PAGE : 1

TRACK NUMBER : 80005589652

PROPERTY DETAILS PRINT FOR PORTION 8 (R/E)
 ERF NO 232
 TOWNSHIP LE ROUX
 REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO T11992/1961
 EXTENT 800 DUM
 CLEARANCE FRANSCHOEK MUN

SUBDIVISION TO TOWN LE ROUX , ERF 256 , PRTN 8
 SUBDIVISION TO TOWN LE ROUX , ERF 273 , PRTN 8
 SUBDIVISION TO TOWN LE ROUX , ERF 277 , PRTN 8

NO INTERDICTS

DOCUMENTS	HOLDER	AMOUNT	O/P/A	SCAN/MICRO REF	MPOD
COMP-7-ERVEN					

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MPOD	MICROFILM REF
HOUSING DEVELOPMENT BOARD-WESTERN CAPE					T11992/1961	8317	2004 0973 1564
		SECT 14			T115312/2003	1209	2004 0973 1592

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS88837 - MASTU TAMARA

DATE : 2013.01.11 TIME : 13:47:09.8 PAGE : 1

TRACK NUMBER : 8885585652

PROPERTY DETAILS FRONT FOR PORTION 0 (R/E)
 ERF NO 212
 TOWNSHIP LE ROUX
 REG DIV PAARL RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO T21951/1976
 EXTENT 27 SQM
 CLEARANCE FRANSDORCK MUN

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
10.064/1976S					

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	TITLE DEED	MDD	MICROFILM REF
NATIONAL HOUSING BOARD				T21951/1976	8722	

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

Deeds Reg. Act No. 96
 Deeds Reg. Act No. 96
 Deeds Reg. Act No. 96
 Deeds Reg. Act No. 96

ATAKANTOR RISK NR. 231613A.S

STAATSPROKUREUR
 STATE ATTORNEY
 Tel. 021-4419200
 Verw. No. • Ref. No.

UITVOERING/
 EXECUTION

LOGGED
 2014-08-20

INGEDIEN
 2014-08-16

CRC 12/2014

2014-08-16

A. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE

Datum van indiening • Date of lodgement

Orderzoekers • Examiners	Kamers Rooms	Skatelling • Linking	Verwerp Refect	Passaer • Pass
1. Th. Meeboole	1315	44		8
2. J.J. WILLIAMS 1252				
3.				

B. VIR AKTEBESORGER SE GEBRUIK • FOR CONVEYANCER'S USE

Aard van Akte • Nature of Deed APPLICATION

Ss. 19(6), read with Ss 6(3), of Act. 6/1999
 t.g.v. • i.t.o.

STELLAENBOSCH MUNICIPALITY / Im

00004661/2014

Skatelling • Linking	Thielaikes binae • Title deeds	Firma Firm No.
4	746171/1992	96
	T16109/1992	96
	T16139/1985	96
	T29673/1976	96
	T47139/1984	96
	T16100/1980	96
	T21945/1976	96
	T11992/1984	96
	T52160/1988	96
	T21951/1976	96

GELYKTYDIGES • SIMULS

No. in stiefbatch	KoderCode	Name van Partye/Names of Parties	Naam van Firms/Name of Firm	Firma Firm No.
1	T	CRU - PGWC	self	96
2	T	CRU - PGWC	self	96
3	T	CRU - PGWC	self	96
4	T	Ss 19(6) - Stellenbosch Municipality	self	96
5				
6				
7				
8				
9				
10				
11				
12				

HANDED IN FOR EXECUTION
 14 AUG 2014
 CAPE TOWN
 HANDED IN FOR EXECUTION

080005742609

Datum/
Date: 2014-08-20

Registrasie versoek deur/
Registration requested by:

Kort beskrywing van eiendom (legs para 1 in Akte) • Brief description of property (merely para 1 in Deed)
 ERF 1128 FRANSKHOEK & 16 OTHER ERVEN

Kode	Firma • Firm	Eiendom • Property	Kantoor • Office
1			
2			
3			
4			

(b) Klient afskrifte van aktes permanent in Aktekantoor gelassers.
 Client copies of deed filed permanently in Deeds Office.

Aard en nommer van akte
 Nature and number of deed

Onsag No.
 Cover No.

Parawe van ondersoekers
 Initials of examiners

(c) Notas • Notes

C. VIR AKTEKANTOOR GEBRUIK • FOR DEEDS OFFICE USE

Opmerkinge Remarks	Perseel Initials
(1) Ding goedkeure (geproklameer) Thingship approved (proclaimed)	
(2) Begintjingsarsanne Endowment even	
(3) Begintjingsarsanne Endowment even	
(4) Voorwaardes Conditions	
(5) Mikro Micro	
(6) Algemene plan General plan	
(7) Thielaikes Title deed	
(8) Verbaids teen dorpslief Bonds against township life	
(9) Datum nagesien Date checked	

19 AUG 2014
 KANTOOR

Kantoor Instansies • Office Institutions:
 Seksie • Section:

DTK 2

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R.....	R. 2400000
Mortgage amount	R.....	R.....
Reason for exemption	Cat.....	Exempt Title section 6(4) Act 6 of 1999

Prepared by me,

**CONVEYANCER
LENKA ROSSOUW**

APPLICATION IN TERMS OF SECTION 19(6) READ WITH SECTION 6(3) OF ACT 6 OF 1999 READ WITH SECTION 14(2) OF ACT 107 OF 1997

I, the undersigned **LEON RAUTENBACH** in my capacity as **ASSISTANT DIRECTOR** in the Department of Human Settlements, Provincial Administration: Western Cape and acting herein on behalf of the **PROVINCIAL GOVERNMENT OF THE WESTERN CAPE**, and duly authorised thereto by Section 6(3) of Western Cape Act 6 of 1999, read with Section 19 of Western Cape Act 6 of 1999 and Section 14(2) of the Housing Act, No. 107 of 1997

hereby apply in terms of Section 19(6) read with Section 6(3) of Western Cape Act 6 of 1999 and Section 14(2) of Act 107 of 1997 to the Registrar of Deeds at Cape Town to endorse

- Deed of Transfer No. T 48171/1992 ✓
- Deed of Transfer No. T 16109/1957 ✓
- Deed of Transfer No. T 16139/1985 ✓
- Deed of Transfer No. T 29673/1976 ✓
- Deed of Transfer No. T 47139/1984 ✓
- Deed of Transfer No. T 16460/1980 ✓
- Certificate of Registered Title No. T 26374/2002 X
- Certificate of Consolidated Title No. T 14140/1980 X
- Certificate of Consolidated Title No. T 14137/1980 X
- Certificate of Consolidated Title No. T 21945/1976 ✓
- Certificate of Consolidated Title No. T 11992/1981 ✓
- Certificate of Registered Title No. T 53160/1988 ✓
- Certificate of Consolidated Title No. T 21951/1976 ✓
- Certificate of Registered Title No. T 91076/1996 ✓
- Certificate of Registered Title no. T 77355/1999 ✓

T 000044661 / 2014

**DATA / VERIFY
12 SEP 2014
OLIVIER YOLANDI**

**DATA / CAPTURE
28 AUG 2014
L. ROSSOUW**

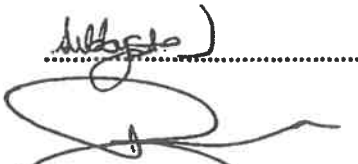

to the effect that ownership of the properties held thereunder passed to the

(Handwritten initials and signature)

STELLENBOSCH MUNICIPALITY in terms of Section 19(6), read with Section 6(2) of Western Cape Act 6 of 1999.

SIGNED at CAPE TOWN on this 1ST day of AUGUST 2013.

AS WITNESSES:

- 1. 
- 2. 



2

**CERTIFICATE IN TERMS OF SECTION 19(6) READ WITH SECTION 6(3) OF
WESTERN CAPE ACT 6 OF 1999 READ WITH SECTION 14(2) OF
ACT 107 OF 1997**

I, the undersigned **PETRUS DU PLESSIS SMIT**

in my capacity as **ACTING MUNICIPAL MANAGER**

of the **STELLENBOSCH MUNICIPALITY**, acting herein on behalf of the **MUNICIPALITY**,
and duly authorised thereto



Hereby certify in terms of Section 19(6) read with Section (6)(3) of the Western Cape
Act 6 of 1999 and Section 14(2) of Act 107 of 1997, that the properties held under

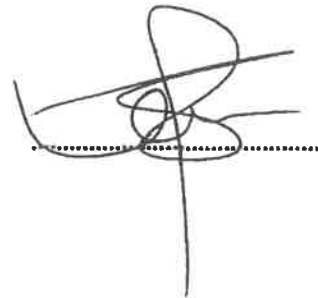
- Deed of Transfer No. T 48171/1992
- Deed of Transfer No. T 16109/1957
- Deed of Transfer No. T 16139/1985
- Deed of Transfer No. T 29673/1976
- Deed of Transfer No. T 47139/1984
- Deed of Transfer No. T 16460/1980
- Certificate of Registered Title No. T 26374/2002
- Certificate of Consolidated Title No. T 14140/1980
- Certificate of Consolidated Title No. T 14137/1980
- Certificate of Consolidated Title No. T 21945/1976
- Certificate of Consolidated Title No. T 11992/1981
- Certificate of Registered Title No. T 53160/1988
- Certificate of Consolidated Title No. T 21951/1976
- Certificate of Registered Title No. T 91076/1996
- Certificate of Registered Title no. T 77355/1999

passed to **STELLENBOSCH MUNICIPALITY** in terms of Section 19(6), read with Section
6(2) of Western Cape Act 6 of 1999.

SIGNED at *Stellenbosch* on this *4th* day of *July* 2013.

AS WITNESSES:

1. 
 2. 



WinDeed Database Deeds Office Property

windeed
A LexisNexis® Product

KYLEMORE, 21, 0 (CAPE TOWN)



GENERAL INFORMATION

Deeds Office	CAPE TOWN
Date Requested	2021/07/15 14:19
Information Source	WINDEED DATABASE
Reference	-

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed	T77356/1999
Erf Number	21	Extent	1.3115H
Portion Number	0	Local Authority	STELLENBOSCH MUN
Township	KYLEMORE	Province	WESTERN CAPE
Registration Division	NOT AVAILABLE	Previous Description	PTN OF 62-GP12164
LPI Code	C0670014000002100000		

OWNER INFORMATION

OWNER 1 OF 1

Type	LOCAL AUTHORITY	Title Deed	T77356/1999
Name	MUN STELLENBOSCH	Microfilm	2000 0491 1883
ID / Reg. Number	-	Purchase Price (R)	250,725
Multiple Owners	NO	Purchase Date	1999/03/17
Multiple Properties	YES	Registration Date	1999/09/27
Share	0.00		

ENDORSEMENTS

NO DOCUMENTS TO DISPLAY

HISTORIC DOCUMENTS (1)

#	Document	Owner	Amount (R)	Microfilm
1	T48171/1992	NASIONALE BEHUISINGSRAAD	20,567	1999 0596 5727

DISCLAIMER: This report contains information gathered from the WinDeed database and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. LexisNexis will not be liable for any damage caused by reliance on this report and for legal purposes encourage validation on ownership details with the Deeds Office. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).

Document Search Result

Document Search Result

Document Search Result for Document Number "T77356/1999" in the Deeds Registry at "CTN"

No documents found for document number: T77356/1999 - Cape Town

Cancel (transactdots.jsp)

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focusfield=1&tagopen=Deed/Document

Enquiry&tagHeader=Deed/Document

Enquiry&go=title)

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Enquiry&go=title)

(logoff.jsp?

notemplate=1&focusfield=1&tagopen=Sign%10off&tagHeader=Sign Off

from

DeedsWeb)

C
 (KYLEMORE ALLOTMENT AREA)
 ALGEMENE PLAN No. 12164
 van
 ONDERVERDELING VAN ERF 62 KYLEMORE



Vide kaart No. 208/086 SRT.
 Gebied in die Kylemore Plaaslied Gebied
 Administratiewe Distrik van die Oos-Kaap
 Projek No. 12164/12164/12164/12164

SKAAL: 1/2000
 Kommissie van Beoordeling: 1989-1990

Landmeter

L.G. No. 2595-08
 VEE No. 1 van 2 VELLE
 VERKOOP
 van
 LAMBERTUS-ERVEN
 No. 2300-197-23
 VERKOOPSAKKE No. 12164/12164/12164/12164
 VERKOOPSAKKE No. 12164/12164/12164/12164

NO.	AFSPREKING	BYVOEGING	MAATSTAF	GET.	DATE

L.G. Kommissie
 1. Om die erf te verdeel.
 2. Die erf te verdeel.
 3. Die erf te verdeel.
 4. Die erf te verdeel.
 5. Die erf te verdeel.
 6. Die erf te verdeel.

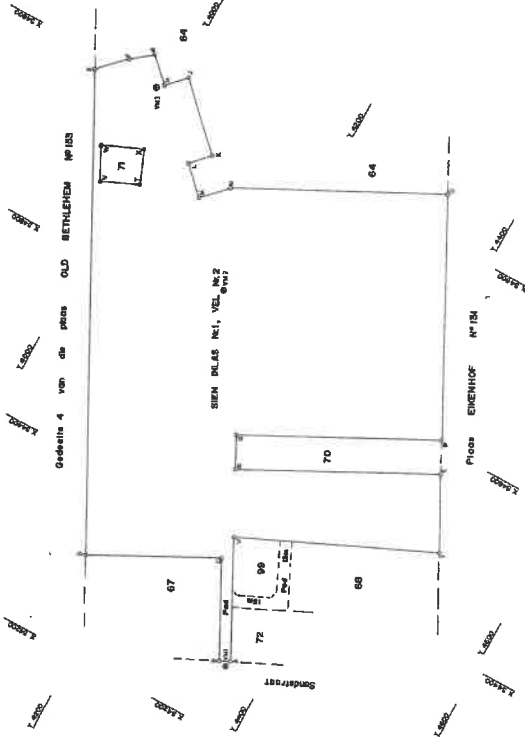
NO. 12164/12164/12164/12164
 VERKOOPSAKKE No. 12164/12164/12164/12164

PROEFLIGGINGS BEKNOOPTE VULWATER KANALISERING

ERF	AFSPREKING	BYVOEGING	MAATSTAF	GET.	DATE
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Streekplan No. 12164/12164/12164/12164
 1. Die erf te verdeel.
 2. Die erf te verdeel.
 3. Die erf te verdeel.
 4. Die erf te verdeel.
 5. Die erf te verdeel.
 6. Die erf te verdeel.

Nota
 1. Die erf te verdeel.
 2. Die erf te verdeel.
 3. Die erf te verdeel.
 4. Die erf te verdeel.
 5. Die erf te verdeel.
 6. Die erf te verdeel.



12164 SH11

L. G. No. 2919-88
 VEL. Nr. 2 van 2VELLE
 GOEDKEUR
 DE WILHELM
 LAMMERS-SPINDAL
 MK. / 9.50 - 01 - 2.3



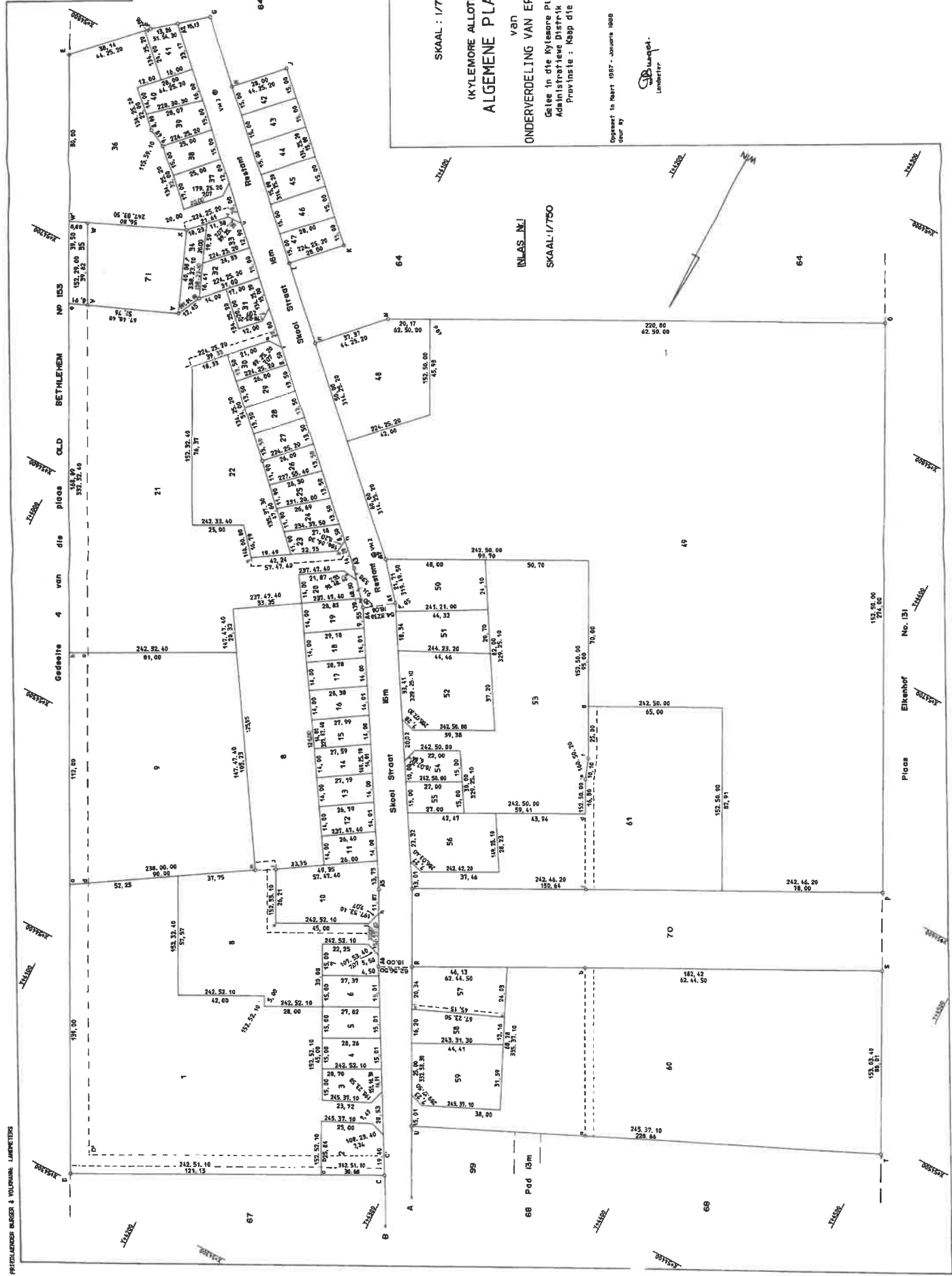
SKAAL : 1/750
 (KYLEMORE ALLOTMENT AREA)
 ALGEMENE PLAN No. 12164

van
 ONDERVERDELING VAN ERF 62 KYLEMORE
 Gelee in die Kylemore Pleaslike Gebied
 Administratiewe Distrik : Stellenbosch
 Provinsie : Kaap die Goeie Hoop.

