

05 May 2022

The Stellenbosch Wine Routes (Belang / Interest / Erf: 0)  
47 Church Street  
Stellenbosch  
7600  
Per: elmarie@wineroute.co.za

Dear Sir / Madam      Geagte Heer / Dame

**NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA**

**Locality:** Erf 387, Maraisdal Road, Raithby

**Applicant:** Dupré Lombaard, Virdus Works (Pty) Ltd, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Cell: 082 895 6362; Email: dupre.lombaard@virdus.com

**Owner:** Mr PA Snyman, Phone: +27 82 820 2523, E-mail: [philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com), Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa

**Stellenbosch Municipality reference number:** LU 13832

**Application type:** Application in terms of Section 15 of the Stellenbosch Municipality Land Use Planning Bylaw, 2015:

a) In terms of Section 15(2)(d) for the subdivision of Erf 387, Raithby into a Remainder (roughly

The owner recently purchased Erf 387 and wishes to subdivide it in keeping with abutting erven. Attached hereto is a summarised explanation of the intended subdivision to create two additional erven of roughly 650m<sup>2</sup> each.

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-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

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

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:

- Indicate the facts and circumstances that explain the comments;
- Where relevant demonstrate the undesirable effect that the application will have if approved;
- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The **comments must be addressed to the applicant by electronic mail** as follows: Dupré Lombaard, Viridus Works, **[dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com)**. The comments must be submitted within 30 days from the date of this notice to be received on or before the **closing date of 10 June 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 +27 82 895 6362 during normal office hours.

#### **KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA**

**Ligging:** Erf 387, Maraisdal Road, Raithby

**Aansoeker:** Dupré Lombaard, Viridus Works (Edms) Bpk, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Sel: 082 895 6362; E-pos: [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com)

**Eienaar:** Mnr PA Snyman, Foon: +27 82 820 2523, E-pos: [philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com), Adres: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, Suid-Afrika

**Stellenbosch Munisipaliteit Verwysing:** LU 13832

**Tipe aansoek:** Aansoek ingevolge Artikel 15 van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015:

- a) Ingevolge Artikel 15(2)(d) vir die onderverdeling van Erf 387, Raithby in drie dele, naamlik 'n Gedeelte A ( $\pm 0,06$ ha), Gedeelte B ( $\pm 0,06$ ha) en 'n Restant ( $\pm 0,11$ ha).

Die eienaar het onlangs Erf 387 gekoop en wil dit onderverdeel om twee addisionele erwe van sowat 650m<sup>2</sup> elk te skep wat pas by die aangrensende erwe. Hierby aangeheg is 'n verduideliking en motivering vir die voorgestelde onderverdeling.

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 ingevolge 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 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: Dupré Lombaard, Viridus Works, **dupre.lombaard@viridus.com**. 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 10 Junie 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 gedurende normale kantoor ure.

Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully



**Dupré Lombaard**

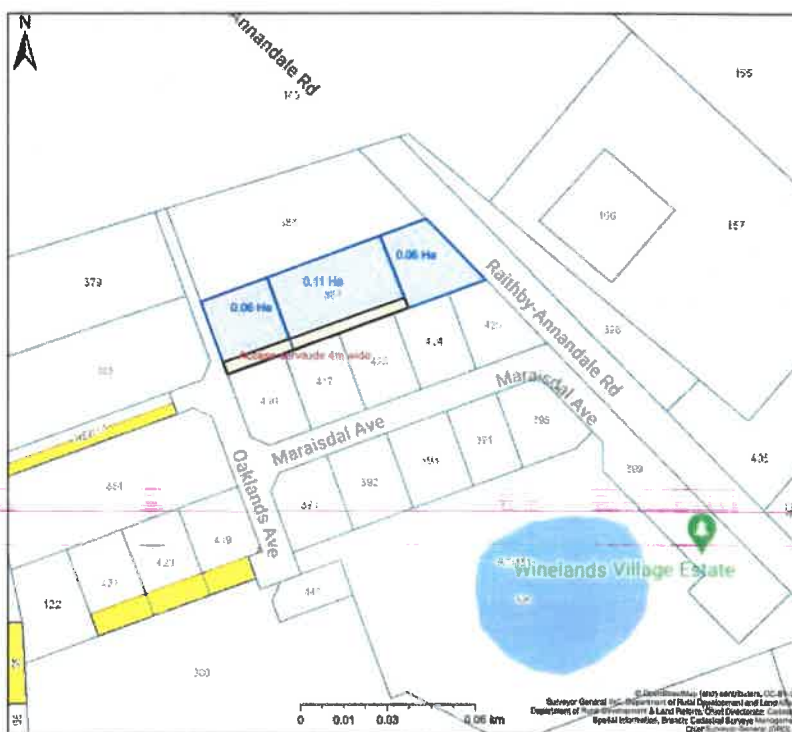
**EXECUTIVE SUMMARY**

<p><b>MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR:</b></p> <p><b>ERF 387, RAITHBY</b></p> <p><b>SG Code: C06700180000038700000 / Location: Lat: 34° 01' 10.715" S   Lon: 18° 48' 23.338" E</b></p>	
<p><b>Owner:</b>  <b>Mr PA Snyman</b> (with POA from the KIA ORA Trust)</p> <p>Mobile: +27 82 820 2523                  E-mail: <a href="mailto:philipsnyman@yahoo.com">philipsnyman@yahoo.com</a>                  Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa</p>	<p><b>Project Consultant:</b>  <b>Mr Dupré Lombaard</b>                  Virdus Works (Pty) Ltd Reg. No. 2018/585747/07</p> <p>Mobile: +27 82 895 6362                  E-mail: <a href="mailto:dupre.lombaard@virdus.com">dupre.lombaard@virdus.com</a>                  Address: 77 Buitekring, Dalsig, Stellenbosch, 7600, South Africa</p>

This application is for subdivision of Erf 387 in terms of Section 15(2)(d) (a subdivision of land that is not exempted, inclusive of the creation of a servitude right of way) of the Stellenbosch Municipality Land Use Planning Bylaw, 2015. The property is zoned for Conventional Residential Use, as are the surrounding properties in the Estate. Average erf sizes in the Estate vary, with larger erven to the north and smaller erven to the south of the property.

Application is made for the subdivision of the property with an area of 2 374m<sup>2</sup> into three erven, using a common access servitude of 4m wide along the southern boundary of the property. The proposed subdivision will create two erven of roughly 650m<sup>2</sup> each and a third erf with an area of roughly 1 100m<sup>2</sup>.

There are no title deed restrictions preventing the proposed subdivision and the Constitution of the Home Owners' Association does not preclude any subdivision.





TAX INVOICE

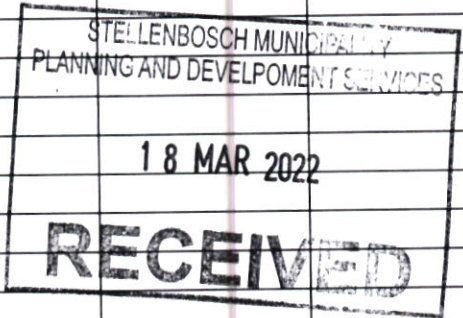


**STELLENBOSCH**  
 STELLENBOSCH • PNIEL • FRANSCHHOEK  
 MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

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

DATE:	2022-03-14	DOCUMENT NO:	726296
ERF / FARM NO:	387	CREATED BY:	Bulelwa Mdoda
LOCALITY:	Maraisdal Road, RAITHBY	APPLICATION NO:	LU/13832
OWNER'S NAME:	The Kia Ora Trust	APPLICATION VAT NO:	0
ADDRESS:	77 Buitekring Street Dalsig Stellenbosch 7600	VAT NO:	4700102181
		APPLICANT:	Viridus Works (Dupre Lombaard)
		TEL NO:	0828956362

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
SUBDIVISION & CONSOLIDATION - Subdivision & Consolidation (Amendment/Cancellation of Subdivisional Plan / General Plan / Diagram), Per Application	5000.00	1	20180711011497	5000.00



TOTAL AMOUNT PAYABLE 5000.00

VAT INCLUDED @ 15% 652.17

ALL TARIFFS INCLUDE 15% VAT FROM 1 JULY 2021 TO 30 JUNE 2022

CALCULATED BY

NAME:  
 SIGNATURE *[Signature]*

DATE: 14/03/2022

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:  
 FILE NR:  
 SCAN NR: E 387 RB  
 COLLABORATOR NR:

BANKING DETAILS 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

0

dcprinters.co.za



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK  
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

**AMPTELIKE KWITANSIE / OFFICIAL RECEIPT**

✉ 17, STELLENBOSCH 7599  
☎ 021 808-8578 / 8547 / 8546  
📠 021 896 7318

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

RECEIVED  
MUNICIPALITY OF STELLENBOSCH  
PNIEL  
FRANSCHHOEK  
UMASIPALA





LU/13832

**PLANNING & ECONOMIC DEVELOPMENT**

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	10-03-2022
Erf / Erven/ Farm no	387	Portion(s) if farm		Allotment Area	GRAITHBY
Owner / Applicant	Dupre Lombaard		Contact number	082 895 6362	
Email address	<a href="mailto:dupre.lombaard@virdus.com">dupre.lombaard@virdus.com</a>				
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION			ADMIN TO VERIFY <sup>1</sup>		PLANNER TO EVALUATE <sup>2</sup>
			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			✓		✓
15. Minutes of Pre-consultation Meeting					
16. Consolidation plan					
17. Street name and numbering plan					

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

<sup>2</sup> Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.





## Bulelwa Mdoda

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**From:** Bulelwa Mdoda  
**Sent:** Friday, 11 March 2022 12:28  
**To:** Dupré Lombaard  
**Cc:** Nicole Katts  
**Subject:** RE: SUBDIVISION OF ERF 387, RAITHBY

Thank you, I will print and ask Bonggi to verify the documents before I can issue an invoice.



*Kind regards,*  
**Bulelwa Mdoda**  
Land Use Management  
**Planning & Economic Development**

---

T: +27 21 808 8690 : F +27 21 886 6899  
3<sup>rd</sup> Floor, Eikestad Mall, Andringa Street,  
Stellenbosch  
[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



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[http://www.stellenbosch.gov.za/main\\_pages/disclaimerpage.htm](http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm)

**From:** Dupré Lombaard <dupre.lombaard@virdus.com>  
**Sent:** Friday, 11 March 2022 12:02  
**To:** Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>  
**Cc:** Bonggiwe Zondo <Bonggiwe.Zondo@stellenbosch.gov.za>; Nicole Katts <Nicole.Katts@stellenbosch.gov.za>  
**Subject:** [EX] Re: SUBDIVISION OF ERF 387, RAITHBY

Dear Bulelwa

I just forwarded the email sent to Bonggiwe on 14 December 2021 with the required information.

Regards / Groete

**DUPRÉ LOMBAARD**

(SACPLAN B/8076/1998 / EAPASA 2019/304)

**Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)**

Development Management Consultants and Environmental Assessment Practitioners



## Bulelwa Mdoda

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**From:** Bulelwa Mdoda  
**Sent:** Friday, 11 March 2022 09:53  
**To:** 'dupre.lombaard@virdus.com'  
**Cc:** Bongwiwe Zondo; Nicole Katts  
**Subject:** RE: SUBDIVISION OF ERF 387, RAITHBY  
**Attachments:** ERF 387 RAITHBY.docx

Dear Mr Lombaard;

I refer to the attached pre-application feedback dated 10 December 2021.

Please note that your application can only be processed further once the outstanding information as indicated on 3.1 has been provided.



*Kind regards,*  
**Bulelwa Mdoda**  
Land Use Management  
**Planning & Economic Development**

---

T: +27 21 808 8690 : F +27 21 886 6899  
3<sup>rd</sup> Floor, Eikestad Mall, Andringa Street,  
Stellenbosch  
[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)



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[http://www.stellenbosch.gov.za/main\\_pages/disclaimerpage.htm](http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm)

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**From:** Chrizelle Kriel <[Chrizelle.Kriel@stellenbosch.gov.za](mailto:Chrizelle.Kriel@stellenbosch.gov.za)>  
**Sent:** Tuesday, December 7, 2021 12:50  
**To:** Dupré Lombaard (Virdus Works) <[dupre.lombaard@virdus.com](mailto:dupre.lombaard@virdus.com)>  
**Cc:** Philip Snyman <[philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com)>  
**Subject:** Re: [EX] FW: SUBDIVISION OF ERF 387, RAITHBY

Goeie dag Dupre

Ons ondervind sporadies probleme met toegang tot eposse, veral die [landuse.applications@stellenbosch.gov.za](mailto:landuse.applications@stellenbosch.gov.za) adres. Ek vra omverskoning en sal hierdie epos aanstuur vir prossering en ontvangserkenning.

