

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Affected person's Name

Affected persons Physical Address

Dear Sir/Madam

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

Application Property Address: c/o Noordwal-East and The Avenue, Stellenbosch

Application Property Number: Erf 1486 Stellenbosch

Applicant: Emile van der Merwe Town Planning Consultants

Owner: Purple Fountain Properties 52 (Pty) Ltd

Application Reference: LU/14217

Application Type: Rezoning, Consent Use and Removal of Title Deed Restrictions

Detailed description of land use or development proposal, including its intent and purpose:

- Application is made in terms of Section 15 (2) (a) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for the rezoning of Erf 1486 Stellenbosch from Conventional Residential Zone to Multi-Unit Zone Residential Zone in order to allow 12 self-catering suites.
- Application is made in terms of Section 15 (2) (o) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for tourism accommodation establishment to accommodate 12 self-catering suites on Erf 1486 Stellenbosch.
- Application is made in terms of Section 15 (2) (f) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for the removal or the restrictive title deed conditions contained in Title Deed No 44887/2006 (Clause II (1) & 3) to permit the use of the property as an tourist accommodation establishment on Erf 1486 Stellenbosch

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 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.

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: (Emile van der Merwe Town Planning Consultants: emilevdm@adept.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 12 September 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 (0845566461/021-8865050) during normal office hours.

Yours faithfully

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Geagte Meneer/Mevrou

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

Adres van aansoek eiendom: h/v Noordwal –Oos en Die Laan

Aansoek eiendom beskrywing: Erf 1486 Stellenbosch

Aansoeker: Emile van der Merwe Stadsbeplanningskonsultante

Eienaar: Purple Fountain Properties 52 (Pty)Ltd

Aansoek Verwysing: LU/14217

Tipe Aansoek: Hersonering, Vergunningsgebruik en Opheffing van Titelbeperkings

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

- Aansoek in terme van Artikel 15 (2) (a) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning (2015) vir die hersonering van Erf 1486 Stellenbosch vanaf Konvensiële Residensiële Sone na Multi-Eenheid Residensiële Zone ten einde 12 selfsorg suites te akkommodeer.
- Aansoek in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning (2015) vir 'n toeriste-akkommodasie-onderneming om voorsiening te maak vir 12 selfsorg suites.
- Aansoek in terme van Artikel 15 (2) (f) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning (2015) vir die opheffing van 'n titelvoorwaarde vervat in Titelakte T 44887/2006, Klousule II (1) en (3) ten einde Erf 1486 as 'n toeriste-akkommodasie-onderneming aan te wend.

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-notice/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 opsigte 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: (Emile van der Merwe Stadsbeplanningskonsultante: emilevdm@adept.co.za. Deur 'n beswaar, kommentaar of verhoë 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 ingedien word en moet ontvang word voor of op die sluitingsdatum van 12 September 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 (0845566461/ 886 5050) gedurende normale kantoor ure/

Die uwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGSKONSULTANTE

TAX INVOICE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2022-06-15	DOCUMENT NO:	731461
ERF / FARM NO:	1486	CREATED BY:	Nicole Katts
LOCALITY:	The Avenue&Noordwal , STELLENBOSCH	APPLICATION NO:	LU/14217
OWNER'S NAME:	Purple Fountain Properties 52 Pty Ltd	APPLICATION VAT NO:	4740239944
ADDRESS:	PO Box 204 Stellenbosch 7599	VAT NO:	4700102181
		APPLICANT:	Emile van der Merwe Town Planning
		TEL NO:	0218865050

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
REZONING & DETERMINATION OF A ZONING - Submitted in Urban and Rural Areas, Per application per property	10000.00	1	20180711011484	10000.00
TEMPORARY DEPARTURE/OCCASIONAL USE OF LAND/CONSENT USE IN TERMS OF THE ZONING SCHEME/TECHNICAL APPROVAL/PERMISSION IN TERMS OF ZONING SCHEME/PERMISSION REQUIRED IN TERMS OF THE TITLE DEED: Submitted in urban and rural areas - Submitted in urban and rural areas, Per application per property	2500.00	1	20180711011476	2500.00
REMOVAL, RELAXATION, SUSPENSION OR AMENDMENT OF RESTRICTIVE TITLE DEED CONDITIONS - Removal, Suspension or Amendment of Restrictive Title Deed Conditions, Per application	2500.00	1	20180711011484	2500.00
TOTAL AMOUNT PAYABLE				15000.00
VAT INCLUDED @ 15%				1956.52

FILE NR:	
SCAN NR:	E1486 S
COLLABORATOR NR:	

CALCULATED BY
NAME: Nicole Katts
SIGNATURE
N Katts

DATE: 15.06.2022

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITY
APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VERIFIED BY
NAME:
SIGNATURE
DATE: 29 JUN 2022
RECEIVED

BANKING DETAIL FOR EFT PAYMENT:
ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/_____ and ERF/FARM _____

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

0.00


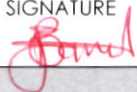


DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application		10/06/2022	
Erf No	1486	Town		Suburb	Stellenbosch		
Farm No	n/a	Farm Portion	n/a	Nearest Town	n/a		
Owner / Applicant	Emile van der Merwe		Contact number		084 556 6461		
Email address	emilevdm@adept.co.za						
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY¹		PLANNER TO EVALUATE²	
				YES	NO		
1. Completed application form that is signed				✓		✓	
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓	
3. Bondholders' consent							
4. Proof that applicant is authorized to act on behalf of an entity							
5. Proof of ownership or rights held in land							
6. Motivation based on criteria in s65				✓		✓	
7. SG diagram or General Plan				✓		✓	
8. Locality plan				✓		✓	
9. Site development plan or plan showing the land development				✓		✓	
10. Subdivision plan							
11. Permission for required servitude							
12. Title Deed				✓		✓	
13. Conveyancer's certificate				✓		✓	
14. Feedback on Pre-application scrutiny				✓		✓	

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

15. Minutes of Pre-consultation Meeting						
16. Consolidation plan						
17. Street name and numbering plan						
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan						
19. Landscaping / tree plan						
20. Flood line plan						
21. Neighbours' consent						
22. HOA / Body Corporate consent						
23. Assessments: EIA, HIA, TIA , TIS, MHIA, EA/ROD						
24. Services report (Engineers report)						
25. Previous approvals						
26. Proof of failure of HOA						
27. Proof of lawful use right / zoning certificate						
28. Other documents Specify:						
VERIFIED & SIGNED BY ADMIN	NAME Nicole Katts	SIGNATURE 	DATE 10/06/2022			
<i>Outstanding information (to be completed by Planner):</i>						
<i>Applications to be invoiced (to be completed by Planner):</i>						
<p>1. Rezoning 2. Consent Use 3. Removal of restrictive conditions</p>						
EVALUATED & SIGNED BY PLANNER	NAME Bongiwe Zondo	SIGNATURE 	DATE 10/06/2022			
NOTES:						
<p>1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.</p> <p>2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41 (1)(c)(ii)].</p> <p>3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41 (1)(c)(i)] and will receive instructions to advertise [s48(4)].</p> <p>4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41 (4)].</p>						



EMILE VAN DER MERWE
town planning consultants

2022-05-09

My ref: Erf 1486 Stellenbosch

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

APPLICATION FOR REZONING, REMOVAL OF RESTRICTIONS AND CONSENT USE: ERF 1486, STELLENBOSCH

Included hereby please find the formal application that follows on the Pre-Scrutiny application phase to accommodate a tourist accommodation establishment on the property.

Your response is kindly awaited and this office awaits the formal invoice for payment in respect of the compulsory application fees.

Your assistance is appreciated.