Oopgestel in Maart 1987 - Junnere 1989
 deur sy



NOTA
 1. E. 12164, No. 2 van 125
 2. S. 10.5.800/125
 3. 10.5.800/125
 4. 10.5.800/125
 5. 10.5.800/125

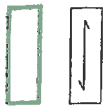


Annexure F
Consolidation map

LEGEND:


Newly consolidated erf
1.5886ha

Consolidation



TITLE: PROPOSED CONSOLIDATION OF ERVEN 21 AND 22, KYLEMORE


NOTE: ALL SIZES AND MEASUREMENTS ARE SUBJECT TO SURVEY

DRAWN BY:  C.K. RUMBOLL AND PARTNERS
TOWN AND REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
16, HANER STREET, MUMSESBURY
Tel: 022 - 4871681
Fax: 022 - 4871681
e-mail: j.randall@rumboll.co.za

DATE: August 2021

SCALE: not to scale

REF: KYLE/12067/JL




Annexure G

Environmental Authorisation



Department of Environmental Affairs and Development Planning
Ndivhuho Mudau
 Development Management
Ndivhuho.Mudau@westerncape.gov.za | Tel.: 021 483 2881

REFERENCE: 16/3/3/6/1/B4/28/1235/21
DATE OF ISSUE: 26 August 2021

The Proponent
 Stellenbosch Municipality
 P. O. Box 17
STELLENBOSCH
 7599

Attention: Ms. S. van der Merwe

Tel: (021) 808 8679

E-mail: schalk.vandermerwe@stellenbosch.gov.za

Dear Madam

THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF A CEMETERY ON ERF 21 AND 22 KYLEMORE.

1. The checklist for the determination of the applicability of the EIA Regulations, 2014 (as amended) received via electronic mail correspondence by this Department on 21 July 2021, this Directorate's request for additional information on 28 July 2021, 3 August 2021 and 25 August 2021 and the additional information received by this Directorate on 2 August 2021, 4 August 2021 and 25 August 2021, refer.
2. This letter serves to confirm the applicability of the NEMA EIA Regulations, 2014 (as amended), with respect to the proposed development.
3. Based on the information provided by you, this Directorate notes following:
 - 3.1. The proposed development will entail the expansion of the Kylemore cemetery by 10 500m² and the development of an administration building with a footprint of approximately 460m² on Erven 21 and 22, Kylemore.
 - 3.2. The municipality obtained environmental authorisation ("EA") (Reference number: E12/2/4/1-B4/24-1030/10 issued on 22 June 2011) for the expansion of the cemetery on Erven 9, 21, 22, 34, 35, 36 and 71, Kylemore, Stellenbosch. It has been confirmed that the expansion of the cemetery commenced on Erven 9, 34, 35 and 71 within the validity period of EA.
 - 3.3. A residential development has been proposed on Erf 21 and the necessary rezoning has been done in 2016 and the Erf has been rezoned to Subdivisional Area. However, the residential development never materialized.
 - 3.4. Between 2016 and 2018 there has been encroachment onto Erven 21 and 22 with grave sites with a footprint of approximately 1840m². These activities have been undertaken by the local churches.
 - 3.5. In 2017 a road of approximately 5m wide and 250m in length has been developed on Erven 21 and 22 of which Erf 22 is zoned public open space.

7. This Department reserves the right to revise or withdraw its comments and request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

Melanes
Schippers

Digitally signed by
Melanes Schippers
Date: 2021.08.26
15:24:31 +02'00'

pp **HEAD OF COMPONENT**

DIRECTORATE: DEVELOPMENT MANAGEMENT – REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING



DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING

Provincial Government of the Western Cape

Directorate: Land Management (Region 1)

Somomev.Alkaster@pgwc.gov.za
tel: +27 21 483 5828/5113, fax: +27 21 483 3633
1 Dorp Street, Cape Town, 8001
www.capegateway.gov.za/eadp

REFERENCE: E12/2/4/1-B4/24-1030/10

ENQUIRIES: S Alkaster

DATE OF ISSUE:

2011-06-22

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: G Esau

Tel: (021) 808 8111
Fax: (021) 808 8026

Dear Sir/Madam

APPLICATION: EXPANSION OF KYLEMORE VILLAGE CEMETERY ON ERVEN 9, 21, 22, 34, 35, 36 and 71, KYLEMORE, STELLENBOSCH.

With reference to your application, find below the environmental authorisation, hereinafter referred to as "the environmental authorisation" in respect of this application.

ENVIRONMENTAL AUTHORISATION

A. DESCRIPTION OF ACTIVITY:

This Environmental Authorisation is for Alternative 1 which entails the expansion of the existing cemetery on Erven 9, 21, 22, 34, 35, 36 and 71 by approximately 2 hectares. The site is situated on the south-eastern border of the town Kylemore.

The following activity is identified in GN No. R. 544 of 18 June 2010, being:

Activity 46:

The expansion of cemeteries by an additional 2500 square metres or more.

These are activities identified in GN No. R. 546 of 18 June 2010, being:

Activity 12:

The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.

- (a) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;
- (b) Within critical biodiversity areas identified in bioregional plans;
- (c) Within the littoral active zone or 100 metres inland from the high water mark of the sea or an estuary, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas,

Activity 13:

The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation; except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list

Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)

D. ENVIRONMENTAL ASSESSMENT PRACTITIONER:

Cape Lowlands Environmental Services
% Mr Nicolaas Hanekom
PO Box 70
DARLING
7345
Tel: (022) 492 3435
Fax: (088) 022 492 3435

E. SITE VISIT(S):

No site visit was conducted. The information submitted in the application documentation (i.e. photographs and maps of the site) together with relevant information contained in the Departmental information base, was considered sufficient to provide adequate information on the nature of the receiving environment.

F. DECISION:

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified above.

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2010 the Department hereby authorises the activities described above.

The granting of this environmental authorisation is subject to the conditions set out below.

G. CONDITIONS OF AUTHORISATION:

1. The activities, including site preparation, may not commence within 20 ("twenty") days after having received this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation will be suspended until such time as the appeal is decided.
2. The applicant, must, in writing, within 20 days of the issue of this authorisation, confirm acceptance of the conditions of this authorisation, failing which the Environmental Authorisation may be suspended until such time as these conditions of authorisation are accepted.
3. This Environmental Authorisation is for Alternative 1 which entails the expansion of the existing cemetery on Erven 9, 21, 22, 34, 35, 36 and 71 by approximately 2 hectares. The site is situated on the south-eastern border of the town Kylemore.
4. One week's notice, in writing, must be given to the Directorate: Land Management (Region 1), (hereinafter referred to as "this Directorate"), before commencement of the activities.
 - 4.1 Such notice shall make clear reference to the site location details and reference number given above, and
 - 4.2 The said notice must also include proof of compliance with the following conditions described herein:
Conditions: 1, 2, 7 and 9.
5. Should any heritage remains be exposed during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)). Heritage remains uncovered or disturbed during

*Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)*

- 9.7 If the applicant should decide to appeal the decision, the applicant must -
- 9.7.1 Lodge a Notice of Intention to Appeal with the Minister, within 20 (twenty) days after the date of the decision.
 - 9.7.2 Submit the appeal within 30 (thirty) days after the lapsing of the 20 (twenty) days contemplated in Regulation 60(1), for the lodging of the Notice of Intention to Appeal.
 - 9.7.3 Within 10 (ten) days of having lodged the Notice of Intention to Appeal, provide each person and Organ of State registered as an I&AP in respect of the application, with -
 - 9.7.3.1 A copy of the Notice of Intention to Appeal form;
 - 9.7.3.2 A notice indicating where and for what period the appeal submission will be made available for inspection by such person or Organ of State, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) days from the date the appeal submission was lodged with the Minister. A person, Organ of State or applicant who submits a responding statement in terms of Regulation 63(1) must within 10 (ten) days of having submitted the responding statement, serve a copy of the statement on the appellant.
10. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
11. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the Regulations.
12. The holder of the authorisation must notify this Department and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
13. A copy of this authorisation must be kept at the property where the activities will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
14. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
15. Non-compliance with a condition of this authorisation may result in the suspension of the authorisation and may render the holder liable for criminal prosecution.
16. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. A request for the transfer of the rights and obligations contained in this environmental authorisation must be submitted in the following way:

Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)

Need and Desirability

The expansion of the cemetery is in line with the Provincial Spatial Development Framework and Integrated Development Plan of Stellenbosch Municipality. The communal cemetery of Kylemore has almost reached full capacity. By expanding the existing cemetery, it will provide additional burial space for the local community of Kylemore and the surrounding areas.

Alternatives

Site Alternatives

Site Alternative 1 (Preferred Alternative)

This activity entails the expansion of the existing cemetery on Erven 9, 21, 22, 34, 35, 36 and 71 by approximately 2 hectares. The site is situated on the south-eastern border of the town Kylemore. This is the preferred site as it is in immediate proximity to the existing cemetery. Topographical and botanical requirements for cemeteries were considered and it was concluded that this site is the most suited in terms of service requirements, social and community needs, as well as current service provision to surrounding properties.

Alternative 2

Due to the fact that acquisition of suitable land from private entities or individuals could be prohibitively expensive, the study focused mainly on portions of land owned by Stellenbosch Municipality. A desktop study of all municipal owned land identified 21 potential sites. Only the Kylemore cemetery site was pursued further as it complied with the topographical and botanical requirements.

No-go Alternative:

This alternative represents the status-quo and was rejected since it will not satisfy the needs for additional burial space.

Public Participation

The Public Participation Process ("PPP") comprised of the following:

- A notice was placed on site on 22 June 2010;
- An advertisement was placed in the "Eikestad Nuus" newspaper on 25 June 2010;
- Letters were posted to all owners and occupiers of land adjacent to, and within 100 metres of the site, the ward councillor, local municipality and relevant government departments on 26 June 2010;
- The draft BAR was made available on 6 September 2010; and
- The final BAR was made available to registered I&AP's on 22 February 2011.

At the end of the commenting period, comments were received, none of which were objections.

Meeting held on 20 October 2010:

Persons Present: Ms Mare-Liez Oosthuizen, Ms Loretta Osborne, Ms Rondine Isaacs and Mr Clement Arendse of the Department of Environmental Affairs & Development Planning and Mr Nicolaas Hanekom from Cape Lowlands Environmental Services.

Authority Consultation

The following authorities commented but had no objection to the development:

- Heritage Western Cape;
- Department of Agriculture;
- Department of Water Affairs;
- Cape Nature;
- Department of Health; and
- Cape Winelands District Municipality.

From:

Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)

By post: Western Cape Ministry of Local Government, Environmental Affairs and
Development Planning
Private Bag X9186
CAPE TOWN
8000

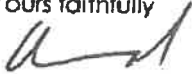
By facsimile: (021) 483 4174; or

By hand: Attention: Mr. Jaap de Villiers
3rd floor Leeusig Building
1 Dorp Street
CAPE TOWN
8001

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



AYUB MOHAMED

DIRECTOR: LAND MANAGEMENT (REGION 1)

DATE OF DECISION: 21/06/2011

Cc: Mr N Hanekom (Cape Lowlands Environmental Services)

Fax: (088) 022 492 3435

WinDeed Database Deeds Office Property

windeed
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KYLEMORE, 21, 0 (CAPE TOWN)

GENERAL INFORMATION

Date Requested 2021/07/15 14:19
Deeds Office CAPE TOWN
Information Source WINDEED DATABASE
Reference -

**PROPERTY INFORMATION**

Property Type ERF
Erf Number 21
Portion Number 0
Township KYLEMORE
Local Authority STELLENBOSCH MUN
Registration Division NOT AVAILABLE
Province WESTERN CAPE
Diagram Deed T77356/1999
Extent 1.3115H
Previous Description PTN OF 62-GP12164
LPI Code C06700140000002100000

OWNER INFORMATION**Owner 1 of 1**

Type LOCAL AUTHORITY
Name MUN STELLENBOSCH
ID / Reg. Number -
Title Deed T77356/1999
Registration Date 1999/09/27
Purchase Price (R) 250,725
Purchase Date 1999/03/17
Share 0.00
Microfilm 2000 0491 1883
Multiple Properties YES
Multiple Owners NO

ENDORSEMENTS

No documents to display

HISTORIC DOCUMENTS (1)

#	Document	Owner	Amount (R)	Microfilm
1	T48171/1992	NASIONALE BEHUISINGSRAAD	20,567	1999 0596 5727

DISCLAIMER

This report contains information gathered from the WinDeed database and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. LexisNexis will not be liable for any damage caused by reliance on this report and for legal purposes encourage validation on ownership details with the Deeds Office. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).

APPENDIX E

Copy of POE Checklist and declaration


PLANNING & ECONOMIC DEVELOPMENT

37

PORTFOLIO OF EVIDENCE Applicant advertised CHECKLIST				Date	10 May 2022	
Erf/Erven Farm no	Erven 21 & 22	Portion(s) if farm		Allotment Area	Kylemore	
Owner/ Applicant	CK Rumboll & Partners		LU/number	13621		
INDICATE WHICH OF THE FOLLOWING DOCUMENTATION (WHERE APPLICABLE) IS ATTACHED TO THE PORTFOLIO OF EVIDENCE				OWNER/APPLICANT TO INDICATE		ADMIN OFFICER/ PLANNER VERIFY <input checked="" type="checkbox"/>
				YES	NO	
Affidavit (TEMPLATE ATTACHED)						
1. Is the affidavit signed by a Commissioner of Oaths				✓		✓
2. Does the affidavit confirm that the advertising was undertaken in accordance with the said prescriptions?				✓		✓
3. Does the affidavit confirm that the notice was placed and kept on site for the duration of the advertising period (from which date to which date)?				✓		✓
Proof of publication						
4. In one local newspaper in two official languages (or in those cases where Council has indicated two local newspapers)				✓		✓
5. Extract from the newspaper attached (date of publication visible)				✓		✓
6. Does the wording fully address the description of the application?				✓		✓
7. If no, define differences:				STELLENBOSCH MUNICIPALITY PLANNING AND DEVELOPMENT SERVICE 12 MAY 2022 RECEIVED To: 22 March 2022		
FILE NR: <u>E21122 KY</u> FROM: <u>17 February 2022</u> SCAN NR: <u>729756</u> COLLABORATOR NR: <u>729756</u>						
8. Advertising period				✓		✓
9. Does the Advertising period comply with the required 30 days?				✓		✓
10. Was Council informed of the commencement date and closure date?				✓		✓
The registered slips in respect of all the registered letters addressed to						
11. A copy of the registered letter addressed to the affected parties				✓		✓
12. Are the dates concurring				✓		✓
13. A copy of the registered letter addressed to the external departments (where required)				N/A	✓	✓
14. Affected interested and affected parties (registered property owners) (original registered slips)				✓		
15. Community organisations (original registered slips)					✓	
16. Ward Councillor (original registered slip)					✓	✓
17. External Departments (where required) (original registered slip)				N/A	✓	✓
18. Unclaimed registered mail				N/A	✓	✓

19. If no to any of the above, define differences: **129**
 No instruction received to notify any community organisations nor ward councillor.

20. Were the external departments granted 60 days for comment?	✓		✓
Notices placed on the property			
21. Were the notices placed on the property on the same day as the notice in press?	✓		✓
22. Have photos been attached? (one close up and one from across the street)	✓		✓
23. Was the notice clearly visible on site?	✓		✓
24. Were the notices kept on site for the duration of the advertising period?	✓		✓
Objections/Comments			
25. From organs of state/external departments must be on a formal letterhead?	✓		✓
26. All objections/comments received attached?	✓		✓
27. All emails sent or received in respect of this application attached?	✓		✓
28. Applicant's comments on the objections attached?	✓		No objections received
SIGNED BY APPLICANT/OWNER		<i>M. Mann</i>	

For office use only

SIGNED BY ADMINISTRATIVE OFFICER	<i>[Signature]</i>
VERIFIED & SIGNED BY TOWN PLANNER	11/05/2022
DATE VERIFIED	

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

10/05/2022

OUR REF: KYLE/12067/JL
YOUR REF: Erf 21 and 22 Kylemore

PER HAND

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

**Municipality - Munisipaliteit
Stellenbosch**

10 MAY 2022

Office of Land Use Management
Kantoor van Grondgebruiksbestuur

Sir/Madam

PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

With reference to the above application and your letter dated the 2nd of February 2022 we hereby confirm the end of public participation.

- Notice in press, site notice and registered letters to Interested and Affected Parties = 30 days commenting period.
Commencement date: 17 February 2022
Closure date: 22 March 2022
- Registered letters to external Departments = 60 days commenting period
Commencement date: 17 February 2022
Closure date: 22 April 2022

Attached hereto please find the following to form part of the portfolio of evidence:

- Annexure A – Sworn Affidavit
- Annexure B – Newspaper Publication
- Annexure C – Commencement of Public Participation Confirmation
- Annexure D – Copy of registered letter to I&APs
- Annexure E – Original registered slips of I&APs
- Annexure F – Comments and Responses of I&APs
- Annexure G – External Departments – Registered Letters/ Original Slips/ Comments & Responses
- Annexure H – Unclaimed Registered Mail
- Annexure I – Photos of Site Notice
- Annexure J – Status Report – Erf 22 Kylemore
- Annexure K – Confirmation of placement on Municipal website
- Annexure L – Comments internal departments and District Municipality

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyt PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: lolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

External departments no comments received:

1. Heritage Western Cape

- Registered letter sent on 17th of February and collected by Yagya Ismail on the 25th of February 2022.
- Follow up e-mail sent on 4th and 7th of April 2022.
- To date no comments received.

