

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

Neem asseblief kennis dat hierdie kennisgewing in Afrikaans hieronder volg.

18 November 2021

Affected person's Name

Affected persons Physical Address

Affected person's Title:

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

Application Property Address: **Erf 384 Oaklands Avenue, Winelands Village, Main Road, Raithby**

Application Property Number: **Erf 384 Raithby**

Applicant: **Diesel & Munns Inc.**
Tel: 021 852 3800
e-mail: planning@dieselandmunns.co.za

Owner: **Arnoldus Daniel Botha**
e-mail: Arno.Botha@Westroconseider.com

Application Reference: **LU/ 12973**

Application Type: **APPLICATION FOR SUBDIVISION: ERF 384 RAITHBY**

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

An application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of Erf 384 Raithby into the following: Rem of 384 (1257 sqm in extent) and, Portion 1 of Erf 384 (600 sqm in extent).

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: Diesel & Munns Inc. (Barry Blount) planning@dieselandmunns.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 **Monday 20 December 2021**.

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 021 852 3800 during normal office hours.

Yours faithfully

DIESEL & MUNNS INC.

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

18 November 2021

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

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

Adres van aansoek eiendom: **Erf 384, Oaklands Rylaan, Winelands Village, Hoofweg, Raithby**

Aansoek eiendom beskrywing: **Erf 384 Raithby**

Aansoeker: **Diesel & Munns Ing.
Tel: 021 852 3800
e-pos: planning@dieselandmunns.co.za**

Eienaar: **Arnoldus Daniel Botha
e-pos: Arno.Botha@Westroconseider.com**

Aansoek Verwysing: **LU/ 12973**

Tipe Aansoek: **AANSOEK VIR ONDERVERDELING: ERF 384 RAITHBY**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 vir die onderverdeling van Erf 384 Raithby na die volgende: Restant Erf 384 (1257 vkm in groote) en Gedeelte 1 van Erf 384 Raithby (600 vkm in groote).

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 tydskedule 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 aanton wat die die kommentaar toelig;
 - Indien toepaslik, aanton 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: (Diesel & Munns Ing. (Barry Blount) planning@dieselandmunns.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.

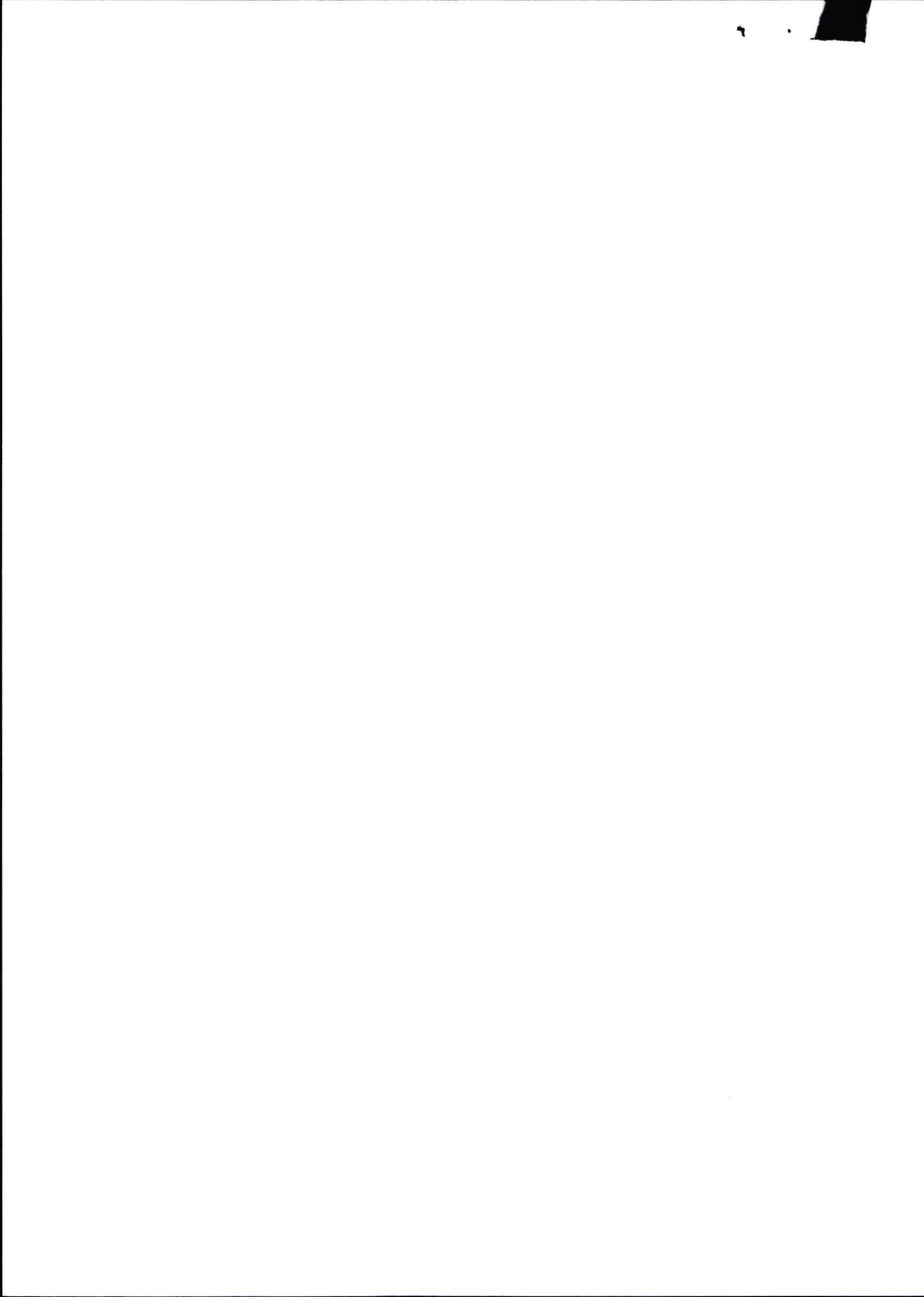
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **Maandag 20 Desember 2021**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 021 852 3800 gedurende normale kantoor ure.

Die uwe

DIESEL & MUNNS ING.



Nicole Katts

From: Nicole Katts
Sent: Thursday, 05 August 2021 08:40
To: planning@dieselandmunns.co.za
Cc: Bulelwa Mdoda
Subject: INVOICE: APPLICATION FOR SUBDIVISION - ERF 384 RAITHBY
Attachments: INV - ERF 384 RB.pdf

Good day Barry

I trust that you are well.

Pre-scrutiny of your documentation as submitted on 03 June 2021 has been completed. The documentation is considered complete and you may now pay the following fees into Council's bank account within the next two (2) working days. Please provide this office with a copy of your proof of payment.

Application is made for the following:

- Subdivision

Apologies for the delay in sending the invoice, the issue on the VAT has been resolved.



Municipality of Stellenbosch
Nicole Katts
planning@dieselandmunns.co.za
Municipality of Stellenbosch
Planning & Economic Development

027 21 808 8118
027 21 808 8117
www.stellenboscmun.gov.za



PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	23/07/2021	
Erf / Erven/ Farm no	384	Portion(s) if farm		Allotment Area	Raithby	
Owner / Applicant	Diesel & Munns Inc		Contact number	083 654 7420		
Email address	planning@dieselandmunns.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
				YES	NO	
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent				✓		✓
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				✓		✓
15. Minutes of Pre-consultation Meeting						
16. Consolidation plan						
17. Street name and numbering plan						

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.

Bulelwa Mdoda

From: Akhona Gwintsa
Sent: 23 July 2021 02:24 PM
To: Diesel & Munns Planning
Cc: Landuse Enquiries
Subject: RE: [EX] Re: Pre-Application Scrutiny: Erf 384 Raithby

Good Afternoon,

After presenting the item in the meeting yesterday, it was agreed you can submit a full application. Whereafter an instruction from admin to proceed with the issuing an invoice.

Regards,

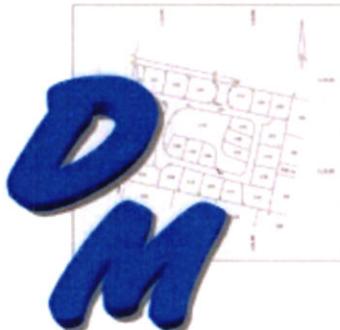
From: Diesel & Munns Planning <planning@dieselandmunns.co.za>
Sent: Friday, 23 July 2021 13:51
To: Akhona Gwintsa <Akhona.Gwintsa@stellenbosch.gov.za>
Subject: Re: [EX] Re: Pre-Application Scrutiny: Erf 384 Raithby

Good Day Akhona

I am just following up with regard to the feedback you were going to send through this morning. Please can you forward it as agreed so that I can submit my application. Thanks.

Regards

Barry



DIESEL & MUNNS INC.

Professional Land Surveyors • Town and Regional Planners
Professionele Landmeters • Stads- en Streekbeplanners
Sectional Title Consultants and Topographical Surveyors
Deeltitel Konsultante en Topografiese Opmeters

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Tel: (021) 852-3
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Diesel & Munns Inc. respects your privacy and is committed to keeping your personal information secure and confidential.

The information in this email, including any attachments, is strictly confidential and solely intended for the addressee named at intended recipient, please note that any form of unauthorized use, publication, reproduction, copying or disclosure of this e-mail's content you have received this communication in error, kindly notify the sender and delete the email. While we endeavour to exclude all viruses, the responsibility of the recipient to check this email and any attachments for viruses.

On 22-Jul-21 10:59, Akhona Gwintsa wrote:

Good day,

Kindly note that a feedback will be provided tomorrow morning with regards to the pre scrutiny application.

Warm Regard,

Proposed Subdivision of Erf 384, Raithby, Stellenbosch Municipality, Administrative District of Stellenbosch.