Groete,  
Chrizelle

---

**From:** Dupré Lombaard (Virdus Works) <[dupre.lombaard@virdus.com](mailto:dupre.lombaard@virdus.com)>  
**Sent:** Tuesday, December 7, 2021 12:36  
**To:** Chrizelle Kriel <[Chrizelle.Kriel@stellenbosch.gov.za](mailto:Chrizelle.Kriel@stellenbosch.gov.za)>  
**Cc:** Philip Snyman <[philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com)>  
**Subject:** [EX] FW: SUBDIVISION OF ERF 387, RAITHBY

Beste Chrizelle

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## ANNEXURE D: SUBDIVISION PLAN

# Proposed subdivision of Erf 387, Raithby

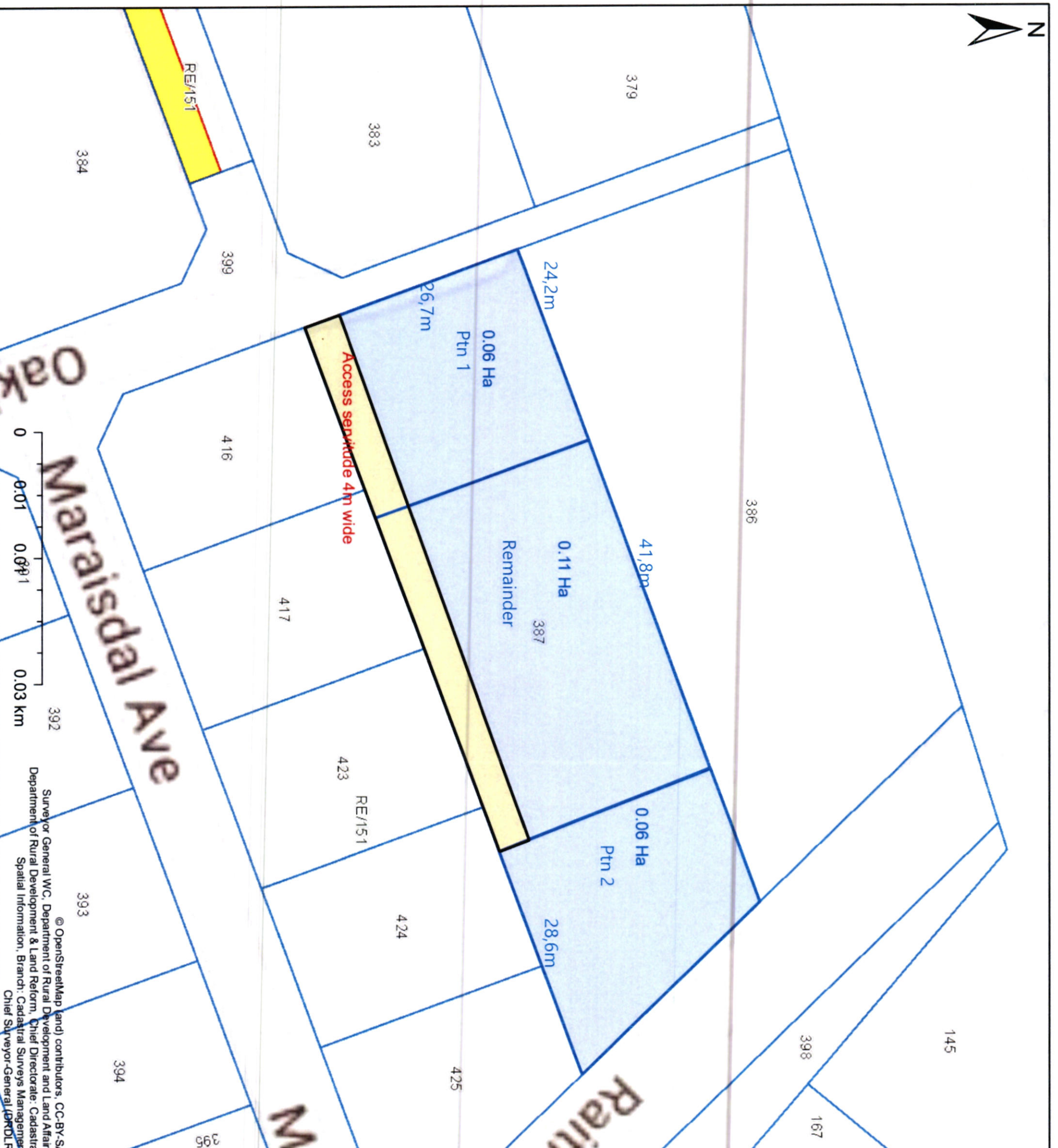
## Legend

 Erf

 Servitude Area

## Street Addresses:

- Ptn 1 - Oaklands Avenue 11
- Remainder - Oaklands Avenue 11A
- Ptn 2 - Oaklands Avenue 11B



Scale: 1:750

Date created: November 4, 2021

Compiled with CapeFarmMapper



**Western Cape  
Government**  
FOR YOU



# Proposed subdivision of Erf 387, Raithby

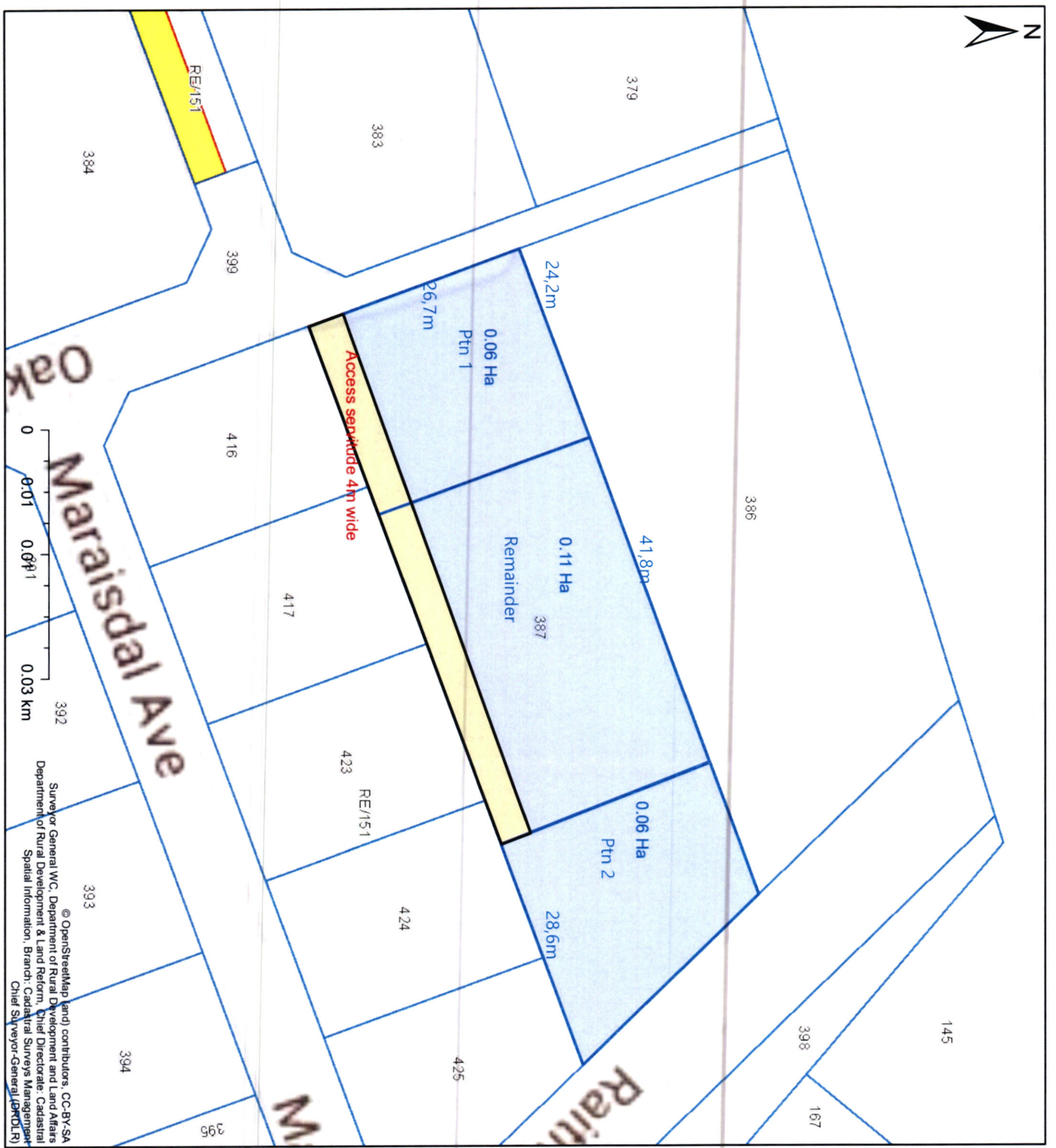
## Legend

 Erf

 Servitude Area

## Street Addresses:

- Ptn 1 - Oaklands Avenue 11
- Remainder - Oaklands Avenue 11A
- Ptn 2 - Oaklands Avenue 11B



Scale: 1:750

Date created: November 4, 2021

Compiled with CapeFarmMapper



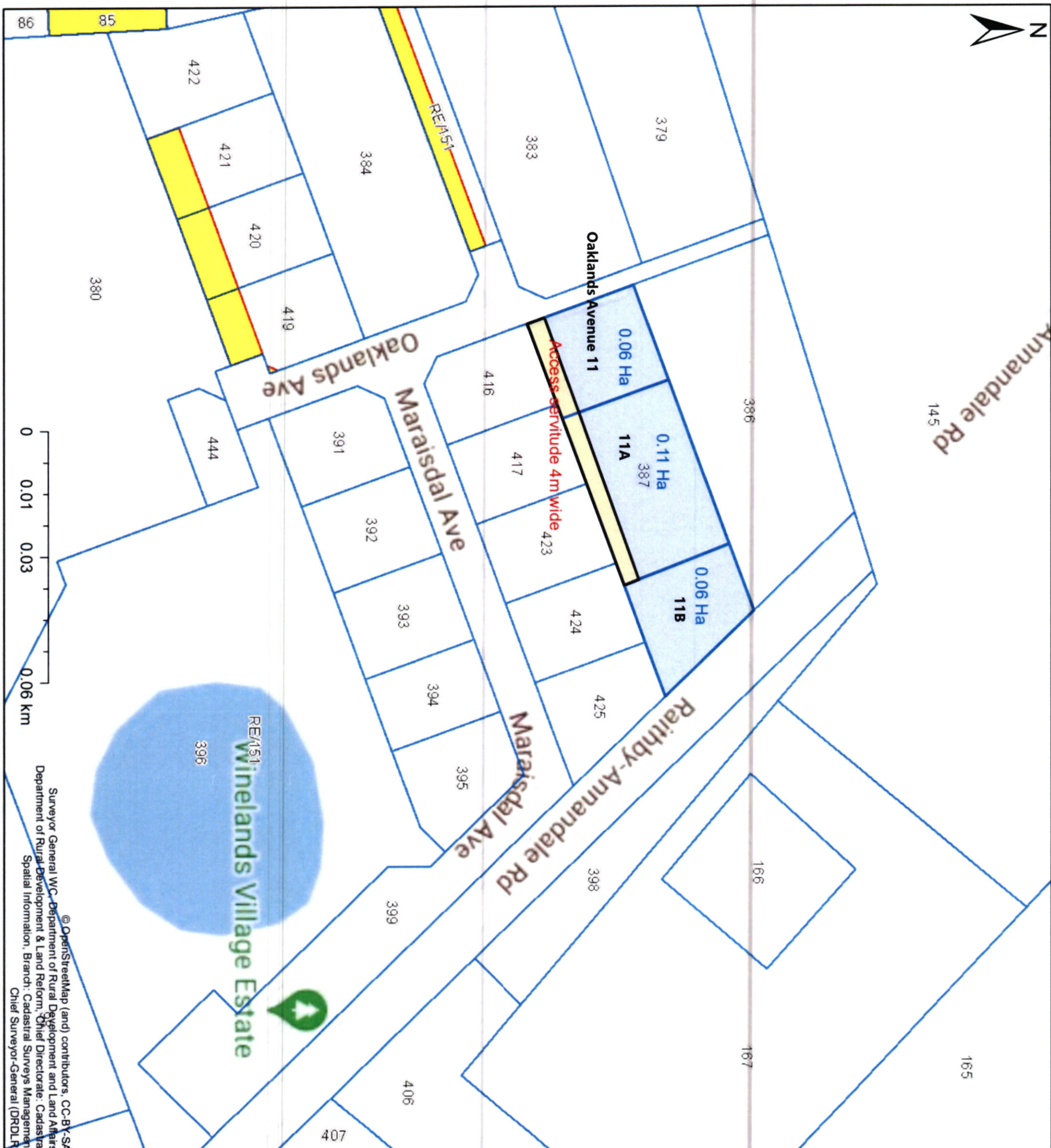
**Western Cape Government**  
FOR YOU

© OpenStreetMap (and) contributors, CC-BY-SA  
 Surveyor General WC, Department of Rural Development and Land Affairs  
 Department of Rural Development & Land Reform, Chief Directorate: Cadastral  
 Spatial Information, Branch: Cadastral Surveys Management  
 Chief Surveyor-General (PRDLR)



# Proposed subdivision of Erf 387, Raithby

- Legend**
- Erf
  - Servitude Area



**Scale:** 1:1 500  
**Date created:** November 4, 2021



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 Surveyor General WC, Department of Rural Development and Land Affairs  
 Department of Rural Development & Land Reform, Chief Directorate: Cadastral  
 Spatial Information, Branch: Cadastral Surveys Management  
 Chief Surveyor-General (DRDLR)





Dupre Lombaard  
Dupre.lombaard@virdus.com  
082 895 6362

10 December 2021

**SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK, ERF 387, RAITHBY**

1. Your pre-application scrutiny submission on the above property dated **November 2021**, 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], but also needs to address the following requirement(s):

**3.1 You are kindly requested to include the proposed street numbering on the subdivisinal plan.**

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](mailto:bongiwe.zondo@stellenbosch.gov.za)

## Bulelwa Mdoda

---

**From:** Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>  
**Sent:** 02 December 2021 03:01 PM  
**To:** Landuse Applications  
**Cc:** Philip Snyman  
**Subject:** [EX] SUBDIVISION OF ERF 387, RAITHBY

Dear Sir Madam

Herewith a copy of the application submission for your consideration.