We would also like to draw your attention to Annexure J. It is confirmed by the Surveyor General that erf 22 Kylemore constitutes a normal erf and not a Public Open Space. It is thus not necessary for any closures.

We trust you find the abovementioned in order. Please do not hesitate to contact this office should any additional information be required.

Kind regards

Jolandie Linnemann
For: *CK RUMBOLL and PARTNERS*

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

Annexure A – Sworn Affidavit

Annexure B – Newspaper Publication

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Annexure D – Copy of registered letter to I&APs

Annexure E – Original registered slips of I&APs

Annexure F – Comments and Responses of I&APs

Annexure G – External Departments – Registered Letters/ Original Slips/ Comments & Responses

Annexure H – Unclaimed Registered Mail

Annexure I – Photos of Site Notice

Annexure J – Status Report – Erf 22 Kylemore

Annexure K – Confirmation of placement on Municipal website

Annexure L – Comments internal Departments and District Municipality

Annexure A – Sworn Affidavit

SWORN AFFIDAVIT

I, the undersigned [Full Name (s) and Surname]: Jolandie Linnemann

Identity Number: [REDACTED]

in my capacity as (owner or authorised person through power of attorney):

by Ms Geraldine Mettler (Stellenbosch Municipality)

do hereby declare under oath that:

1. The application for:

Rezoning, consent use and consolidation - Erven 21 and 22 Kylemore

on Erf/ Farm Number: Erven 21 and 22 Kylemore

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

(a) Eikestad Nuus (b)

From 17 February 2022.....2020.....to 22 March.....2022.....

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: [Signature]

Signed at Malmesbury

On this 9th day of May 2022

At: 16 Rainier Street, Malmesbury

Commissioner of Oath's Stamp & Signature

[Signature]

W.A. HOFFMAN (PLS 1223)

Commissioner of Oaths/Kommissaris van Ede

Professional Land Surveyor/Professionele Landmeter

C K Rumboll & Partners, Box 211, Malmesbury, 7300

ⁱ 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

Annexure B – Newspaper Publication

Spelers wys slag



Paul Roos Gimnasium se nommeraan-tennisspeler, Ernst Gouws, en sy spanmaats is dié naweek in die Zest Fruit Gerrie Berner-toernooi in Stellenbosch in aksie. Foto: Charmaine Sander Photography

Die jaarlikse Zest Fruit Gerrie Berner-toernooi word die komende naweek vir die 17de keer deur Paul Roos Gimnasium (PRG) in Stellenbosch aangebied.

Die plaaslike skool se eerste tennisspan het oor die jare sy staal gewys deur verlede jaar die titel vir die vierde agtereenvolgende jaar te wen met 'n 4-0 oorwinning oor Grey-kollege sekondêr in die eindstryd.

PRG word verteenwoordig deur Ernst Gouws, Johan van Wijk, Stephen Claassen, Willem de Waal, Leonardo Sola, Echard de Kock en Jake Downie. Gouws beklee tans die nommeraan-plek op die Tennis Suid-Afrika se 0.18-ranglys.

Die skole wat van Donderdag 17 tot Saterdag 19 Februarie aan die toernooi deelneem, is PRG, Grey-kollege sekondêr, Hoërskool Waterkloof, Afrikaanse Hoër Seunskool, Kearsney College, Clifton High, Hoërskool Outeniqua, Hoër Landboukool Oakdale, Hoërskool Stellenbosch, Hoër Jongensskool Paarl, King Edward School en St. Sthians College.

Zest Fruit word die afgelope vier jaar as hoofborg met die bekende Gerrie Berner-toernooi verbind. Volgens Freek Dreyer, besturende direkteur van Zest Fruit, is dié jare lange verbintenis met die toernooi gekoppel aan PRG se toewyding tot die ontwikkeling van gehalte tennisspelers. Dit het hulle geïnspireer om die borgskap uit te brei en PRG-tennis as geheel te ondersteun.

Wedstryde sal aanlyn gestroom word en al die aksie kan op die SuperSport Schools-app gevolg word.



LAERSKOOI EIKESTAD

SEKURITEITSWAG

Aansoek word ingewag vir 'n sekuriteitswag.

Verelstes:

- Sekuriteitsonderdinding;
- Die kandidaat moet in Afrikaans kan kommunikeer;
- Moet fleksietyd kan werk;
- Polisieklaring word vereis voor aanstelling;
- Voorsien besonderhede van 2 onlangse referente;
- Beheerliggaam-/Kontrakaanstelling

Volledige CV kan per hand afgelower word by Laerskool Elkestad, Doornboschstraat, Stellenbosch

Nawrae: 021 887 4610
 Sluitingsdatum: Vrydag 25 Februarie 2022
 Diensaanvaarding: So spoedig moontlik.

Indien daar geen terugvoer is na 2 weke, moet aanvaar word dat die aansoek onsuksesvol was.



THANK YOU FOR Supporting LOCAL BUSINESS

ATKV-betrakkings

ATKV-AbbAsoorg: Cloetesville

Sentrumhoof

Die ATKV is 'n dinamiese en snelgroeiende Afrikaanse taal- en kultuurorganisasie en het 36^{de} in vakature vir 'n ATKV se gekwalifiseerde sentrumhoof by die ATKV se AbbAsoorg-sentrum in Cloetesville, Stellenbosch.

Die ATKV volg 'n gelyke-indiensnemingsbeleid.

Verelstes
 Beskik jy oor 'n NOF Vlak 5-kwalifikasie, onderdinding en goeie bestuursvermoëns? Het jy administratiewe, organisatoriese en finansiële ervaring en is jy vertrouwd met die opstel van begrotings? As jy lief is vir kinders en goeie verhouding met volwassenes het, asook 'n geldige rybewys en jou eie vervoer, is hierdie geleentheid vir jou.

Vername mate verantwoordelikhede
 Oorkoepelende toesigging oor die AbbAsoorg-sentrum in Stellenbosch en die bedryf van die ATKV se sosial-maatskaplike opleidings-program vir voorskoolse kinders.

As jy graag vir so 'n dinamiese organisasie wil werk, stuur jou volledige CV aan: ATKV by bstrekkings@atkv.org.za Posbus 4586, Randsburg 2125

Aansoek moet die ATKV voor 25 Februarie 2022 bereik. Gebruik asseblief as verwysing: CLOETESI



CHEF-ASSISTANT SKILLS TRAINING PROGRAMME

Stellemploy will train 12 unemployed young people in Food Production and Cooking Skills over a period of eight weeks at the Stellemploy Training Centre. This course is accredited with the Highfield Qualifications. We plan to start with the training programme on 7 March 2022.

Closing date for application:
25 February 2022.

What are the application criteria?

- Valid South African ID
- Stellenbosch residency only
- Unemployed
- Between the ages of 18 - 35 years
- Minimum qualification Grade 11 (able to read and speak English)
- Proof of residency in Stellenbosch Municipal Area
- Proof of vaccination

What does it include?
 Includes all training, training materials, refreshments and transport from Stellemploy's office in Stellenbosch to Stellemploy Training Centre and back (stipends will not be paid).

How do you contact us?
Enquiries:

- Telephone: 021 886 6993 (office number)
- Visit Stellemploy's Office: Ou Lückhoff Skool (Banhoek Road, next to Sabin Crèche)

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION FOR CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

Application address: School Street, Kylemore
Applicant: CK Rumboll and Partners
Owner: Stellenbosch Municipality
 021 808 8683 / 8690

Application number: LU/13621
Reference number: Erf 21 and 22 Kylemore
Property Description: Erven 21 and 22 Kylemore

Description of land development application:

- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 21 Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 22 Kylemore from Public Open Space Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for a consent use in order to accommodate a cemetery on Erven 21 and 22 Kylemore.
- Application is made in terms of section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015), to consolidate Erven 21 and 22 Kylemore to form a 1.5886ha land unit.
- Application is made in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

Notice is hereby given in terms of the said By-law 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/planning/documents/planning-notices/land-use-applications-advertisements>. 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 to submit 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 By-law to the Applicant as follows:

APPLICANT

Registered mail or normal mail

CK Rumboll and Partners, PO Box 211, Malmesbury, 7299. Attention: Jolandie Linnemann

Or hand delivered to

CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300. Attention: Jolandie Linnemann

Or e-mailed to

jolandie@rumboll.co.za

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 22 March 2022. 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 (022 482 1845) during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

AANSOEK OM SLUITING, HERSONERING, VERGUNNING EN KONSOLIDASIE - ERWE 21 EN 22 KYLEMORE

Adres van eiendom: Skoolstraat, Kylemore
Aansoeker: CK Rumboll en Vennote
Eienaar: Stellenbosch Munisipaliteit
 021 808 8683 / 8690

Aansoek Verwysing: LU/13621
Verwysingsnommer: Erf 21 en 22, Kylemore
Eiendomsbeskrywing: Erwe 21 en 22 Kylemore

Beskrywing van grondontwikkelingsaansoek:

- Aansoek word gedoen ingevolge Artikel 15 (2)(a) van die Stellenbosch Verordening op Grondgebruik-beplanning (2015) vir die hersonering van Erf 21 Kylemore vanaf Onderverdelingsgebied Sone na Privaat Oopruimte Sone.
- Aansoek word gedoen ingevolge Artikel 15 (2)(a) van die Stellenbosch Verordening op Grondgebruik-beplanning (2015) vir die hersonering van Erf 22 Kylemore vanaf Openbare Oopruimte Sone na Privaat Oopruimte Sone.
- Aansoek word gedoen ingevolge Artikel 15 (2)(o) van die Stellenbosch Verordening op Grondgebruik-beplanning (2015) vir 'n vergunningsgebruik ten einde 'n begraaftuiggebied op Erwe 21 en 22 Kylemore te akkommodeer.
- Aansoek word gedoen ingevolge artikel 15(2)(e) van die Stellenbosch Verordening op Grondgebruik-beplanning (2015) om Erwe 21 en 22 Kylemore te konsolideer om 'n 1,5886ha grondeenheid te vorm.
- Aansoek word gedoen ingevolge artikel 15(2)(n) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die sluiting van 'n openbare plek ten einde Erf 22 Kylemore vir begraaftuigdoeleindes te gebruik.

Kennis word hiermee gegee in terme van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsvuud van die publieke deelnameproses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, diereeds vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker as volg:

AANSOEKER

Geregistreerde of gewone pos

CK Rumboll en Vennote, Posbus 211, Malmesbury, 7299. Vir aandag: Jolandie Linnemann

Of per hand afgelewer aan

CK Rumboll en Vennote, Rainierstraat 16, Malmesbury, 7300. Vir aandag: Jolandie Linnemann

Of per e-pos gelewer aan

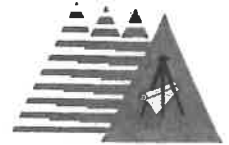
jolandie@rumboll.co.za

Deur 'n beswaar, kommentaar of verbot te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 22 Maart 2022. Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeide elektroniese pos adres of telefonies by (022 482 1845) gedurende normale kantoor ure.

***Annexure C – Commencement of Public
Participation Confirmation***

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

21 February 2022

OUR REF: KYLE/12067/JL
YOUR REF: Erf 21 and 22 Kylemore

PER E-MAIL

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

Sir/Madam

PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

With reference to the above application and your letter dated the 2nd of February 2022 we hereby confirm commencement of public participation.

- Notice in press, site notice and registered letters to Interested and Affected Parties = 30 days commenting period.
Commencement date: 17 February 2022
Closure date: 22 March 2022
- Registered letters to external Departments = 60 days commenting period
Commencement date: 17 February 2022
Closure date: 22 April 2022

We trust you find the abovementioned in order. Necessary proof in the form of portfolio of evidence will be provided at the end of the public participation period. Please do not hesitate to contact this office should any additional information be required.

Kind regards

Jolandie Linnemann
For: CK RUMBOLL and PARTNERS

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Stuyf PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

Annexure D – Copy of registered letter to I&APs

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS – ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Application Number: LU/13621
 File Reference Number: Erf 21 and 22 Kylemore
 Applicant Reference Number: KYLE/12067/JL
 Enquiries: CK Rumboll and Partners
 Contact No: 022 482 1845
 Email address: jolandie@rumboll.co.za
 Date: 17 February 2022

PER REGISTERED POST

Erf 436 Kylemore

Asley and Desiree de Kock
 2 Orchid Street
Stellenbosch
 7600

APPLICATION FOR CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

The following land use application in terms of the Stellenbosch Land Use Planning By-law, 2015, refers:

Applicant:	CK Rumboll and Partners
Owner:	Stellenbosch Municipality
Application number:	LU/13621
Reference number:	Erf 21 and 22 Kylemore
Property Description:	Erven 21 and 22 Kylemore
Physical Address:	School Street, Kylemore

Detailed description of proposal:

- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 21 Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 22 Kylemore from Public Open Space Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for a consent use in order to accommodate a cemetery on Erven 21 and 22 Kylemore.
- Application is made in terms of section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015) to consolidate Erven 21 and 22 Kylemore to form a 1.5886ha land unit.
- Application is made in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

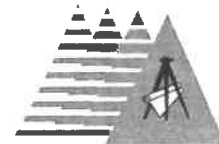
Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
 MALMESBURY (T) 022 482 1845 (F) 022 487 1661

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

participation process at the following address:
<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.
 If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: (Attention Jolandie Linnemann, jolandie@rumboll.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **22 March 2022**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

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 (022 482 1845) during normal office hours.

Yours faithfully

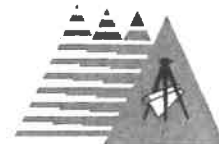
Jolandie Linnemann
For CK Rumboll and Partners

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
 MALMESBURY (T) 022 482 1845 (F) 022 487 1661

CK RUMBOLL & VENNOTE / PARTNERS



PROFESSIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Aansoek nommer: LU/13621
 Leer verwysingsnommer: Erf 21 en 22 Kylemore
 Aansoeker verwysingsnommer: KYLE/12067/JL
 Navrae: CK Rumboll en Vennote
 Kontak nommer: 022 482 1845
 E-pos adres: jolandie@rumboll.co.za
 Datum: 17 Februarie 2022

PER GEREGISTREERDE POS

Erf 436 Kylemore

Asley en Desiree de Kock
 Orchidstraat 2
STELLENBOSCH
 7600

AANSOEK OM SLUITING, HERSONERING, VERGUNNING EN KONSOLIDASIE – ERWE 21 EN 22 KYLEMORE

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van eiendom:	Skoolstraat, Kylemore
Aansoeker:	CK Rumboll en Vennote
Eienaar:	Stellenbosch Munisipaliteit
Aansoek Verwysing:	LU/ 13621
Verwysingsnommer:	Erf 21 en 22, Kylemore
Eiendomsbeskrywing:	Erwe 21 en 22 Kylemore

Beskrywing van grondontwikkelingsaansoek:

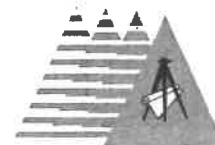
- Aansoek word gedoen ingevolge Artikel 15 (2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die hersonering van Erf 21 Kylemore vanaf Onderverdelingsgebied Sone na Privaat Oopruimte Sone.
- Aansoek word gedoen ingevolge Artikel 15 (2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die hersonering van Erf 22 Kylemore vanaf Openbare Oopruimte Sone na Privaat Oopruimte Sone.
- Aansoek word gedoen ingevolge Artikel 15 (2)(o) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir 'n vergunningsgebruik ten einde 'n begraafplaas op Erwe 21 en 22 Kylemore te akkommodeer.
- Aansoek word gedoen ingevolge artikel 15(2)(e) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) om Erwe 21 en 22 Kylemore te konsolideer om 'n 1,5886ha grondeenheid te vorm.
- Aansoek word gedoen ingevolge artikel 15(2)(n) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die sluiting van 'n openbare plek ten einde Erf 22 Kylemore vir begraafplaasdoeleindes te gebruik.

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
 MALMESBURY (T) 022 482 1845 (F) 022 487 1661

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (Aandag: Jolandie Linnemann by jolandie@rumboll.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **22 Maart 2022**. Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (022 482 1845) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

Jolandie Linnemann Vir CK Rumboll en Vennote

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

Executive summary:

Proposed closure, rezoning, consent use and consolidation - Erven 21 and 22 Kylemore.

Stellenbosch Municipality identified two sites that are situated at the south eastern edge of Kylemore, adjacent to existing cemeteries and are registered in the Municipalities name. Application is made for the rezoning of both portions of land to Private Open Space Zone, closure of public place erf 22 with a consent use as to enable the use for cemetery purposes and the consolidation of both portions. Both erven 21 and 22 are underutilised and mainly vacant with portions of erf 21 already been utilised for graves, acting as natural extension of erf the cemetery located on erf 9 situated directly north.



Figure 1: Locality of erven 21 and 22 Kylemore

The identified sites are highly accessible, and will the development create much needed grave space (social amenity need), as the current cemeteries are reaching capacity. The proposed portions of land are earmarked for amongst other things, mixed uses. Taking into account existing cemetery sites within this area, it can be accepted that the proposal is thus compatible with the Spatial Development Framework. No significant impact on traffic is foreseen as the number of funerals per month is very low. Provision is to be made within the cemetery for a parking area for private vehicles, as well as for public transport as to minimise effects on surrounding neighbours.