**PROPOSED SUBDIVISION OF ERF 384
RAITHBY, STELLENBOSCH
MUNICIPALITY, ADMINISTRATIVE
DISTRICT OF STELLENBOSCH.**



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Professionele Landmeters • Stads- en Streekbeplanners
Sectional Title Consultants and Topographical Surveyors
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SOMERSET WEST 7129

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E-mail: planning@dieselandmunns.co.za

LIST OF ANNEXURES

ANNEXURE A: PLANS

- LOCALITY PLANS
- SG NOTING SHEET AND DIAGRAMS
- SUBDIVISION PLAN

ANNEXURE B: POWER OF ATTORNEY

ANNEXURE C: COPY OF TITLE DEED

ANNEXURE D: H.O.A. APPROVAL

ANNEXURE E: MUNICIPAL APPLICATION FORM

ANNEXURE F: CONVEYANCER'S CERTIFICATE

ANNEXURE G: ENGINEERING SERVICES CONFIRMATION

ANNEXURE H: R.O.W. SERVITUDE AGREEMENT

ANNEXURE I: BONDHOLDER'S CONSENT

MOTIVATION REPORT

PROPOSED SUBDIVISION OF ERF 384 RAITHBY, STELLENBOSCH MUNICIPALITY, ADMINISTRATIVE DISTRICT OF STELLENBOSCH.

1. THE APPLICATION

Application is hereby made on behalf of the registered owner for:

- 1) The subdivision of Erf 384 Raithby in terms of section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, as indicated on the attached subdivision plan (plan no. C5128E/Sub);**

The Special Power of Attorney authorising this firm to lodge the application has been attached in **Annexure B**.

2. DETAILS

Property Description:	Erf 384 Raithby
Registered Owner:	Arnoldus Daniel Botha
Area:	2547 Square Metres
Current Zoning:	Conventional Residential Zone
Present Use:	Single Residential Property

3. THE PROPOSAL

The owner of the property wishes to subdivide the property into two portions. It is proposed that the existing dwelling (under construction) will be located on the remaining extent measuring approximately 1257m². The proposed portion (which is currently vacant) will measure approximately 600m² in extent. The proposed subdivision will take place as indicated on the subdivision plan (Plan No.: C5128E/Sub) attached in Annexure A.

4. LOCALITY

The Winelands Village (of which Erf 384 is located within) is located directly north of and abutting the former Raithby local area. Raithby is located approximately 10Km south-west of Stellenbosch. The property is located within the approved Winelands Village residential estate and is located towards the western boundary of the

development. The property directly abuts the existing Winelands Village Erven 419 to 421 along their northern boundaries (See **Annexure A** for Locality Plans). Photo 1 below is an aerial image of the locality of the property in relation to Raithby.



Photo 1: Aerial Image of the property.

5. LAND USE AND ZONING

The adjoining properties within the Winelands Village, as well as within the Raithby local area are also zoned as Conventional Residential. Photo 1 above indicates the location of Erf 384 (within the Winelands Village development) in relation to these surrounding single residential developments. All of the surrounding residential properties (that have been developed) are being utilised according to their zonings.

6. PHYSICAL CHARACTERISTICS OF THE SITE

As has been stated previously Erf 384 is located within the Winelands Village residential development. The main dwelling on Erf 384 is currently in the process of being constructed towards the eastern boundary of the property. Erf 384 is one erf within this approved development that is still substantially larger than many of the surrounding properties (some of which have been similarly subdivided in the past). Erf 380, which is located to the south of the property, was also recently subdivided

into smaller single residential properties. Some of the single residential dwellings within the development are in the process of being constructed as can be seen on photo 1 above.

The property has a gentle slope from north to south and consists mainly of previous (grassed) grazing paddocks. The existing dam on Erf 151 is located to the south-west of the property. None of these physical characteristics are seen to be prohibitive for the development of the property as proposed, which can easily be serviced as indicated in the engineering services report/confirmation attached in **Annexure G**.

7. RESTRICTIVE CONDITIONS OF TITLE

There are no restrictive conditions of title contained within the Title Deed pertaining to the property that will need to be removed in order to allow for the proposed subdivision (see **Annexure C** for a copy of the title deed of the property and **Annexure F** for the conveyancer's certificate).

8. MOTIVATION

8.1 Proposed Development

The property is located within an approved residential development abutting the old Raithby Local Area (within the proposed urban edge as designated within the Stellenbosch Municipality Spatial Development Framework). The owner has identified the property's potential for further development due to its strategic location. The owner of the property is currently in the process of developing a residential dwelling on the eastern portion of the property, and has identified a portion of the property located to the rear (west) of the proposed dwelling that could be developed further for residential purposes. This would also help to facilitate the transition from the existing residential areas to the proposed larger residential 'country' properties located towards the northern section of the Winelands Village development, whilst also allowing for a wider range of (more affordable) residential opportunities within the development.

The proposed property/portion will be developed according to the approved set of architectural guidelines for the Winelands Village residential estate, which will ensure the proposal will be sensitive to the surrounding areas. The proposed subdivision of the property will be proposing a property that is similar in size to many other

properties located within the residential estate and also similar to other subdivision that have recently taken place within the Winelands Village as well. As this will only be seen from within the Winelands Village residential estate, this proposal will have no impact on the broader Raithby community. The Winelands Village HOA has endorsed the application, and their approval has been attached in **Annexure D**.

8.2 Development Design Concept

The general approach in the design of the layout is for the densification of the property to be more in line with the existing residential character of the existing residential properties in Raithby. This will allow for the increased integration of the approved Winelands Village development with the existing residential areas within the Raithby local area through a systematic increase in residential densities. This will also afford increased residential opportunities for Raithby by providing a product that is more in keeping with the existing character of the area.

8.3 Detailed Layout

As is indicated on the subdivision plan attached in **Annexure A**, the proposed development will constitute the subdivision of the property into 2 Conventional Residential properties that will be serviced by servitude right of ways over the existing panhandle driveways of adjoining Erven 381 and 382. There is an existing 4m wide servitude right of way registered over the panhandle of Erf 382 that was created to accommodate a previous subdivision of Erf 384. Consent from the owner of Erf 381 for the registration of an additional 4m wide servitude right of way over the panhandle over their property to allow for access to the proposed subdivision has been attached in **Annexure H**. This will then allow for the full 8m width of the combined panhandles to be utilised for access to all of the erven.

The proposal is for the subdivision of a 600m² portion of land off the western side of the property as indicated on the attached subdivision plan. The owner of the property is currently in the process of developing a dwelling on the property, and this dwelling will be located on the eastern side of Erf 384. It is being proposed that the portion to be subdivided off the property will be located to the rear (west) of the proposed dwelling on the property. The proposed portion will be similar in size and nature to adjacent Erven 419, 420, 421 and 422, which were created by a recent subdivision of Erf 385.

The proposed subdivision will fall within the Winelands Village HOA, and this is confirmed by the plan as endorsed by the HOA which has been attached in **Annexure D**. The proposed additional servitude right of way giving access to the proposed subdivision will be registered over the existing panhandle driveway of Erf 381 (adjacent to the one registered over the panhandle of Erf 382) as indicated on the subdivision plan attached in **Annexure A**. This will allow for an adequately wide access to the individual properties.

8.4 Character of the surrounding area

The surrounding Raithby area is characterised by a variety of land uses, which include Institutional (Methodist Church), recreational (Raithby sports fields), business (restaurant) and single residential properties. The property is one of the few developable properties within the Winelands Village residential development. The proposed further subdivision of Erf 384 will tie in to the established residential character of the Winelands Village residential estate as it will be subject to the same development guidelines as the rest of the estate. The proposed portion will still also be much larger than the erven located within the recently approved subdivision located on Erf 380, which is also located within the Winelands Village residential estate. The proposed subdivision of Erf 384 will not be proposing any properties that are smaller than what already exists within the estate already. Thus the properties within the Winelands Village will be scaling up in size from the southern portion of the development towards the larger properties to the north. These properties will be of a medium residential density within the Winelands Village.

The original development of Erf 151 (Winelands Village) was for the establishment of a fairly low density residential development adjacent to the existing Raithby local area. This development did not relate to the existing residential densities that have been established on the adjoining urban properties and residential neighbourhoods. It is thus proposed that this fairly large property be developed to facilitate more of an integration between the existing urban areas and the semi-rural character of the remainder of the Winelands Village development. Not only will this effectively tie into the existing residential character of the area (within the Winelands Village itself), but will also facilitate a more effective 'scaling' down of the sizes of the properties from the outlying rural properties to the existing urban areas. The proposed subdivision will also be providing for a wider range of residential densities/options within the Winelands Village development.

8.5 Forward Planning

The Western Cape Provincial Spatial Development Framework (WCPSDF) was adopted in 2005 and is aimed at guiding development within the Western Cape province, and is a broad spatial policy that will inform more detailed district and local Spatial Development Frameworks.

The creation and implementation of the Urban Edge as a tool for managing urban growth is seen as extremely important within the WCPSDF. This will serve to ensure the more effective development of the urban areas within the province, as the WCPSDF calls for higher densities within these urban areas. This will lead to the more effective utilisation of services and resources within these areas, as it can be said that higher densities lead to the better utilisation of services. These urban edges need to be held fast for long enough in order to allow new development within the urban areas to re-orientate itself inwards in order for the concept of the urban edge to be successful. This will lead to developers exploring development opportunities within the existing urban areas rather than looking towards the surrounding countryside for these opportunities.

The proposed subdivision is located within the identified urban edge boundary as indicated within the WCPSDF and the Stellenbosch Municipality Spatial Development Framework, and within a well established urban node/development close to major traffic routes and local mixed use node (cemetery, sports fields, residential properties and church). Thus the proposed development of the property will be in line with the objective of the WCPSDF in maximising development, and thus the utilisation of services, within the established urban edge.

This proposed urban densification is also key to the efficiency and urban restructuring of the public transportation system, as smaller denser areas are easier to service than larger sprawling suburban areas. There are other aspects to urban restructuring other than densification that have also been identified, such as the efficient geographical location of activities/land uses in order to minimise the need for vehicular transportation. This densification and development of the urban areas should also occur with due regard for the environmental and heritage concerns of the specific area.