Yours faithfully

--
Emile van der Merwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

Dependent Centre | Strand Road | PO Box 214 | Stellenbosch 7599
Tel 021 885 5050 | Fax 021 885 8965 | Email emilevdmerwe@emilevdmerwe.co.za

EvdM Town Planning Services CC Reg. No. 2005/162249/23
Emile van der Merwe URP(SA) B. Hon. M(URP) MSAPI

ERF 1486 STELLENBOSCH

1. BRIEF

Emille van der Merwe Town Planning Consultants in conjunction with TV3 Architects have been appointed by De Bosch Properties (Pty) Ltd to prepare and submit the following application to the Stellenbosch Municipality made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning (2015) read with the Stellenbosch Zoning Scheme By-Law (2019).

Application is made for the following"

- The rezoning of Erf 1486 from Conventional Residential Zone to Multi-Unit Zone Residential Zone in terms of Section 15 (2) (a) of the Stellenbosch Municipal Land Use Planning By-Law;
- A simultaneous application in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning By-Law for a consent use to accommodate a tourism accommodation establishment comprising 12 self-catering guest suites on the property; and
- The removal/suspension of Title Conditions II (1) and (3) in terms of Section 15 (2) (f) of the Stellenbosch Municipal Land Use Planning By-Law to permit the use of the property for tourism accommodation purposes.

2. LOCATION – SEE LOCATION PLAN ATTACHED AS APPENDIX 1

The application property is located approximately 1km to the east of the Stellenbosch CBD and directly north of the Coetzenburg Athletic Stadium. The property on neighbourhood level is situated at the corner of The Avenue and Noordwal East.



3. OWNERSHIP AND TITLE DEED RESTRICTIONS

The property is currently owned by Purple Fountain Properties 52 (Pty) Ltd and is in the process of being transferred to De Bosch Properties (Pty) Ltd. The current title deed and letter in respect of the confirmation of transfer is attached as **Appendix 2**.

The Company Resolution and Power of Attorney in favour of the applicant is attached as **Appendix 3**. The General Plan is attached as **Appendix 4**.

The Conveyancer Certificate attached under Appendix 2 depicts a number of restrictive title deed conditions as per Clause II of the corresponding Title Deed T44887/2006. The Title Deed conditions relevant to the application (application for removal) are listed below:

"II (1) That the said Lot No.7 be used for residential purposes only. No shop or hotel shall be permitted thereon.

II (3) That not more than one dwelling together with the necessary outbuildings and appurtenances be erected on the said Lot No. 7 and that not more than half of the area of the said Lot No. 7 be built upon."

4. DEVELOPMENT PROPOSAL – PLANS ATTACHED AS APPENDIX 6

The purpose of the application is to accommodate and allow for a tourist accommodation establishment of the property that in terms of the Zoning Scheme By-Law (2019) is defined as follows:

"tourist accommodation establishment" (toeriste-akkommodasie-onderneming) means an enterprise which provides the accommodation for **transient guests** which exceeds the scale and extent of tourist dwelling unit or guest house, and which is also not a hotel with its ancillary public facilities, and:

- i) may have an informal, clustered layout which takes cognisance of the natural features of the site and where internal road standards do not necessarily comply with formal township standards;
- ii) may consist of self-catering units;
- iii) and where enabled by the Scheme, may include tourist facilities subject to the development parameters of the particular zone;
- iv) where the following land uses may only be undertaken only with the specific further consent use approval of the Municipality regardless of whether tourist accommodation or tourist facilities is a primary right in that zone or not:
 - a) additional facilities for day visitors;
 - b) wellness centres and meeting rooms which serve resident guests,
 - c) camping sites with ancillary facilities;
 - d) tented accommodation, tree houses, mobile accommodation or the use of any construction materials and methodologies that are not ordinarily used;

ERF 1486 STELLENBOSCH

The development proposals prepared by TV3 Architects make provision for the following:

- 4 x 1 bedroom guest units (30m²/per unit)
- 8x 2 bedroom guest units (average size of ±65m²/unit)
- **12 Guest units in Total**

ZONING SCHEME REQUIREMENTS

	Zoning scheme requirement	Proposed
Coverage	50%	34.6%
Floor area	75%	67%
Height	3 storeys	2 storeys
Building line (street)	4.5m	4.7m
Building line common (ground)	4.5m	4.6m
Parking	12	12

The architectural drawings reflect a double storey residential building that is considered to be in scale with the general character of the area. The limited development footprint (34,6%) allows for sufficient landscaping and garden areas alongside the street and common boundaries of the property. The building line alongside The Avenue follows the existing building footprint with a setback of approximately 9m. The existing trees will be retained as far as possible and new landscaping will be implemented to minimise the impact on the street elevation. Two dedicated grass block parking areas (6bays each) will be provided on the south eastern (Noordwal East) and north western (The Avenue) side of the property in order to mitigate and improve the landscaping on the property as well as to optimise vehicle flow and movement.

The development proposal does not deviate from the rules of development associated with the conventional residential zoning and does not represent the over-development of the property.

The proposed guest units will offer luxury tourist accommodation within walking distance of the Coetzenburg Sport Grounds as well as the Stellenbosch Institute for Advance Study (STIAS). The larger units have been designed and are ideally suited to accommodate family holiday accommodation.

6. LEGISLATIVE AND POLICY CONTEXT

6.1 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Western Cape Land Use Management Act (2014)

The afore-mentioned legislative provides the norms and standards and guiding principles to which development applications must comply and assessed. The application inter-alia is consistent with the following guiding principles.

- Promote land development that is spatially compact, resource –frugal and within the fiscal, institutional and administrative means of the Stellenbosch Municipality.
- Protection of prime unique and high potential agricultural land
- Uphold consistency of land use measures in accordance with environmental management instruments
- Promote land development in locations that are sustainable and limit urban sprawl
- Protection of high biodiversity areas and heritage and tourism resources
- Optimise the use of resources, infrastructure, agriculture and land
- Integrate social, economic and institutional aspects of land development

The Western Cape Land Use Management Act, 2014 and the Spatial Planning and Land Use Management Act, 2013 serves as platform to guide decision-making in relation to land use and development. In this regard the proposal shows consistency with the following land development principles.

Spatial Justice

The proposal relates to an existing dwelling in an existing urban area. The development principles of spatial justice therefore is not relevant in evaluating the application

Spatial sustainability

The proposal with not have negative impact on the fiscal, institutional and administrative means of the municipality. The property as mentioned above is located within the urban edge of Stellenbosch and the proposal with not result in the loss of prime and unique agricultural land as well as other natural resources. The proposal will not lead and/or stimulate urban

sprawl and gives effect to the sustainable use of infrastructure and resources in a just and efficient manner.

Spatial efficiency

The proposal promotes the optimal use of existing resources and infrastructure with no negative financial, social, economic or environmental impacts.

Spatial resilience

The property is located within an established urban area and is considered with the urban character of the area and the strategic objectives and directive put forward in the Municipal IDP and Spatial development framework.

Good Administration

The proposal conforms to the requirements of the Stellenbosch Planning Zoning Scheme By-Law and Stellenbosch Land Use Planning By-Law

Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard is drawn to the following:

6.1 Western Cape Provincial Spatial Development Framework (WCPSDFP)

The WCPSDF serves as guideline and puts forward proposals and strategies aimed at achieving certain provincial wide goals. The policy document is informed by the National Development Plan and related spatial policies and takes its strategic direction from the Western Cape development strategy and related policy frameworks. It also serves to guide the location and form of public investment. An important factor in this regard relates to the role which the economy can play in the overall economy of the greater municipal are and is of particular relevance to the Stellenbosch area. The proposed tourist accommodation establishment presents an opportunity that is aligned with the policy to allow for compatible and sustainable activities to the benefit of the broader good of society with positive socio-economic returns.