Figure 2: Surrounding land uses

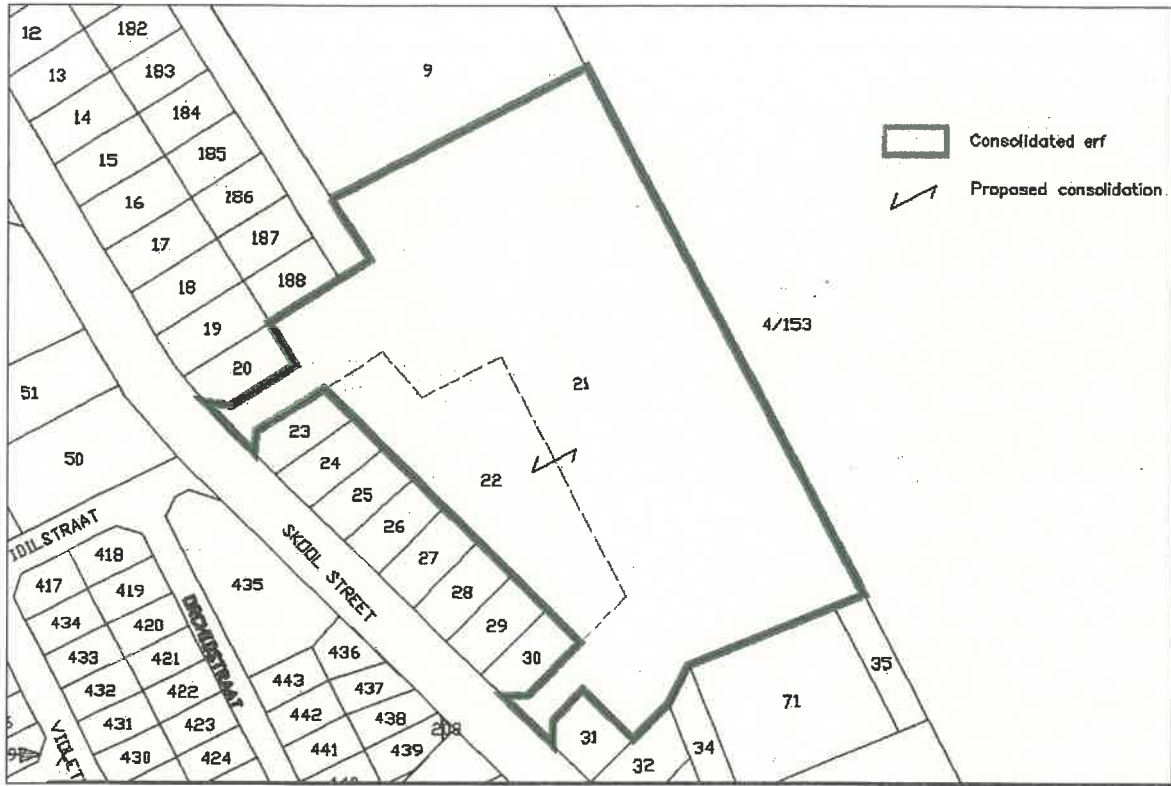


Figure 3: Proposed consolidation

Annexure E – Original registered slips of I&APs

Surrounding neighbours – 30 days to comment

Erf 436 Kylemore

[Redacted Name]

2 Orchid Street
Stellenbosch
7600REGISTERED LETTER
(with a domestic insurance option)
RC484147732ZA
A BOOK COPY

Erf 50 Kylemore

[Redacted Name]

PO Box 34
KYLEMORE
7608REGISTERED LETTER
(with a domestic insurance option)
RC484156399ZA
A BOOK COPY

Erf 439 Kylemore

[Redacted Name]

58 School Street
KYLEMORE
7608REGISTERED LETTER
(with a domestic insurance option)
RC484147746ZA
A BOOK COPY

Erf 29 Kylemore

[Redacted Name]

59 School Street
KYLEMORE
7608REGISTERED LETTER
(with a domestic insurance option)
RC484147998ZA
A BOOK COPY

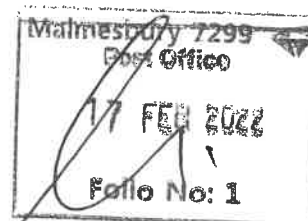
Erf 17 Kylemore

[Redacted Name]

39 School Street
KYLEMORE
7608REGISTERED LETTER
(with a domestic insurance option)
RC484147848ZA
A BOOK COPY

Erf 187 Kylemore

[Redacted Name]

44 Blarney Street
KYLEMORE
7608REGISTERED LETTER
(with a domestic insurance option)
RC484148083ZA
A BOOK COPY

CK RUMBOLL & VENNOTE/PARTNERS
 LANDMETERS & STADSBEPLANNERS/LAND SURVEYORS & TOWN PLANNERS
 RAINIER STRAAT 16 RAINIER STREET MALMESBURY 7300
 POSBUS/P O BOX 211, MALMESBURY, 7299
 TEL: 022 482 1845 / FAX: 022 487 1661

Erf 31 Kylemore

[REDACTED]
63 School Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
RC484147975ZA
A BOOK COPY

Erf 51 Kylemore

[REDACTED]
40 School Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
RC484156354ZA
A BOOK COPY

Erf 437 Kylemore

[REDACTED]
54 School Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
RC484147750ZA
A BOOK COPY

Erf 25 Kylemore

[REDACTED]
51 School Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC484148021ZA
CUSTOMER COPY 301028R

Erf 47 Kylemore

[REDACTED]
66 School Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
RC484156283ZA
A BOOK COPY

Erf 188 Kylemore

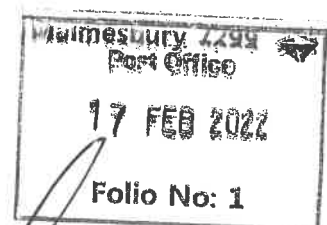
[REDACTED]
46 Blarney Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
RC484147817ZA
A BOOK COPY

Erf 23 Kylemore

[REDACTED]
47 School Street
KYLEMORE
7608

REGISTERED LETTER
(with a domestic insurance option)
RC484148035ZA
A BOOK COPY



Erf 438 Kylemore

[Redacted Name]

56 School Street
KYLEMORE
7608**REGISTERED LETTER***(with a domestic insurance option)*

ShareCall 0860 111 502 www.sapo.co.za

RC484147825ZA

CUSTOMER COPY 301028R

Erf 24 Kylemore

[Redacted Name]

49 School Street
KYLEMORE
7608**REGISTERED LETTER***(with a domestic insurance option)*

RC484148049ZA

A BOOK COPY

Erf 19 Kylemore

Attention: Ms Clara Sampson

p/a Mr P Japhia

46 Erasmus Street
KYLEMORE
7608**REGISTERED LETTER***(with a domestic insurance option)*

RC484147803ZA

A BOOK COPY

Erf 18 Kylemore

[Redacted Name]

41 School Street
KYLEMORE
7608**REGISTERED LETTER***(with a domestic insurance option)*

RC484147834ZA

A BOOK COPY

Erf 20 Kylemore

[Redacted Name]

45 School Street
KYLEMORE
7608**REGISTERED LETTER***(with a domestic insurance option)*

RC484147794ZA

A BOOK COPY

Erf 28 Kylemore

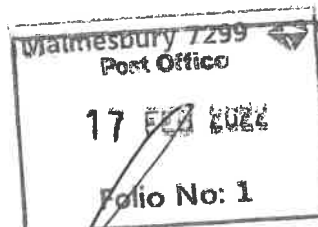
[Redacted Name]

57 School Street
KYLEMORE
7608**REGISTERED LETTER***(with a domestic insurance option)*

ShareCall 0860 111 502 www.sapo.co.za

RC484147953ZA

CUSTOMER COPY 301028R



Erf 30 Kylemore

[Redacted Name]

61 School Street
KYLEMORE
7608**REGISTERED LETTER**
(with a domestic insurance option)
RC484147984ZA
A BOOK COPYpayments@yellowwoods.biz

Portion 4 of Farm 153

[Redacted Name]

[Redacted Address]

HOUGHTON
2041**REGISTERED LETTER**
(with a domestic insurance option)
RC484147785ZA
A BOOK COPY

Erf 71 Kylemore

[Redacted Name]

Private Bag X9
DURBANVILLE
7551**REGISTERED LETTER**
(with a domestic insurance option)
RC484156371ZA
A BOOK COPY

Erf 26 Kylemore

[Redacted Name]

53 School Street
KYLEMORE
7608**REGISTERED LETTER**
(with a domestic insurance option)
RC484148018ZA
A BOOK COPYneliswa.fusa@westerncape.gov.za

Erf 199 Kylemore

[Redacted Name]

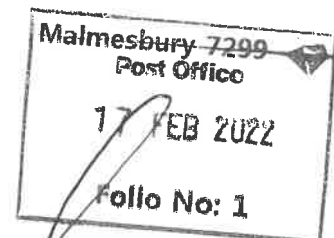
[Redacted Address]

[Redacted Address]

Private Bag X9160
CAPE TOWN
8001**REGISTERED LETTER**
(with a domestic insurance option)
RC484147763ZA
A BOOK COPY

Erf 186 Kylemore

[Redacted Name]

42 Blarney Street
KYLEMORE
7608**REGISTERED LETTER**
(with a domestic insurance option)
RC484147777ZA
A BOOK COPY

piet.smit@ Stellenbosch.gov.za

Erven 9, 32, 33, 34, 35 and 435 Kylemore

Stellenbosch Municipality

PO box 17

STELLENBOSCH

7600

REGISTERED LETTER
(with a domestic insurance option)

RC484147851ZA

A BOOK COPY

Erf 27 Kylemore

William James and Ellen Adams

55 School Street

KYLEMORE

7608

REGISTERED LETTER
(with a domestic insurance option)

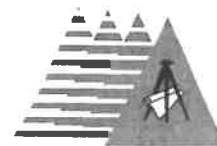
RC484148004ZA

A BOOK COPY

Malmesbury 7299
Post Office
17 FEB 2017
Folio No: 1

Annexure F – Comments and Responses of I&APs

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

9 May 2022

OUR REF: KYLE/12067/JL
YOUR REF: Erf 21 and 22 Kylemore

PER HAND

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

Sir/Madam

PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

The following responses were received from surrounding neighbours/public:

1. Telephone call and letter from Mr and Mrs Hamilton – Owners of erf 187 Kylemore
 - In favor of the cemetery expansion.
 - Requests that the cemetery be fenced in and no walls be built.

Kind regards

Jolandie Linnemann
For: CK RUMBOLL and PARTNERS

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

Vir wie dit mag aangaan

Hiermee gee ons Mr H en Mev J Hamilton goedkeuring dat n Staal heining op gesit mag word, tussen ons woning en die begrafplaas (Erf 187 Kylemore).

Mr H Hamilton



Datum

15/03/2022

Mev J Hamilton



Datum

15/03/2022



agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Deeds Registration Office

DeedsWEB

Property Report

Erf Enquiry

General Information

Date Requested 2022-05-09
Deed Office Cape Town
Information Source Deed Office

Property Details

Deeds registry CAPE TOWN
Property type ERF
Township KYLEMORE
Erf number 187
Portion 0
Province WESTERN CAPE
Registration division/Administrative district STELLENBOSCH RD
Local authority STELLENBOSCH MUN
Previous description PTN OF 134-GP12256
Diagram deed number T52880/2017
Extent 3270000 SQM
LPI Code C06700140000018700000

Deeds Title Details

#	Document	Registration Date	Purchase Date	Amount (R)
1	T52880/2017	20170911	20170615	R32695.00

Owner Information

#	Document	Full name	Identity Number	Share
1	T52880/2017	HAMILTON HENNIE	202509200	-
2	T52880/2017	HAMILTON JOSEFIEN ELLEN	20210010500	-

Endorsements/Encumbrances

No data found for this search criteria

Historic Documents

#	Document	Holder	Amount (R)	Image Reference
1	T94010/1998	MUN STELLENBOSCH	G/P	20170220 08:04:03

Disclaimer:

The Office of the Chief Registrar of Deeds hereby confirms that, on the basis of information at the Deeds Office's disposal that the contents of this report accurately reflects property information held in our records. As per Deeds Registration process, this information is valid for seven (7) days.

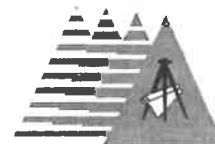
Photocopies of this report are not valid.

This report is issued subject to costs as specified in the fee schedule. <http://deeds.dalrdd.gov.za/fees.php>.

Printed: 2022-05-09

Annexure G – External Departments – Registered Letters/ Original Slips/ Comments & Responses

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

9 May 2022

OUR REF: KYLE/12067/JL
YOUR REF: Erf 21 and 22 Kylemore

PER HAND

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

Sir/Madam

PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

The following responses were received from external Departments:

1. DEADP – Directorate Development Management: Region 1
 - Should a revision of the proposed development on the said erven constitute a listed activity, an application must be submitted.
 - Applicant is reminded of general duty of care and the remediation of environmental damage.
 - Applicant must comply with other statutory requirements that may be applicable to the undertaking of the activity.

2. DEADP – Directorate Development Management: Region 2
 - Although erf 21 is shown as Subdivisional Area in the zoning scheme maps, this presumably refers to a Subdivisional Area Overlay Zone and will any change of zoning be required from pre-existing base zone and not Subdivisional Area.
 - Approval was granted for rezoning to subdivisional area on 1st of December 1989 based on the 18th of August 1988 rezoning to subdivisional area approval for Farm 124/33, Stellenbosch.
 - A zoning certificate dated 16/10/2016 also confirms the zoning of Subdivisional Area for Residential Zone I and Transport Zone II erven.
 - The proposal is not deemed to be inconsistent with the MSDF.
 - No objection to the development.

Kind regards

Jolandie Linnemann
For: CK RUMBOLL and PARTNERS

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

Attention: Kobus Munro

Department of Environmental Affairs and Development Planning
Directorate: Development Management Region 2
Private Bag X9086
CAPE TOWN
8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC484148066ZA
CUSTOMER COPY 301028R

Attention: Mare-Liez Oosthuizen

Department of Environmental Affairs and Development Planning
Directorate: Land Management
Private Bag X9086
CAPE TOWN
8000

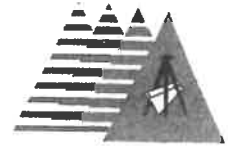
REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC484148070ZA
CUSTOMER COPY 301028R

Heritage Western Cape
Department of Cultural Affairs and Sport
Private Bag X9067
CAPE TOWN
8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC484148052ZA
CUSTOMER COPY 301028R

Malmesbury 7299
Post Office
17 FEB 2024
Folio No: 1

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKBEPLANNERS - SECTIONAL TITLE CONSULTANTS

Application Number: LU/13621
 File Reference Number: Erf 21 and 22, Kylemore
 Applicant Reference Number: KYLE/12067/JL
 Enquiries: CK Rumboll and Partners
 Contact No: 022 482 1845
 Email address: jolandie@rumboll.co.za
 Date: 17 February 2022

REGISTERED MAIL

Heritage Western Cape
 Department of Cultural Affairs and Sport
 Private Bag X9067
CAPE TOWN
 8000

Sir/Madam

APPLICATION FOR CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

The Stellenbosch Municipality has received an application for the following: (Attached please find a copy of the application).

Description of land development application:

- Application in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 21 Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- Application in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 22 Kylemore from Public Open Space Zone to Private Open Space Zone.
- Application in terms of Section 15 (2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for a consent use in order to accommodate a cemetery on Erven 21 and 22 Kylemore.
- Application terms of section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015) to consolidate Erven 21 and 22 Kylemore to form a 1.5886ha land unit.
- Application in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

Notice is hereby given in terms of the said By-law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration.

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
 MALMESBURY (T) 022 482 1845 (F) 022 487 1661 VREDENBURG (T) 022 719 1014

Kindly provide your written comments on the application in terms of section 51(2) of the said legislation within 60 days of receipt of this letter. Your comments should be addressed **to the applicant** in one of the following manners:

APPLICANT
Registered mail or normal mail
CK Rumboll and Partners, PO Box 211, Malmesbury, 7299. Attention: Jolandie Linnemann
Or hand delivered to
CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300. Attention: Jolandie Linnemann
Or e-mailed to
jolandie@rumboll.co.za

Should no comments be received, it will be deemed that you have no comment.

Yours faithfully



Jolandie Linnemann

For CK Rumboll and Partners

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661 **VREDENBURG** (T) 022 719 1014

Enter Parcel Number To Track

Enter your tracking number

Search

PARCEL TRACKING RESULTS

Item Number rc484148052za
last scanned 2022/02/25 at 8:50 AM
Location last scanned CAPE TOWN COUNTER 10-20
Currently has status of Delivered to :Y YAGYA ISMAIL

#	Type	Date	Time	Branch	Comments
1	Delivered/Collected	2022/02/25	8:50 AM	CAPE TOWN COUNTER 10-20	Delivered to :Y YAGYA ISMAIL
2	At Office	2022/02/24	9:05 AM	CAPE TOWN COUNTER 10-20	Other
3	At Office	2022/02/24	8:39 AM	CAPE TOWN COUNTER 10-20	In Delivery Office
4	In Transit	2022/02/23	7:29 AM	Capemail RLS	In Transit
5	In Transit	2022/02/22	12:14 PM	Capemail RLS	Receive item at sorting centre
6	In Transit	2022/02/17	3:54 PM	MALMESBURY	Out of accepting office
7	Acceptance	2022/02/17	12:26 PM	MALMESBURY	Receive item from customer (Otb)

Jolandie Linnemann

From: Jolandie Linnemann <jolandie@rumboll.co.za>
Sent: Thursday, April 7, 2022 10:01 AM
To: 'hwc.hwc@westerncape.gov.za'
Subject: FW: Re:Re: Closure, rezoning, consent use and consolidation - Erven 21 and 22 Kylemore
Attachments: Cover letter Heritage Western Cape.pdf; Proof per registered post external departments.pdf
Importance: High

Jolandie Linnemann

Stads- en Streekbeplanner/Town and Regional Planner Pr. Pln - A/206/2010

Vir CK Rumboll en Vennote/CK Rumboll and Partners

Tel: 022 482 1845

Fax: 022 487 1661

E-mail: jolandie@rumboll.co.za

From: Jolandie Linnemann [<mailto:jolandie@rumboll.co.za>]
Sent: Monday, April 4, 2022 10:35 AM
To: 'hwc.hwc@westerncape.gov.za'
Cc: 'aneeqah.brown@westerncape.gov.za'
Subject: Re:Re: Closure, rezoning, consent use and consolidation - Erven 21 and 22 Kylemore
Importance: High

Good day

An application for comment was sent to HWC per registered post on the 17th of February 2022. To date we have not received any correspondence from your Department. Please advise as to whom I should contact to determine status of outstanding comments please. Attached find cover letter that accompanied the application, as well as proof of per registered post with reference nr for tracking purposes. According to the post office tracking system, the post was delivered and signed for by Yagya Ismail on the 25th of February 2022. Please advise.