Please consider the public participation process that was pro-actively undertaken prior to submission of the application.

Application link: <https://we.tl/t-CEDqziLtNo>

Regards / Groete

**DUPRÉ LOMBAARD**

(SACPLAN B/8076/1998 / EAPASA 2019/304)

**Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)**

Development Management Consultants and Environmental Assessment Practitioners

Address: 77 Buitekring, Dalsig, Stellenbosch, 7600, South Africa

Mobile: +27 82 895 6362

Web: [www.virdus.com](http://www.virdus.com)



## LAND USE PRE-APPLICATION CONSULTATION FORM

**KINDLY NOTE:**

1. This Pre-Application form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015. (SLUPB) (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal/legislation/3116-stellenbosch-municipality-land-use-planning-by-law-2015/file>)
2. The applicant will be notified if a pre-consultation meeting will be required in terms of Section 37 of the said Bylaw on receipt and scrutiny of this Pre-Application form.

### PART A: APPLICANT & PROPERTY PARTICULARS

NAME: Dupré Lombaard (Virdus Works (Pty) Ltd

E-MAIL: dupre.lombaard@virdus.com

TEL/CELL: +27 82 895 6362

Registered Erf Number(s) / Farm & Portion Number(s): Erf 387, Raithby

Physical Address: Maraisdal Road, Winelands Village Estate, Raithby, 7130, South Africa

Suburb & Town: Raithby

Registered Owner: The Kia Ora Trust Reg. No. 4133/2006

Current Zoning: Conventional Residential

Current land use: Vacant

Are there existing buildings on the subject property(ies)?	Yes	No
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Yes	No
If yes, is this application to legalize the building/ land use?	Yes	No
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	Yes	No
Is the property located in a heritage area or contains any heritage significant buildings?	Yes	No
Does the property fall inside the urban edge?	Yes	No

### PART B: QUESTIONNAIRES

**WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?**

Rezoning	X	Subdivision	Removal/Suspension/ Amendment of restrictive conditions	Consent use
Permanent Departure		Consolidation	Closure of public place	Rectification/ disestablishment of HOA



Temporary Departure	Amendment of condition(s) of approval	Extension of validity period of approval	Amendment/cancellation of approved subdivision plan
Determination of a zoning	Occasional use	Permission in terms of zoning scheme	Permission in terms of condition of approval
<b>OTHER</b>	Technical Approval	Exemption	

**Details of the Proposal:** (Brief description of proposal (not a full motivation))

The application is for the subdivision of the erf into three, namely a Remainder of approximately 1 100m<sup>2</sup> and two portions of roughly 650m<sup>2</sup> each, all accessed by a four metre wide servitude access way.

There are no title deed restrictions preventing the proposed land developments ( T53358\_2018).

### RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

QUESTIONS REGARDING PLANNING CONTEXT	YES	NO	Details
Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable on the application, and if yes, is the proposal consistent/ compliant of such?	X		Stellenbosch Municipality SDF, 2019
Describe: The SDF promotes densification inside of the urban edge.			
DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES? E.g. Electricity; Water; Sewerage; Road network; other?	YES	NO	
Details: The existing services are sufficient for the proposed use and require only two additional connections.	X		

### PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION FORM

The following minimum documentation **must** be attached to this pre-application form:

- 1. Locality plan**
- 2. Layout Plan of proposal** (eg copy of existing building plan, indicating proposal on site plan, etc.)
- 3. Full copy of the title deed or Conveyance Certificate**

**Please Note:**

- The Municipality may request any other information deemed necessary for the purpose of this pre-application.
- Incomplete pre-applications forms or if required minimum supporting documents is not submitted the pre-application form will not be accepted by the Municipality.

**DECLARATION:** I hereby confirm that the information contained in this pre-application form and accompanying documentation is complete and accurate.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR OFFICE USE:**

Received by: _____ Date: _____	Municipal Stamp
-----------------------------------	-----------------

**DETERMINATION BY AUTHORISED OFFICIAL**

<b>Additional Information</b>		<b>Pre-Application Consultation</b>		<b>Application Ready</b>	
<b>Sign:</b>			<b>Date:</b>		

**APPLICANT INFORMED BY RESPONSIBLE OFFICIAL**

<b>Sign:</b>	<b>Date:</b>
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**LAND DEVELOPMENT APPLICATION FOR:  
SUBDIVISION OF**

**ERF 387, RAITHBY**



November 2021

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## ANNEXURE

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**EXECUTIVE SUMMARY**

<b>MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR: ERF 387, RAITHBY</b>	
<b>SG Code: C06700180000038700000 / Location: Lat: 34° 01' 10.715" S   Lon: 18° 48' 23.338" E</b>	
<b>Owner:</b> <b>Mr PA Snyman</b> (with POA from the KIA ORA Trust)  Mobile: +27 82 820 2523 E-mail: <a href="mailto:philipsnyman@yahoo.com">philipsnyman@yahoo.com</a> Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa	<b>Project Consultant:</b> <b>Mr Dupré Lombaard</b> Viridus Works (Pty) Ltd Reg. No. 2018/585747/07  Mobile: +27 82 895 6362 E-mail: <a href="mailto:dupre.lombaard@viridus.com">dupre.lombaard@viridus.com</a> Address: 77 Buitekring, Dalsig, Stellenbosch, 7600, South Africa

This application is for subdivision of Erf 387 in terms of Section 15(2)(d) (a subdivision of land that is not exempted, inclusive of the creation of a servitude right of way) of the Stellenbosch Municipality Land Use Planning Bylaw, 2015. The property is zoned for Conventional Residential Use, as are the surrounding properties in the Estate. Average erf sizes in the Estate vary, with larger erven to the north and smaller erven to the south of the property.

Application is made for the subdivision of the property with an area of 2 374m<sup>2</sup> into three erven, using a common access servitude of 4m wide along the southern boundary of the property. The proposed subdivision will create two erven of roughly 650m<sup>2</sup> each and a third erf with an area of roughly 1 100m<sup>2</sup>.

There are no title deed restrictions preventing the proposed subdivision and the Constitution of the Home Owners' Association does not preclude any subdivision.





## MOTIVATION REPORT

### 1. BACKGROUND

#### 1.1 Introduction

This application is for consideration of a subdivision of Erf 387, Raithby in terms of Section 15 of the Stellenbosch Municipality Land Use Planning Bylaw, 2015 (LUPB) for the creation of three erven with a joint servitude right of way access along the southern boundary of the property. The property is located in the Winelands Village Estate in Raithby.

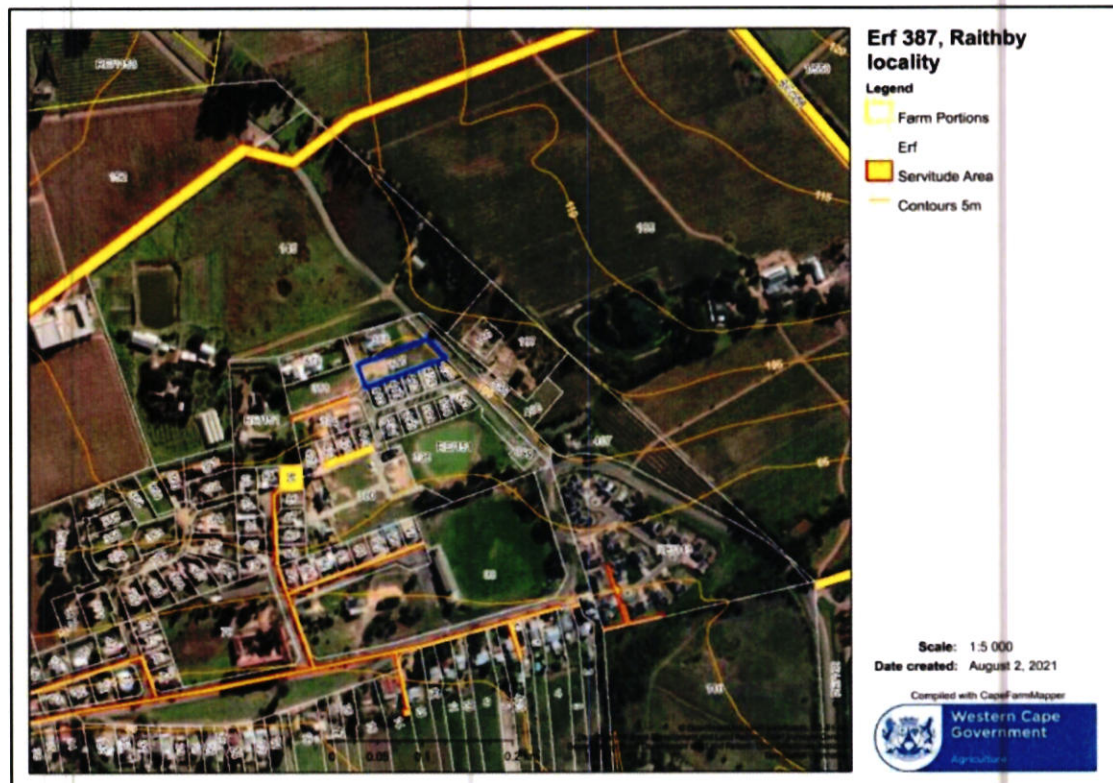


Figure 1: Erf 387, Raithby locality

#### 1.2 Context

The property is zoned for Conventional Residential Use, as are the surrounding properties in the Winelands Village Estate. Average erf sizes in the Estate vary between 500m<sup>2</sup> and 2 500m<sup>2</sup>, with larger erven to the north and smaller erven to the south of the subject property. The subject property has an area of 2 374m<sup>2</sup>. It is subject to the provisions of the Constitution of the Home Owners' Association, which does not preclude any subdivision. Similar subdivision has occurred in the recent past. As will be obvious from the diagram in Figure 3 below, Erven 388 – 390 were consolidated and re-subdivided into Erven 416, 417, 423, 424 and 425, as appears in Figure 2 below.

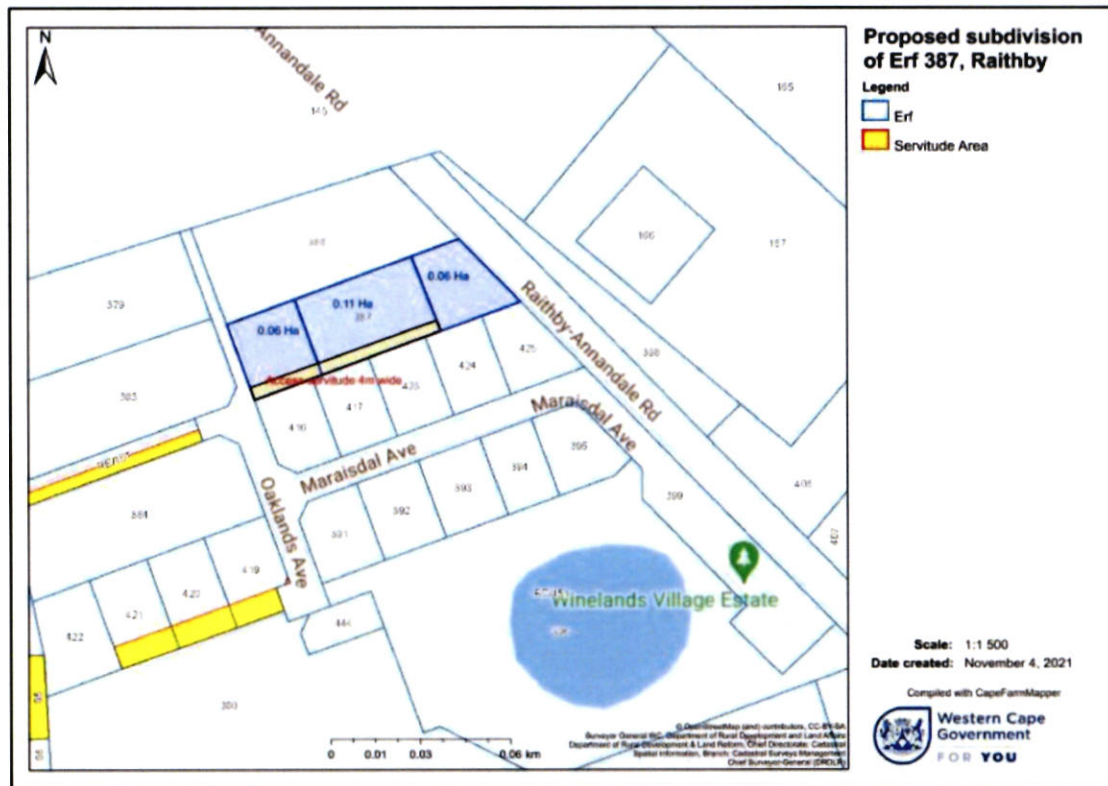


Figure 2: Erf 387 Subdivision proposal

## 2. LAND DEVELOPMENT APPLICATION AND AUTHORISATION

### 2.1 Proposal

The proposal is to subdivide the property into three erven, namely a Remainder of roughly 1 100m<sup>2</sup> and Portions 1 and 2, each with an area of roughly 650m<sup>2</sup>.