As far as the application is concerned, the principles contained in the WCPSDF will have to be considered to ascertain whether sustainable development is promoted. Sustainable development encompasses the integration of social, economic and ecological factors into planning, decision-making and implementation so as to ensure that development serves present and future generations. The three pillars of sustainable development, also referred to as the triple bottom line are:

- Ecological integrity
- Social Justice
- Economic efficiency

These three pillars of sustainability can be viewed as providers of the capital necessary for each subsequent pillar to function. In order to determine the desirability of a proposed development one should thus consider whether or not it is socially, economically and ecologically sustainable. The application will not have a negative impact on the 3 pillars of sustainability

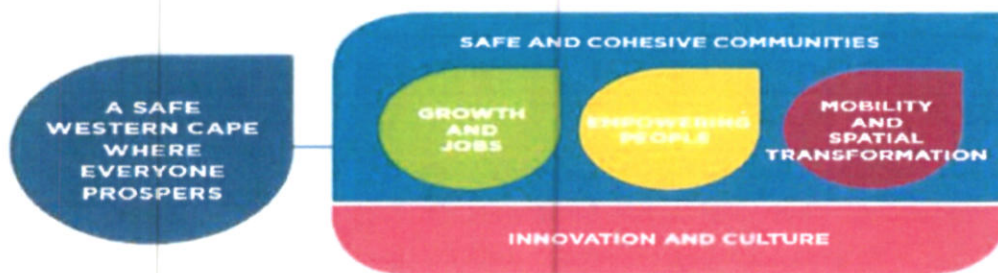
6.2 Western Cape Strategic Plan 2019-2024

The Western Cape Provincial Government (WCG) committed itself, through its recently adopted Vision Inspired Priorities (VIPs), to building a values-based competent state that enables opportunity and promotes responsibility in a safer Western Cape.

The VIPs are as follows:

1. Safe and Cohesive Communities (VIP 1)
2. Growth and Jobs (VIP 2):
3. Empowering People (VIP 3):
4. Mobility and Spatial Transformation (VIP4): and
5. Innovation and Culture (VIP 5).

WCG: Vision Inspired Priorities (VIPs)



Western Cape Economic Drivers

PSG 1: Create opportunities for growth and jobs

PROJECT KHULISA ("to grow")

Productive Sectors:



Enablers:

- Energy
- Water
- Broadband
- Skills



Western Cape Industry: District Comparative Advantages

Table 3.5 Western Cape: Industry revealed comparative advantage by district

Cape Metro Textiles, clothing & leather Tourism Finance, BPO, ICT 'Knowledge sector' Timber & furniture	Cape Winelands Agriculture & processing Tourism Building & construction Communications & ICT	Eden Agriculture & processing Tourism Building & construction Timber & furniture
West Coast Agriculture & processing Tourism Building & construction	Overberg Agriculture & processing Tourism Building & construction Timber & furniture	Central Karoo Agriculture & processing Tourism Building & construction Electrical machinery Finance & insurance

Source: CER

From the above information it is clear that the Provincial Government Western Cape in terms of their Provincial Spatial Development Framework and Strategic Plan has placed as specific emphasis on the importance of the tourism industry as key sector in growing and sustaining the economic base of the region.

6.3 Stellenbosch Spatial Development Framework

The Stellenbosch SDF has been approved by Council during November 2019 is founded on the principles of the Spatial Planning and Land Use Management Act, the Western Cape Land Use Planning Act, the National Development Plan, the National Heritage Resources Act, the Environmental Management Act, as well as the Stellenbosch Municipal Integrated Development Plan. The SDF places a renewed and key focus on the protection of agricultural and farming land and the conservation of the natural and biodiversity areas. A key focus area relates to the densification of suitable areas that have been earmarked for development inside the urban edge.

The proposal will not jeopardize the principles and objectives of the SDF. It in fact is in support of these principles and it is consistent with the development principles of spatial justice, spatial sustainability, efficiency and spatial resilience.

6.4 FIFTH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022-2027 (MAY 2022)

The intent of the Strategic goals for the 5th Generation IDP 2022 – 2027 will remain the same as the strategic goals of the 4th Generation IDP 2017 – 2022 and is aligned to National, Provincial and District Plans.

Table 16: Horizontal Alignment Matrix

Strategic Focus Areas (SFAs)	Sustainable Development Goals (SDGs)	National Strategic Outcomes	Medium Term Strategic Framework	Western Cape Provincial Government Strategic Plan	CWDM Strategic Objectives
SFA 1- Valley of Possibility	Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all (8)	Ensuring decent employment through inclusive economic growth (4)	Economic transformation and job creation (2)	Growth and Jobs (VP 2)	Promoting sustainable infrastructure services and transport system which fosters social and economic opportunities

In terms of the 5th IDP approved during May 2022 it is noted that the tourism industry alone is responsible for the creation of about 18 000 jobs in the area.

The Local Economic Development Strategy highlights and advocates (Section 152 and 153 of the Constitution) that the Municipality is legally compelled to promote social and economic development in its area of jurisdiction and that it should play the leading role in municipal sector planning.

The strategic approach to LED in broad is to create economic opportunities for all citizens residing in the Stellenbosch Municipal area. The LED strategy stipulates that in order to maximise prospects of sustained growth, stakeholders must be permitted to strengthen their competitiveness and collaboration within the local business environment and that new business development or investment and expansion of existing businesses will be actively promoted, as the consequence of increased investment more often than not resulting in new jobs and local economic growth.

7. MUNICIPAL SERVICE INFRASTRUCTURE

The proposal will result in the intensification of land use and may require certain municipal service upgrades. The property however is located within an urban area and the scale of development is as such that it will have a minimal impact on the bulk service level capacity of the municipality. Development contributions furthermore will be levied for the intensification in land use

7. HERITAGE

The heritage permit previously issued 2019 is attached as Appendix 7. In terms of the permit it is important to note the property is not graded and considered not conservation worthy.

8. CONCLUSION

The development proposal with reference to Chapter V of the Stellenbosch Land Use Planning By-Law (2015) is consistent and conforms to the following general criteria for considering applications;

- The proposal is consistent with the Integrated Development plan and the Spatial Development Framework of the Stellenbosch Municipality
- The proposal conforms to the objectives of the National Development Plan and the Provincial Spatial Development Framework and Strategic Action Plan
- The LED strategy of the municipality
- The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act and the principles referred to in Chapter VI of the Land Use Management Act, and
- The provision of the Stellenbosch Zoning Scheme By-Law

The development will furtherance the growth of the local economy by providing tourism accommodation that has been identified as one of the key strategies of the Western Cape Government and the Stellenbosch Municipality in achieving accelerate growth and economic development. The development will not detract from the historic character and scenic quality of the area and it will not have any negative impact on the surrounding urban environment.