Kind regards

Jolandie Linnemann

Stads- en Streekbeplanner/Town and Regional Planner Pr. Pln - A/206/2010

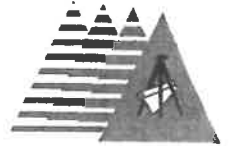
Vir CK Rumboll en Vennote/CK Rumboll and Partners

Tel: 022 482 1845

Fax: 022 487 1661

E-mail: jolandie@rumboll.co.za

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Application Number: LU/13621
 File Reference Number: Erf 21 and 22, Kylemore
 Applicant Reference Number: KYLE/12067/JL
 Enquiries: CK Rumboll and Partners
 Contact No: 022 482 1845
 Email address: jolandie@rumboll.co.za
 Date: 17 February 2022

REGISTERED MAIL

Attention: Mare-Liez Oosthuizen

Department of Environmental Affairs and Development Planning
 Directorate: Land Management
 Private Bag X9086
CAPE TOWN
 8000

Sir/Madam

APPLICATION FOR CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

The Stellenbosch Municipality has received an application for the following: (Attached please find a copy of the application).

Description of land development application:

- Application in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 21 Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- Application in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 22 Kylemore from Public Open Space Zone to Private Open Space Zone.
- Application in terms of Section 15 (2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for a consent use in order to accommodate a cemetery on Erven 21 and 22 Kylemore.
- Application terms of section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015) to consolidate Erven 21 and 22 Kylemore to form a 1.5886ha land unit.
- Application in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
 MALMESBURY (T) 022 482 1845 (F) 022 487 1661 VREDENBURG (T) 022 719 1014

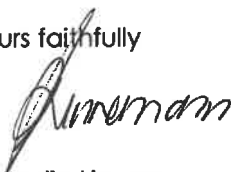
Notice is hereby given in terms of the said By-law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration.

Kindly provide your written comments on the application in terms of section 51(2) of the said legislation within 60 days of receipt of this letter. Your comments should be addressed **to the applicant** in one of the following manners:

APPLICANT
Registered mail or normal mail
CK Rumboll and Partners, PO Box 211, Malmesbury, 7299. Attention: Jolandie Linnemann
Or hand delivered to
CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300. Attention: Jolandie Linnemann
Or e-mailed to
jolandie@rumboll.co.za

Should no comments be received, it will be deemed that you have no comment.

Yours faithfully



Jolandie Linnemann

For CK Rumboll and Partners

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661 **VREDENBURG (T) 022 719 1014**



REFERENCE: 16/3/3/6/B4/28/1064/22

DATE: 5/5/2022

The Members
CK Rumboll and Partners
P O Box 211
MALMESBURY
7299

Attention: Ms J Linnemann

Tel: 022 482 1845

Email: jolandie@rumboll.co.za

Dear Madam

APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION OF ERVEN 21 AND 22, KYLEMORE

1. This electronic copy of the aforementioned document, received by this Department on 3 March 2022 and the additional information received on 8 April 2022, refer.
2. According to the information contained in the aforementioned documents this Department notes the proposal entails the following:
 - 2.1 The rezoning of Erven 21 and 22 in Kylemore to Private Open Space with a consent use for cemetery usage and the consolidation of the erven to operate the proposed cemetery as one entity,
 - 2.2 The closure of a public place in order to use Erf No. 22 in Kylemore for cemetery purposes.
 - 2.3 An Environmental Authorisation ("EA") was issued for the expansion of the Kylemore Village Cemetery on 22 June 2011 and the authorised expanded development footprint included Erven 21 and 22.
 - 2.4 The departmental correspondence dated 21 August 2021, issued in response to an applicability checklist received on 21 July 2021 and additional information received between 28 July 2021 and 25 August 2021, confirmed that the expansion of the cemetery on Erven 21 and 22 in a manner that is consistent with the aforementioned EA will not require further authorisation from the competent authority.
 - 2.5 The departmental correspondence also highlighted that the road constructed across Erven 21 and 22 is regarded as unlawful commencement with a listed activity requiring EA prior to commencement and that the matter will be referred for further investigation and appropriate action.

- 2.6 The above was however retracted and replaced with the departmental correspondence issued on 16 September 2021, which confirmed that based on further investigation the road was only developed on Erf No. 21 and did not trigger any listed activities and is therefore not regarded as unlawful in terms of the EIA Regulations, 2014 (as amended).
3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 of 7 April 2017. Be advised that, based on the information provided and as confirmed in the departmental correspondence of 21 August 2021, the closure, rezoning, consent use and consolidation of Erven 21 and 22, Kylemore to accommodate the proposed expanded cemetery will not require any further authorisation in terms of the EIA Regulations, 2014 (as amended) as long as the expansion of the cemetery onto Erven 21 and 22 is consistent with the EA granted on 22 June 2011.
 4. However, should any revision of the proposed development on the said erven constitute a listed activity(ies) as defined in terms of Listing Notice 1, 2 & 3, an application must be submitted, and environmental authorisation obtained before such activity(ies) may commence.
 5. The applicant is reminded of his/her general duty of care and the remediation of environmental damage, Section 28(1) of NEMA specifically states that – "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."
 6. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.
 7. The Department reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully

Andrea Thomas
Digitally signed by
Andrea Thomas
Date: 2022.05.05
12:54:36 +02'00'

pp HEAD OF COMPONENT

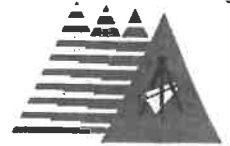
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) Mr S van der Merwe (Stellenbosch Municipality)

Email:Schalk.VanderMerwe@stellenbosch.gov.za

CK RUMBOLL & VENNOTE / PARTNERS



PROFESSIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Application Number: LU/13621
 File Reference Number: Erf 21 and 22, Kylemore
 Applicant Reference Number: KYLE/12067/JL
 Enquiries: CK Rumboll and Partners
 Contact No: 022 482 1845
 Email address: jolandie@rumboll.co.za
 Date: 17 February 2022

REGISTERED MAIL

Attention: Kobus Munro

Department of Environmental Affairs and Development Planning
 Directorate: Development Management Region 2
 Private Bag X9086
CAPE TOWN
 8000

Sir/Madam

APPLICATION FOR CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

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- Application in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PRL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
 MALMESBURY (T) 022 482 1845 (F) 022 487 1661 VREDENBURG (T) 022 719 1014

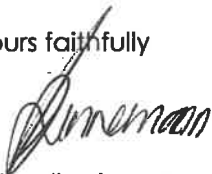
Notice is hereby given in terms of the said By-law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration.

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Registered mail or normal mail
CK Rumboll and Partners, PO Box 211, Malmesbury, 7299. Attention: Jolandie Linnemann
Or hand delivered to
CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300. Attention: Jolandie Linnemann
Or e-mailed to
jolandie@rumboll.co.za

Should no comments be received, it will be deemed that you have no comment.

Yours faithfully



Jolandie Linnemann

For CK Rumboll and Partners

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661 **VREDENBURG** (T) 022 719 1014

Reference: 15/3/2/12/BS2

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

REQUEST FOR PROVINCIAL PLANNING COMMENT: REZONING, CONSOLIDATION & CONSENT USE: ERVEN 21 & 22, KYLEMORE

1. Your request for comment, dated 28 February 2022, has reference.
2. The application as submitted by CK Rumboll & Partners is for the following:
 - o **Rezoning** of Erf 21 from Subdivisional Area to Private Open Space.
 - o **Rezoning** of Erf 22 from Public Open Space to Private Open Space.
 - o **Consent use** on Erven 21 and 22 under the Private Open Space zoning for a cemetery.
 - o **Consolidation** of Erven 21 and 22.
 - o **Closure** of a public place in order to use Erf 22 for purposes of a cemetery.
3. Although Erf 21 is shown as Subdivisional Area in the zoning scheme maps, this presumably refers to a Subdivisional Area Overlay Zone. Any change of zoning will, however, be required from the pre-existing base zone and not from 'Subdivisional Area' as proposed.
4. The application entails the expansion of the existing cemetery, which is nearing capacity. The adjacent Erven 21 and 22 are located within the urban edge of Kylemore and are earmarked for "Mixed Use Community and Residential Infill" in terms of the Stellenbosch Municipal Spatial Development Framework. The proposal is thus not deemed to be inconsistent with the MSDF.

4. From a provincial land use planning perspective, there is no objection to development of the subject property for purposes of a cemetery.

Kobus Munro Digitally signed by Kobus Munro
Date: 2022.03.17 11:41:01
+02'00'

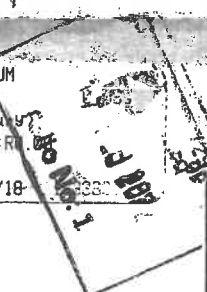
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)

Annexure H – Unclaimed registered mail

111230

23/2 F03/03

REG. LOCAL LETTER MEDIUM
17/02/2022 12:28:46 PM
RC484147825ZA (Ma Imesbury)
Amt: R42.85 Less: R1.00
Tendered: R42.85
710-73810-1-2944458-14/18



Enquiries, Call Number and Postmark
Contact No: 022 192 1000
Email address: j...@...
Date: 17 February 2022

PER REGISTERED POST

Erft 438 Kylemore
~~19 School Street~~
KYLEMORE

UNDELIVERED	
S.A. POST OFFICE / REG. No. 91/05477/96	
<input type="checkbox"/> UNKNOWN	<input type="checkbox"/> GONE AWAY
<input type="checkbox"/> NO SUCH NUMBER	<input type="checkbox"/> ADDRESS ILLEGIBLE
<input type="checkbox"/> ADDRESS INSUFFICIENT	<input type="checkbox"/> BOX CLOSED
<input type="checkbox"/> REFUSED	<input checked="" type="checkbox"/> UNCLAIMED

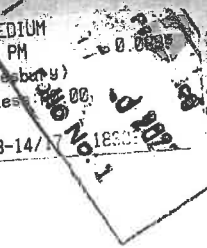


RECIPIENT NAME (please print clearly)

111219

23/2 F03/03

REG. LOCAL LETTER MEDIUM
17/02/2022 12:28:33 PM
RC484148049ZA (Ma Imesbury)
Amt: R42.85 Less: R1.00
Tendered: R42.85
710-73810-1-2944458-14/18



Email address: [redacted]
Date: 17 February 2022

PER REGISTERED POST

Erft 24 Kylemore
~~19 School Street~~
KYLEMORE
7808

UNDELIVERED	
S.A. POST OFFICE / REG. No. 91/05477/96	
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<input type="checkbox"/> NO SUCH NUMBER	<input type="checkbox"/> ADDRESS ILLEGIBLE
<input type="checkbox"/> ADDRESS INSUFFICIENT	<input type="checkbox"/> BOX CLOSED
<input type="checkbox"/> REFUSED	<input checked="" type="checkbox"/> UNCLAIMED



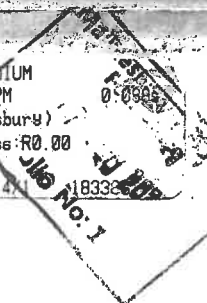
RECIPIENT NAME (please print clearly)

111200

23/2

F03/03

REG. LOCAL LETTER MEDIUM
17/02/2022 12:26:57 PM
RC484148004ZA (Malmesbury)
Amt: R42.85 Less: R0.00
Tendered: R42.85
710-73810-1-2944458-14/18336



Contact No: [REDACTED]
Email address: [REDACTED]
Date: 17 February 2022

PER REGISTERED POST

Er 27 Kylemore
5 School Street
KYLEMORE
7608

UNDELIVERED	
POST OFFICE / REG. No. 91/05477/96	
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RECIPIENT NAME (please print clearly)

111260

23/2

F04/03

REG. LOCAL LETTER MEDIUM
17/02/2022 12:27:56 PM
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Tendered: R42.85
710-73810-1-2944458-14/1833661



Contact No: [REDACTED]
Date: 17 February 2022

PER REGISTERED POST

Er 19 Kylemore
16 Erasmus Street
KYLEMORE

UNDELIVERED	
POST OFFICE / REG. No. 91/05477/96	
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RECIPIENT NAME (please print clearly)

111214
23/2
F03/03

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RC484147794ZA (Malmesbury)
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Tendered: R42.85
710-73810-1-2944458-14/8

17 FEB 2022
Post No: 1


Email address: [REDACTED]
Date: 17 February 2022

PER REGISTERED POST

Err 20 Kylemore
45 School Street
KYLEMORE
7608

UNDELIVERED	
S.A. POST OFFICE / REG. No. 91/05477/96	
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<input type="checkbox"/> REFUSED	<input checked="" type="checkbox"/> UNCLAIMED

D



RC484147794ZA

RECIPIENT NAME (please print clearly)

111208
23/2
F03/03

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RC484147777ZA (Malmesbury)
Amt: R42.85 Less: R0.00
Tendered: R42.85
710-73810-1-2944458-14/8

17 FEB 2022
Post No: 1


Email address: [REDACTED]
Date: 17 February 2022

PER REGISTERED POST

Err 186 Kylemore
Blamey Street
KYLEMORE
7608

UNDELIVERED	
S.A. POST OFFICE / REG. No. 91/05477/96	
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D



RC484147777ZA

RECIPIENT NAME (please print clearly)

11/206
23/2
F03/03

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RC484147998ZA (Malmesbury)
Amt: R42.85 Less: R0.00
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710-73810-1-2944562-5/1


18 FEB 2022
Folio No: 1

Contact No: [REDACTED]
Email address: [REDACTED]
Date: February 2022

PER REGISTERED POST

Er 29 Kylemore
[REDACTED]
27 School Street
KYLEMORE
7808

UNDELIVERED			
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<input type="checkbox"/>	ADDRESS INSUFFICIENT	<input type="checkbox"/>	BOX CLOSED
<input type="checkbox"/>	REFUSED	<input checked="" type="checkbox"/>	UNCLAIMED

D 
RC484147998ZA
RECIPIENT NAME (please print clearly)

11/203
23/2
F03/03

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17/02/2022 12:28:26 PM
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Tendered: R42.85
710-73810-1-2944458-14/15


18 FEB 2022
Folio No: 1

Contact No: [REDACTED]
Email address: [REDACTED]
Date: 17 February 2022

PER REGISTERED POST

23 Kylemore
[REDACTED]
School Street
KYLEMORE
08

UNDELIVERED			
S.A. POST OFFICE / REG. No. 91/05477/96			
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<input type="checkbox"/>	ADDRESS INSUFFICIENT	<input type="checkbox"/>	BOX CLOSED
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D 
RC484148035ZA
RECIPIENT NAME (please print clearly)

11/207
23/2

F03/03

REG. LOCAL LETTER MEDIUM
17/02/2022 12:28:14 PM
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Amt: R42.85 Less: R0.00
Tendered: R42.85
710-73810-1-2944458-14/1



Email address: [redacted]
Date: 17 February 2022

PER REGISTERED POST

Erf 31 Kylemore
[redacted]
School Street
KYLEMORE
7608

UNDELIVERED			
S.A. POST OFFICE / REG. No. 91/05477/96			
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1st



RC484147975ZA

RECIPIENT NAME (please print clearly)

11/233
23/2

F03/03

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17/02/2022 12:28:57 PM
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Amt: R42.85 Less: R0.00
Tendered: R42.85
710-73810-1-2944458-14/20



Contact No: [redacted]
Email address: [redacted]
Date: 17 February 2022

PER REGISTERED POST

Erf 188 Kylemore
[redacted]
Blarney Street
KYLEMORE
688

UNDELIVERED			
S.A. POST OFFICE / REG. No. 91/05477/96			
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<input type="checkbox"/>	ADDRESS INSUFFICIENT	<input type="checkbox"/>	BOX CLOSED
<input type="checkbox"/>	REFUSED	<input checked="" type="checkbox"/>	UNCLAIMED