Access to the erven is proposed by way of an access servitude of four metres wide along the southern boundary of the subject property as shown in Annexure D.

### 2.2 Title deed restrictions

The title deed (T53358\_2018) of the property is attached together with the conveyancer's certificate in Annexure E. There are no restrictive title conditions that prevent the proposed land use. Although the diagram does not show a servitude, it appears from the title deed that a water pipeline runs along the north-eastern boundary of the property.

### 2.3 Zoning scheme requirements

The Conventional Residential Zone provides for the use of land for the purposes of predominantly single dwelling houses, with street building lines of 4m and side and rear boundary lines of 2,5m for erven between 500 and 1 500m<sup>2</sup> in extent.



The two new erven (portions 1 and 2) will thus be subject to the 4m building lines from the abutting streets on the north-eastern and western boundaries, while all the other building lines will be 2,5m, unless reduced by departure.

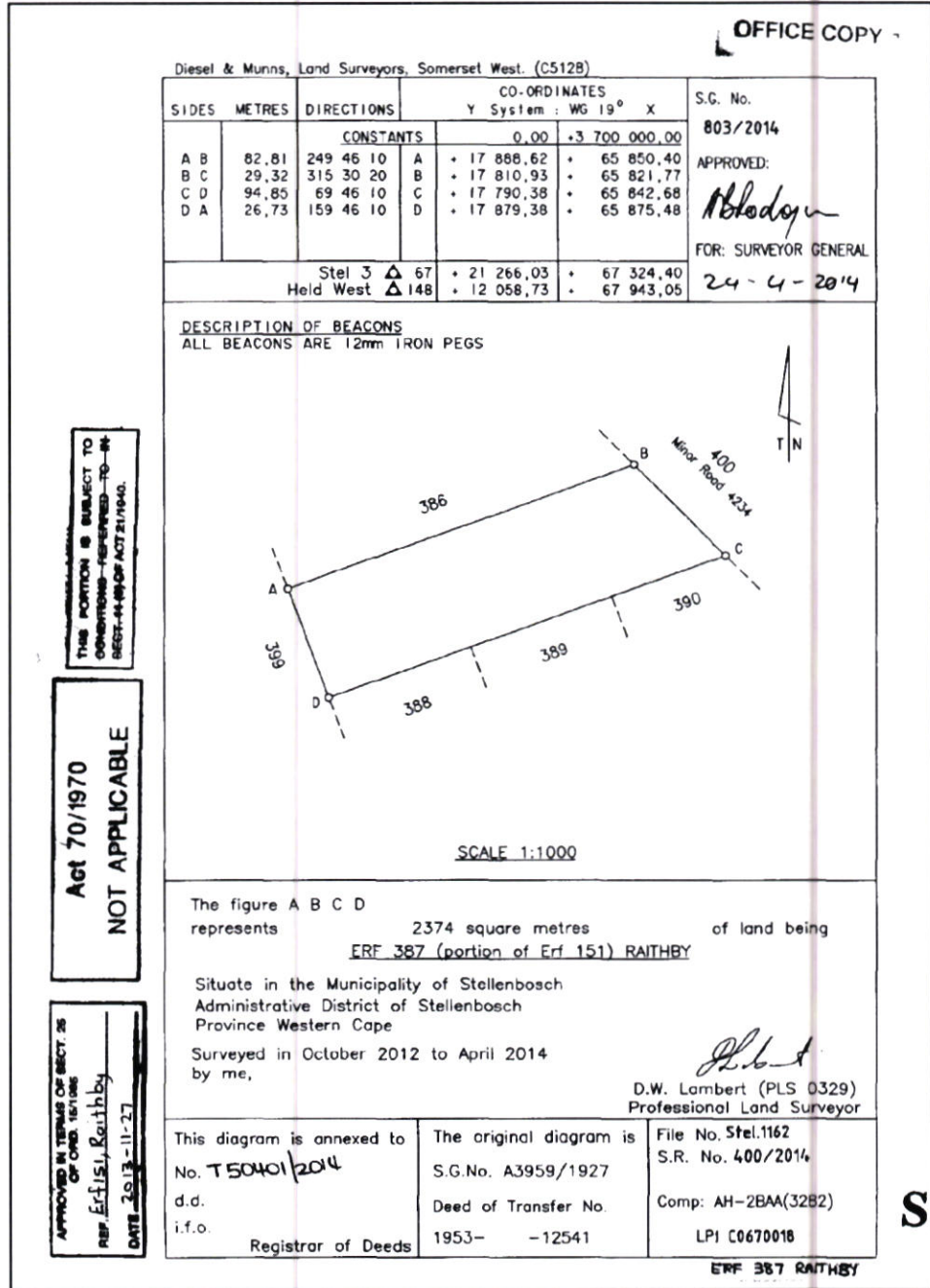


Figure 3: Erf 387 diagram

The proposed subdivision should not have a negative effect on the quality and character of residential area and ensure a safe and pleasant living environment, subject to moderate densification. The addition of two residential units will have no effect on the provision of municipal services and services infrastructure. Two

additional connections can be created for the subdivisions without any external services upgrading required.

### 3. MOTIVATION

#### 3.1 Stellenbosch Municipality IDP

The Integrated Development Plan 2021 (IDP), including the municipal spatial development framework (SDF, 2019) make specific provision for densification of the residential areas by infill development.

The SDF specifically states that densification of urban areas is required to protect the natural environment and agricultural resources. The SDF continues to indicate that the Municipality supports compatible and planned densification of rural nodes such as Raithby, to improve the feasibility of service delivery to them.

#### 3.2 Provincial Spatial Development Framework

The Provincial Spatial Development Framework (PSDF) and the supporting and complementary regional spatial development framework as contemplated in Section 18 of the Spatial Planning and Land Use Management Act, 2013 determine principles and the planning and development norms and criteria for urban development.

The Western Cape PSDF under Policy E3 specific states that densification in existing urban areas is essential to improve economic opportunities. It further states that *"The lack of integration, compaction and densification in urban areas in the Western Cape has serious negative consequences for municipal finances, for household livelihoods, for the environment, and the economy"*.

The proposed subdivision of Erf 387 and moderate densification by the creation of two additional erven is in line with the spatial development policies applicable to the area.

#### 3.3 SPLUMA and LUPA principles

The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 and the principles referred to in Chapter VI of the Western Cape Land Use Planning Act, 2014, with specific reference to spatial justice, spatial sustainability, efficiency, and good administration have all been considered.

The LUPA considerations and development principles of SPLUMA require:

- ✓ The protection and promotion of the sustainable use of agricultural land, which is the purpose of the proposal. The proposed subdivision does not have any negative effect on agricultural resources.
- ✓ Consideration of the public interest, which is done through the compliance with the aforementioned policies and guidelines, by moderate densification of the urban area.
- ✓ Promotion of constitutional transformation imperatives and the related duties of the state. No comment.

- ✓ Proper consideration of the facts and circumstances relevant to the application, as have been set out above, indicating grounds for a positive land development consideration and decision. As stated before, the moderate densification is in keeping with the spatial policies and strategies for the area and the zoning of the property and the surrounding properties.
- ✓ The respective rights and obligations of all those potentially affected, primarily the existing residents and surrounding property owners, public and private service providers and the wider community have been considered and there are no identified issues.
- ✓ The impact of the proposed development on engineering services infrastructure, social infrastructure, and open space requirements. The impact is minimal and there are no negative effects on the social infrastructure or open space requirements.
- ✓ Spatial justice must be considered, and past spatial and other development imbalances must be redressed through improved access to and use of land. At the scale of the proposed development and the nature thereof, it does not offer any significant opportunity for redress.
- ✓ Spatial sustainability has been considered and the proposed land development is within the fiscal, institutional, and administrative means of the state, given that the development will contribute to the municipal and local economic revenue base, without requiring public expenditure to occur. It is unlikely to cause the lowering of the service levels in municipal or other public infrastructure.
- ✓ Efficiency (optimising the use of existing resources and infrastructure) has been addressed and the use of the subdivision will contribute to increased efficiencies, as determined in the relevant policy documents.
- ✓ Spatial resilience has been addressed, as the SDF and other policies allow for flexibility to ensure sustainable development, amongst others by determining policy to assess the applications for land development in the rural area.
- ✓ Good administration is a function of the authorities, not affected by the proposed development.

### 3.4 Engineering

A traffic impact statement (TIS) and engineering services report is not required, as the additional demand for services is insignificant. Two new services connections are required, designs for which could be prepared based on the outcome of the application and prior to construction.

Electricity is supplied by Eskom, through an existing service, which does not require any upgrading.

## 4. CONCLUSION

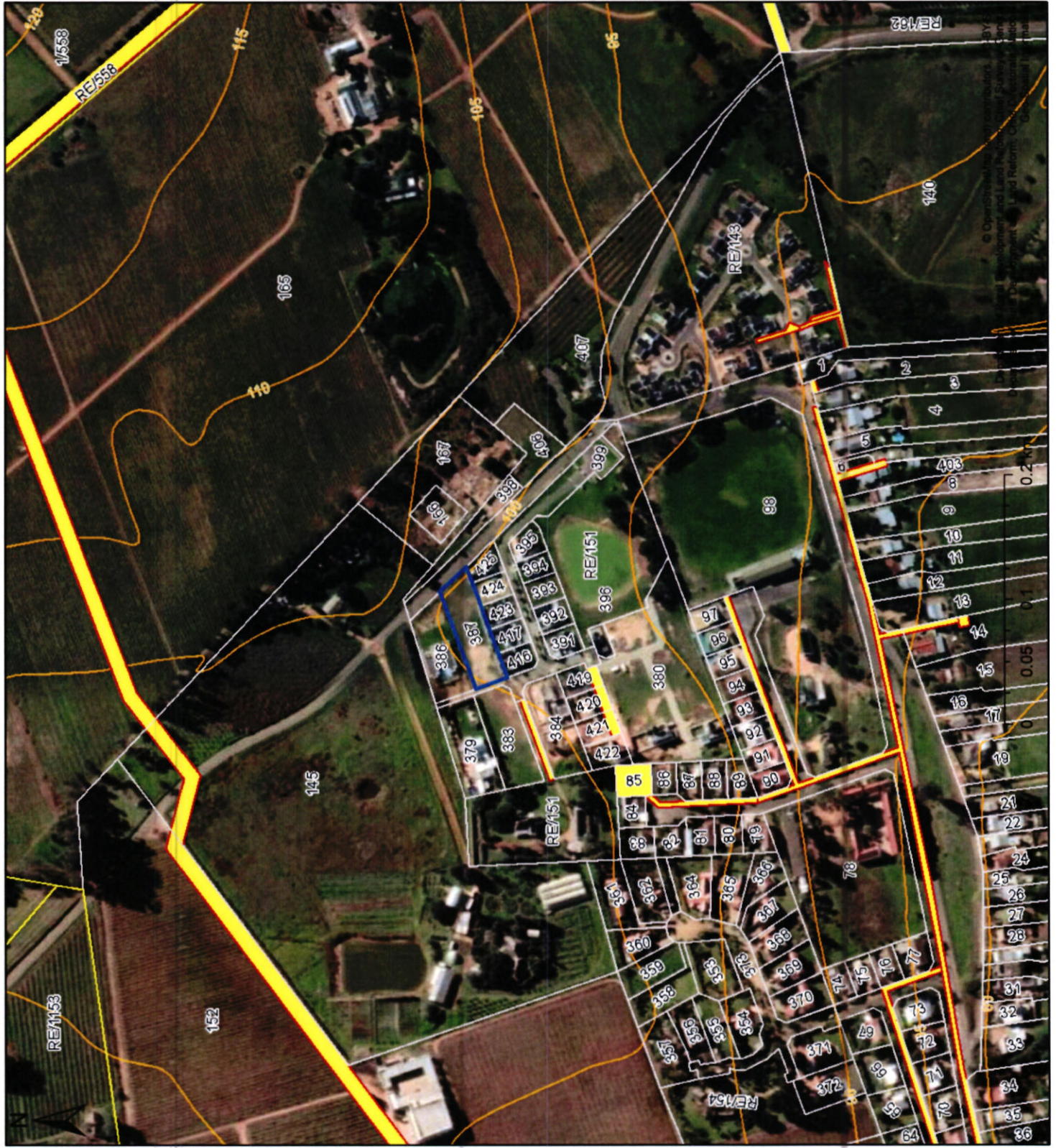
The application for the proposed subdivision of Erf 387, Raithby, in terms of Section 15(2)(d) of the Bylaw for a remainder of roughly 1 100m<sup>2</sup>, the creation of two new erven of approximately 650m<sup>2</sup> each and a four metre wide access servitude along the southern boundary of the property can be approved in view of the limited effect on the surrounding area and moderate densification aligned to policy.