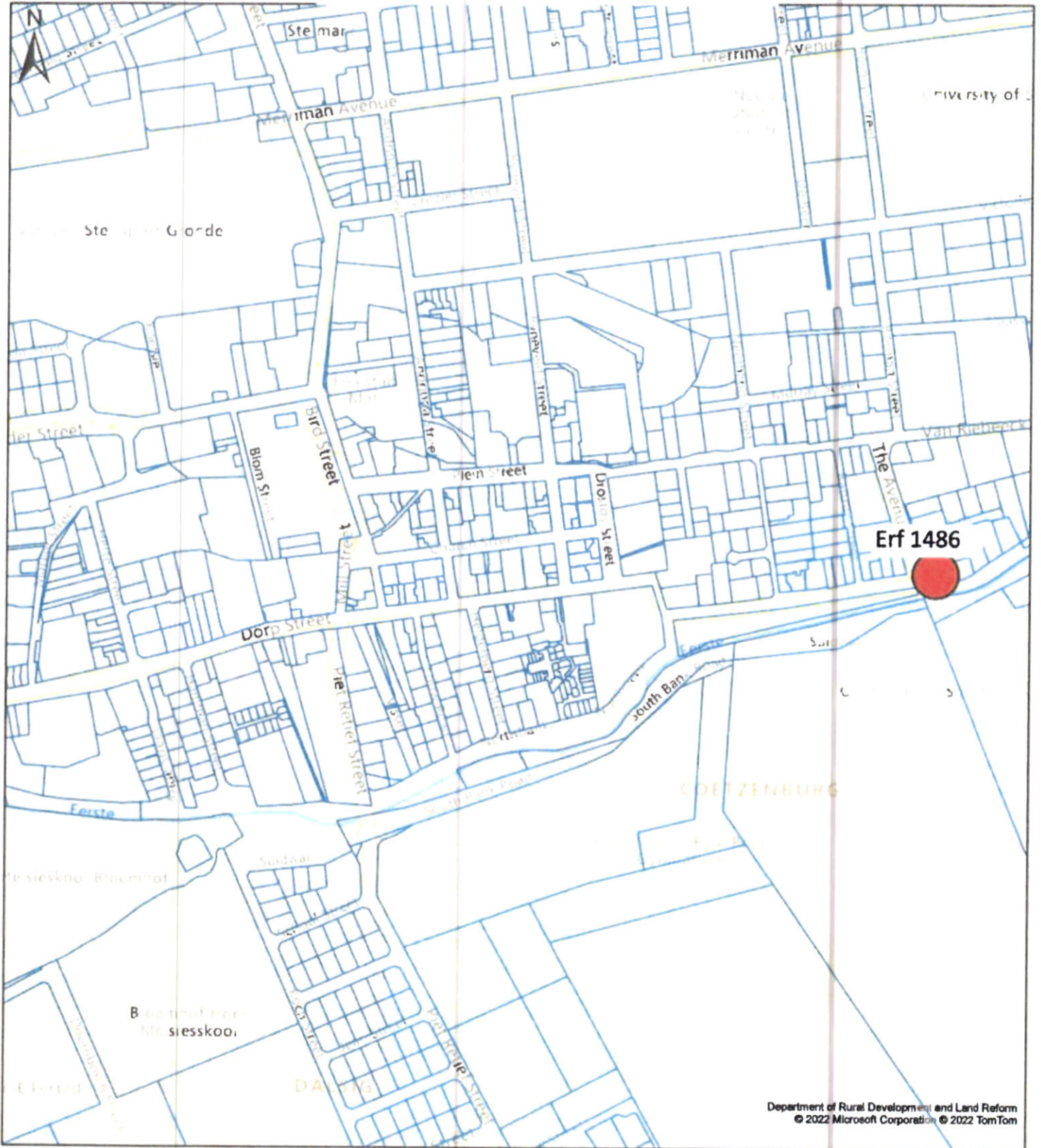
ERF 1486 STELLENBOSCH

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Erf 1486 Stellenbosch.

.....

APPENDIX 1
LOCATION PLAN

LOCATION PLAN: ERF 1486



Legend
Erf

Department of Rural Development and Land Reform
© 2022 Microsoft Corporation © 2022 TomTom

0 0.07 0.15 0.3 km

Map Center: Lon: 18°51'44.5"E
Lat: 33°56'18"S

Scale: 1:9 028

Date created: April 19, 2022



Western Cape

APPENDIX 2

**TITLE DEED AND CONFIRMATION OF
TRANSFER/REGISTRATION AND
CONVEYANCER CERTIFICATE**



CONVEYANCER CERTIFICATE

1/We Zelda de Bruin (91024)

Practising at:

Dercksen & Co

In respect of:

Erf 1486 Stellenbosch
in the Municipality and Division Stellenbosch
Western Cape Province

In Extent: 1129 Square metres

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/~~pivot deeds~~/deeds of transfer):

1. T 44887/2006

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (If any)

Categories		Are there deed restrictions (Indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	<input checked="" type="radio"/> Y	<input type="radio"/> N	II (1)
2.	Building lines	<input checked="" type="radio"/> Y	<input type="radio"/> N	II (4)
3.	Height	<input type="radio"/> Y	<input checked="" type="radio"/> N	
4.	Number of Dwellings	<input checked="" type="radio"/> Y	<input type="radio"/> N	II (3)
5.	Bulk floor area	<input type="radio"/> Y	<input checked="" type="radio"/> N	
6.	Coverage/built upon area	<input checked="" type="radio"/> Y	<input type="radio"/> N	II (3)
7.	Subdivision	<input checked="" type="radio"/> Y	<input type="radio"/> N	II (2)
8.	Servitudes that may be registered over or in favour of the property	<input type="radio"/> Y	<input checked="" type="radio"/> N	
9.	Other Restrictive Conditions	<input checked="" type="radio"/> Y	<input type="radio"/> N	II (5)



B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (If any)

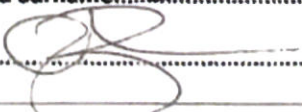
a.	Organ(s) of State that might have an interest in the restrictive condition	Stellenbosch Municipality
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	Abendruhe Township
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at Stellenbosch (Place) on this 21 (Day) May (Month) of 2022

Full names and Surname: Zelda de Bruin

Signature: 

PO Box 1476
Stellenbosch
7599

ZELDA DE BRUIN
KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS
PRAKTISERENDE PROKUREUR EN TRANSPORTBESORGER RSA /
PRACTISING ATTORNEY AND CONVEYANCER RSA
43 PLEIN STREET / PLEINSTRAAT 43
STELLENBOSCH

Tel: 021 887 8747

Email: zelda@dercksen.co.za

Cell:



Dercksen & Kie

Attorneys Notaries Conveyancers
Prokureurs Notarisse Aktebesorgers

Einheid 1
Plein straat 43
Stellenbosch, 7600
P.O. Box/Posbus 1476
Stellenbosch, 7599
info@dercksen.co.za
t (021) 887 8747
f (021) 887 8752
+27-21-887 8747

Our ref / Ons verw: Die Laan/Z DE KOCK

Your ref / U verw:

26 May 2022

Stellenbosch Munisipaliteit
Stellenbosch
7600

Per email: emilevdm@adept.co.za

Dear Sir/s

RE: ERF 1486 STELLENBOSCH

I refer to the above and confirm that we have been appointed to attend to the transfer of Erf 1486 Stellenbosch from Purple Fountain Properties 52 (Pty) Ltd to De Bosch Properties (Pty) Ltd.

Kindly contact writer for any further assistance.