D

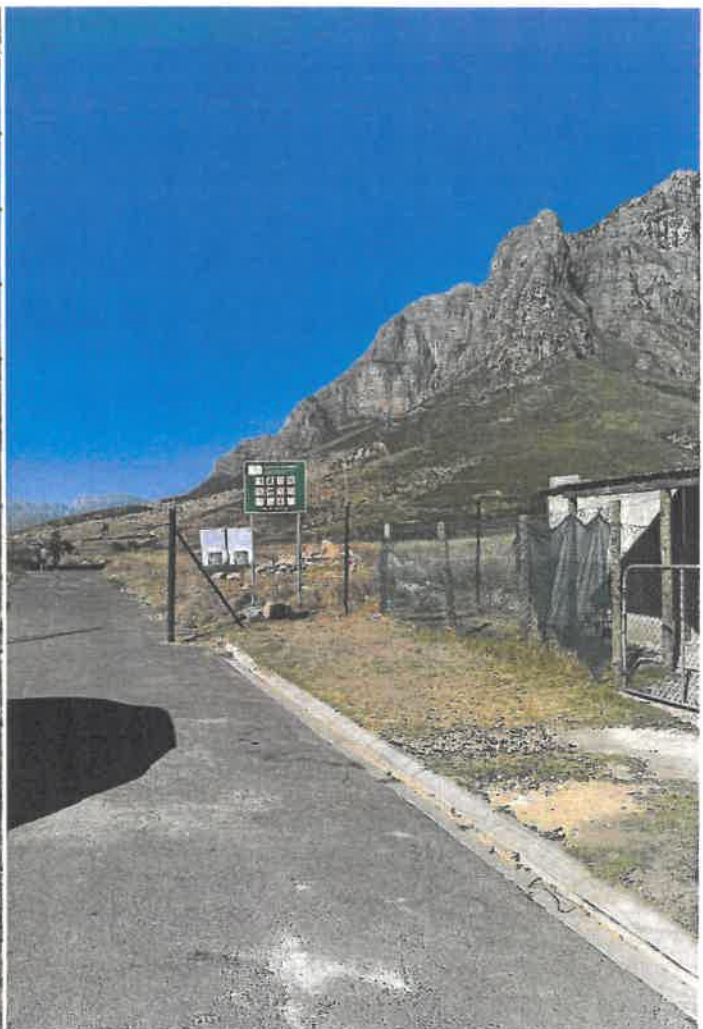
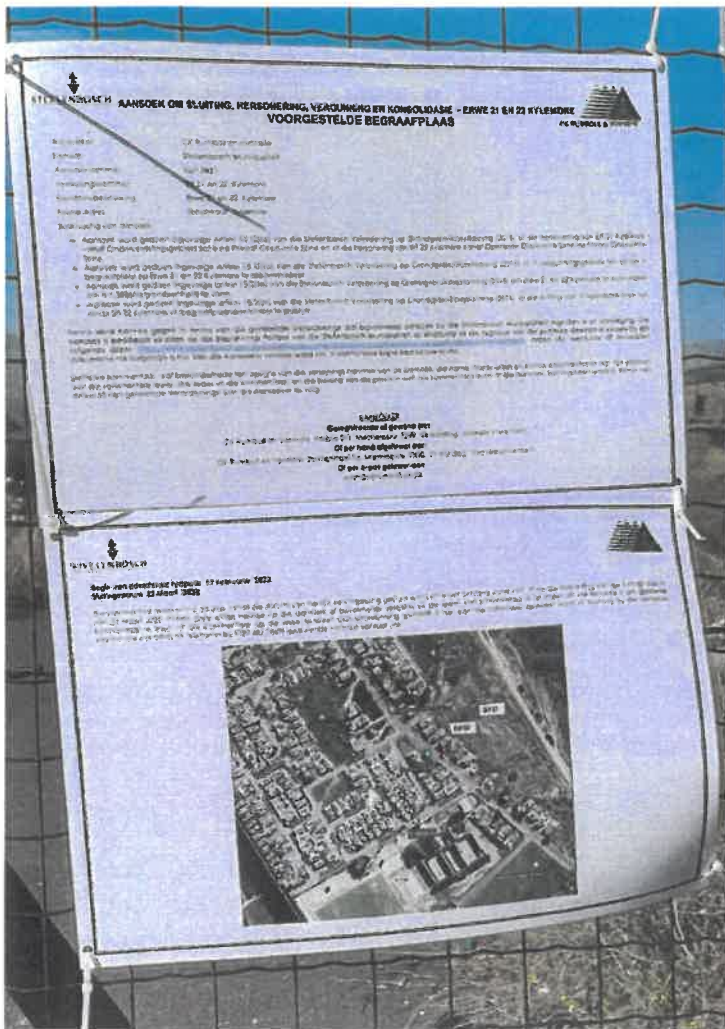


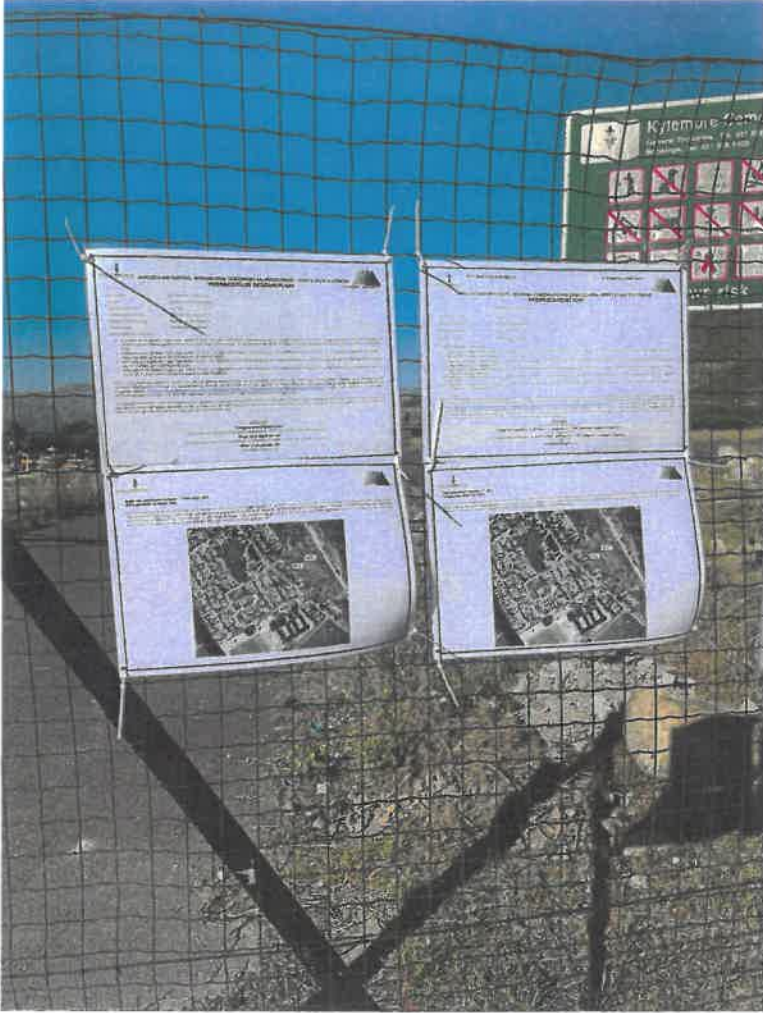
RC484147817ZA

RECIPIENT NAME (please print clearly)

Annexure I – Photos of site notices

Site notices placed 17 February 2022





Annexure J – Status Report – Erf 22 Kylemore



agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

SURVEYOR-GENERAL: WESTERN CAPE

90 Plein Street / Private Bag X9028, CAPE TOWN, 8000; Tel: 021 467 4800; Fax: 021 4653008; Email: sgdatawc@dairrd.gov.za

**CK RUMBOLL & VENOTE/PARTNERS
PO BOX 211
MALMESBURY
7299**

*Enquiries: T Heath
My Reference: Stel.124v7*

Your Reference:

2022-02-25

Attention: AP Steyl

Madam/Sir

STATUS REPORT: ERF 22 KYLEMORE

I refer to your letter dated 2022-02-14

According to my records, the land shown **YELLOW** on the attached sketch plan represents:

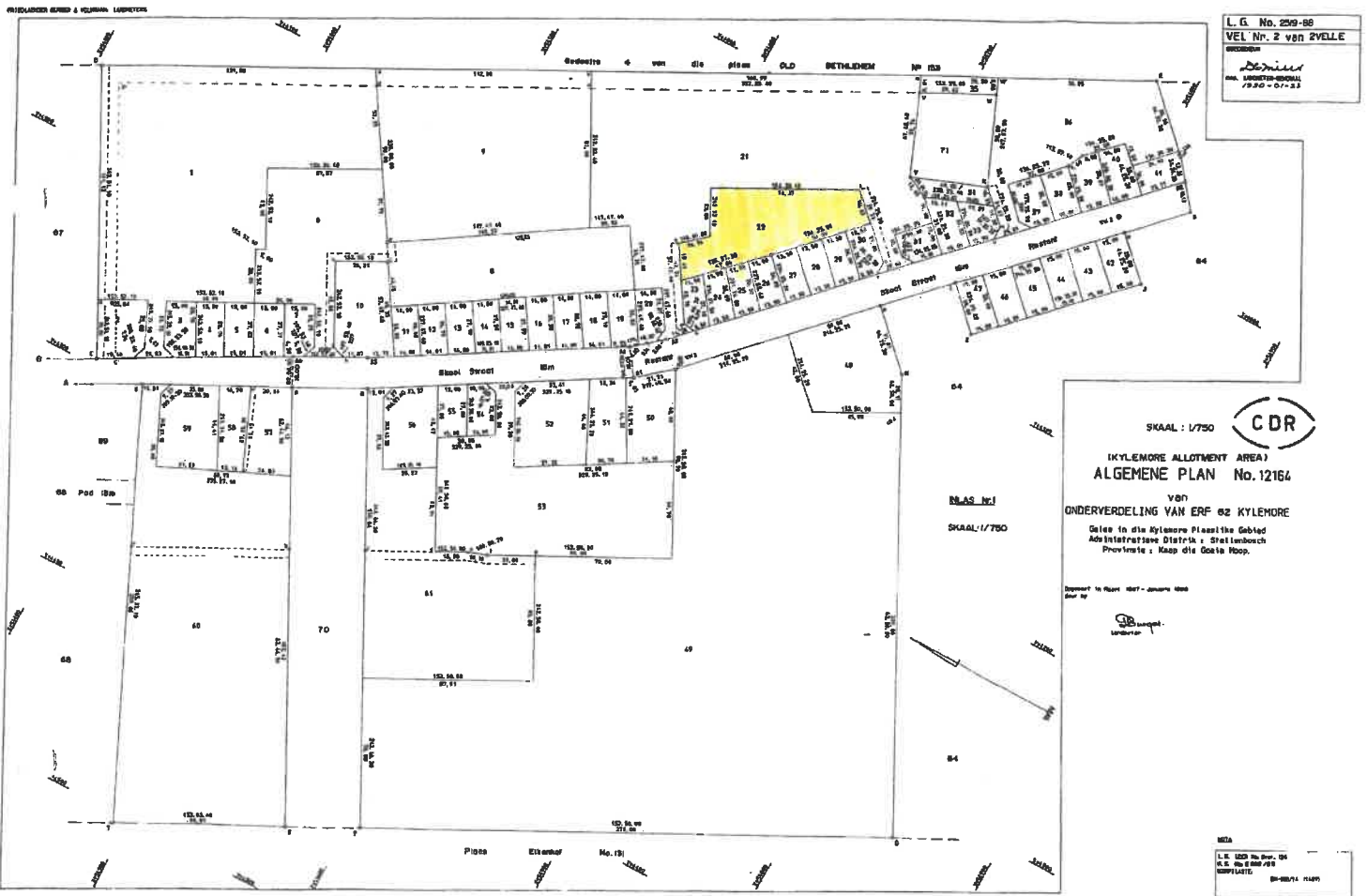
- Erf 22 Kylemore vide General Plan 12164 (2519/1988)

It is shown as an **Ordinary Erf** in our records

Yours Faithfully.

**T Heath
For Surveyor General Office – Western Cape.**

Sted. 124 V7



L. G. No. 259-88
 VEL Nr. 2 van ZWELLE
 GEDRUKT
 deur *DeWit*
 na 100078-88001
 1950-07-23

SKAAL : 1/750 **CDR**
 (KYLEMORE ALLOTMENT AREA)
ALGEMENE PLAN No. 12164
 van
ONDERVERDELING VAN ERF 82 KYLEMORE
 Geleë in die Kylemore Plaaslike Gebied
 Administratiewe Distrik : Stellenbosch
 Provinsie : Kaap die Gode Hoop.

Deposited in terms of the Survey Act of 1927
 deur sy *DeWit*
 Landmeter

127

NETA
 L.E. 1029 No. 100, 04
 R.E. No. 0100-010
 KOPPIERTE. 00-00014 11201

***Annexure K – Confirmation of placement on
Municipal website***

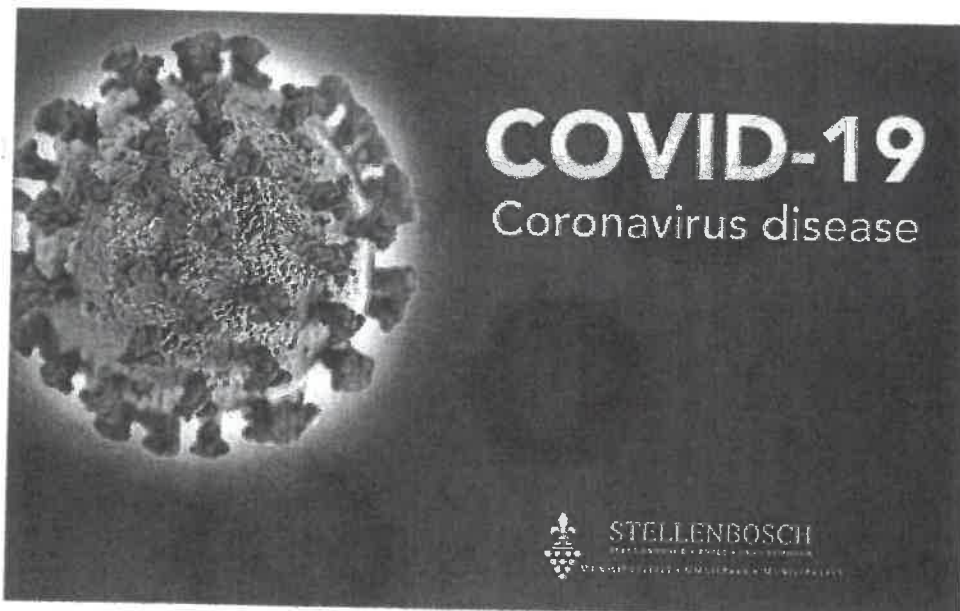
Jolandie Linnemann

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Thursday, February 17, 2022 12:00 PM
To: Jolandie Linnemann
Cc: Lenacia Kamineth; Odile Sims
Subject: FW: ADVERT: ERVEN 21 AND 22 KYLEMORE

Hi Jolandie;

See confirmation below.

Kind regards



For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

Stay alert, stay updated and stay safe.



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens. Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from bulelwa.mdoda@stellenbosch.gov.za sent at 2022-02-17 12:00:04 is confidential and may be legally privileged. It is intended solely for use by jolandie@rumboll.co.za and others authorized to receive it. If you are not jolandie@rumboll.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](http://www.io.co)

From: Odile Sims <Odile.Sims@stellenbosch.gov.za>
Sent: Wednesday, 16 February 2022 14:53
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Cc: Lenacia Kamineth <Lenacia.Kamineth@stellenbosch.gov.za>

Subject: RE: ADVERT: ERVEN 21 AND 22 KYLEMORE

Dear Bulelwa

I hereby confirm that the above notice has been placed on the municipal website.



Kind regards, Vriendelike groete

Odile Sims

Land Use Management

Planning & Economic Development

T: +27 21 808 8684

3rd Floor, Eikestad Mall, 43 Andringa

Street, Stellenbosch, 7600

www.stellenbosch.gov.za



From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Sent: Wednesday, 16 February 2022 13:58

To: Lenacia Kamineth <Lenacia.Kamineth@stellenbosch.gov.za>; Odile Sims <Odile.Sims@stellenbosch.gov.za>

Cc: Jolandie Linnemann <jolandie@rumboll.co.za>

Subject: ADVERT: ERVEN 21 AND 22 KYLEMORE

Hi Len and Odile;

Please find attached advert for placement on Municipal Website.



Kind regards,

Bulelwa Mdoda

Land Use Management

Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899

3rd Floor, Eikestad Mall, Andringa Street,

Stellenbosch

www.stellenbosch.gov.za

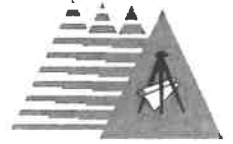


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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

***Annexure L – Comments Internal Departments and
District Municipality***

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

9 May 2022

OUR REF: KYLE/12067/JL

YOUR REF: Erf 21 and 22 Kylemore

PER HAND

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

Sir/Madam

PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

The following responses were received from internal Departments:

1. Department Community Services
 - No objection.
2. Department Property Management
 - In support of the application.
3. Department Engineering Services - Electrical
 - No comment – outside electrical network area – ESKOM
4. Department Development Infrastructure Services
 - No objection to the development.
5. Cape Winelands District Municipality
 - From an Environmental perspective the application is recommended for approval provided that conditions as listed in commenting letter dated the 8th of March is adhered to.

Kind regards

Jolandie Linnemann
For: CK RUMBOLL and PARTNERS

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

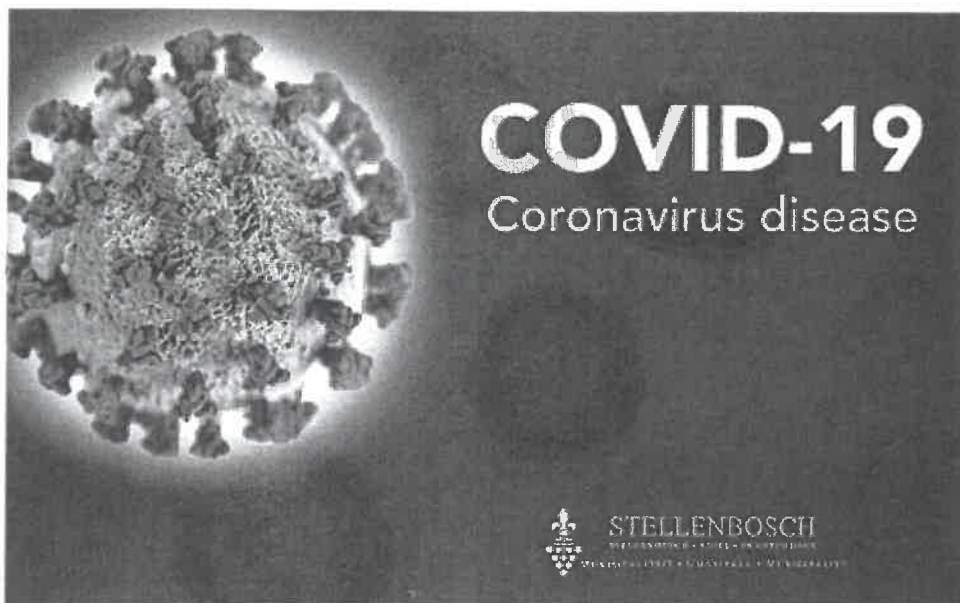
ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

Jolandie Linnemann

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Wednesday, April 20, 2022 12:23 PM
To: Jolandie Linnemann
Subject: FW: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Hi Jolandie;

See comment below from [Community Services](#).



For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

Stay alert, stay updated and stay safe.



STELLENBOSCH
 STELLENBOSCH • WELKOM • WELKOM • WELKOM
 WELKOM • WELKOM • WELKOM • WELKOM • WELKOM



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens. Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

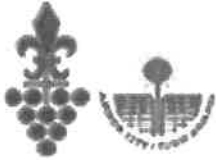
The information contained in this communication from bulelwa.mdoda@stellenbosch.gov.za sent at 2022-04-20 12:23:17 is confidential and may be legally privileged. It is intended solely for use by jolandie@rumboll.co.za and others authorized to receive it. If you are not jolandie@rumboll.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](#)

From: Albert van der Merwe <Albert.vanderMerwe@stellenbosch.gov.za>
Sent: Wednesday, 20 April 2022 12:21
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>
Subject: RE: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Hi Bulelwa

The department Community Services had no objection against the rezoning of ERF 21 and 22 KYLEMORE, to accommodate a cemetery on Erf 21 and 22, Kylemore.