## **ANNEXURE A: LOCALITY**

# Erf 387, Raithby locality

- Legend
- Farm Portions
  - Erf**
  - Servitude Area
  - Contours 5m



Scale: 1:5 000  
 Date created: August 2, 2021





# Erf 387, Raithby locality

Legend

- Erf
- Servitude Area
- Contours 5m



© OpenStreetMap (and) contributors, CC-BY-SA  
Department of Rural Development and Land Reform: Chief Surveyor-General  
Department of Rural Development and Land Reform: Chief Directorate: National  
Geo-Spatial Information

Scale: 1:1 000  
Date created: August 2, 2021

Compiled with CapeFarmMapper





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## **ANNEXURE B: APPLICATION AUTHORISATION**

**RESOLUTION BY THE TRUSTEES OF  
The Kia Ora Trust Reg. No. 4133/2006**

**IT WAS RESOLVED THAT:**

1. The trustees for the time being of the Kia Ora Trust, Master's reference number 4133/2006, hereby authorise Philippus Albertus Snyman, identity number 870326 5149 08 9, as purchaser of Erf 387 Raithby, to sign all documents, appointments and agreements, as may be required for the day to day management of the land development and related applications for the property. All actions and applications are at the cost and risk of the purchaser who wishes to develop the property for his own account and not on behalf of the Trust.
2. The permitted actions include the appointment of and signing of a Power of Attorney in favour of Dupré Lombaard of Viridus Works (Pty) Ltd (Reg No 2018/585747/07) as development management consultant to sign and submit all applications for approval and authorisation required for the achievement of the envisaged land development outcomes, namely: For the subdivision of Erf 387, inclusive of authorisations and applications in terms of any applicable legislation, including but not limited to the Stellenbosch Municipality Land Use Planning Bylaw, 2015, and the National Heritage Resources Act, 1999, Act 25 of 1999.
3. Any applications as are required to obtain approvals are for the benefit of the Purchaser. It is recorded that, should the sale not be successfully concluded, all liabilities for work carried out will be for the Purchaser's account and that all application processes will cease, as the Trust has no interest in developing the property and does not consider property development to be the purpose of the Trust.

Signed at Illovo and Winelands Village on 6 October 2021.



---

Coral Joy van Zyl  
Trustee

ID. No. 7309070091085

SRK Consulting - Certified Electronic Signature

 **srk consulting**

44473-Other  
3385-6665-1510-VANZ-06/10/2021

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  
Trustee

ID. No. 7503105208082



---

Willem Theron Buhrmann  
Trustee

ID. No. 7201175112082

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## **ANNEXURE C: APPLICATION FORM**





# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

[www.stellenbosch.gov.za/planning-portal/](http://www.stellenbosch.gov.za/planning-portal/)

SUBMIT COMPLETED FORM TO [landuse.applications@stellenbosch.gov.za](mailto:landuse.applications@stellenbosch.gov.za)

<b>LAND USE PLANNING APPLICATION FORM</b>										
(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)										
<b>KINDLY NOTE:</b> Please complete this form using BLOCK letters and ticking the appropriate boxes.										
<b>PART A: APPLICANT DETAILS</b>										
First name(s)	Dupré									
Surname	Lombaard									
Company name (if applicable)	Viridus Works									
Postal Address	77 Buitekring, Dalsig, Stellenbosch						Postal Code	7600		
	Email: dupre.lombaard@viridus.com									
Tel	Fax			Cell			082 895 6362			
<b>PART B: REGISTERED OWNER(S) DETAILS</b> (If different from applicant)										
Registered owner(s)	The Kla Ora Trust Reg. No. 4133/2006									
Physical address	10 Huising Street, Somerset West						Postal code	7130		
	E-mail: philipsnyman@yahoo.com									
Tel	Fax			Cell			+27 82 820 2523			
<b>PART C: PROPERTY DETAILS</b> (in accordance with title deed)										
Erf / Erven / Farm No.	387	Portion(s) if Farm		Allotment area	Raithby					
Physical Address	Maraisdal Road, Winelands Village Estate, Raithby, 7130, South Africa									
Current Zoning	Conventional Residential	Extent	2 374 ha		Are there existing buildings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N		
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme Bylaw, 2019									
Current Land Use	Vacant									
Title Deed number and date	T	T53358_2018								
Attached Conveyance's Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Yes, list the party(ies):							

favour of a third party(ies)?				
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):	
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management	
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y N
			Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup>	Y N
Any existing unauthorized buildings and/or land use on the subject property(ies)?			Y	N
			If yes, is this application to legalize the building / land use <sup>2</sup> ?	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?			Y	N
			Are there any land claim(s) registered on the subject property(ies)?	

#### PART D: PRE-APPLICATION CONSULTATION

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

#### PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

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

Tick	Type of application: Cost are obtainable from the Council Approved tariffs
	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
X	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
	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

<sup>1</sup> 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

<sup>2</sup> 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)(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		
<b>OTHER APPLICATIONS</b>			
	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
<b>TOTAL A:</b>			<b>R</b>
<b>PRESCRIBED NOTICE AND FEES** (for completion and use by official)</b>			
<b>Tick</b>	<b>Notification of application in media</b>	<b>Type of application</b>	<b>Cost</b>
	<b>SERVING OF NOTICES</b>	Delivering by hand; registered post; electronic communication methods	R
	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	<b>ADDITIONAL PUBLICATION OF NOTICES</b>	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	<b>NOTICE OF DECISION</b>	<i>Provincial Gazette</i>	R
	<b>INTEGRATED PROCEDURES</b>	T.B.C	R
<b>TOTAL B:</b>			<b>R</b>
<b>TOTAL APPLICATION FEES* (TOTAL A + B)</b>			<b>R</b>
<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>** 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>			
<b>BANKING DETAILS</b>			
Account Holder Name:	Stellenbosch Municipality		
Bank:	FIRST NATIONAL BANK (FNB)		
Branch no.:	210554		
Account no.:	62869253684		
Payment reference:	LU/_____ and ERF/FARM _____		
<b>Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment</b>			
<b>DETAILS FOR INVOICE</b>			
Name & Surname/Company name (details of party responsible for payment)	Virdus Works (Pty) Ltd		
Postal Address	77 Buitekring, Dalsig, Stellenbosch, 7600		
Vat Number (where applicable)	N/a		



**PART F: DETAILS OF PROPOSAL**

Building line encroachment	Street		From		To	
	Street		From		To	
	Side		From		To	
	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						
Section 13 (Technical Approval) of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 for employee unit						
Other (please specify)	<hr/> <hr/> <hr/>					

**Brief description of proposed development / intent of application:**

The application is for the subdivision of the erf into three, namely a Remainder of approximately 1 100m<sup>2</sup> and two portions of roughly 650m<sup>2</sup> each, all accessed by a four metre wide servitude access way.

There are no title deed restrictions preventing the proposed land developments ( T53358\_2018).

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

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

## Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	Proof of any other relevant right held in the land concerned
Y	N	Written motivation pertaining to the need and desirability of the proposal	Y	N	S.G. diagram / General plan extract (A4 or A3 only)
Y	N	Locality plan (A4 or A3 only) to scale	Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y	N	Proposed subdivision plan (A4 or A3 only) to scale	Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees	Y	N	Proof of registered ownership ( <b>Full copy of the title deed</b> )
Y	N	Conveyancer's certificate	Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)

¥	N	N/A	Consolidation plan (A4 or A3 only) to scale	¥	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
¥	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	¥	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
¥	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	¥	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	¥	N	N/A	Services Report or indication of all municipal services / registered servitudes
¥	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	¥	N	N/A	Proof of failure of Home owner's association
¥	N	N/A	Copy of original approval and conditions of approval	¥	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
¥	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify) HOA approval
Y	N	N/A	Required number of documentation copies				

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

¥	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)
¥	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	¥ N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
¥	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	¥ N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
¥	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	¥ N/A National Water Act, 1998 (Act 36 of 1998)
¥	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	¥ N/A Other (specify)
¥	N	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:	2021/11/03
Full name:	Dupré Lombaard, (SACPLAN B/8076/1998 / EAPASA 2019/304)		
	Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)		
Professional capacity:	Development Management Consultants and Environmental Assessment Practitioners		

**FOR OFFICE USE ONLY**

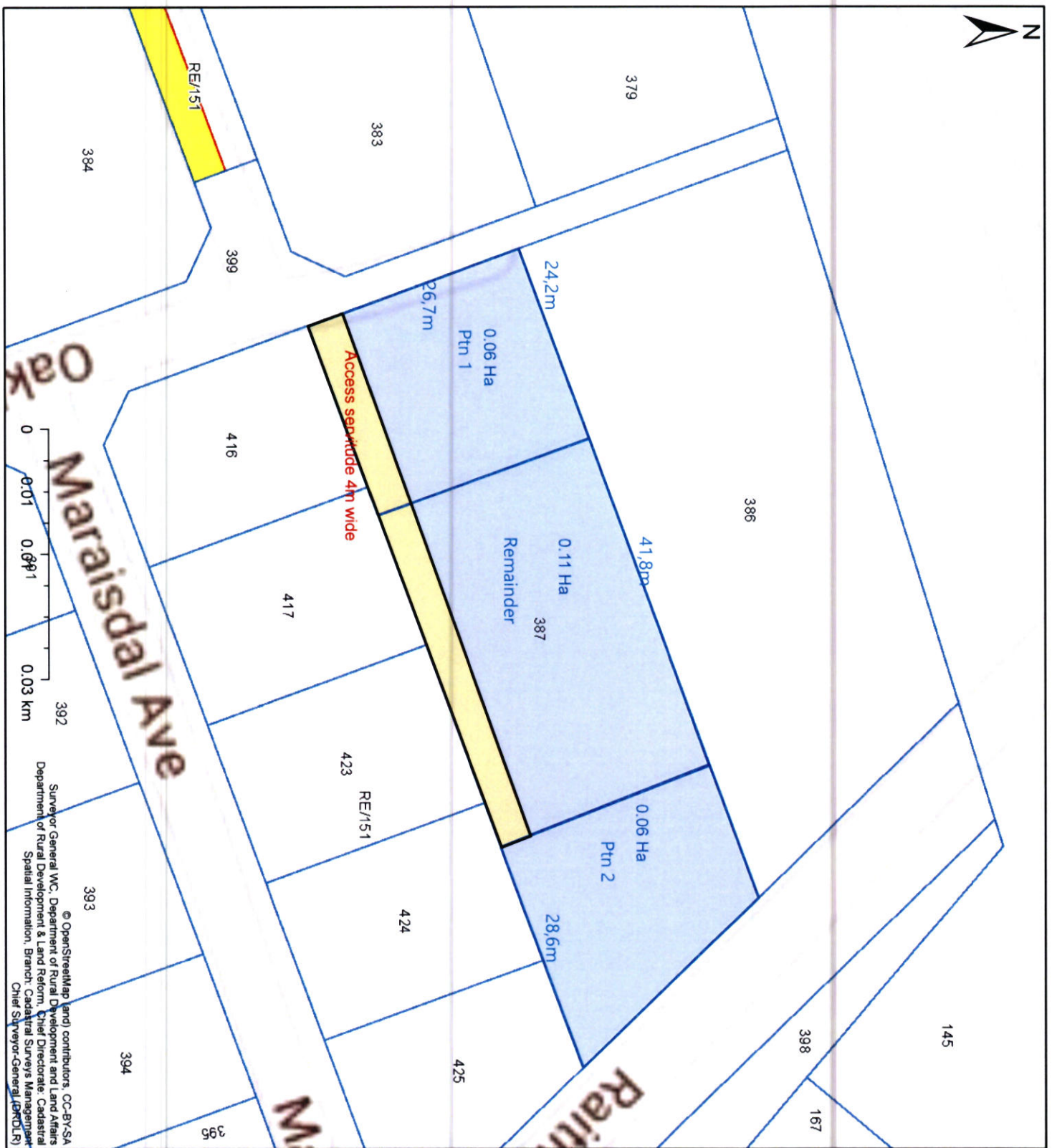
Date received: _____  Received By: _____	<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;">  </div>
--	--