Yours Faithfully
DERCKSEN & KIE

PER
ZELDA DE KOCK

310

DERCKSEN & CO
P O BOX 1476
STELLENBOSCH
7599

Prepared by me

CONVEYANCER
ZELDA DE BRUIN
(LPCM Number 91024)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R.....	R.....
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNECKE LOUW (LPCM Number 80989)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**PURPLE FOUNTAIN PROPERTIES 52 PROPRIETARY LIMITED
REGISTRATION NUMBER 2006/003151/07**

which said Power of Attorney was signed at
STELLENBOSCH on

And the appearer declared that his/her said principal had, on 2 March 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**DE BOSCH PROPERTIES PROPRIETARY LIMITED
REGISTRATION NUMBER 2000/018606/07**

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

ERF 1486 STELLENBOSCH
in the Municipality and Division STELLENBOSCH
WESTERN CAPE PROVINCE

IN EXTENT 1129 (ONE THOUSAND ONE HUNDRED AND TWENTY NINE)
Square metres

FIRST TRANSFERRED by Deed of Transfer number 858 dated 11 February
1935 with Diagram annexed thereto and held by Deed of Transfer Number
T44887/2006

- (I). SUBJECT to the conditions referred to in Deed of Transfer No 858 dated 11 February 1935, and
- (II). SUBJECT to the following special conditions contained therein, imposed by the Administrator of the Cape of Good Hope published under Ordinance No.13 of 1927, nr:-
1. That the said Lot No. 7 be used for residential purposes only. No shop or hotel shall be permitted thereon.
 2. That the said lot No.7 may not be subdivided.
 3. That not more than one dwelling together with the necessary outbuildings and appurtenances be erected on the said Lot No.7 and that not more than one half of the area of the said lot No.7 be built on
 4. That no buildings shall be erected within fifteen (15) feet of any street line which forms a boundary of the said lot No.7.
 5. That the owner of lot No. 7 shall be obliged to allow the drainage or sewerage of any other lot or erf or lots or erven to be conveyed over said lot No.7 if deemed necessary by the Towns Council of the Municipality of Stellenbosch and in such manner and in such position as may from time to time be reasonably required by the Council.
 6. That the above conditions may be enforced by the registered owner of any lot or erf forming part of the ABENDRUHE TOWNSHIP.

WHEREFORE the said Appearer, renouncing all rights and title which the said

**PURPLE FOUNTAIN PROPERTIES 52 PROPRIETARY LIMITED
REGISTRATION NUMBER 2006/003151/07**

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

**DE BOSCH PROPERTIES PROPRIETARY LIMITED
REGISTRATION NUMBER 2000/018606/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R9 500 000.00 (NINE MILLION FIVE HUNDRED THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 2022

q.q.

In my presence

REGISTRAR OF DEEDS

BOX 1521

Opgestel deur my:

Susanna Vermeulen

TRANSPORTBESORGER
VERMEULEN SP

BC00017502/2016
GEKANSELLEER CANCELLED
REGISTRATEUR/REGISTRAR
08 APR 2016

FEE
R. 800,00

VERBIND	MORTGAGED
VIR FOR R. 2 700 000,00	
B000050628-2006	<i>[Signature]</i>
2006-06-22	REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

5

T000044887/2006

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK:

DAT **SUSANNA PETRONELLA VERMEULEN**

Aktebesorger voor my, Registrateur van Aktes verskyn het te KAAPSTAD die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag geteken te Stellenbosch op die 8ste dag van Mei 2006 aan hom verleen deur

PIETER JACOBUS CONRADIE
Identiteitsnommer: 310207 5064 080
Getroud buite gemeenskap van goedere

(hierna genoem die Transportgewer)

DATA / CAPTURE
03 JUL 2006
BARLOW M

7:7
L HURI.

En genoemde Komparant het verklaar dat sy voorsegde Prinsipaal werklik en wettiglik verkoop het op die 28ste dag van Maart 2006 en dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

PURPLE FOUNTAIN PROPERTIES 52 (PTY) LTD
Nr.2006/003151/07

Sy Opvolgers in titel of Regsverkrygendes

ERF 1486 STELLENBOSCH
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT: 1129 (EEN DUISEND EEN HONDERD NEGE EN TWINTIG)
Vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte No 858 gedateer 11 Februarie 1935 met kaart daaraan geheg en gehou kragtens Transportakte No T2569/1967.

ONDERHEWIG AAN:

- (I) die voorwaardes waarna verwys word in Transportakte No. 858 gedateer 11 Februarie 1935, en
- (II) die volgende spesiale voorwaardes daarin vervat, wat opgelê is deur die Administrateur van die Provinsie van die Kaap die Goeie Hoop onder die bepalinge van Ordonnansie No. 13 van 1927, nr.:-
 - "1. That the said Lot No. 7 be used for residential purposes only. No shop or hotel shall be permitted thereon.
 2. That the said lot No. 7 may not be subdivided.
 3. That not more than one dwelling together with the necessary outbuildings and appurtenances be erected on the said Lot No. 7 and



that not more than one half the area of the said lot No. 7 be built upon.

4. That no buildings shall be erected within fifteen (15) feet of any street line which forms a boundary of the said lot No. 7.
5. That the owner of Lot No. 7 shall be obliged to allow the drainage or sewerage of any other lot or erf or lots or erven to be conveyed over said lot No. 7 if deemed necessary by the Towns Council of the Municipality of Stellenbosch and in such manner and in such position as may from time to time be reasonably required by the Council.
6. That the above conditions may be enforced by the registered owner of any lot or erf forming part of the ABENDRUHE TOWNSHIP.



WESHALWE die Komparant afstand doen van al die reg en titel wat die gesegde **PIETER JACOBUS CONRADIE**, Identiteitsnommer: 310207 5064 080, **Getroud buite gemeenskap van goedere** voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde

PURPLE FOUNTAIN PROPERTIES 52 (PTY) LTD
Nr.2006/003151/07

sy Opvolgers in titel of Regsverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat, en ten slotte erken hy dat die eiendom verkoop is vir 'n koopprijs van **R 3100 000.00 (DRIE MILJOEN EEN HONDERD DUISEND RAND)**

IN GETUIENIS WAARVAN EK, die genoemde REGISTRATEUR VAN AKTES tesame met die Komparant, q.q. hierdie Akte onderteken het en met my Ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES, te KAAPSTAD op hede die 27^{de} dag van *Junie* 2006.


q.q. sy prinsipaal


In my teenwoordigheid:

REGISTRATEUR VAN AKTES



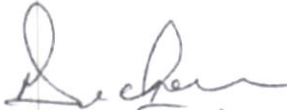
APPENDIX 3
RESOLUTION AND POWER OF ATTORNEY

**RESOLUTION OF DE BOSCH PROPERTIES (PTY) LTD
REGISTRATION NUMBER: 2000/018606/07**

HELD AT STELLENBOSCH ON

IT WAS RESOLVED:

1. That **DE BOSCH PROPERTIES (PTY) LTD** will apply to Stellenbosch Municipality for the rezoning of Erf 1486 Stellebosch from Conventional Residential Zone to Multi-Unit Zone Residential Zone;
2. A simultaneous application for the consent use to accomodate a tourism accomodation establishment comprising of 12 self-catering guest suites;
3. The application for removal of condition II(1) and (3) in Title Deed T44887/2006 to permit the use of the property for tourism accommodation purposes.
4. That FRANCOIS JOSPEHUS DERCKSEN is authorised to sign the necessary application documents on behalf of DE BOSCH PROPERTIES (PTY) LTD.



**FRANCOIS JOSEPHUS DERCKSEN
DIRECTOR**

POWER OF ATTORNEY

De Bosch Properties (Pty) Ltd

Do hereby nominate and constitute and appoint

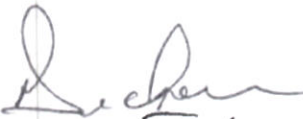
Emile van der Merwe Town Planning Consultants

With the power of substitution, to be my/our lawful Agent in my/our name, place and stead and to make the necessary applications to the Stellenbosch Municipality for the following:

- **APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH LAND USE PLANNING BY-LAW (2015)**

On the above mentioned property and to proceed with any required work to the final end and termination thereof and generally of effecting the purpose aforesaid, to do our cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Agent(s) shall lawfully do, or cause to be done ; by virtue of these present.

SIGNED AT STELLENBOSCH ON THIS 19TH DAY OF MAY 2022.