Kind Regards / Vriendelike Groete



Winners of the Arbor City Awards 2014 & 2017 Local Municipality Category

Albert van der Merwe

B.Parke & Rekreasiestuur, Hons. Sportbestuur
Senior Bestuurder: Gemeenskapsdienste
Senior Manager: Community Services

Community & Protection Services

T: +27 21 808 8165 | F: +27 21 887 7446
123 Merriman Avenue, Stellenbosch, 7600

www.stellenbosch.gov.za

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From: Bulelwa Mdoda

Sent: Wednesday, 20 April 2022 11:30

To: Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Albert van der Merwe <Albert.vanderMerwe@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>

Subject: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Good day All;

The application below was circulated to your Department for comments in February 2022.

Your comments are still outstanding.



Kind regards,

Bulelwa Mdoda

Land Use Management

Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
3rd Floor, Eikestad Mall, Andringa Street,
Stellenbosch

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Sent: Wednesday, 02 February 2022 10:15

To: Development Admin <Development.Admin@stellenbosch.gov.za>; Tyrone King <Tyrone.King@stellenbosch.gov.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Fabian van Wyk <fabian@capewinelands.gov.za>; Ferencia September <ferencia@capewinelands.gov.za> <ferencia@capewinelands.gov.za>; Albert van der Merwe <Albert.vanderMerwe@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Bernabe De La Bat <Bernabe.DeLaBat@stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@stellenbosch.gov.za>; Martin Slabber <Martin.Slabber@stellenbosch.gov.za>; Piet Smit <Piet.Smit@stellenbosch.gov.za>

Subject: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Good morning All;

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your comment by email, if any, in order to enable me to submit the application to the decision making authority for consideration.

ERF / FARM NUMBER & APPLICATION NUMBER:

Erf 21 and 22 Kylemore (LU/13621)

DESCRIPTION OF THE PROPOSAL

Application is made in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning By-law (2015) for the **rezoning** of Erf 21, Kylemore from Subdivisional Area Zone to Private Open Space Zone.

Application is made in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning By-law (2015) for the **rezoning** of Erf 22, Kylemore from Public Open Space Zone to Private Open Space Zone.

Application is made in terms of Section 15(2)(o) of the Stellenbosch Land Use Planning By-law (2015) for a **consent use** in order to accommodate a cemetery on Erf 21 and 22, Kylemore.

Application is made in terms of Section 15(2)(e) of the Stellenbosch Land Use Planning By-law (2015) in order to **consolidate** Erf 21 and 22, Kylemore to form a 1.5886 land unit.

Application is made in terms of Section 15(2)(n) of the Stellenbosch Land Use Planning By-law (2015) for the **closure of a public place** in order to use Erf 22, Kylemore for cemetery purposes.

APPLICANT:

Jolandie Linnemann (CK Rumboll & Partners)

PROPERTY ADDRESS:

School Street, Kylemore

Please note that your comments must be submitted on or before **02 March 2022** from the date of this email.



Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
3rd Floor, Eikestad Mall, Andringa Street,
Stellenbosch
www.stellenbosch.gov.za



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Jolandie Linnemann

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Friday, February 4, 2022 9:46 AM
To: Jolandie Linnemann
Subject: FW: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Morning Jolandie;

Please find comment below from **Property Management.**

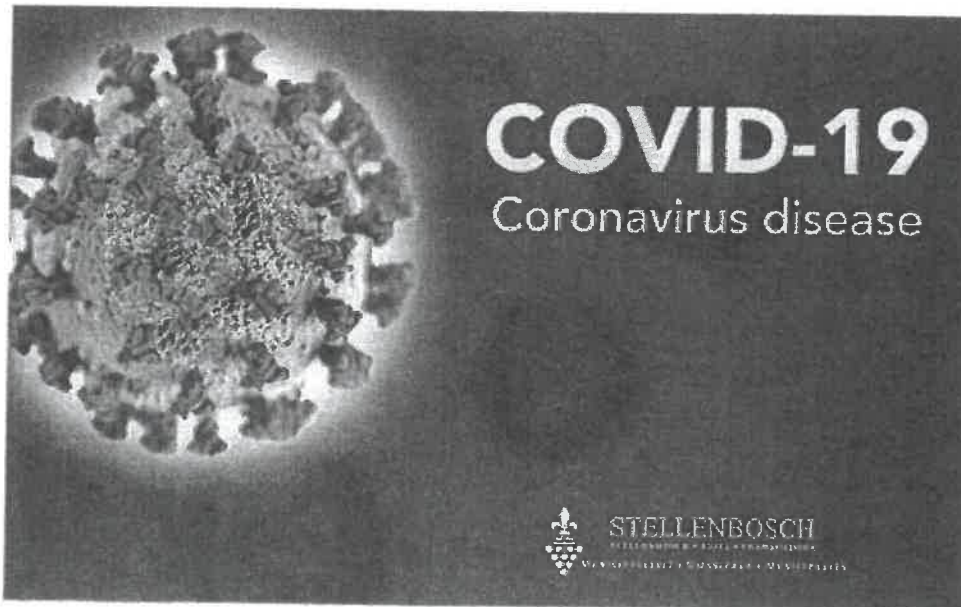


Kind regards,
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- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

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About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.
 Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa.
 For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

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From: Piet Smit <Piet.Smit@stellenbosch.gov.za>

Sent: 04 February 2022 09:10 AM

To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Development Admin <Development.Admin@stellenbosch.gov.za>; Tyrone King <Tyrone.King@stellenbosch.gov.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Fabian van Wyk <fabian@capewinelandsgov.za>; Ferencia September <ferencia@capewinelandsgov.za>; Albert van der Merwe <Albert.vanderMerwe@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Bernabe De La Bat <Bernabe.DeLaBat@stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@stellenbosch.gov.za>; Martin Slabber <Martin.Slabber@stellenbosch.gov.za>

Subject: RE: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Hi Bulelwa,

This Department is in support of the application.

Kind regards

Piet

From: Bulelwa Mdoda

Sent: Wednesday, 02 February 2022 10:15

To: Development Admin <Development.Admin@stellenbosch.gov.za>; Tyrone King <Tyrone.King@stellenbosch.gov.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Fabian van Wyk <fabian@capewinelandsgov.za>; Ferencia September <ferencia@capewinelandsgov.za>; Albert van der Merwe <Albert.vanderMerwe@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Bernabe De La Bat <Bernabe.DeLaBat@stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@stellenbosch.gov.za>; Martin Slabber <Martin.Slabber@stellenbosch.gov.za>; Piet Smit <Piet.Smit@stellenbosch.gov.za>

Subject: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Good morning All;

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your comment by email, if any, in order to enable me to submit the application to the decision making authority for consideration.

ERF / FARM NUMBER & APPLICATION NUMBER:

Erf 21 and 22 Kylemore (LU/13621)

DESCRIPTION OF THE PROPOSAL

Slabber <Martin.Slabber@stellenbosch.gov.za>; Piet Smit <Piet.Smit@stellenbosch.gov.za>
Subject: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Good morning All;

Attached please find the relevant documentation regarding the abovementioned application. Kindly furnish me with your comment by email, if any, in order to enable me to submit the application to the decision making authority for consideration.

ERF / FARM NUMBER & APPLICATION NUMBER:

Erf 21 and 22 Kylemore (LU/13621)

DESCRIPTION OF THE PROPOSAL

Application is made in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning By-law (2015) for the **rezoning** of Erf 21, Kylemore from Subdivisional Area Zone to Private Open Space Zone.

Application is made in terms of Section 15(2)(a) of the Stellenbosch Land Use Planning By-law (2015) for the **rezoning** of Erf 22, Kylemore from Public Open Space Zone to Private Open Space Zone.

Application is made in terms of Section 15(2)(o) of the Stellenbosch Land Use Planning By-law (2015) for a **consent use** in order to accommodate a cemetery on Erf 21 and 22, Kylemore.

Application is made in terms of Section 15(2)(e) of the Stellenbosch Land Use Planning By-law (2015) in order to **consolidate** Erf 21 and 22, Kylemore to form a 1.5886 land unit.

Application is made in terms of Section 15(2)(n) of the Stellenbosch Land Use Planning By-law (2015) for the **closure of a public place** in order to use Erf 22, Kylemore for cemetery purposes.

APPLICANT:

Jolandie Linnemann (CK Rumboll & Partners)

PROPERTY ADDRESS:

School Street, Kylemore

Please note that your comments must be submitted on or before **02 March 2022** from the date of this email.



Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
3rd Floor, Eikestad Mall, Andringa Street,
Stellenbosch
www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

Jolandie Linnemann

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Friday, February 4, 2022 11:59 AM
To: Jolandie Linnemann
Subject: FW: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

Hi Jolandie;

Please find below comments from **Electrical Department**:

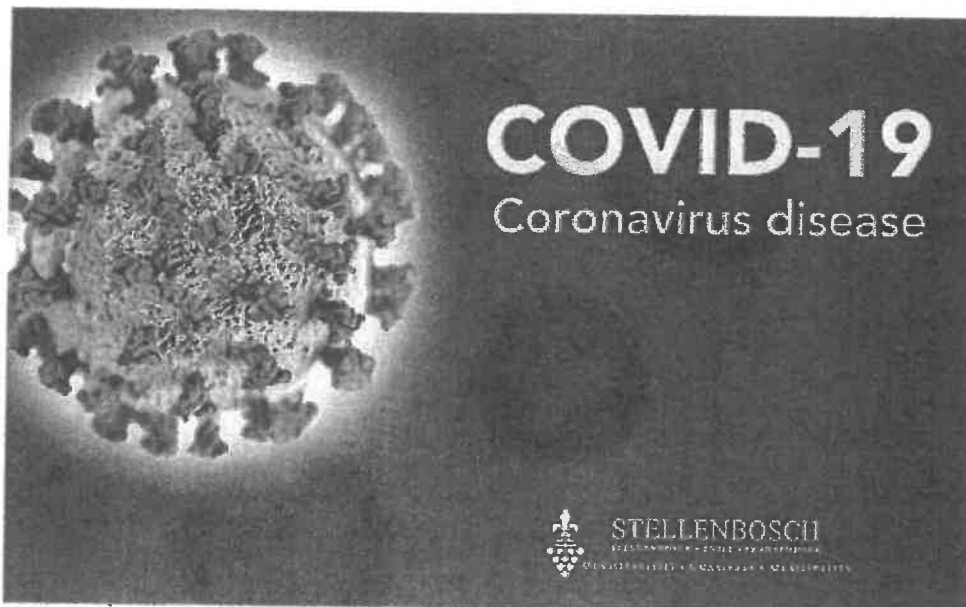


Kind regards,
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- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

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From: Martin Slabber <Martin.Slabber@stellenbosch.gov.za>
Sent: 04 February 2022 11:58 AM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: RE: COMMENT ON LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE

GENERAL: None
CONDITIONS: Outside electrical network area – ESKOM
TX

Groete:
Martin Slabber
Supt. Dwarsrivier Elect.
Engineering Services



Martin.slabber@stellenbosch.gov.za

C: +27 83603 3431

T: + 27 21 808 8338

www.stellenbosch.gov.za



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twitter.com/StellMun

Hugenoote Road 23 Franschhoek 7690

PO Box 18, Franschhoek, 7690

PO Box 17, Stellenbosch, 7599

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Published at the following link: <http://www.stellenbosch.gov.za/main-pages/disclaimerpage.htm>

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Wednesday, 02 February 2022 10:15
To: Development Admin <Development.Admin@stellenbosch.gov.za>; Tyrone King <Tyrone.King@stellenbosch.gov.za>; Colin Taylor <Colin.Taylor@stellenbosch.gov.za>; Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Fabian van Wyk <fabian@capewinelandsgov.za>; Ferencia September <ferencia@capewinelandsgov.za>; Albert van der Merwe <Albert.vanderMerwe@stellenbosch.gov.za>; Schalk Van der Merwe <Schalk.VanderMerwe@stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Bernabe De La Bat <Bernabe.DeLaBat@stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@stellenbosch.gov.za>; Martin



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	Bulelwa Mdoda
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	2 Feb 2022
Our Ref ▫ Ons Verw:	Civil LU 2255
Your Ref:	LU/13621
Re ▫ Insake:	Erf 21 and 22 Kylemore : Cemetery development

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

1. Civil Engineering Services

- 1.1 No objection, no municipal services are affected. There are existing services (roads, water, sewer) in the vicinity of the proposed cemetery, to which can be tied into, should it be required. Details of service connection must be indicated on the building plans.

2. Electrical Engineering

- 2.1 Refer to **Annexure: Electrical**

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

ANNEXURE: ELECTRICAL

Kylemore 21/22

GENERAL COMMENT:

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

CONDITIONS

3. No conditions.

Bradley Williams

Date.....23/03/2022.....



Signature



CAPE WINELANDS DISTRICT

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U VERW/YOUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

Lorenzo Pharo
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021 887 9365
lorenzo@capewinelands.gov.za
17/1/15/8
8387187

Trappesstraat 51 Trappes Street
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WORCESTER
6849

01/03/2022

The Municipal Manager
Stellenbosch Municipality
PO Box 17
Stellenbosch
7599

Municipality - Munisipaliteit
Stellenbosch

06 MAR 2022

Office of the Municipal Manager
Kantoor van die Munisipale Bestuurder

ATTENTION: Ms. G Van Deventer

Madam

APPLICATION FOR LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE, STELLENBOSCH.

Your application correspondence dated 02/02/2022 in the above regard refers.

From an environmental health perspective this application may be recommended for approval; provided that the following conditions are complied with:

NATIONAL HEALTH ACT, 2003 (ACT NO. 61 OF 2003)

REGULATIONS RELATING TO THE MANAGEMENT OF HUMAN REMAINS

CHAPTER 5 - BURIAL IN EXCAVATED LAND

Burial sites and burials

15 (1) No land or site shall be identified and used for the purpose of a burial site, unless environmental authorization has been granted in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA), Environmental Impact Assessment Regulations, R543 of 18 June 2010, as amended (EIA Regulations).

- In the case of private burial sites, a land survey has been conducted by a local government and necessary approval granted, such approval must be in writing and should contain such conditions for use as the availability of waste management and ablution facilities which shall include access to potable water and sanitation facilities.

- (2) All burial sites must comply with the following environmental requirements:
- (a) be located outside the 100 year floodplain;
 - (b) be located at least 350 m from ground water sources used for drinking purposes and at least 500m from the nearest habitable building;
 - (c) for a preferred burial site with a soil of sand-clay mix of low porosity and a small and fine-grain texture, the water table should be at least 2.5m deep in order to allow for traditional grave depth of six feet (1.8 meters);
 - (d) for areas with higher water tables, the local government may determine a reasonable depth with additional walling recommendations to protect underground water; and
 - (e) the covering soil shall not be less than 1 m, should two bodies be buried in the same grave, 300mm of soil shall be maintained between the coffins.
- (3) All burials must be registered with the relevant local government, and the local government concerned shall enter all burials in the register of burials of such local government.
- (4) Surface or ground water must not be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.
- (5) Any solid waste must be disposed of at a waste disposal facility licensed in terms of applicable legislation.
- (6) Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape.
- (7) The applicable requirements with respect to relevant legislation pertaining to occupational health and safety must be adhered to.
- (8) The holder of the Environmental Authorisation must, always, ensure that the construction activities comply with the Noise Control Regulations in terms of the relevant legislation, namely:
- (a) All noise and sound generated during all phases of the proposed development, as well as during the operation of the Kylemore Cemetery, must comply with relevant SANS Codes and Standards.
 - (b) No pure tone sirens or sounds must be used unless in emergency situations, or when required with respect to health and safety regulations.
 - (c) Silencers must be installed and maintained on machinery, vehicle and earth moving equipment.
- (9) Dust suppression methods must be used to mitigate dust during the construction phase.
- (10) Adequate ablution facilities must be provided on site during construction. The ratio of 15 people per ablution facility must not be exceeded.

- (11) A search and rescue of conservation worthy plants species must be conducted prior to any construction activities.
- (12) Notwithstanding the Environmental Authorization, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.

Please contact me if you have any further questions or comments in this regard.

Kind Regards



Lorenzo Pharo

APPENDIX F

Conveyancer Certificate for Erf 22, Kylemore

AKTEBESORGERSERTIFIKAAT

Ek, die ondergetekende

JAN HENDRIK POTGIETER

in my hoedanigheid as aktebesorger praktiserende te Piet Retiefstraat 13, Malmesbury sertifiseer hiermee dat ek 'n soektog gedoen het in die Akteskantoor, Kaapstad ten opsigte van die volgende eiendom, te wete:

ERF 22 Kylemore, in die Munisipaliteit en Afdeling van Stellenbosch, in die Provinsie Wes-Kaap;

GROOT 2771 vierkante meter


Gehou kragtens Sertifikaat van Geregistreerde Nommer T.77355/1999

(hierna genoem "Erf 22")

ten einde vas te stel of voormelde transportakte of enige vorige transportaktes ten opsigte van Erf 22, voorwaardes bevat wat die konsolidasie met 'n ander eiendom of die hersonering daarvan of die gebruik daarvan as 'n begraafplaas verbied.

Geen voorwaardes kon gevind word wat die konsolidasie van Erf 22 met 'n ander eiendom of die hersonering of die gebruik as 'n begraafplaas verbied nie.

GEDATEER TE MALMESBURY OP 30 MEI 2022.



J H POTGIETER
TRANSPORTBESORGER

APPENDIX G

Municipal Spatial Planning Comments



STELLENBOSCH

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Spatial Planning

To : **Manager: Land Use Management**
From : **Manager: Spatial Planning**
Reference : **Erf 21 & Erf 22, Kylemore**
LU No : **LU/13621**
Date : **8 March 2022**
Re : **Application for rezoning, consent use, consolidation and closure of public place on Erf 21 & Erf 22, Kylemore**

I refer to your request for comment on the above application.