## **ANNEXURE D: SUBDIVISION PLAN**

# Proposed subdivision of Erf 387, Raithby

- Legend**
- Erf
  - Servitude Area



Scale: 1:750

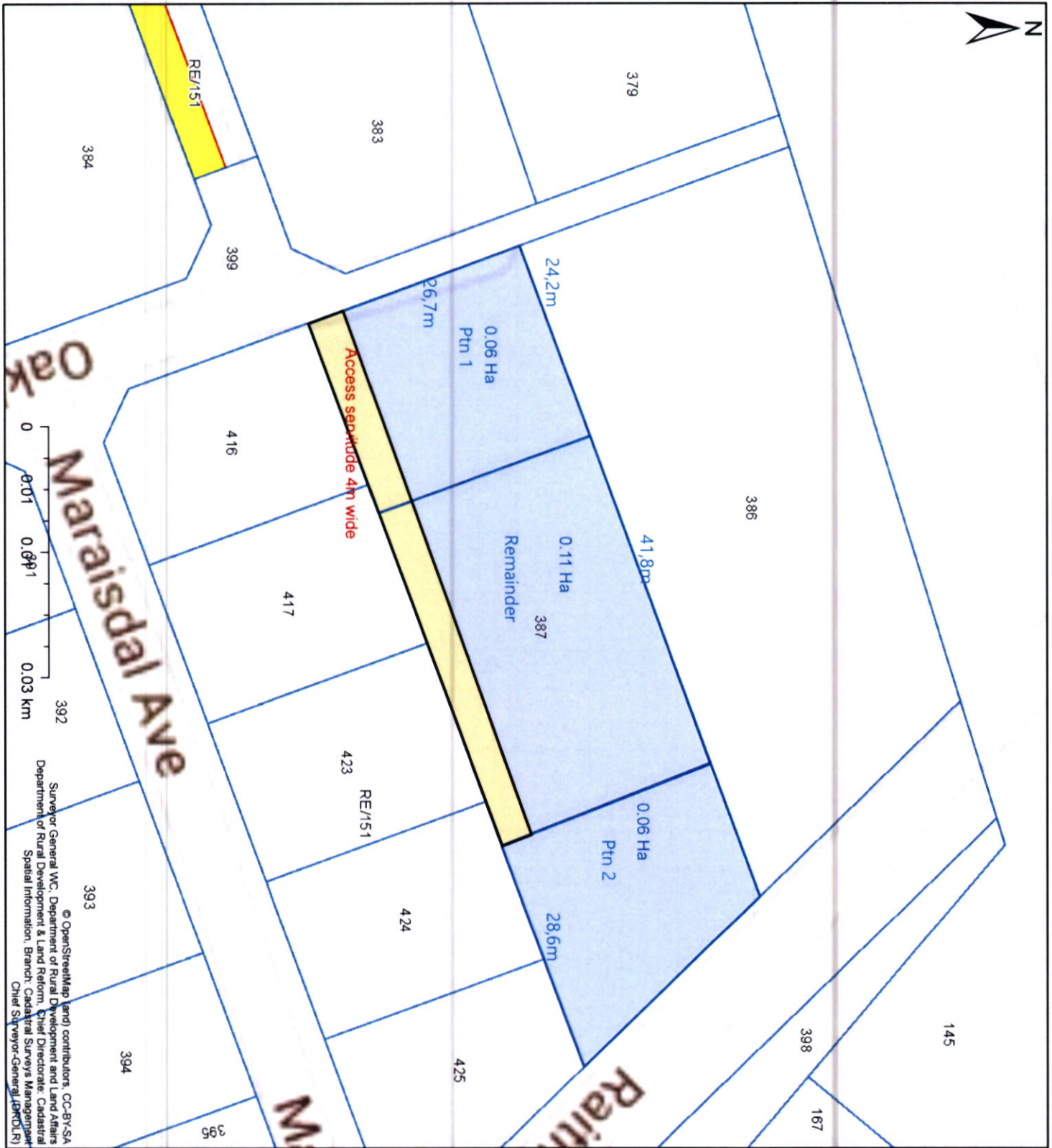
Date created: November 4, 2021

Compiled with CapeFarmMapper



# Proposed subdivision of Erf 387, Raithby

- Legend
- Erf
  - Servitude Area



Scale: 1:750

Date created: November 4, 2021

Compiled with CapeFarmMapper



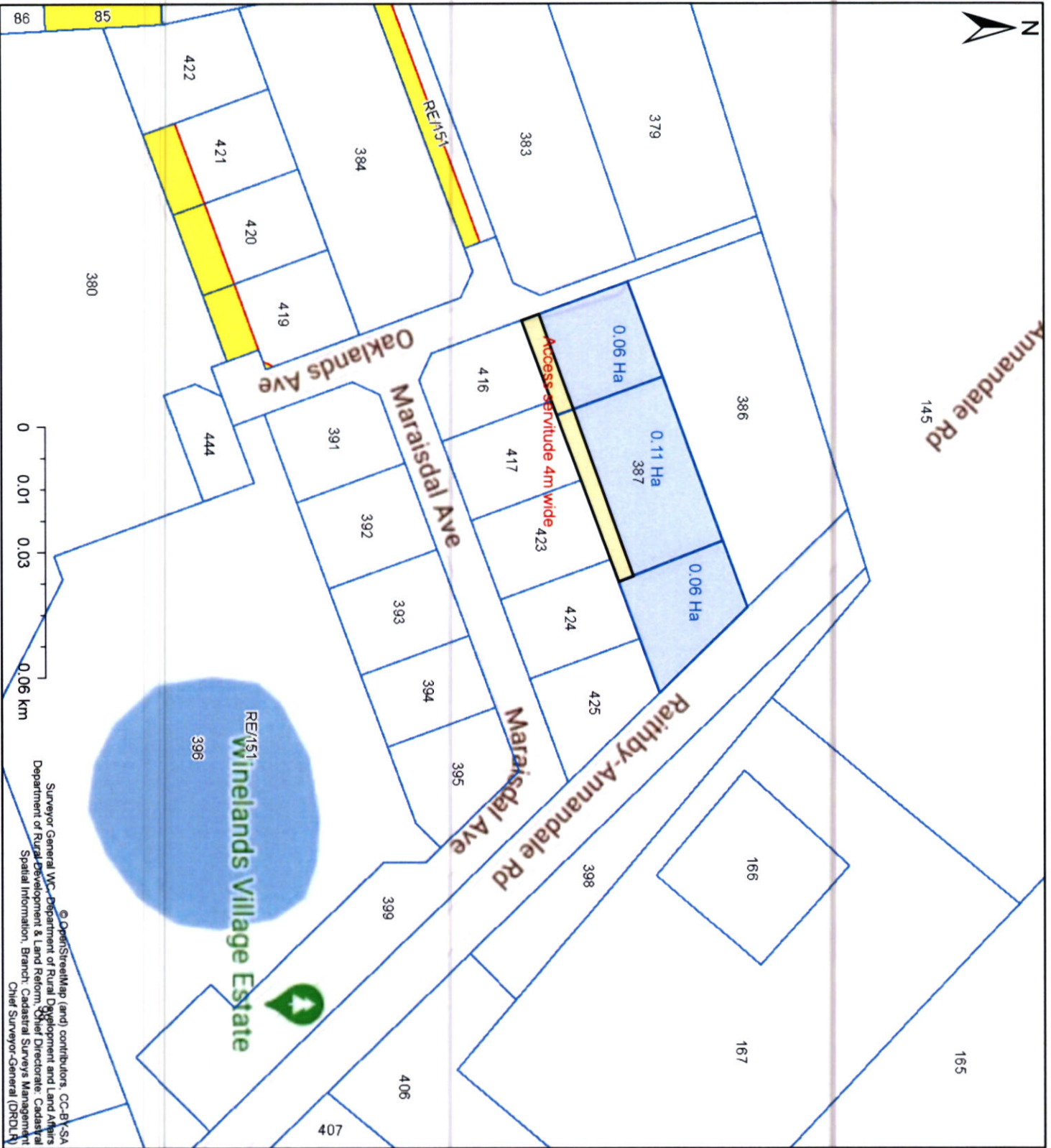
Western Cape  
Government  
FOR YOU

© OpenStreetMap (and) contributors, CC-BY-SA  
 Surveyor General WC, Department of Rural Development and Land Affairs  
 Department of Rural Development & Land Reform, Chief Directorate, Cadastral  
 Spatial Information, Branch, Cadastral Surveys Management  
 Chief Surveyor-General (DKDLR)



# Proposed subdivision of Erf 387, Raithby

- Legend**
- Erf
  - Servitude Area



**Scale:** 1:1 500  
**Date created:** November 4, 2021

Compiled with CapeFarmMapper



© OpenStreetMap (and) contributors, CC-BY-SA  
 Surveyor General WC, Department of Rural Development and Land Affairs  
 Department of Rural Development & Land Reform, Chief Directorate, Cadastral  
 Spatial Information, Branch: Cadastral Surveys Management  
 Chief Surveyor-General (DRDLA)

---

## **ANNEXURE E: CONVEYANCER'S CERTIFICATE**



## CONVEYANCER CERTIFICATE

I/we Casper Jacobus Heunis

Practising at:

Heunis Law  
10 Huisig Street  
Somerset West

In respect of:

Erf 387 Raibby  
In the Stellenbosch Municipality  
Division Stellenbosch  
Province of the Western Cape

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. Certificate of Registered Title No T 12541/1953
2. Deed of Transfer No T 18142/1987
3. Certificate of Registered Title No T 50401/2014
4. Deed of Transfer No T 53358/2018

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	Y	<input checked="" type="radio"/> N	
2.	Building lines	Y	<input checked="" type="radio"/> N	
3.	Height	Y	<input checked="" type="radio"/> N	
4.	Number of Dwellings	Y	<input checked="" type="radio"/> N	
5.	Bulk floor area	Y	<input checked="" type="radio"/> N	
6.	Coverage/built upon area	Y	<input checked="" type="radio"/> N	
7.	Subdivision	Y	<input checked="" type="radio"/> N	
8.	Servitudes that may be registered over or in favour of the property	<input checked="" type="radio"/> Y	N	Deed of Transfer No T 53358/2018 condition 1.C.
9.	Other Restrictive Conditions	Y	<input checked="" type="radio"/> N	



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

a.	Organ(s) of State that might have an interest in the restrictive condition	Wyntland Water Users Association
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
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 Servitude rights to be considered when imposing conditions of subdivision
--	---	---	--

Signed at Somerset West (Place) on this 1st (Day) December (Month) of 2021

Full names and Surname: Casper Jacobus Heunis

Signature:

Heunis Law  
10 Huisig Street  
Somerset West  
7130

**CASPER JACOBUS HEUNIS  
HEUNIS LAW**  
10 Huisig Street, Somerset West, 7130  
Commissioner of Oaths  
Practicing Attorney, R.S.A.

Tel: 021 851 1555

Cell: 060 44 22 165

Email: jakkie@heunislawgroup.co.za



## **ANNEXURE F: TITLE DEED**

184

Snyders & Associates  
10 Huising Street  
Somerset West  
7130

Prepared by me

*abellars*

CONVEYANCER  
ALOIS CILLIERS

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2.500.000,00	R. 15.22,00
Reason for exemption	Category Exemption	Exemption it o. Sec/Reg. Act/Proc.

Para 2

TRANSFERRER AAM TRANSFERRED TO  
 VIVIPUS GBS INSTRUMENT  
 Reg No T 14204/1994  
 RESTANT/REMAINDER  
 T 000039420/2019  
 20-SEP-2019

DATA / CAPTURE  
19 NOV 2018  
FATGEYAH LARNEY

DEED OF TRANSFER

T 000053358 / 2018

BE'IT HEREBY MADE KNOWN THAT

DRISKE OLIVIER

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

NAUTICON TRADING AND INVESTMENTS PROPRIETARY LIMITED

Registration Number 2011/001046/07

which said Power of Attorney was signed at SOMERSET WEST on 13 September 2018

DATA / VERIFY  
19 NOV 2018  
Lexis® Convey 17.0.4.3



db

And the appearer declared that his/her said principal had, on 4 June 2018, truly and legally entered into an agreement dated 4 June 2018 for the sale of certain shares in and to the Transferor Company by the Transferee Trust for the sum of R2 500 000,00 (Two Million Five Hundred Thousand Rand), and as the purchase consideration shall be satisfied by the transfer of the undermentioned properties from the Transferor Company to the Transferee Trust, 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:

**THE TRUSTEES FOR THE TIME BEING OF THE KIA ORA TRUST**

Master's Reference Number IT 4133/2006

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

1. **ERF 387 RAITHBY**  
IN THE STELLENBOSCH MUNICIPALITY  
DIVISION STELLENBOSCH  
PROVINCE OF WESTERN CAPE

**IN EXTENT 2374 (TWO THOUSAND THREE HUNDRED AND SEVENTY FOUR) Square metres**

**FIRST REGISTERED** by Certificate of Registered Title No T 50401/2014 with Diagram SG No 803/2014 annexed thereto and **HELD** by Deed of Transfer No T 18370/2015

- A. **SUBJECT** to the conditions contained in Certificate of Registered Title No T 12541/1953.
- B. **SUBJECT FURTHER** to the following conditions, contained in Certificate of Registered Title No T 50401/2014, 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 Number 15 of 1985:

TA/VERIFY  
19 NOV 2013

4

ab

- "1. The owner of this land shall, without compensation, allow that main gas pipes, electrical, telephone and television cables and/or wires, 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 reasonable 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 above mentioned, 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 property slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period to be 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 Village Home Owners' Association and will remain a member for the duration of his ownership."

C. **SUBJECT FURTHER** to a Pipeline Servitude imposed by J E Watkinson as owner of Erf 151 Raithby in favour of the Wynland Water User's Association, 3 (three) metres wide parallel to and along the entire surveyed line B C on Diagram S G Number 803/2014 the terms of which more fully appear from Notarial Deed of Servitude No K 906/2014S.