The PSDF places a strong emphasis on the prevention of the phenomenon of urban sprawl, and the development of the property for housing purposes can be seen to be

promoting the densification of the existing urban area, and hence preventing further urban sprawl in order to meet the demand for residential properties in the area. This development is providing for an essential housing need in a manner that will help to integrate land-use and transport and infrastructure planning, which in turn will ensure that the provision of essential services will be more affordable and sustainable.

The PSDF calls for the increase in the densities of the existing low density urban residential areas, as the provision of services to urban areas becomes more cost effective the higher the densities. The PSDF also identifies an appropriateness for increased densities through urban restructuring which would allow for (denser) urban areas to function in a more efficient manner (the PSDF identifies an average of 25 dwelling units per hectare as an average density above which an urban area will perform adequately). The proposed development of the property is well below this guideline and is not proposing anything that is totally out of character with what already exists in the surrounding neighbourhood.

The proposed development is located on a property that is currently underutilised, and hence provides a unique opportunity to aid in the socio-economic development of Raithby, whilst at the same time having no real negative impact on the existing single residential character of the surrounding urban area. Thus it can be seen that the proposal allows for the urban densification of an underutilised property located within an existing urban node, whilst not being contrary to the existing character of the immediately surrounding area. It will thus form an integral part of the Raithby Hamlet.

The Stellenbosch Municipality Spatial Development Framework (SMSDF) indicates the property to be located within the designated Urban Edge. The SMSDF identifies a need to focus on infill development on underdeveloped land within the urban edge. This would serve to protect the nature areas surrounding Raithby from development. The subdivision of the property, and subsequent residential densification of the Winelands Village will propose a minor infill development that will serve to meet the above policy criteria.

8.6 Architectural Style and visual impact

The visual impact of such a development on the surrounding residential environment depends on aspects such as density, height, coverage and architectural style of the proposed development. The development of the internal single residential erven will be governed by the applicable zoning scheme parameters, as well as a set of

architectural guidelines that have been approved for the Winelands Village residential development. Both of the proposed properties will still be subject to these guidelines, and will thus be developed in harmony with the rest of the Winelands Village estate.

These guidelines have been carefully designed/drafted so as to create harmony between the proposed buildings located on the individual erven and the surrounding urban environment. This will ensure that the proposed development of the portion will have a positive visual influence on the current urban landscape and surrounding residential environment. The aesthetic standard of the development, as well as the landscaping proposed, will enhance the residential quality of not only the directly surrounding neighbourhood, but that of the Raithby Hamlet as a whole as well.

The typical location of the proposed dwellings on each of the properties will also be governed by the applicable zoning scheme regulations, as is the case with the adjoining single residential neighbourhoods. Thus the scale and massing of the proposed dwellings will not be out of character to what is currently developed on the single residential properties located along Shaw Street.

8.7 Integration with the surrounding land uses

The Winelands Village residential estate is located within the interface between the existing urban residential areas and the surrounding rural landscape. Erf 384 forms part of this relatively low density residential development. Raithby is generally considered to be a residential village with no real business district of any significance. Thus it is considered that the subdivision of the property for residential purposes is an ideal use in this location. It will facilitate the management of the urban edge interface with the surrounding rural areas by allowing for a gradual decrease in residential densities from the already established urban areas to the larger 'semi-rural' residential properties located along the northern boundary of the Winelands Village residential estate.

The potential for further subdivisions of these properties located on the northern boundary of the estate is limited due to them having already been developed as extensive single residential properties. The location of the property in relation to these larger properties is indicated on the Locality Plan attached in **Annexure A**.

8.8 Engineering Services

No problems are foreseen with regard to the provision of bulk services to the proposed development, as the property is located directly adjacent to a well-established residential neighbourhood. The property is located within the Winelands Village residential development, and will tie into the existing services network that has already been established within the development. There is enough spare capacity in the services located within this development to be able to accommodate one additional dwelling unit.

Inani Infrastructure have done a preliminary design of the required civil services for the subdivision, and have obtained preliminary approval from the relevant engineering department at the Local Authority. A copy of this comment/approval has been attached in **ANNEXURE G**.

8.9 Traffic

Access will be gained to the proposed subdivision via the combined servitude right of ways located on the panhandle driveways of Erven 381 and 382. These panhandles gain access onto Oaklands Avenue which is an internal road within the Winelands Village residential estate. The location of the existing and proposed servitudes have been indicated on the subdivision plan attached in **Annexure A**, and the proposed access road has been indicated on the services plan attached in **Annexure G**. The trip generation of the proposed development will be extremely minimal as only one additional dwelling unit is being proposed, and thus will not place any significant additional strain on the surrounding road network.

8.10 Other Applications

The the National Heritage Resources Act (Act No. 25 of 1999) states that any development or activity that will change the character of a property exceeding 5000m² in extent will require the submission of an application in terms of the act. As the property is only 2457m² in extent, the proposal does not constitute a listed activity in terms of this act, and therefore a Notification of Intent to Develop application in terms of Section 38 of the National Heritage Resources Act (Act No. 25, 1999) does not need to be submitted to Heritage Western Cape for their approval.

The property is also not subject to the provisions of the Subdivision of Agricultural Land Act (Act 70 of 1970), which is confirmed on the S.G. Diagram attached in

Annexure A. Thus an application will not have to be submitted to The Department of Agriculture, Forestry and Fisheries for their approval.

9. CRITERIA FOR CONSIDERATION

Section 65(1) of The Stellenbosch Municipality Land Use Planning By-Law sets out certain general criteria for consideration of applications which determine the desirability of a proposed development. These criteria include the following:

- desirability of the proposal;
- impact on municipal plans and policies;
- applicable provisions of the zoning scheme;
- other investigations/applications required by other legislation;
- compatibility with surrounding uses;
- impact on the external engineering services;

Taking into account all of the above it is clear that the proposed subdivision will have no impact on the surrounding environment which can be construed to be undesirable in respect of the safety, welfare and amenity value of the specific site conditions and the preservation of the surrounding built and natural environment. The proposal will also in no way impact on any existing rights. The proposal can thus be seen to be compliant with these evaluation criteria for the following reasons:

- The proposed development is of an appropriate scale and form that relates to the surrounding urban fabric, development pattern and land use character of the surrounding neighbourhood.
- The proposal will have no significant impact on the existing built form and will thus fit in to the surrounding urban context.
- The placement of the proposal within an established urban residential development and adjacent to existing residential neighbourhoods is seen to be compatible with the existing character and represents an acceptable land use intensification in the area.
- The proposed development will not detract from any existing rights of the surrounding erven.
- Increase human activity will help ensure increased passive surveillance of the adjoining semi-public realm (streets).

- There is adequate servicing capacity to accommodate the proposed development and adequate on-site parking can be provided for.
- The application will not undermine the public interest.

10. CONCLUSION

The proposed subdivision of Erf 384 Raithby for single residential housing purposes is considered to be a compatible use in the specific area, as it will result in the optimal utilisation of the property without negatively impacting the quality of the surrounding neighbourhood. The proposal is consistent with good urban development and management and it will constitute a desirable development in terms of the Stellenbosch Municipality Land Use Planning By-Law, August 2015. With this in mind, it is envisaged that the proposed application will be endorsed with Council's consent.

ANNEXURE A

PLANS




STELLENBOSCH MUNICIPALITY
ZONING SCHEME BY-LAW
RAITHEY

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

Name: Raithey
Date: 28 June 2018
Plan No: 0422

Scale: 1:2 950
 0 10 20 30 40 50 60 70 80 90 100 Meters

Created By: Michael Moko (SADC Reg 67481-1632)

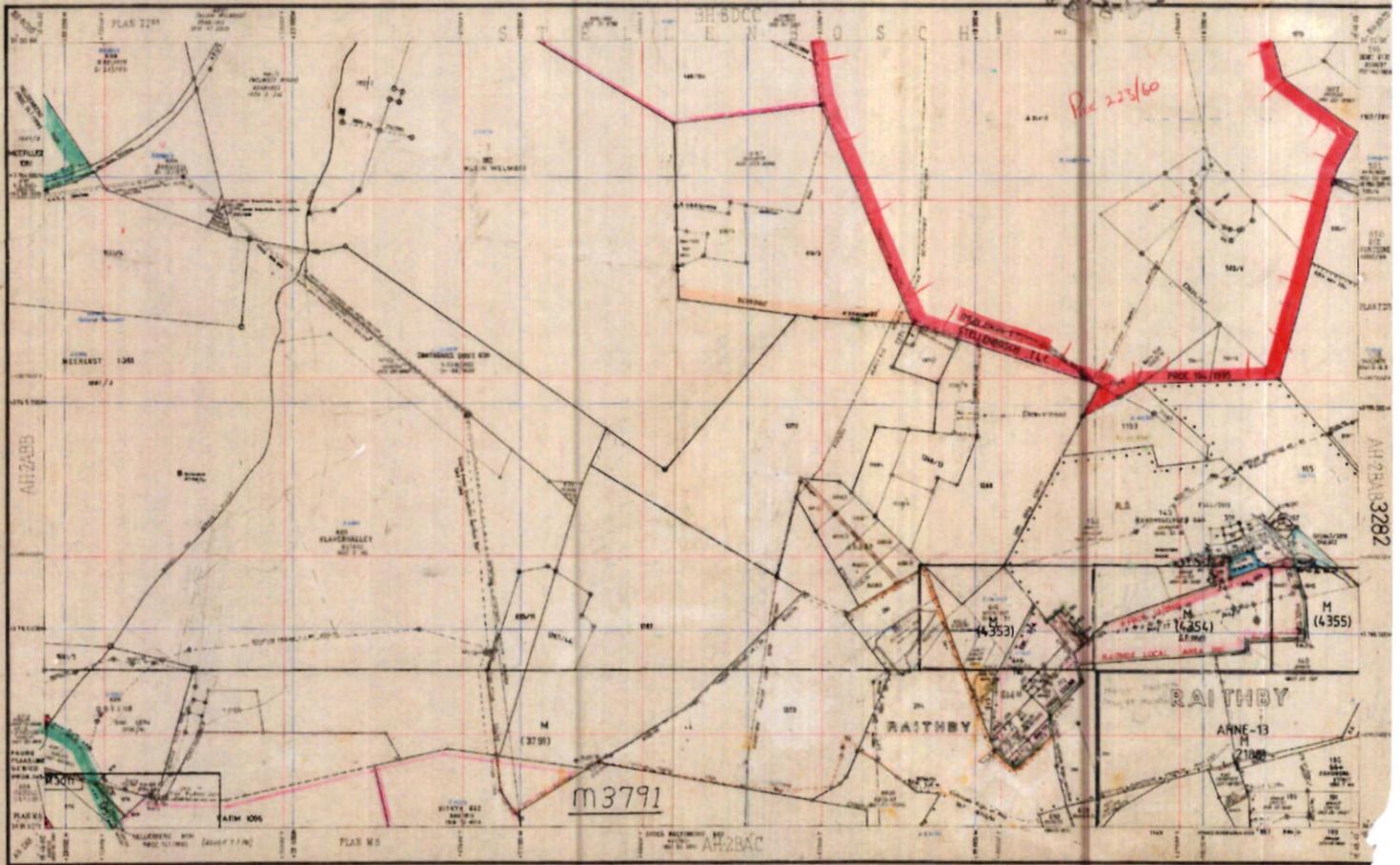
Stellenbosch Municipality
 Street Address: 21 Park Street, Stellenbosch
 Postal Address: P.O. Box 17, Stellenbosch 7129
 Tel: 021 888 9999
 Fax: 021 888 9999
 www.stellenbosch.gov.za