FRANCOIS DERCKSEN
DIRECTOR

APPENDIX 4
GENERAL PLAN

C.D.R. 4502

LE HANTOOR NOTAS
1) Bases Verplein 478 542 548 574 620

Lot No	Angle	Distance	Area
120	180	10.0	0.00
121	180	10.0	0.00
122	180	10.0	0.00
123	180	10.0	0.00
124	180	10.0	0.00
125	180	10.0	0.00
126	180	10.0	0.00
127	180	10.0	0.00
128	180	10.0	0.00
129	180	10.0	0.00
130	180	10.0	0.00
131	180	10.0	0.00
132	180	10.0	0.00
133	180	10.0	0.00
134	180	10.0	0.00
135	180	10.0	0.00
136	180	10.0	0.00
137	180	10.0	0.00
138	180	10.0	0.00
139	180	10.0	0.00
140	180	10.0	0.00
141	180	10.0	0.00
142	180	10.0	0.00
143	180	10.0	0.00
144	180	10.0	0.00
145	180	10.0	0.00
146	180	10.0	0.00
147	180	10.0	0.00
148	180	10.0	0.00
149	180	10.0	0.00
150	180	10.0	0.00
151	180	10.0	0.00
152	180	10.0	0.00
153	180	10.0	0.00
154	180	10.0	0.00
155	180	10.0	0.00
156	180	10.0	0.00
157	180	10.0	0.00
158	180	10.0	0.00
159	180	10.0	0.00
160	180	10.0	0.00
161	180	10.0	0.00
162	180	10.0	0.00
163	180	10.0	0.00
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165	180	10.0	0.00
166	180	10.0	0.00
167	180	10.0	0.00
168	180	10.0	0.00
169	180	10.0	0.00
170	180	10.0	0.00
171	180	10.0	0.00
172	180	10.0	0.00
173	180	10.0	0.00
174	180	10.0	0.00
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180	180	10.0	0.00
181	180	10.0	0.00
182	180	10.0	0.00
183	180	10.0	0.00
184	180	10.0	0.00
185	180	10.0	0.00
186	180	10.0	0.00
187	180	10.0	0.00
188	180	10.0	0.00
189	180	10.0	0.00
190	180	10.0	0.00
191	180	10.0	0.00
192	180	10.0	0.00
193	180	10.0	0.00
194	180	10.0	0.00
195	180	10.0	0.00
196	180	10.0	0.00
197	180	10.0	0.00
198	180	10.0	0.00
199	180	10.0	0.00
200	180	10.0	0.00



Lot No	Area	Remarks
121	1.21	...
122	1.22	...
123	1.23	...
124	1.24	...
125	1.25	...
126	1.26	...
127	1.27	...
128	1.28	...
129	1.29	...
130	1.30	...
131	1.31	...
132	1.32	...
133	1.33	...
134	1.34	...
135	1.35	...
136	1.36	...
137	1.37	...
138	1.38	...
139	1.39	...
140	1.40	...
141	1.41	...
142	1.42	...
143	1.43	...
144	1.44	...
145	1.45	...
146	1.46	...
147	1.47	...
148	1.48	...
149	1.49	...
150	1.50	...
151	1.51	...
152	1.52	...
153	1.53	...
154	1.54	...
155	1.55	...
156	1.56	...
157	1.57	...
158	1.58	...
159	1.59	...
160	1.60	...
161	1.61	...
162	1.62	...
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164	1.64	...
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167	1.67	...
168	1.68	...
169	1.69	...
170	1.70	...
171	1.71	...
172	1.72	...
173	1.73	...
174	1.74	...
175	1.75	...
176	1.76	...
177	1.77	...
178	1.78	...
179	1.79	...
180	1.80	...
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186	1.86	...
187	1.87	...
188	1.88	...
189	1.89	...
190	1.90	...
191	1.91	...
192	1.92	...
193	1.93	...
194	1.94	...
195	1.95	...
196	1.96	...
197	1.97	...
198	1.98	...
199	1.99	...
200	2.00	...

STELLENBOSCH ALLOTMENT AREA
General Plan
 of
Abendruhe Township C.D.R.
 Represented by Figure ABCDEFGHIJKL
 in the
 Municipality
Village and Division of Stellenbosch
 Province of Cape of Good Hope

TP 16^e

This plan represents the original Township of Abendruhe as shown in the Survey of 1854 and is subject to the provisions of the Survey Act, 1914.

The bearings of each lot represented in this plan are in accordance with regularity and have been placed under the signature of the Surveyor in May 1854 by me.

Surveyor



8.241/1/2

Stellenbosch, 24th May 1854
 Surveyor

APPENDIX 5
PRE-SCRUTINY FEEDBACK



Emile van der Merwe
Emile van der Merwe Town Planning Consultants
emilevdm@adept.co.za
084 556 6461

06 May 2022

SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK, ERF 1486 STELLENBOSCH

1. Your pre-application scrutiny submission on the above property dated **19 April 2022**, refers.
2. Your submission has been duly scrutinized for your intended land use application.
3. Your intended land use application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2015) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB].
4. The intended land use and/ or land development application also needs to fulfil the requirements as stipulated in Section 38 of the SLUPB. The required application documents and related information on any applicable Bylaws, Policies and Spatial Plans are available on the Planning Portal of the Municipal Website. (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>).
5. Please note that the sole purpose of this pre-application scrutiny feedback is to facilitate an accurate approach for the intended land use and/ or land development application. The feedback should consequently not be interpreted to represent any position on the merit nor desirability of such intended land use and/ or land development application, which can only be determined once a complete application has been received and duly processed and decided on by the authorised decision maker.
6. It should also be noted that 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. Once proof of payment is received, the application will be regarded as duly submitted in accordance with a notice as contemplated in terms of Section 41(1)(c)(i) of the SLUPB.
7. For any enquiries on this correspondence please respond by e-mail to the writer hereof.

Kind regards

Bongiwe Zondo
bongiwe.zondo@stellenbosch.gov.za

APPENDIX 6
PLANS



ERF SITE:	1127 m ²
EXISTING COVERAGE:	27 %
PERMISSIBLE COVERAGE:	50 %
REQUIRED PARKING:	12 BAYS
PROPOSED COVERAGE:	393 m ² = 34.8%
PROPOSED FLOOR AREA GF:	375 m ² = 33.2%
PROPOSED FLOOR AREA 1F:	382 m ² = 33.9%
TOTAL FLOOR AREA:	757 m ² = 67%
PROPOSED PARKING:	12 BAYS