2. **ERF 424 (A PORTION OF ERF 418) RAITHBY**  
IN THE STELLENBOSCH MUNICIPALITY  
DIVISION STELLENBOSCH  
WESTERN CAPE PROVINCE

**IN EXTENT 560 (FIVE HUNDRED AND SIXTY) Square metres**

**AS WILL APPEAR** from Diagram S G No 698/2017

**HELD** by Certificate of Registered Title No T 50906/2017



db

- I. **AS REGARDS** the figure D x y Con Diagram S G No 698/2017:
- A. **SUBJECT** to the conditions contained in Certificate of Registered Title No T 12541/1953.
- B. **SUBJECT FURTHER** to the following conditions imposed in Deed of Transfer No T 18372/2015 by the Stellenbosch Municipality when approving of the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance Number 15 of 1985:
- "1. The owners of this land shall, without compensation, allow that main gas pipes, electrical, telephone and television cables and/or wires, 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 reasonable 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 above mentioned, to alter, remove or investigate.
  2. The owners 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 property slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period to be 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 Village Home Owners' Association and will remain a member for the duration of his ownership."
- C. **SUBJECT FURTHER** to the ancillary rights, relating to a Powerline Servitude imposed in favour of Eskom Holding Soc Limited, Registration Number 2002/015527/06, as contained in the endorsement on Deed of Transfer Number T 18142/1987, the terms of which appear more fully from Notarial Deed of Servitude Number K906/2014S.
- II. **AS REGARDS** the figure x A B y on Diagram S G No 698/2017:



db

- A. **SUBJECT** to the conditions contained in Certificate of Registered Title No T 12541/1953.
- B. **SUBJECT FURTHER** to the following conditions imposed in Deed of Transfer Number T 18375/2015 by the Stellenbosch Municipality when approving of the subdivision of Erf 151 Raithby in terms of Section 25 of the Land Use Planning Ordinance Number 15 of 1985:
- "1. The owners of this land shall, without compensation, allow that main gas pipes, electrical, telephone and television cables and/or wires, 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 reasonable 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 above mentioned, to alter, remove or investigate.
  2. The owners 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 property slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period to be 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 Village Home Owners' Association and will remain a member for the duration of his ownership."
- C. **SUBJECT FURTHER** to the ancillary rights, relating to a Powerline Servitude imposed in favour of Eskom Holding Soc Limited, Registration Number 2002/015527/06, as contained in the endorsement on Deed of Transfer Number T18142/1987, the terms of which appear more fully from Notarial Deed of Servitude Number K905/2014S.

ab

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

**NAUTICON TRADING AND INVESTMENTS PROPRIETARY LIMITED**

Registration Number 2011/001046/07

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

**THE TRUSTEES FOR THE TIME BEING OF THE KIA ORA TRUST**

Master's Reference No IT 4133/2006

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the value of the transaction to be the sum of R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND), VAT calculated on R2 650 000,00 (TWO MILLION SIX HUNDRED AND FIFTY THOUSAND RAND) being the fair market value.

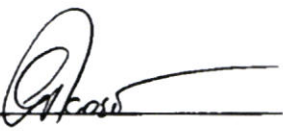
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 16 NOV 2018

  
\_\_\_\_\_

q.q.

In my presence

  
\_\_\_\_\_

REGISTRAR OF DEEDS

5

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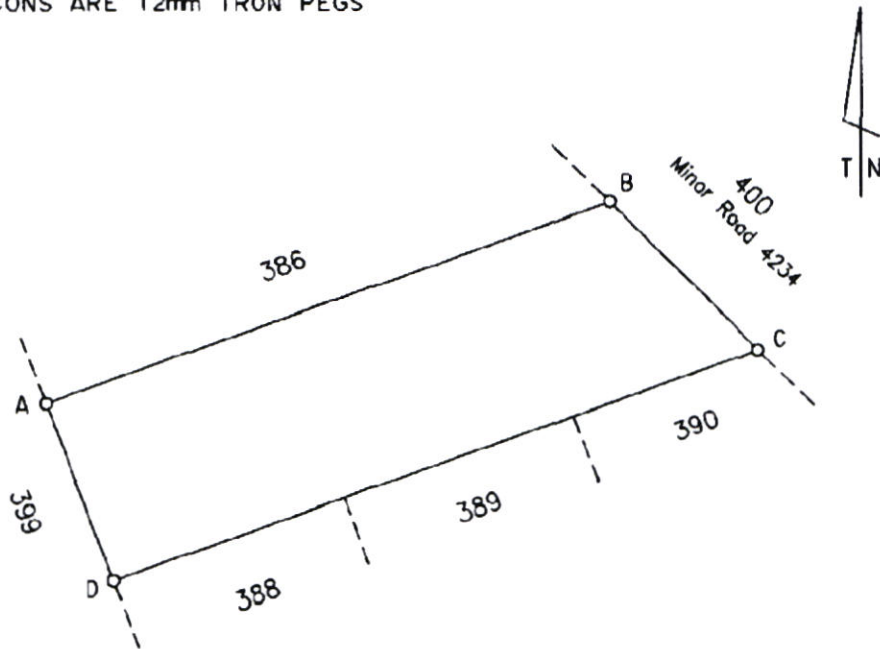
## ANNEXURE G DIAGRAM



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

SIDES	METRES	DIRECTIONS	CO-ORDINATES			S.G. No.
			Y System : WG 19 <sup>0</sup> X			
		CONSTANTS	0,00	+3 700 000,00		803/2014
A B	82,81	249 46 10	A	+ 17 888,62	+ 65 850,40	APPROVED: <i>Ableday</i> FOR: SURVEYOR GENERAL 24-4-2014
B C	29,32	315 30 20	B	+ 17 810,93	+ 65 821,77	
C D	94,85	69 46 10	C	+ 17 790,38	+ 65 842,68	
D A	26,73	159 46 10	D	+ 17 879,38	+ 65 875,48	
Stel 3 $\Delta$ 67				+ 21 266,03	+ 67 324,40	
Held West $\Delta$ 148				+ 12 058,73	+ 67 943,05	

DESCRIPTION OF BEACONS  
ALL BEACONS ARE 12mm IRON PEGS



SCALE 1:1000

The figure A B C D represents 2374 square metres of land being ERF 387 (portion of Erf 151) RAITHBY

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. T50401/2014  
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(32B2)  
LPI C0670018

ERF 387 RAITHBY

THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECT. 44 (9) OF ACT 21/1940.

Act 70/1970  
NOT APPLICABLE

APPROVED IN TERMS OF SECT. 26 OF ORD. 15/1985  
REF. Erf. 151, Raithby  
DATE 2013-11-27

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## **ANNEXURE H PROOF OF PUBLIC PARTICIPATION**

**Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)**

Development Management Consultants and  
Environmental Assessment Practitioners

Managing Director: DUPRÉ LOMBAARD

77 BUITEKRING, DALSIG, STELLENBOSCH, 7600, SOUTH AFRICA

Mobile: +27 82 895 6362

Email: [dupre.lombaard@virdus.com](mailto:dupre.lombaard@virdus.com)



05 November 2021

The Winelands Village Estate HOA (Belang / Interest / Erf: WVE HOA)

Winelands Village Estate

Raithby

7130

Per: [philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com)

Dear Sir / Madam      Geagte Heer / Dame

**NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA**

**Locality:** Erf 387, Oaklands Avenue, Winelands Village Estate, Raithby

**Applicant:** Dupré Lombaard, Virdus Works (Pty) Ltd, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Cell: 082 895 6362; Email: [dupre.lombaard@virdus.com](mailto:dupre.lombaard@virdus.com)

**Owner:** Mr PA Snyman (with POA from the KIA ORA Trust), Phone: +27 82 820 2523, E-mail: [philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com), Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa

**Stellenbosch Municipality reference number:** Not yet referenced

**Application type:** Application in terms of Section 15 of the Stellenbosch Municipality Land Use Planning Bylaw, 2015 for:

- a) Section 15(2)(d) a subdivision of land that is not exempted, inclusive of the creation of a servitude right of way.

The owner recently purchased Erf 387 and is in the process of taking transfer thereof. Attached hereto is a summarised explanation of the intended subdivision to create two additional erven of roughly 650m<sup>2</sup> each.

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: Dupré Lombaard, Viridus Works, **dupre.lombaard@viridus.com**. The comments must be submitted within 30 days from the date of this notice to be received on or before the **closing date of 06 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 +27 82 895 6362 during normal office hours.

## **KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA**

**Ligging:** Erf 387, Oaklandsiaan, Winelands Village Estate, Raithby.

**Aansoeker:** Dupré Lombaard, Viridus Works (Pty) Ltd, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Sel: 082 895 6362; E-pos: dupre.lombaard@viridus.com

**Eienaar:** Mnr PA Snyman (met volmag van die KIA ORA Trust), Foon: +27 82 820 2523, E-pos: [philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com), Adres: Maraisdallaan, Winelands Village Estate, Raithby, 7130, Suid-Afrika

**Stellenbosch Munisipaliteit Verwysing:** Nog nie verwys

**Tipe aansoek:** Aansoek ingevolge Artikel 15 van die Stellenbosch Munisipaliteit Grondgebruik Verordening, 2015 vir:

- a) Artikel 15(2)(d) die onderverdeling van 'n eiendom wat nie vrygestel is nie, waarby ingesluit die skep van 'n servituut toegang oor die eiendom.

Die eienaar het onlangs Erf 387 gekoop en is in die proses om oordrag te neem. Hierby aangeheg is die uitvoerende opsomming wat die aansoek vir die skep van twee addisionele erwe van sowat 650m<sup>2</sup> elk uiteensit.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek ingevolge 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 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: Dupré Lombaard, Viridus Works, [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com). 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 06 Desember 2021**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 gedurende normale kantoor ure.

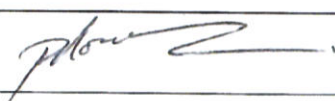
Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully



**Dupré Lombaard**

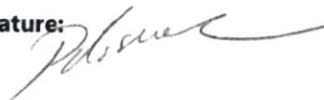
**Hereby I, the undersigned representative of the WVE HOA, confirm that I am duly authorised to submit this comment and that the HOA:**

Has the following comment to make on the application	
Has no objection to the proposed subdivision	X 
Wishes to submit an objection to the application.	

Name:

*Pieter Rossouw*

Signature:



*Vice Chairman*

 VIRIDUS



**EXECUTIVE SUMMARY**

**MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR:  
ERF 387, RAITHBY**

**SG Code: C06700180000038700000 / Location: Lat: 34° 01' 10.715" S | Lon: 18° 48' 23.338" E**

<b>Owner:</b> <b>Mr PA Snyman</b> (with POA from the KIA ORA Trust)	<b>Project Consultant:</b> <b>Mr Dupré Lombaard</b> Viridus Works (Pty) Ltd Reg. No. 2018/585747/07
Mobile: +27 82 820 2523	Mobile: +27 82 895 6362
E-mail: <a href="mailto:philipsnyman@yahoo.com">philipsnyman@yahoo.com</a>	E-mail: <a href="mailto:dupre.lombaard@viridus.com">dupre.lombaard@viridus.com</a>
Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa	Address: 77 Buitekring, Dalsig, Stellenbosch, 7600, South Africa


This application is for subdivision of Erf 387 in terms of Section 15(2)(d) (a subdivision of land that is not exempted, inclusive of the creation of a servitude right of way) of the Stellenbosch Municipality Land Use Planning Bylaw, 2015. The property is zoned for Conventional Residential Use, as are the surrounding properties in the Estate. Average erf sizes in the Estate vary, with larger erven to the north and smaller erven to the south of the property.