Disclaimer:
 Kindly note that the zoning register and zoning maps displayed are based on 2017 data. The Municipality is in the process to update the maps and register with more recent data, which will be reflected in due course as decisions are captured. Provisions made in this scheme for correction of errors in the register and maps which may be effected from after its adoption by Council.

1-6250

S

AH-2BAA

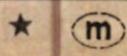


m3791

Pm 225/60

RAITHBY ANNE-13

AH-2BAA

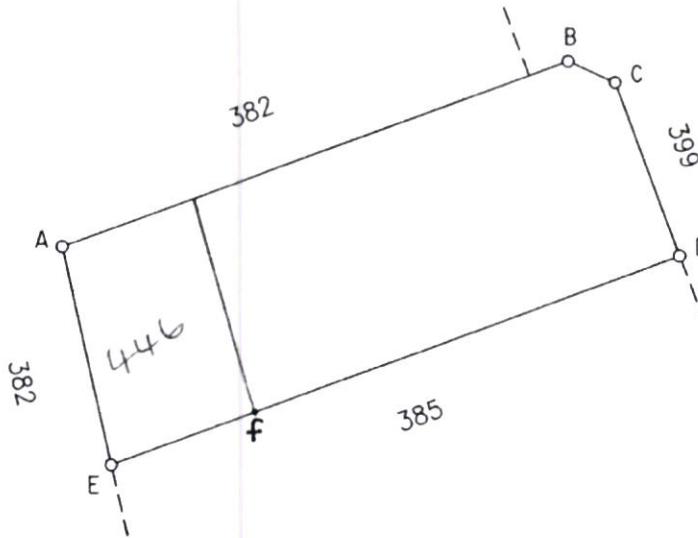


S

Diesel & Munns, Land Surveyors, Somerset West. (C5128)

SIDES	METRES	DIRECTIONS	CO-ORDINATES		S.G. No.
			Y	X	
			0,00	+3 700 000,00	800/2014
A B	73,86	249 46 10	A + 17 960,39	+ 65 912,60	APPROVED: <i>Abdodyu</i> FOR: SURVEYOR GENERAL 24-4-2014
B C	7,07	294 46 10	B + 17 891,09	+ 65 887,06	
C D	25,50	339 46 10	C + 17 884,67	+ 65 890,02	
D E	83,10	69 46 10	D + 17 875,85	+ 65 913,95	
E A	30,79	167 40 40	E + 17 953,82	+ 65 942,68	
Stel 3 Δ 67			+ 21 266,03	+ 67 324,40	
Held West Δ 148			+ 12 058,73	+ 67 943,05	

DESCRIPTION OF BEACONS
ALL BEACONS ARE 12mm IRON PEGS



SCALE 1:1000

D.C

The figure A B C D E represents 2457 square metres of land being ERF 384 (portion of Erf 151) RAITHY

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

Surveyed in October 2012 to April 2014
by me,

D.W. Lambert
D.W. Lambert (PLS 0329)
Professional Land Surveyor

This diagram is annexed to
No. T44822/2015
d.d.
i.f.o.
Registrar of Deeds

The original diagram is
S.G.No. A3959/1927
Deed of Transfer No.
1953- -12541

File No. Stel.1162
S.R. No. 400/2014
Comp: AH-2BAA(3282)
LPI C0670018

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

ERF 384 RAITHY

S

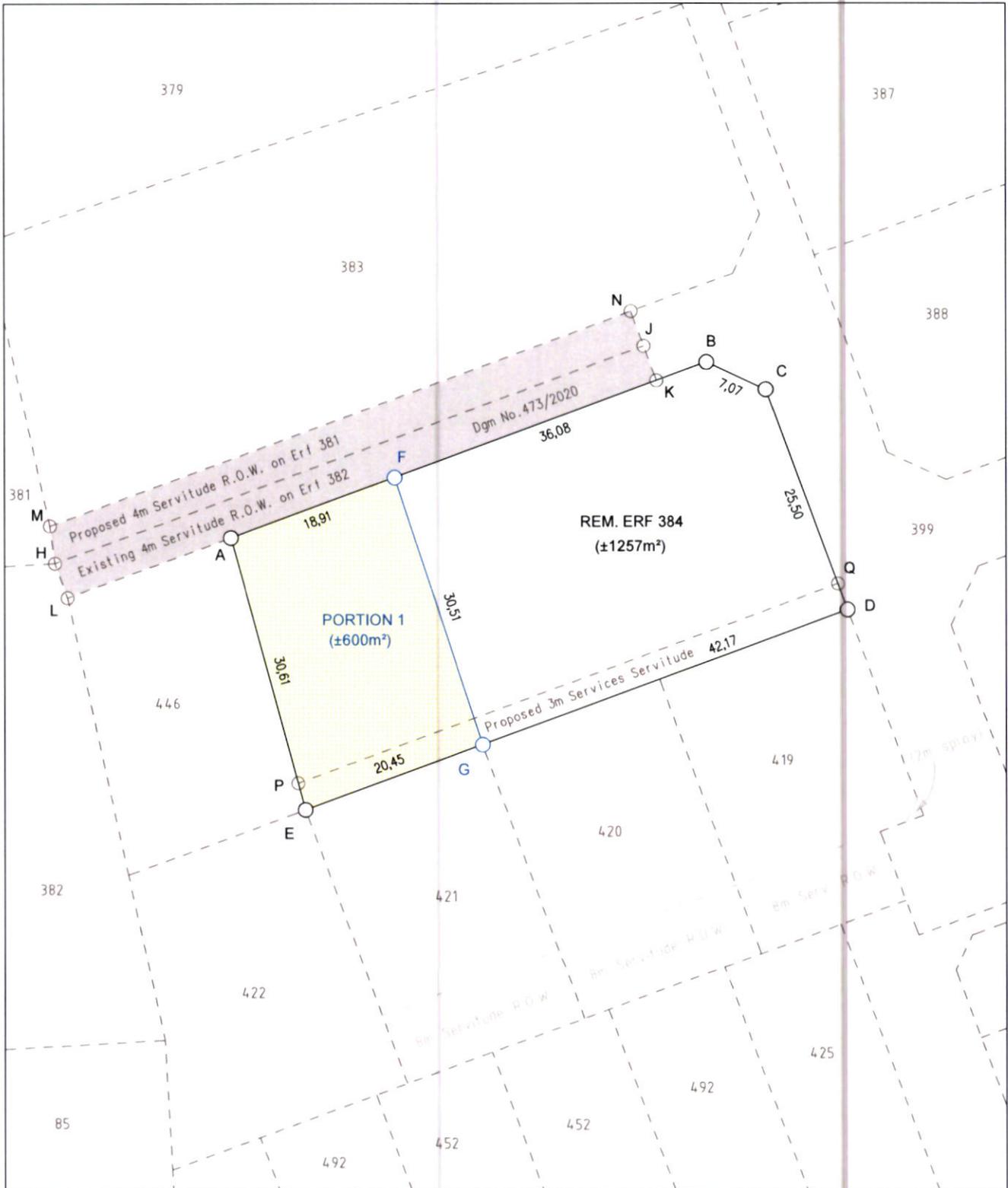
THIS PORTION IS SUBJECT TO
CONTRIBUTIONS REFERRED TO IN
SECT. 11 (1) OF ACT 21/1940.

Act 70/1970
NOT APPLICABLE

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
REF. Erf 151, Raitby
DATE 2013-11-27

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
262/2020	474/2020	E.P. 446	600 sqm			1857 sqm



LEGEND:

- ABCDE — ERF 384 RAITHBY
- FBCDG — REMAINDER ERF 384
- AFGE — PROPOSED PORTION 1
- MNJH — 4m SERVITUDE RIGHT OF WAY (381)
- HJKL — 4m SERVITUDE RIGHT OF WAY (382)
- PQDE — 3m SERVICES SERVITUDE



TN

**SUBDIVISION PLAN OF
REMAINDER ERF 384 RAITHBY**

Situate in Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

NOTES:

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

SCALE 1/600 (A4)

DATE : AUG. 2020

PLAN NO: C5128E/Sub



DIESEL & MUNNS Inc.