Application is made for the following:

- **Rezoning** of Erf 21, Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- **Rezoning** of Erf 22, Kylemore from Public Open Space Zone to Private Open Space Zone.
- **Consent use** in order to accommodate a cemetery on Erf 21 and 22, Kylemore.
- **Consolidation** Erf 21 and 22, Kylemore to form a 1.5886 land unit.
- **Closure of a public place** in order to use Erf 22, Kylemore for cemetery purposes.

1) Opinion/reasoning:

The new approved Municipal Spatial Development Framework for the WC024 area was approved by Council in November 2019 and recognises that the spatial decisions and actions of many make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas;
2. Respect and grow cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
4. Clarify and respect the different roles and potentials of existing settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on a few catalytic lead projects.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

The subject property is located inside the urban edge within the residential area of Kylemore. In terms of the MSDF the area is identified for mixed use, community purposes and residential infill.

2) Supported / not supported:

This department supports the proposal for the expansion of the cemetery subject to the condition that a buffer zone must be created between the cemetery and the backyards of the adjacent housing units.



BJG de la Bat
MANAGER: SPATIAL PLANNING

APPENDIX H

Directorate: Infrastructure Services comments



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	Bulelwa Mdoda
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	2 Feb 2022
Our Ref ▫ Ons Verw:	Civil LU 2255
Your Ref:	LU/13621
Re ▫ Insake:	Erf 21 and 22 Kylemore : Cemetery development

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

1. Civil Engineering Services

- 1.1 No objection, no municipal services are affected. There are existing services (roads, water, sewer) in the vicinity of the proposed cemetery, to which can be tied into, should it be required. Details of service connection must be indicated on the building plans.

2. Electrical Engineering

- 2.1 Refer to **Annexure: Electrical**

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

ANNEXURE: ELECTRICAL

Kylemore 21/22

GENERAL COMMENT:

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

CONDITIONS

3. No conditions.

Bradley Williams

Date.....23/03/2022.....



Signature

APPENDIX I

Cape Winelands District Municipalities Health
comments.



CAPE WINELANDS DISTRICT

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FAKS/FAX/FEKSI:
E-POS/E-MAIL/E-MAIL:
U VERW/YOUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

Lorenzo Pharo
021 888 5800
021 887 9365
lorenzo@capewinelands.gov.za
17/1/15/8
8387187

Trappesstraat 51 Trappes Street
91
WORCESTER
6849

01/03/2022

The Municipal Manager
Stellenbosch Municipality
PO Box 17
Stellenbosch
7599



ATTENTION: Ms. G Van Deventer

Madam

APPLICATION FOR LAND USE APPLICATION: ERF 21 AND 22 KYLEMORE, STELLENBOSCH.

Your application correspondence dated 02/02/2022 in the above regard refers.

From an environmental health perspective this application may be recommended for approval; provided that the following conditions are complied with:

NATIONAL HEALTH ACT, 2003 (ACT NO. 61 OF 2003)

REGULATIONS RELATING TO THE MANAGEMENT OF HUMAN REMAINS

CHAPTER 5 - BURIAL IN EXCAVATED LAND

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- In the case of private burial sites, a land survey has been conducted by a local government and necessary approval granted, such approval must be in writing and should contain such conditions for use as the availability of waste management and ablution facilities which shall include access to potable water and sanitation facilities.

- (2) All burial sites must comply with the following environmental requirements:
- (a) be located outside the 100 year floodplain;
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 - (d) for areas with higher water tables, the local government may determine a reasonable depth with additional walling recommendations to protect underground water; and
 - (e) the covering soil shall not be less than 1 m, should two bodies be buried in the same grave, 300mm of soil shall be maintained between the coffins.
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 - (b) No pure tone sirens or sounds must be used unless in emergency situations, or when required with respect to health and safety regulations.
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- (11) A search and rescue of conservation worthy plants species must be conducted prior to any construction activities.
- (12) Notwithstanding the Environmental Authorization, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.

Please contact me if you have any further questions or comments in this regard.

Kind Regards



Lorenzo Pharo

APPENDIX J

DEADP:

Directorate Development Management Region 1

REFERENCE: 16/3/3/6/B4/28/1064/22

DATE: 5/5/2022

The Members
CK Rumboll and Partners
P O Box 211
MALMESBURY
7299

Attention: Ms J Linnemann

Tel: 022 482 1845
Email: jolandie@rumboll.co.za

Dear Madam

APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION OF ERVEN 21 AND 22, KYLEMORE

1. This electronic copy of the aforementioned document, received by this Department on 3 March 2022 and the additional information received on 8 April 2022, refer.
2. According to the information contained in the aforementioned documents this Department notes the proposal entails the following:
 - 2.1 The rezoning of Erven 21 and 22 in Kylemore to Private Open Space with a consent use for cemetery usage and the consolidation of the erven to operate the proposed cemetery as one entity,
 - 2.2 The closure of a public place in order to use Erf No. 22 in Kylemore for cemetery purposes.
 - 2.3 An Environmental Authorisation ("EA") was issued for the expansion of the Kylemore Village Cemetery on 22 June 2011 and the authorised expanded development footprint included Erven 21 and 22.
 - 2.4 The departmental correspondence dated 21 August 2021, issued in response to an applicability checklist received on 21 July 2021 and additional information received between 28 July 2021 and 25 August 2021, confirmed that the expansion of the cemetery on Erven 21 and 22 in a manner that is consistent with the aforementioned EA will not require further authorisation from the competent authority.
 - 2.5 The departmental correspondence also highlighted that the road constructed across Erven 21 and 22 is regarded as unlawful commencement with a listed activity requiring EA prior to commencement and that the matter will be referred for further investigation and appropriate action.

- 2.6 The above was however retracted and replaced with the departmental correspondence issued on 16 September 2021, which confirmed that based on further investigation the road was only developed on Erf No. 21 and did not trigger any listed activities and is therefore not regarded as unlawful in terms of the EIA Regulations, 2014 (as amended).
3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 of 7 April 2017. Be advised that, based on the information provided and as confirmed in the departmental correspondence of 21 August 2021, the closure, rezoning, consent use and consolidation of Erven 21 and 22, Kylemore to accommodate the proposed expanded cemetery will not require any further authorisation in terms of the EIA Regulations, 2014 (as amended) as long as the expansion of the cemetery onto Erven 21 and 22 is consistent with the EA granted on 22 June 2011.
 4. However, should any revision of the proposed development on the said erven constitute a listed activity(ies) as defined in terms of Listing Notice 1, 2 & 3, an application must be submitted, and environmental authorisation obtained before such activity(ies) may commence.
 5. The applicant is reminded of his/her general duty of care and the remediation of environmental damage, Section 28(1) of NEMA specifically states that – "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."
 6. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.
 7. The Department reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully

Andrea Thomas
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Andrea Thomas
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pp **HEAD OF COMPONENT**

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) Mr S van der Merwe (Stellenbosch Municipality)

Email:Schalk.VanderMerwe@stellenbosch.gov.za



Department of Environmental Affairs and Development Planning
Ndivhuho Mudau
 Development Management
Ndivhuho.Mudau@westerncape.gov.za | Tel.: 021 483 2881

REFERENCE: 16/3/3/6/1/B4/28/1235/21
DATE OF ISSUE: 26 August 2021

The Proponent
 Stellenbosch Municipality
 P. O. Box 17
STELLENBOSCH
 7599

Attention: Ms. S. van der Merwe

Tel: (021) 808 8679

E-mail: schalk.vandermerwe@stellenbosch.gov.za

Dear Madam

THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF A CEMETERY ON ERF 21 AND 22 KYLEMORE.

1. The checklist for the determination of the applicability of the EIA Regulations, 2014 (as amended) received via electronic mail correspondence by this Department on 21 July 2021, this Directorate's request for additional information on 28 July 2021, 3 August 2021 and 25 August 2021 and the additional information received by this Directorate on 2 August 2021, 4 August 2021 and 25 August 2021, refer.
2. This letter serves to confirm the applicability of the NEMA EIA Regulations, 2014 (as amended), with respect to the proposed development.
3. Based on the information provided by you, this Directorate notes following:
 - 3.1. The proposed development will entail the expansion of the Kylemore cemetery by 10 500m² and the development of an administration building with a footprint of approximately 460m² on Erven 21 and 22, Kylemore.
 - 3.2. The municipality obtained environmental authorisation ("EA") (Reference number: E12/2/4/1-B4/24-1030/10 issued on 22 June 2011) for the expansion of the cemetery on Erven 9, 21, 22, 34, 35, 36 and 71, Kylemore, Stellenbosch. It has been confirmed that the expansion of the cemetery commenced on Erven 9, 34, 35 and 71 within the validity period of EA.
 - 3.3. A residential development has been proposed on Erf 21 and the necessary rezoning has been done in 2016 and the Erf has been rezoned to Subdivisional Area. However, the residential development never materialized.
 - 3.4. Between 2016 and 2018 there has been encroachment onto Erven 21 and 22 with grave sites with a footprint of approximately 1840m². These activities have been undertaken by the local churches.
 - 3.5. In 2017 a road of approximately 5m wide and 250m in length has been developed on Erven 21 and 22 of which Erf 22 is zoned public open space.

7. This Department reserves the right to revise or withdraw its comments and request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

**Melanese
Schippers**

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Melanese Schippers
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pp **HEAD OF COMPONENT**

DIRECTORATE: DEVELOPMENT MANAGEMENT – REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING



**DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING**

Provincial Government of the Western Cape

Directorate: Land Management (Region 1)

Samonev.Alkaster@pgwc.gov.za
tel: +27 21 483 5828/5113, fax: +27 21 483 3633
1 Dorp Street, Cape Town, 8001
www.capegateway.gov.za/eadp

REFERENCE: E12/2/4/1-B4/24-1030/10
ENQUIRIES: S Alkaster
DATE OF ISSUE:

2011-06-22

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: G Esau

Tel: (021) 808 8111
Fax: (021) 808 8026

Dear Sir/Madam

APPLICATION: EXPANSION OF KYLEMORE VILLAGE CEMETERY ON ERVEN 9, 21, 22, 34, 35, 36 and 71, KYLEMORE, STELLENBOSCH.

With reference to your application, find below the environmental authorisation, hereinafter referred to as "the environmental authorisation" in respect of this application.

ENVIRONMENTAL AUTHORISATION

A. DESCRIPTION OF ACTIVITY:

This Environmental Authorisation is for Alternative 1 which entails the expansion of the existing cemetery on Erven 9, 21, 22, 34, 35, 36 and 71 by approximately 2 hectares. The site is situated on the south-eastern border of the town Kylemore.

The following activity is identified in GN No. R. 544 of 18 June 2010, being:

Activity 46:

The expansion of cemeteries by an additional 2500 square metres or more.

These are activities identified in GN No. R. 546 of 18 June 2010, being:

Activity 12:

The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.

- (a) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;
- (b) Within critical biodiversity areas identified in bioregional plans;
- (c) Within the littoral active zone or 100 metres inland from the high water mark of the sea or an estuary, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas,

Activity 13:

The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation; except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list

*Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)*

D. ENVIRONMENTAL ASSESSMENT PRACTITIONER:

Cape Lowlands Environmental Services
% Mr Nicolaas Hanekom
PO Box 70
DARLING
7345
Tel: (022) 492 3435
Fax: (088) 022 492 3435

E. SITE VISIT(S):

No site visit was conducted. The information submitted in the application documentation (i.e. photographs and maps of the site) together with relevant information contained in the Departmental information base, was considered sufficient to provide adequate information on the nature of the receiving environment.

F. DECISION:

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified above.

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2010 the Department hereby authorises the activities described above.

The granting of this environmental authorisation is subject to the conditions set out below.

G. CONDITIONS OF AUTHORISATION:

1. The activities, including site preparation, may not commence within 20 ("twenty") days after having received this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation will be suspended until such time as the appeal is decided.
2. The applicant, must, in writing, within 20 days of the issue of this authorisation, confirm acceptance of the conditions of this authorisation, failing which the Environmental Authorisation may be suspended until such time as these conditions of authorisation are accepted.
3. This Environmental Authorisation is for Alternative 1 which entails the expansion of the existing cemetery on Erven 9, 21, 22, 34, 35, 36 and 71 by approximately 2 hectares. The site is situated on the south-eastern border of the town Kylemore.
4. One week's notice, in writing, must be given to the Directorate: Land Management (Region 1), (hereinafter referred to as "this Directorate"), before commencement of the activities.
 - 4.1 Such notice shall make clear reference to the site location details and reference number given above, and
 - 4.2 The said notice must also include proof of compliance with the following conditions described herein:
Conditions: 1, 2, 7 and 9.
5. Should any heritage remains be exposed during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)). Heritage remains uncovered or disturbed during

Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)

- 9.7 If the applicant should decide to appeal the decision, the applicant must -
- 9.7.1 Lodge a Notice of Intention to Appeal with the Minister, within 20 (twenty) days after the date of the decision.
 - 9.7.2 Submit the appeal within 30 (thirty) days after the lapsing of the 20 (twenty) days contemplated in Regulation 60(1), for the lodging of the Notice of Intention to Appeal.
 - 9.7.3 Within 10 (ten) days of having lodged the Notice of Intention to Appeal, provide each person and Organ of State registered as an I&AP in respect of the application, with -
 - 9.7.3.1 A copy of the Notice of Intention to Appeal form;
 - 9.7.3.2 A notice indicating where and for what period the appeal submission will be made available for inspection by such person or Organ of State, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) days from the date the appeal submission was lodged with the Minister. A person, Organ of State or applicant who submits a responding statement in terms of Regulation 63(1) must within 10 (ten) days of having submitted the responding statement, serve a copy of the statement on the appellant.
10. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
11. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the Regulations.
12. The holder of the authorisation must notify this Department and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
13. A copy of this authorisation must be kept at the property where the activities will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
14. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
15. Non-compliance with a condition of this authorisation may result in the suspension of the authorisation and may render the holder liable for criminal prosecution.
16. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. A request for the transfer of the rights and obligations contained in this environmental authorisation must be submitted in the following way:

*Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)*

Need and Desirability

The expansion of the cemetery is in line with the Provincial Spatial Development Framework and Integrated Development Plan of Stellenbosch Municipality. The communal cemetery of Kylemore has almost reached full capacity. By expanding the existing cemetery, it will provide additional burial space for the local community of Kylemore and the surrounding areas.

Alternatives

Site Alternatives

Site Alternative 1 (Preferred Alternative)

This activity entails the expansion of the existing cemetery on Erven 9, 21, 22, 34, 35, 36 and 71 by approximately 2 hectares. The site is situated on the south-eastern border of the town Kylemore. This is the preferred site as it is in immediate proximity to the existing cemetery. Topographical and botanical requirements for cemeteries were considered and it was concluded that this site is the most suited in terms of service requirements, social and community needs, as well as current service provision to surrounding properties.

Alternative 2

Due to the fact that acquisition of suitable land from private entities or individuals could be prohibitively expensive, the study focused mainly on portions of land owned by Stellenbosch Municipality. A desktop study of all municipal owned land identified 21 potential sites. Only the Kylemore cemetery site was pursued further as it complied with the topographical and botanical requirements.

No-go Alternative:

This alternative represents the status-quo and was rejected since it will not satisfy the needs for additional burial space.

Public Participation

The Public Participation Process ("PPP") comprised of the following:

- A notice was placed on site on 22 June 2010;
- An advertisement was placed in the "Eikestad Nuus" newspaper on 25 June 2010;
- Letters were posted to all owners and occupiers of land adjacent to, and within 100 metres of the site, the ward councillor, local municipality and relevant government departments on 26 June 2010;
- The draft BAR was made available on 6 September 2010; and
- The final BAR was made available to registered I&AP's on 22 February 2011.

At the end of the commenting period, comments were received, none of which were objections.

Meeting held on 20 October 2010:

Persons Present: Ms Mare-Liez Oosthuizen, Ms Loretta Osborne, Ms Rondine Isaacs and Mr Clement Arendse of the Department of Environmental Affairs & Development Planning and Mr Nicolaas Hanekom from Cape Lowlands Environmental Services.

Authority Consultation

The following authorities commented but had no objection to the development:

- Heritage Western Cape;
- Department of Agriculture;
- Department of Water Affairs;
- Cape Nature;
- Department of Health; and
- Cape Winelands District Municipality.

From:

To: *00000221023435

22/06/2011 14:48

#547 P.009/009

Department of Environmental Affairs and Development Planning
Directorate: Land Management (Region 1)

By post: Western Cape Ministry of Local Government, Environmental Affairs and
Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr. Jaap de Villiers
3rd floor Leeusig Building
1 Dorp Street
CAPE TOWN
8001

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



AYUB MOHAMED

DIRECTOR: LAND MANAGEMENT (REGION 1)

DATE OF DECISION: 21/06/2011

Cc: Mr N Hanekom (Cape Lowlands Environmental Services)

Fax: (088) 022 492 3435

APPENDIX K

DEADP:

Directorate Development Management: Region 2

Reference: 15/3/2/12/BS2

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

REQUEST FOR PROVINCIAL PLANNING COMMENT: REZONING, CONSOLIDATION & CONSENT USE: ERVEN 21 & 22, KYLEMORE

1. Your request for comment, dated 28 February 2022, has reference.
2. The application as submitted by CK Rumboll & Partners is for the following:
 - o **Rezoning** of Erf 21 from Subdivisional Area to Private Open Space.
 - o **Rezoning** of Erf 22 from Public Open Space to Private Open Space.
 - o **Consent use** on Erven 21 and 22 under the Private Open Space zoning for a cemetery.
 - o **Consolidation** of Erven 21 and 22.
 - o **Closure** of a public place in order to use Erf 22 for purposes of a cemetery.
3. Although Erf 21 is shown as Subdivisional Area in the zoning scheme maps, this presumably refers to a Subdivisional Area Overlay Zone. Any change of zoning will, however, be required from the pre-existing base zone and not from 'Subdivisional Area' as proposed.
4. The application entails the expansion of the existing cemetery, which is nearing capacity. The adjacent Erven 21 and 22 are located within the urban edge of Kylemore and are earmarked for "Mixed Use Community and Residential Infill" in terms of the Stellenbosch Municipal Spatial Development Framework. The proposal is thus not deemed to be inconsistent with the MSDF.

4. From a provincial land use planning perspective, there is no objection to development of the subject property for purposes of a cemetery.

Kobus Munro

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DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)

APPENDIX L

Site Photos