GROUND FLOOR PLAN
SCALE 1:200



DIE LAAN
Die Laan 34 (erf 1486),
Stellenbosch

Drawn: N CRANK; Checked: E Swanepoel
Date: 01-06-2022 Design Proposal

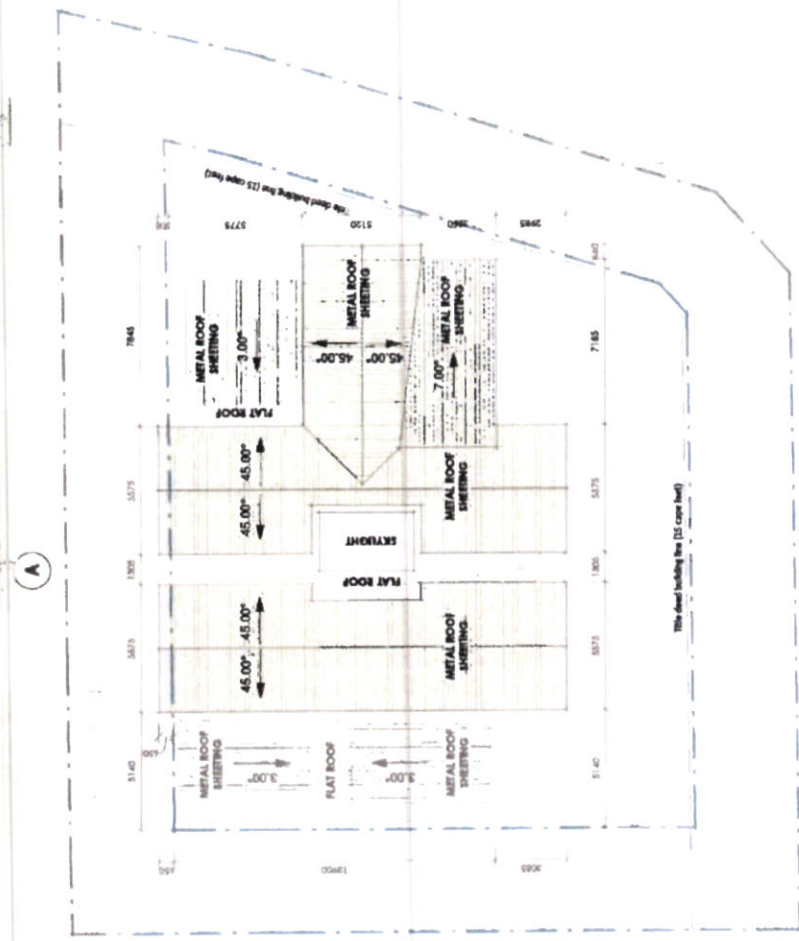


FIRST FLOOR PLAN
SCALE 1:200



Die Laan 34 (erf 1486),
Stellenbosch

Drawn: N CRANK; Checked: E Swanepoel
Date: 01-06-2022 Design Proposal



FIRST FLOOR PLAN
SCALE 1:200



Die Laan 34 (erf 1486),
Stellenbosch

Drawn: N CRANK; Checked: E Swanepoel
Date: 01-06-2022 Design Proposal

WESTERN ELEVATION



RIDGE LINE ∇ 9290
WALLPLATE ∇ 6405
FIRST STOREY ∇ 3200
GROUND STOREY ∇ 0150

EASTERN ELEVATION



RIDGE LINE ∇ 9290
WALLPLATE ∇ 6490
FIRST STOREY ∇ 3200
GROUND STOREY ∇ 0150

SOUTHERN ELEVATION



RIDGE LINE
▽
9200

WALLPLATE
▽
6600

FIRST STOREY
▽
3200

GROUND STOREY
▽
0150

NORTHERN ELEVATION



RIDGE LINE
▽
9200

WALLPLATE
▽
6600

FIRST STOREY
▽
3200

GROUND STOREY
▽
0150





APPENDIX 7
HERITAGE PERMIT

REGISTERED POST

Our Ref: HM/CAPE WINELANDS/STELLENBOSCH/ERF 1486
 Case No.: 19111902TZ1120E
 Enquiries: Thando Zingange
 E-mail: Thando.Zingange@westerncape.gov.za
 Tel: 021 483 9689
 Date: 27 November 2019



Purple Foundations Properties 52 (PTY) LTD
 34 Die Laan
 Stellenbosch

PERMIT

CASE NUMBER 19111902TZ1120E

Issued in terms of Section 34(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

This permit is issued for:

Proposed Action: Additions and Alterations to existing structure
 Site: Erf 1486, 34 Die Laan, Stellenbosch
 Graded: Not Conservation Worthy

Permit issued in accordance with Drawings:

No: N/A
 Dated: 25 March 2019
 Drawings prepared by: HB Architects
 HWC Date Stamped: 27 November 2019

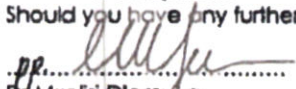
Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 working day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage Inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.


 Mxolisi Dlamuka
 Chief Executive Officer, Heritage Western Cape

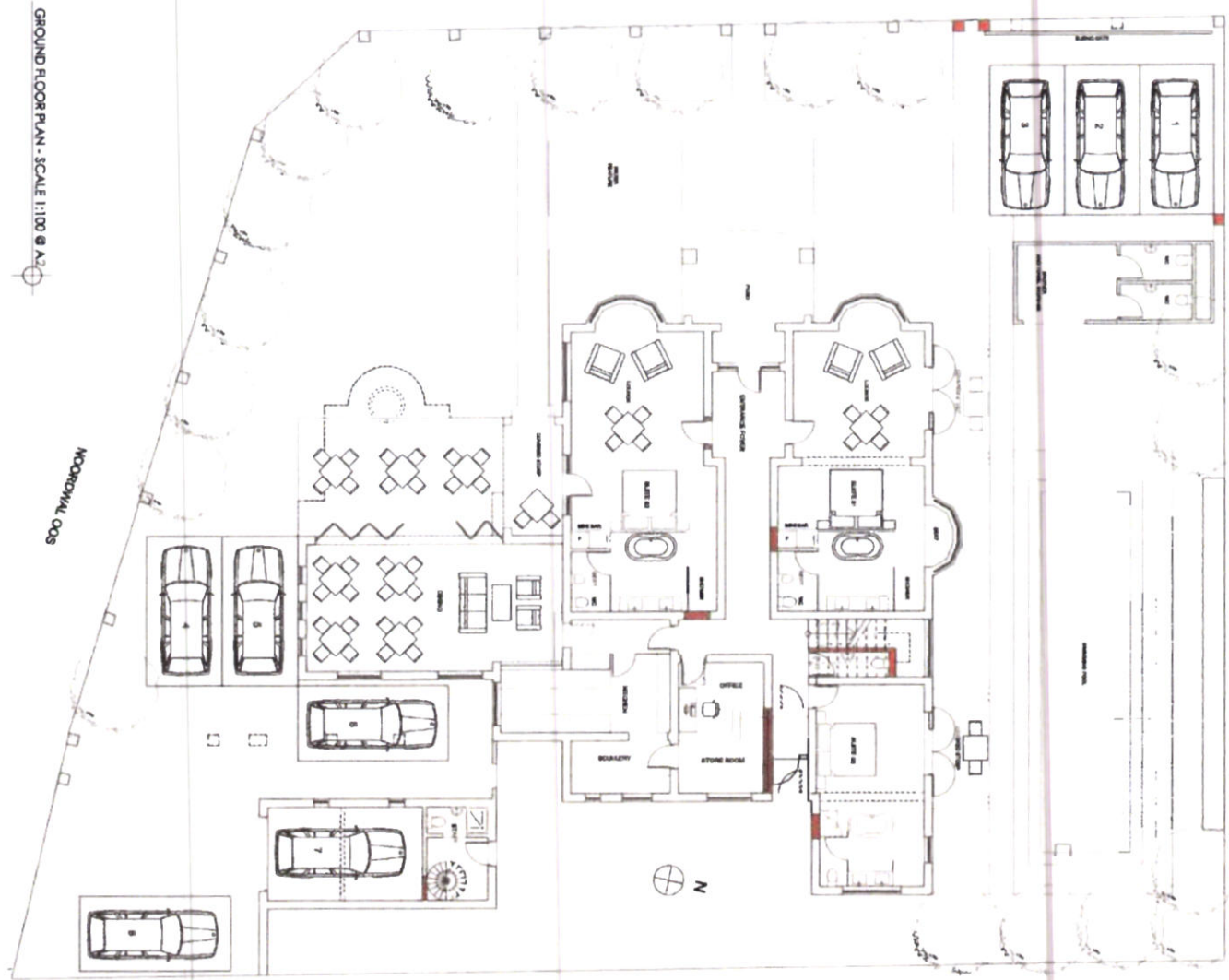
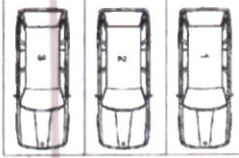
www.westerncape.gov.za/cas