PROFESSIONAL LAND SURVEYORS : TOWN AND REGIONAL PLANNERS
PROFESIONELE LANDMETERS : STADS- EN STREEK BEPLANNERS
SECTIONAL TITLE CONSULTANTS : ENGINEERING AND TOPOGRAPHICAL SURVEYORS
DEELTITEL KONSULTANTE : INGENIEURS EN TOPOGRAFIESE OPMETERS

20 ST. JAMES STREET/STRAAT - P O BOX/POSBUS 475 - SOMERSET WEST 7129
TEL : (021) 852-3800/852-3759 FAX : (021) 852-4966

ANNEXURE B

POWER OF ATTORNEY

SPECIAL POWER OF ATTORNEY

I, the undersigned:

ARNOLDUS DANIEL BOTHA

being the registered owner of Erf 384, Raithby, Stellenbosch Municipality, Division of Stellenbosch;

do hereby nominate, constitute and appoint:

DIESEL & MUNNS INC. (Barry Blount)

With power of substitution, to be our lawful Attorney and Agent to take any action that may be necessary to:

Submit an application for the subdivision of the property described above

and to sign all documents and to do all things that may be necessary in connection with the application and generally for effecting the purpose aforesaid to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as the owner might or could if personally present and acting herein - hereby ratify, allow and confirm all and whatsoever the owner's Attorney and Agent shall lawfully do or cause to be done, by virtue of these presents.

SIGNED AT Stellenbosch THIS 24th

DAY OF May 2021.



.....
ARNOLDUS DANIEL BOTHA

AS WITNESSES:

1) 

2) 

ANNEXURE C

COPY OF TITLE DEED

DEED OF TRANSFER

T24373/2019

IN THE NAME OF

ARNOLDUS DANIEL BOTHA

STBB

2ND FLOOR
BUCHANAN'S CHAMBERS
CNR PEARCE & WARWICK STREETS
CLAREMONT

11

STBB SMITH TABATA BUCHANAN BOYES
2nd Floor
Buchanan's Chambers
Cnr Warwick Street & Pearce Road
Claremont
7708
Docex 9

Prepared by me.

CONVEYANCER
MARYKE CARINE HENNIG

Pre-endorsement		Office fee
Purchase price/Value	R 2 100 000,00	R 1 588,00
Mortgage capital Amount	R	R
Reason for exemption	Exempt i.e.	
Col.	section	

VERBIND MORTGAGED

VR FOR R 5 000 000,00

B 000012925 / 2019

18 JUN 2019

REGISTRAR/REGISTRAR

DATA / VERBOD
19-06-2019
REGISTRAR/REGISTRAR

T 000024373 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LISA MACE

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

MALCOLM IAN WORBY
Identity Number 540506 5324 18 4
Unmarried

signed at Claremont dated 6 March 2019

DATA / OFFICER
19-06-2019
JENNY

AND the said Appearer declared that his/her principal had on 27 February 2019 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

ARNOLDUS DANIEL BOTHA
Identity Number 720704 5081 08 4
Married out of community of property

his heirs, executors, administrators or assigns in full and free property:

ERF 384 RAITHBY
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 2457 (TWO THOUSAND FOUR HUNDRED AND FIFTY SEVEN)
SQUARE METRES

FIRST TRANSFERRED and STILL HELD BY Deed of Transfer No. T44822/2015 with Diagram SG No. 800/2014 relating thereto.

- A. SUBJECT to the conditions contained in Certificate of Registered Title No. T12541/1953.
- B. SUBJECT FURTHER to the following conditions, contained in Certificate of Registered Title No. T50401/2014, imposed by the Stellenbosch Municipality when approving of the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance No. 15 of 1985, which read as follows :
1. The owner of this land shall, without compensation, allow that main gas pipes, electrical, telephone and television cables and/or wires and main and/or other waterpipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and service pillars be erected thereon, if it is considered necessary by the Council, the manner and place which from time to time will be unreasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the abovementioned, to alter, remove or investigate.
 2. The owner of this land shall, without compensation, receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and provide the road embankment of a safe and proper slope, which due to differences between the levels of the street, as finally built, and the levels of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.
 3. This property may not be transferred without the consent in writing of the Winelands Village Home Owners Association. The registered owner of the property from time to time is automatically a member of the Winelands Village Home Owners Association and will remain a member for the duration of his ownership.

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

MALCOLM IAN WORBY

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

ARNOLDUS DANIEL BOTHA, Married out of community of property,

his heirs, executors, administrators 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 of the property hereby transferred to be the sum of R2 100 000,00 (TWO MILLION ONE HUNDRED THOUSAND RAND).

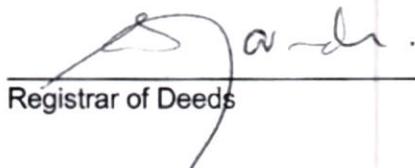
IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 19/06/2019



q.q.

In my presence:


Registrar of Deeds



ANNEXURE D

H.O.A. APPROVAL



Winelands
VILLAGE

To Whom it may concern.

20 May 2021

It is hereby confirmed the Home Owners Association endorses and approved the proposed subdivision plan, the phases contained herein and the access servitudes contained herein.

A handwritten signature in black ink, appearing to read 'Matt Basson', written over a horizontal line.

Matt Basson

Chairman: Winelands Village Home Owners Association

Winelands Village Homeowners Association
P O Box 1853, Somerset West, 7129
Telephone: 082 465 7915
Email: merle.tribelhorn@meerkatsa.co.za

ANNEXURE E

MUNICIPAL APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE PLANNING APPLICATION FORM 2017

(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)	BARRY				
Surname	BLOUNT				
Company name (if applicable)	DIESEL & MUNNS INC.				
Postal Address	P.O. Box 475				
	SOMERSET WEST			Postal Code	7129
Email	planning@dieselandmunns.co.za				
Tel	021 852 3800	Fax		Cell	083 654 7420

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

Registered owner(s)	ARNOLDUS DANIEL BOTHA				
Physical address	ERF 384 OAKLANDS AVENUE, WINELANDS VILLAGE				
	MAIN ROAD, RAITBY			Postal code	7130
E-mail	Arno.Botha@westroconseidor.com				
Tel	012 656 7832	Fax		Cell	082 332 5060

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

Erf / Erven / Farm No.	384	Portion(s) if Farm		Allotment area	RAITBY	
Physical Address	ERF 384 OAKLANDS AVENUE					
	WINELANDS VILLAGE					
	MAIN ROAD					
	RAITBY					
Current Zoning	CONVENTIONAL RESIDENTIAL ZONE	Extent	2547 m ² / ha	Are there buildings?	existing	<input checked="" type="checkbox"/> N

Applicable Zoning Scheme	STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019									
Current Land Use	SINGLE RESIDENTIAL									
Title Deed number and date	T	24373/2019 (18/06/2019)								
Attached Conveyance's Certificate	Y	<input checked="" type="checkbox"/>	Any Restrictions to 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	<input checked="" type="checkbox"/>	If Yes, list the party(ies):							
Is the property encumbered by a bond?	<input checked="" type="checkbox"/>	N	If Yes, list the bondholder(s): INVESTEC (CONSENT ATTACHED)							
Is the property owned by Council?	Y	<input checked="" type="checkbox"/>	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y	<input checked="" type="checkbox"/>	Is the building older than 60 years?	Y	<input checked="" type="checkbox"/>	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	<input checked="" type="checkbox"/>	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)?	Y	<input checked="" type="checkbox"/>	If yes, is this application to legalize the building / land use ² ?		Y	<input type="checkbox"/>	N			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?		Y	<input type="checkbox"/>	N			

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?

If Yes, please attach the minutes of the pre-application consultation.

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 tariffs³

	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;
<input checked="" type="checkbox"/>	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;
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;

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 have 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)

³ <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

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 ;
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
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; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; 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	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

** 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	
Name:	Stellenbosch Municipality
Bank:	NEDBANK
Branch no.:	198765
Account no.:	1152271679
SWIFT	NEDSZAJJ
Payment reference: (Erf/Farm number)	<u>384 RAITHBY</u>

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	DIESEL & MUNNIS INC.
Postal Address	P.O. BOX 475 SOMERSET WEST 7129
Vat Number (where applicable)	4680163765

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:

PROPOSED SUBDIVISION OF ERF 384 RAITHYBY. SEE ATTACHED MOTIVATION REPORT.

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="checkbox"/>	N		Power of attorney / Owner's consent if applicant is not owner	<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	N		Written motivation pertaining to the need and desirability of the proposal	<input checked="" type="checkbox"/>	N		S.G. diagram / General plan extract (A4 or A3 only)
<input checked="" type="checkbox"/>	N		Locality plan (A4 or A3 only) to scale	Y	N		Site development plan or conceptual layout plan (A4 or A3 only) to scale
<input checked="" type="checkbox"/>	N		Proposed subdivision plan (A4 or A3 only) to scale	<input checked="" type="checkbox"/>	N		Proof of agreement or permission for required servitude
Y	N		Proof of payment of application fees	<input checked="" type="checkbox"/>	N		Proof of registered ownership (Full copy of the title deed)
<input checked="" type="checkbox"/>	N		Conveyancer's certificate	Y	N		Minutes of pre-application consultation meeting (if applicable)
Y	N	<input checked="" type="checkbox"/>	Consolidation plan (A4 or A3 only) to scale	<input checked="" type="checkbox"/>	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	<input checked="" type="checkbox"/>	Street name and numbering plan (A4 or A3 only) to scale	Y	N	<input checked="" type="checkbox"/>	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	<input checked="" type="checkbox"/>	Landscaping / Tree plan (A4 or A3 only) to scale	<input checked="" type="checkbox"/>	N	N/A	Home Owners' Association consent
Y	N	<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	<input checked="" type="checkbox"/>	Copy of original approval and conditions of approval	Y	N	<input checked="" type="checkbox"/>	Proof of failure of Home owner's association
Y	N	<input checked="" type="checkbox"/>	Proof of lawful use right	Y	N	<input checked="" type="checkbox"/>	Any additional documents or information required as listed in the pre-application consultation form / minutes
<input checked="" type="checkbox"/>	N	N/A	Required number of documentation copies	Y	N	<input checked="" type="checkbox"/>	Other (specify)

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.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	<input checked="" type="checkbox"/>	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	<input checked="" type="checkbox"/>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	<input checked="" type="checkbox"/>	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	<input checked="" type="checkbox"/>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	<input checked="" type="checkbox"/>	National Water Act, 1998 (Act 36 of 1998)
Y	<input checked="" type="checkbox"/>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	<input checked="" type="checkbox"/>	Other (specify)
Y	<input checked="" type="checkbox"/>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	<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.

Applicant's signature:



Date:

26/05/2021

Full name:

BARRY BLOUNT

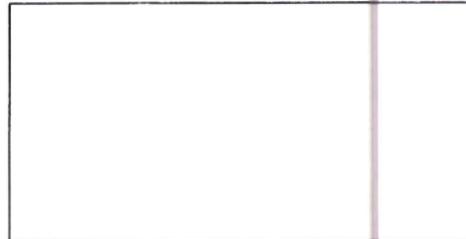
Professional capacity:

TOWN PLANNER

FOR OFFICE USE ONLY

Date received: _____

Received By: _____



ANNEXURE F

CONVEYANCER'S CERTIFICATE

CONVEYANCER'S CERTIFICATE

I / we, DANIEL JACOB MALAN,

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town regarding the following property(ies) (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 384 RAITHBY

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, PROVINCE OF THE WESTERN CAPE

IN EXTENT 2457 (TWO THOUSAND FOUR HUNDRED AND FIFTY SEVEN) SQUARE METRES
CURRENT TITLE DEED: T24373/2019

Previous title deeds: T44822/2015/ T12541/1953

In respect of which it was found that there are no restrictive conditions registered against such property(ies) prohibiting it from being utilised / developed for the following purposes (as elaborated on in more detail in the accompanying application):

DRAWING NUMBER:

SUBDIVISION OF PROPERTY

LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

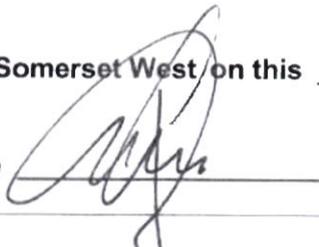
Deed no	Clause no	Description
N/A		

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

Removal / suspension / amendment of restrictions in terms of Act 84/1967	Notarial Deed of Cancellation	Consent	Expungement by means of 'rule nisi' application to High Court
--	-------------------------------	---------	---

Signed at Somerset West on this 1st day of June 2021.

Signature



STAMP: MALAN LOURENS VILJOEN ING/INC
PROKUREURS / ATTORNEYS
POSBUS / P O BOX 1029
STRAND 7140
DOCEX 4

ANNEXURE G

ENGINEERING SERVICES CONFIRMATION



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



Our Ref/Ons Verw: Drawings 462

Your Ref/U Verw: C1938-01

11 May 2021

Mr. Rudolf du Plooy
INANI INFRASTRUCTURE (PTY) LTD
Office 2, 3rd Floor, Waterside Place
Southgate Waterfront. Carl Cronje Drive
Bellville 7530

Sir,

**RE: SUBDIVISION OF ERF 384, RAITHBY: APPROVAL OF CIVIL SERVICES (PRIVATE ESTATE)
COUNCIL COMMENTS ADDRESSED - ENGINEERING DESIGN FOR APPROVAL**

The following drawings were submitted.

Drawing No	Title
GA001 Rev B	GENERAL SITE LAYOUT ACCESS ROAD AND SERVICES
GA003 Rev B	NEW ROAD & SEWER LONGITUDINAL SECTIONS

The drawing are approved, subject to the following conditions:

1. The standard details as contained in the Stellenbosch Municipality's Design Guidelines and Minimum Standards for Civil Engineering Services (Rev 0 – June 2015) will be applicable.
2. Where there is a discrepancy between the drawings submitted and the standard detail of the Municipality as per the Design Guidelines and minimum standards for Civil Engineering Services, the municipal standard will be applicable. Any deviation should be brought to the specific attention of the Directorate: Infrastructure Services for approval.
3. Extend the 110mm diameter class 12 uPVC to portion 1.
4. A wayleave application must be approved by the Municipality before construction of this work may commence.
5. Adequate construction supervision should be conducted, and upon completion, please furnish the Municipality with a Completion Certificate signed by a professionally registered engineer, confirming that the work has been carried out according to the approved specifications.
6. Upon completion, please submit as built drawings, signed by a professionally registered engineer.

Yours faithfully

COLIN TAYLOR Pr Tech Eng

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

v:\2.0 DEVELOPMENT\Engineering Plans\462 - Erf 384 Raithby\Approval letter and drawings\462- Erf 384, Raithby.doc

1. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE ROAD AND SEWER WORK SHOWN ON THIS DRAWING. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES AND FOR PROVIDING THE SAME TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE ROAD AND SEWER WORK SHOWN ON THIS DRAWING. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES AND FOR PROVIDING THE SAME TO THE ENGINEER.

ROAD LEGEND	
NEW ROAD CENTER LINE	—
EX. GROUND LEVEL	—
NEW SEWER	—
EX. SEWER CONN.	—
EX. GROUND LEVEL	—
Prop. GROUND LEVEL	—

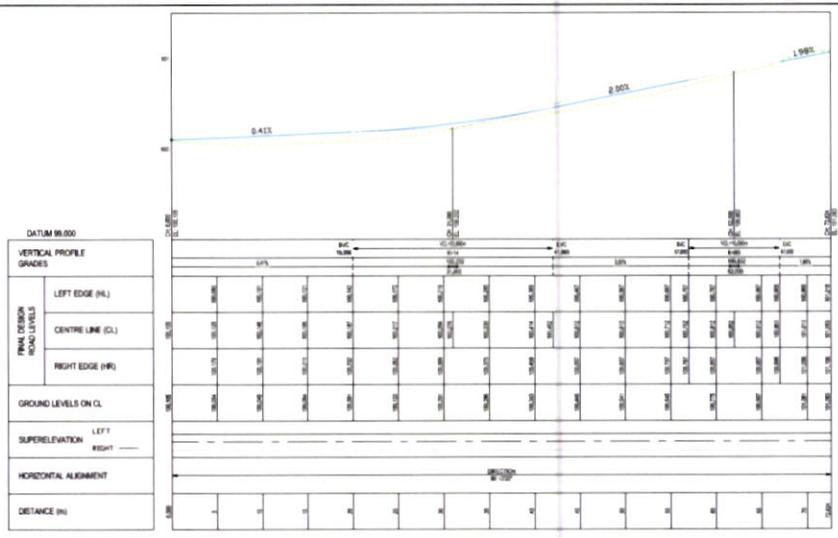
NO.	REVISION	DATE	BY	CHECKED

MR & MRS BOTH

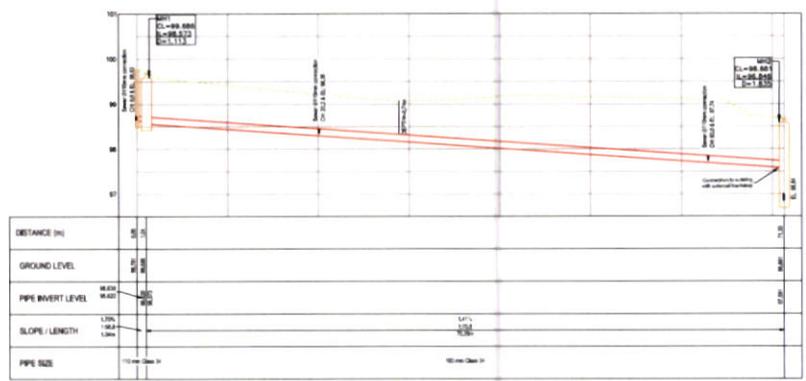
SUBMISSION OF
OF 3/4, BATHY
(PRIVATE ESTATE)

NEW ROAD & SEWER
LONGITUDINAL SECTION

Project No: C1838
 Drawing No: 04/01
 Date: 10/10/2023
 Scale: 1:10
 Author: [Name]
 Checker: [Name]
 Engineer: [Name]



ROAD LONGSECTION - ACCESS ROAD
Vertical Exaggeration = 1:10 (FROM 6.0 TO 72.6)



Sewer-01
Vertical View Exaggeration = 15

ANNEXURE H

R.O.W. SERVITUDE AGREEMENT

Andrew van Zyl
1 Winelands Village
Raithby
Stellenbosch
7130

The Municipal Manager
Stellenbosch Municipality
PO Box 17
Stellenbosch
7599

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 384 RAITHBY: PROPOSED ACCESS FROM ERF 151:

I, Andrew Tobias van Zyl, the executor of the estate that is the owner of Erf 151 Raithby hereby confirm that I consent to the proposed additional subdivision of Erf 384 Raithby into a second portion and a remainder. I hereby confirm that I have consented to both the remaining extent and proposed portion gaining access from the panhandle driveway of my property (Erf 151 Raithby).

I also hereby confirm that the necessary servitude (right of way) will be registered over the panhandle driveway allowing access to all the properties mentioned above. I trust that you find the above in order.

Yours sincerely,

SRK Consulting - Certified Electronic Signature

 **srk consulting**

44389/Other

7219-8983-1475-VANZ-24/05/2021

This signature has been printed digitally. The Author has given permission for use for this document. The details are stored in the SRK Signature Database

Andrew Tobias van Zyl

ANNEXURE I

BONDHOLDER'S CONSENT



Private Banking
Investec Bank Limited

Cnr Atterbury and Klarinet Streets Menlo Park
Pretoria 0081
PO Box 35209 Menlo Park 0102 South Africa
T +27 (0) 12 427 8300 F +27 (0) 12 427 8310
www.investec.com

BONDHOLDER'S CONSENT

We, the undersigned

SALAMINAH NGOMANE

AND

CINDY ANN NEL

of **INVESTEC BANK LIMITED, NO 1969/004763/06**, duly authorised thereto by virtue of a resolution by, being the legal holder of the **Mortgage Bond: B12925/2019**.