Street Address: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor • Postal Address: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor
 • Tel: +27 (0)21 483 9689 • Email: cas@westerncape.gov.za

Street Address: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor • Postal Address: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor
 • Tel: +27 (0)21 483 9689 • Email: cas@westerncape.gov.za

Idilesi yendawo: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor • Idilesi yendawo: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor
 • Idilesi yendawo: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor • Idilesi yendawo: 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor, 11000 2nd Floor

DIE LAAN



GROUND FLOOR PLAN - SCALE 1:100 @ A2

HOOPKOPING 008



FIRST FLOOR PLAN - SCALE 1:100 @ A2

DIE LAAN GUEST HOUSE
STELLENBOSCH
SKETCH DESIGN PROPOSAL
2019 03 25



ARCHIT CTS

APPENDIX 8
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)		Emile							
Surname		van der Merwe							
Company name (if applicable)		Emile van der Merwe Town Planning							
Postal Address		PO Box 204					Postal Code		7599
		Stellenbosch							
Email		emilevdm@adept.co.za							
Tel	021 886 5050			Fax	021 8838965			Cell	0845566461
PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)									
Registered owner(s)		Purple Fountain Properties 52 Pty Ltd							
Physical address		Unit 1 Church Street 43 Stellenbosch					Postal code		7600
		Stellenbosch							
E-mail		zelda@dercksen.co.za							
Tel	0218878747			Fax				Cell	
PART C: PROPERTY DETAILS (in accordance with title deed)									
Erf / Erven / Farm No.	Erf 1486		Portion(s) if Farm		Allotment area		Stellenbosch		
Physical Address		corner of The Avenue and Noordwal East							
Current Zoning		Convential Residential Zone		Extent	1129m ² / ha		Are there existing buildings?		Y N
Applicable Zoning Scheme		Stellenbosch zoning scheme by-law							

Current Land Use	Agriculture, restaurant, guest house, functions and children play area										
Title Deed number and date	T	44887/2006									
Attached Conveyance's Certificate	Y	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate Conditions (II) Nrs 1 and 3								
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?		N	If Yes, list the bondholder(s):								
Is the property owned by Council?		N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management								
Is the building located within the historical core?		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)?		N	If yes, is this application to legalize the building / land use ² ?					N			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		N	Are there any land claim(s) registered on the subject property(ies)?					N			
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?		N	If Yes, please attach the minutes of the pre-application consultation.								
Has the pre-application scrutiny form been submitted?	Y		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: Cost are obtainable from the Council Approved tariffs										
<input checked="" type="radio"/>	15(2)(a) rezoning of Land										
<input type="radio"/>	15(2)(b) a permanent departure from the development parameters of the zoning scheme										
<input type="radio"/>	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										
<input type="radio"/>	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										
<input type="radio"/>	15(2)(e) a consolidation of land that is not exempted in terms of section 24										
<input checked="" type="radio"/>	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit										
<input type="radio"/>	15(2)(g) a permission required in terms of the zoning scheme										

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)(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		
	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		
●	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
		TOTAL B:	R
		TOTAL APPLICATION FEES* (TOTAL A + B)	R15 000
<p>* 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.</p> <p>**All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>*** 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.</p>			

BANKING DETAILS	
Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/_____ and ERF/FARM _____
<i>Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment</i>	

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	EVDM Town Planning Services
Postal Address	PO Box 204, Stellenbosch, 7599
Vat Number (where applicable)	4740239944

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..... in terms of Section.....of the.....Zoning Scheme Regulations						
Other (please specify)	<hr/> <hr/> <hr/>					

Brief description of proposed development / Intent of application:
See motivation attached

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							
<input checked="" type="radio"/> Y	<input type="radio"/> N	Power of attorney / Owner's consent if applicant is not owner		<input type="radio"/> Y	<input checked="" type="radio"/> N	Bondholder's consent (if applicable)	
<input checked="" type="radio"/> Y	<input type="radio"/> N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		<input type="radio"/> Y	<input checked="" type="radio"/> N	Proof of any other relevant right held in the land concerned	
<input checked="" type="radio"/> Y	<input type="radio"/> N	Written motivation pertaining to the need and desirability of the proposal		<input checked="" type="radio"/> Y	<input type="radio"/> N	S.G. diagram / General plan extract (A4 or A3 only)	
<input checked="" type="radio"/> Y	<input type="radio"/> N	Locality plan (A4 or A3 only) to scale		<input checked="" type="radio"/> Y	<input type="radio"/> N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
<input type="radio"/> Y	<input checked="" type="radio"/> N	Proposed subdivision plan (A4 or A3 only) to scale		<input type="radio"/> Y	<input checked="" type="radio"/> N	Proof of agreement or permission for required servitude	
<input type="radio"/> Y	<input checked="" type="radio"/> N	Proof of payment of application fees		<input checked="" type="radio"/> Y	<input type="radio"/> N	Proof of registered ownership (Full copy of the title deed)	
<input checked="" type="radio"/> Y	<input type="radio"/> N	Conveyancer's certificate		<input checked="" type="radio"/> Y	<input type="radio"/> N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> Y/A	Consolidation plan (A4 or A3 only) to scale	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> Y/A	Land use plan / Zoning plan (A4 or A3 only) to scale
<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> Y/A	Street name and numbering plan (A4 or A3 only) to scale	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> Y/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> Y/A	Landscaping / Tree plan (A4 or A3 only) to scale	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> Y/A	Home Owners' Association consent
<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> Y/A	Abutting owner's consent	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> Y/A	Services Report or indication of all municipal services / registered servitudes
<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> Y/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)	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> Y/A	Proof of failure of Home owner's association
<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> Y/A	Copy of original approval and conditions of approval	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> Y/A	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proof of lawful use right	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Required number of documentation copies	<input type="checkbox"/>	<input type="checkbox"/>	N/A	Other (specify)

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Water Act, 1998 (Act 36 of 1998)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other (specify)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do you want to follow an integrated application procedure in terms of section 44(1) of the 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.

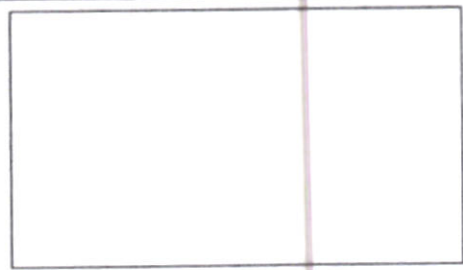
- 9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
- 10. The Municipality will not be liable to the owner for any economic 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.
- 15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:  Date: 2022-06-08

Full name: Emile van der Merwe

Professional capacity: PROFESSIONAL PLANNER (REG 1149/1996)

FOR OFFICE USE ONLY

Date received: _____	
Received By: _____	

AMPTELIKE KWITANSIE / OFFICIAL RECEIPT



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DUPLICATE RECEIPT

Receipt N/c: DIR1 Duplicate Rec.No:1000200364 Date: 20/06/2022

Local Authority: Stellenbosch Municipality

1 STB N 15000.00

30111060201 05236 ABSA BANK

DIRECT 030111060201 ABSA BANK Erf 1486

X100 Key: STB -009-20220620-000000046

X10 Key : STB D1000200364000000

✉ 17, STELLENBOSCH 7599
☎ 021 808-8578 / 8547 / 8546
📠 021 886 7318

STEEB WYŻSZEJ SZKOŁY W BIAŁYMOSTKU

WYDZIAŁ FIZYKI I MATEMATYKI
KATEDRA FIZYKI
KATEDRA MATEMATYKI
KATEDRA CHEMII
KATEDRA BIOLOGII
KATEDRA HISTORII I PEDAGOGIKI

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