Passed by: **ARNOLDUS DANIEL BOTHA**
IDENTITY NUMBER: 7207045081084

in favour of: **INVESTEC BANK LIMITED**
NO. 1969/004763/06

Over **ERF 384 RAITHBY**
("the property")

DO HEREBY CONSENT to the proposed subdivision of Erf 384 Raithby into Remaining extent of Erf 384 (+/- 1257m²) and Potion 1 of Erf 384 (+/- 600m²) Raithby.

SIGNED at PRETORIA on this 01st day of June 2021.

SNgomane
For Investec Bank Limited

Cindy Nel
For Investec Bank Limited

Cash Investments | Foreign Exchange | Personal Finance | Transactional Banking

Investec Private Banking, a division of Investec Bank Limited registration number 1969/004763/06. Investec Private Banking is committed to the Code of Banking Practice as regulated by the Ombudsman for Banking Services. Copies of the Code and the Ombudsman's details are available on request or visit www.investec.com. A registered credit provider registration number NCRCP9.

ANNEXURE J

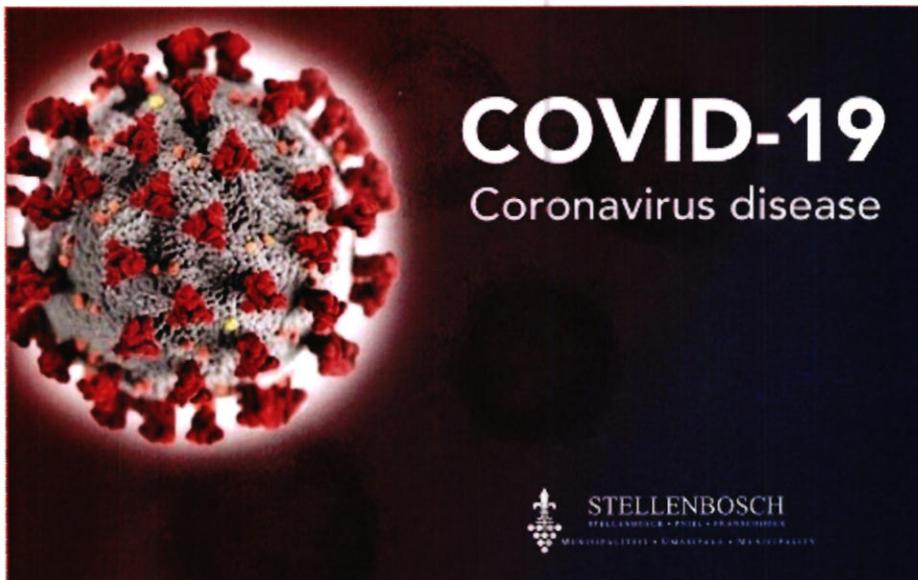
PRE-APPLICATION SCRUTINY OUTCOME

On 23-Jul-21 14:24, Akhona Gwintsa wrote:

Good Afternoon,

After presenting the item in the meeting yesterday, it was agreed you can submit a full application. Whereafter an instruction from admin to proceed with the issuing an invoice.

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 akhona.gwintsa@stellenbosch.gov.za sent at 2021-07-23 14:24:33 is confidential and may be legally privileged. It is intended solely for use by planning@dieselandmunns.co.za and others authorized to receive it. If you are not planning@dieselandmunns.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 [JOJO](#)



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

AMPTELIKE KWITANSIE / OFFICIAL RECEIPT

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

DUPLICATE RECEIPT

Receipt M/c: DIR1 Duplicate Rec.No: 181193 Date: 05/08/2021

Local Authority: Stellenbosch Municipality

1 STB N 5000.00

30111060201 05236 INVESTECPB

DIRECT 030111060201 INVESTECPBLU/12973 E

X100 Key: STB -009-20210805-00000052

X10 Key: STB 0000018119300001

SLEGS MASJIENGEDRUKTE KWITANSIES GELDIG/ONLY MACHINE PRINTED RECEIPTS VALID • ONTVANG SONDER BENADELING VAN REGTE/RECEIVED WITHOUT PREJUDICE TO RIGHTS

APPLICATION SUMMARY

PROPOSED SUBDIVISION OF ERF 384 RAITHBY, STELLENBOSCH MUNICIPALITY, ADMINISTRATIVE DISTRICT OF STELLENBOSCH.

1. THE APPLICATION

Application is hereby made on behalf of the registered owner for:

- 1) The subdivision of Erf 384 Raithby in terms of section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, as indicated on the attached subdivision plan (plan no. C5128E/Sub);**

2. THE PROPOSAL

The owner of the property wishes to subdivide the property into two portions. It is proposed that the existing dwelling (under construction) will be located on the remaining extent measuring approximately 1257m². The proposed portion (which is currently vacant) will measure approximately 600m² in extent. The proposed subdivision will take place as indicated on the subdivision plan (Plan No.: C5128E/Sub).

3. MOTIVATION

The property is located within an approved residential development abutting the old Raithby Local Area (within the proposed urban edge as designated within the Stellenbosch Municipality Spatial Development Framework). The owner has identified the property's potential for further development due to its strategic location. The owner of the property is currently in the process of developing a residential dwelling on the eastern portion of the property, and has identified a portion of the property located to the rear (west) of the proposed dwelling that could be developed further for residential purposes. This would also help to facilitate the transition from the existing residential areas to the proposed larger residential 'country' properties located towards the northern section of the Winelands Village development, whilst also

allowing for a wider range of (more affordable) residential opportunities within the development.

The proposed property/portion will be developed according to the approved set of architectural guidelines for the Winelands Village residential estate, which will ensure the proposal will be sensitive to the surrounding areas. The proposed subdivision of the property will be proposing a property that is similar in size to many other properties located within the residential estate and also similar to other subdivision that have recently taken place within the Winelands Village as well. As this will only be seen from within the Winelands Village residential estate, this proposal will have no impact on the broader Raithby community. The Winelands Village HOA has also endorsed the application.

The proposed development will constitute the subdivision of the property into 2 Conventional Residential properties that will be serviced by servitude right of ways over the existing panhandle driveways of adjoining Erven 381 and 382. There is an existing 4m wide servitude right of way registered over the panhandle of Erf 382 that was created to accommodate a previous subdivision of Erf 384. Consent has been obtained from the owner of Erf 381 for the registration of an additional 4m wide servitude right of way over the panhandle over their property. This will then allow for the full 8m width of the combined panhandles to be utilised for access to all of the erven.

The proposal is for the subdivision of a 600m² portion of land off the western side of the property as indicated on the attached subdivision plan. The owner of the property is currently in the process of developing a dwelling on the property, and this dwelling will be located on the eastern side of Erf 384. It is being proposed that the portion to be subdivided off the property will be located to the rear (west) of the proposed dwelling on the property. The proposed portion will be similar in size and nature to adjacent Erven 419, 420, 421 and 422, which were created by a recent subdivision of Erf 385.

The original development of Erf 151 (Winelands Village) was for the establishment of a fairly low density residential development adjacent to the existing Raithby local area. This development did not relate to the existing residential densities that have been established on the adjoining urban properties and residential neighbourhoods.

It is thus proposed that this fairly large property be developed to facilitate more of an integration between the existing urban areas and the semi-rural character of the remainder of the Winelands Village development. Not only will this effectively tie into the existing residential character of the area (within the Winelands Village itself), but will also facilitate a more effective 'scaling' down of the sizes of the properties from the outlying rural properties to the existing urban areas. The proposed subdivision will also be providing for a wider range of residential densities/options within the Winelands Village development.

The visual impact of such a development on the surrounding residential environment depends on aspects such as density, height, coverage and architectural style of the proposed development. The development of the internal single residential erven will be governed by the applicable zoning scheme parameters, as well as a set of architectural guidelines that have been approved for the Winelands Village residential development. Both of the proposed properties will still be subject to these guidelines, and will thus be developed in harmony with the rest of the Winelands Village estate.

No problems are foreseen with regard to the provision of bulk services to the proposed development, as the property is located directly adjacent to a well-established residential neighbourhood. The property is located within the Winelands Village residential development, and will tie into the existing services network that has already been established within the development. There is enough spare capacity in the services located within this development to be able to accommodate one additional dwelling unit. Inani Infrastructure have done a preliminary design of the required civil services for the subdivision, and have obtained preliminary approval from the relevant engineering department at the Local Authority.

Access will be gained to the proposed subdivision via the combined servitude right of ways located on the panhandle driveways of Erven 381 and 382. These panhandles gain access onto Oaklands Avenue which is an internal road within the Winelands Village residential estate. The location of the existing and proposed servitudes have been indicated on the subdivision and services plans attached to the application. The trip generation of the proposed development will be extremely minimal as only one additional dwelling unit is being proposed, and thus will not place any significant additional strain on the surrounding road network.

Section 65(1) of The Stellenbosch Municipality Land Use Planning By-Law sets out certain general criteria for consideration of applications which determine the desirability of a proposed development. These criteria include the following:

- desirability of the proposal;
- impact on municipal plans and policies;
- applicable provisions of the zoning scheme;
- other investigations/applications required by other legislation;
- compatibility with surrounding uses;
- impact on the external engineering services;

Taking into account all of the above it is clear that the proposed subdivision will have no impact on the surrounding environment which can be construed to be undesirable in respect of the safety, welfare and amenity value of the specific site conditions and the preservation of the surrounding built and natural environment. The proposal will also in no way impact on any existing rights. The proposal can thus be seen to be compliant with these evaluation criteria for the following reasons:

- The proposed development is of an appropriate scale and form that relates to the surrounding urban fabric, development pattern and land use character of the surrounding neighbourhood.
- The proposal will have no significant impact on the existing built form and will thus fit in to the surrounding urban context.
- The placement of the proposal within an established urban residential development and adjacent to existing residential neighbourhoods is seen to be compatible with the existing character and represents an acceptable land use intensification in the area.
- The proposed development will not detract from any existing rights of the surrounding erven.
- Increase human activity will help ensure increased passive surveillance of the adjoining semi-public realm (streets).
- There is adequate servicing capacity to accommodate the proposed development and adequate on-site parking can be provided for.
- The application will not undermine the public interest.

The proposed subdivision of Erf 384 Raithby for single residential housing purposes is considered to be a compatible use in the specific area, as it will result in the

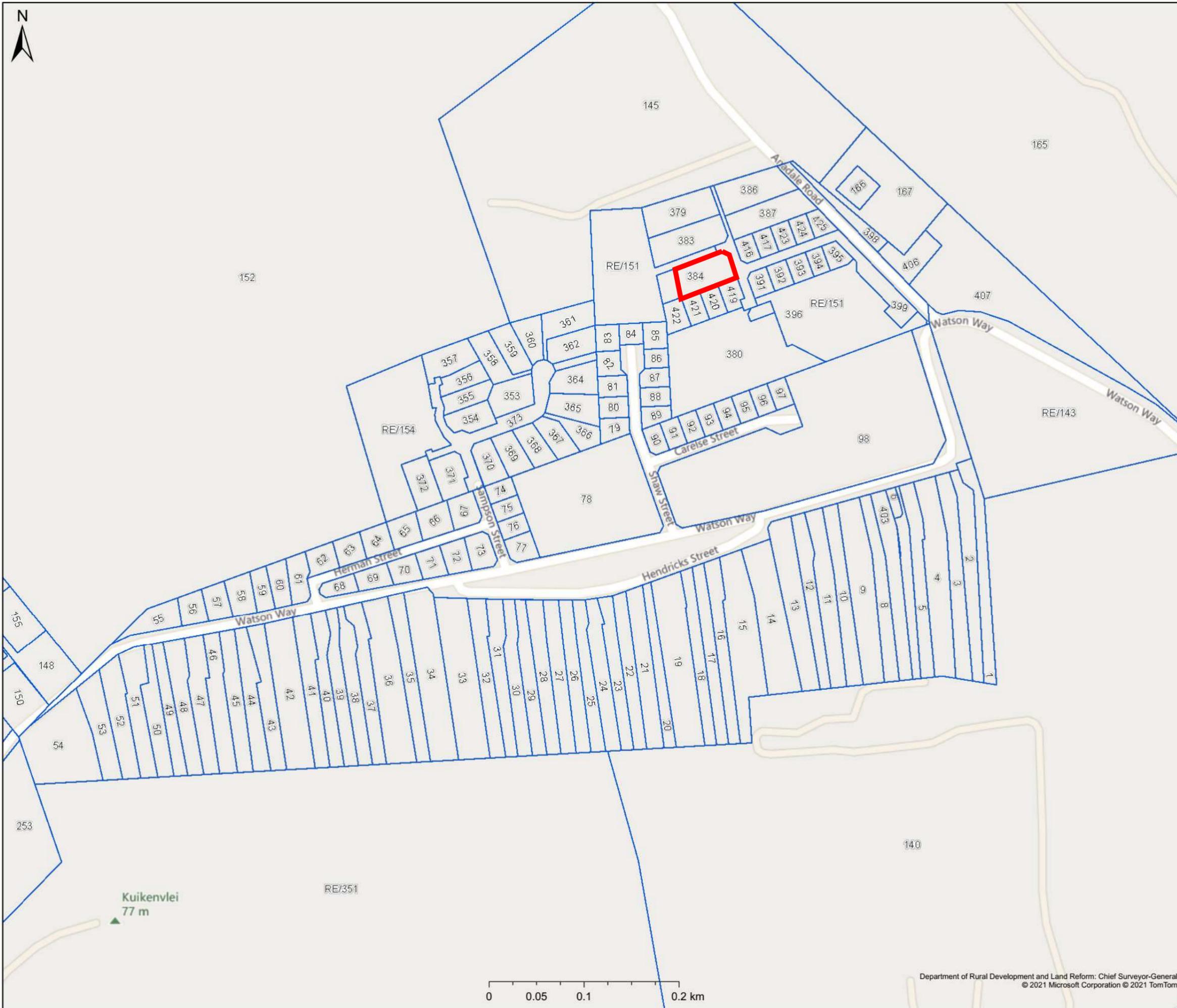
optimal utilisation of the property without negatively impacting the quality of the surrounding neighbourhood. The proposal is consistent with good urban development and management and it will constitute a desirable development in terms of the Stellenbosch Municipality Land Use Planning By-Law, August 2015.

ERF 384 RAITHBY: LOCALITY PLAN

Legend

 Erf

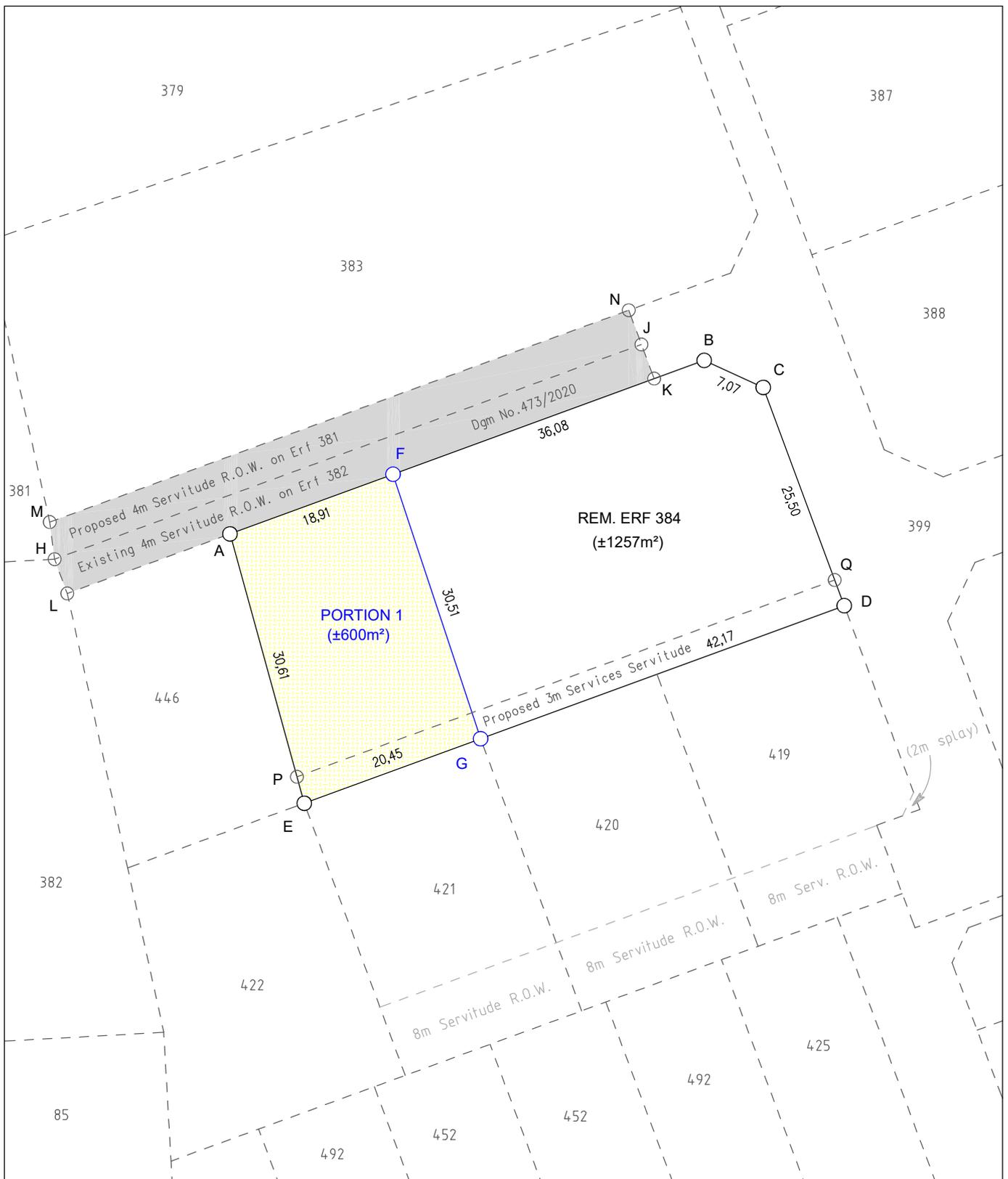
 The Property



Scale: 1:4 514
Date created: May 24, 2021

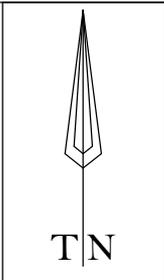
Compiled with CapeFarmMapper





LEGEND:

- ABCDE — ERF 384 RAITHBY
- FBCDG — REMAINDER ERF 384
- AFGE — PROPOSED PORTION 1
- MNJH — 4m SERVITUDE RIGHT OF WAY (381)
- HJKL — 4m SERVITUDE RIGHT OF WAY (382)
- PQDE — 3m SERVICES SERVITUDE



**SUBDIVISION PLAN OF
REMAINDER ERF 384 RAITHBY**

Situate in Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

NOTES:

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

SCALE 1/600 (A4)

DATE : AUG. 2020

PLAN NO: C5128E/Sub



DIESEL & MUNNS Inc.

PROFESSIONAL LAND SURVEYORS : TOWN AND REGIONAL PLANNERS
PROFESSIONELE LANDMETERS : STADS- EN STREEK BEPLANNERS
SECTIONAL TITLE CONSULTANTS : ENGINEERING AND TOPOGRAPHICAL SURVEYORS
DEELTITEL KONSULTANTE : INGENIEURS EN TOPOGRAFIESE OPMETERS

20 ST. JAMES STREET /STRAAT - P O BOX/POSBUS 475 - SOMERSET WEST 7129
TEL : (021) 852-3800/852-3759 FAX : (021) 852-4966