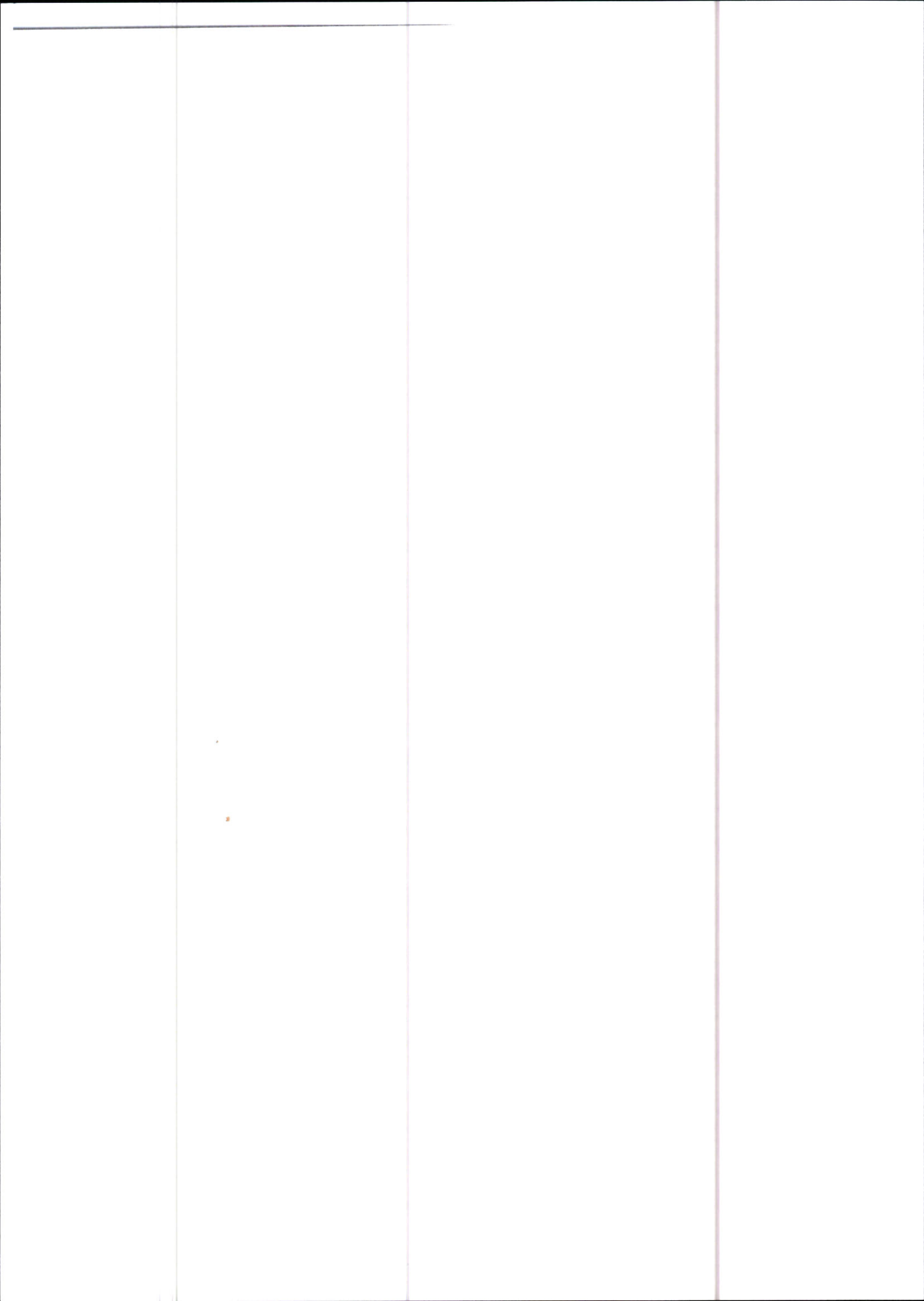
Application is made for the subdivision of the property with an area of 2 374m<sup>2</sup> into three erven, using a common access servitude of 4m wide along the southern boundary of the property. The proposed subdivision will create two erven of roughly 650m<sup>2</sup> each and a third erf with an area of roughly 1 100m<sup>2</sup>.

There are no title deed restrictions preventing the proposed subdivision and the Constitution of the Home Owners' Association does not preclude any subdivision.





Winelands Village  
Home Owners Association  
Building Plans Scrutinized  
Date: 02/14/21 Sign: 



**Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)**  
Development Management Consultants and  
Environmental Assessment Practitioners



05 November 2021

The Owner (Belang / Interest / Erf: 424)  
Maraisdal Avenue  
Raithby  
7130  
Per: Hand

Dear Sir / Madam      Geagte Heer / Dame

**NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA**

**Locality:** Erf 387, Oaklands Avenue, Winelands Village Estate, Raithby  
**Applicant:** Duprè Lombaard, Virdus Works (Pty) Ltd, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Cell: 082 895 6362; Email: dupre.lombaard@virdus.com  
**Owner:** Mr PA Snyman (with POA from the KIA ORA Trust), Phone: +27 82 820 2523, E-mail: philipsnyman@yahoo.com, Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa  
**Stellenbosch Municipality reference number:** Not yet referenced  
**Application type:** Application in terms of Section 15 of the Stellenbosch Municipality Land Use Planning Bylaw, 2015 for:  
a) Section 15(2)(d) a subdivision of land that is not exempted, inclusive of the creation of a servitude right of way.

The owner recently purchased Erf 387 and is in the process of taking transfer thereof. Attached hereto is a summarised explanation of the intended subdivision to create two additional erven of roughly 650m<sup>2</sup> each.

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;



- o Where relevant demonstrate the undesirable effect that the application will have if approved;
- o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Dupré Lombaard, Viridus Works, [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com). The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **06 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 +27 82 895 6362 during normal office hours.

### **KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA**

**Ligging:** Erf 387, Oaklandsiaan, Winelands Village Estate, Raithby.

**Aansoeker:** Dupré Lombaard, Viridus Works (Pty) Ltd, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Sel: 082 895 6362; E-pos: [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com)

**Eienaar:** Mnr PA Snyman (met volmag van die KIA ORA Trust), Foon: +27 82 820 2523, E-pos: [philipsnyman@yahoo.com](mailto:philipsnyman@yahoo.com), Adres: Maraisdallaan, Winelands Village Estate, Raithby, 7130, Suid-Afrika

**Stellenbosch Munisipaliteit Verwysing:** Nog nie verwys

**Tipe aansoek:** Aansoek ingevolge Artikel 15 van die Stellenbosch Munisipaliteit Grondgebruik Verordening, 2015 vir:

- a) Artikel 15(2)(d) die onderverdeling van 'n eiendom wat nie vrygestel is nie, waarby ingesluit die skep van 'n servituut toegang oor die eiendom.

Die eienaar het onlangs Erf 387 gekoop en is in die proses om oordrag te neem. Hierby aangeheg is die uitvoerende opsomming wat die aansoek vir die skep van twee addisionele erwe van sowat 650m<sup>2</sup> elk uiteensit.

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 Bepannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur 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 ingevolge 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 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: Dupré Lombaard, Viridus Works, [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com). 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 06 Desember 2021.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 gedurende normale kantoor ure.

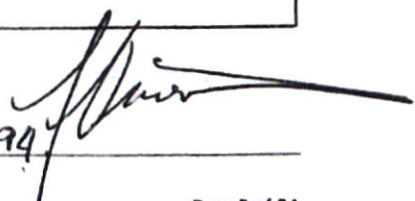
Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully

  
Dupré Lombaard

Hereby I, the undersigned owner of Erf 424, located at Wine Lands Village,  
Raithby, Stellenbosch, confirm that I am duly authorised to submit this comment and that I:

Have the following comment to make on the application	NONE
Have no objection to the proposed subdivision	YES
Wish to submit an objection to the application.	NONE

Name: FRANCOLS VIVIER Signature:   
obo VIVIER, GEBINSTRUST T 4202/99



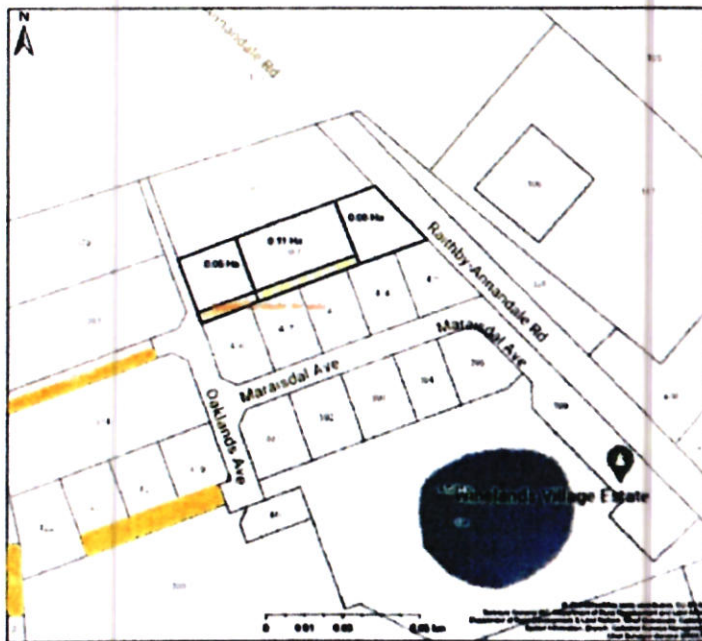
**EXECUTIVE SUMMARY**

<p><b>MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR:</b></p> <p><b>ERF 387, RAITHBY</b></p> <p>SG Code: C06700180000038700000 / Location: Lat: 34° 01' 10.715" S   Lon: 18° 48' 23.338" E</p>	
<p><b>Owner:</b>                  Mr PA Snyman (with POA from the KIA ORA Trust)</p> <p>Mobile: +27 82 820 2523                  E-mail: <a href="mailto:philipsnyman@yahoo.com">philipsnyman@yahoo.com</a>                  Address: Maraisdal Avenue, Winelands Village Estate, Raithby, 7130, South Africa</p>	<p><b>Project Consultant:</b>                  Mr Dupré Lombaard                  Viridus Works (Pty) Ltd Reg. No. 2018/585747/07</p> <p>Mobile: +27 82 895 6362                  E-mail: <a href="mailto:dupre.lombaard@viridus.com">dupre.lombaard@viridus.com</a>                  Address: 77 Buitekring, Dalsig, Stellenbosch, 7600, South Africa</p>

This application is for subdivision of Erf 387 in terms of Section 15(2)(d) (a subdivision of land that is not exempted, inclusive of the creation of a servitude right of way) of the Stellenbosch Municipality Land Use Planning Bylaw, 2015. The property is zoned for Conventional Residential Use, as are the surrounding properties in the Estate. Average erf sizes in the Estate vary, with larger erven to the north and smaller erven to the south of the property.

Application is made for the subdivision of the property with an area of 2 374m<sup>2</sup> into three erven, using a common access servitude of 4m wide along the southern boundary of the property. The proposed subdivision will create two erven of roughly 650m<sup>2</sup> each and a third erf with an area of roughly 1 100m<sup>2</sup>.

There are no title deed restrictions preventing the proposed subdivision and the Constitution of the Home Owners' Association does not preclude any subdivision.






- 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 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: Dupré Lombaard, Viridus Works, **dupre.lombaard@viridus.com**. 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 **06 Desember 2021**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 gedurende normale kantoor ure.

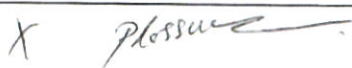
Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully

  
**Dupré Lombaard**

Hereby I, the undersigned owner of Erf 417, located at WINDLANDS VILLAGE NO 20

\_\_\_\_\_, confirm that I am duly authorised to submit this comment and that I:

Have the following comment to make on the application	
Have no objection to the proposed subdivision	X 
Wish to submit an objection to the application.	

Name: Peter Rossouw

Signature: 

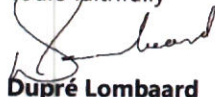
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - 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: Dupré Lombaard, Virtus Works, [dupre.lombaard@virtus.com](mailto:dupre.lombaard@virtus.com). 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 **06 Desember 2021**.

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Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully




Dupré Lombaard

Hereby I, the undersigned owner of Erf 416, located at 21 Oaklands Ave, Winelands Village

\_\_\_\_\_, confirm that I am duly authorised to submit this comment and that I:

Have the following comment to make on the application	
Have no objection to the proposed subdivision	✓
Wish to submit an objection to the application.	

Name:  
Jacobus Barend van Schalkwyk

Signature: 



- 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 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: Dupr  Lombard, Viridus Works, [dupre.lombard@viridus.com](mailto:dupre.lombard@viridus.com). 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 06 Desember 2021**.

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Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.


Yours faithfully



Dupr  Lombard

Hereby I, the undersigned owner of Erf 383, located at WINELANDS  
VILLAGE, confirm that I am duly authorised to  
submit this comment and that I:

Have the following comment to make on the application	NONE
Have no objection to the proposed subdivision	CORRECT
Wish to submit an objection to the application.	/

Name: ZOE JEWELL Signature: 




- 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 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: Dupré Lombaard, Viridus Works, [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com). 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 06 Desember 2021**.

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Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully

  
Dupré Lombaard

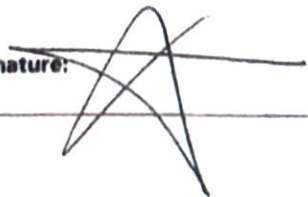
Hereby I, the undersigned owner of Erf 423, located at 19 Winebuds Village, confirm that I am duly authorised to submit this comment and that I:

Have the following comment to make on the application	
Have no objection to the proposed subdivision	<input checked="" type="checkbox"/>
Wish to submit an objection to the application.	

Name:

Ester' Snyman

Signature:




- 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 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: Dupré Lombaard, Viridus Works, [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com). 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 **06 Desember 2021**.

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Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully

  
Dupré Lombaard

Hereby I, the undersigned owner of Erf 386, located at Wineland Village  
confirm that I am duly authorised to submit this comment and that I:

Have the following comment to make on the application	
Have no objection to the proposed subdivision	X
Wish to submit an objection to the application.	

Name: Theresa Jardaar  
Trustee for  
Jordan Sa

Signature: 

VIRIDUS

- 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 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: Dupré Lombaard, Viridus Works, [dupre.lombaard@viridus.com](mailto:dupre.lombaard@viridus.com). 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 06 Desember 2021**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 gedurende normale kantoor ure.

Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully



**Dupré Lombaard**


Hereby I, the undersigned owner of Erf 425, located at 17 Winelands Village

\_\_\_\_\_, confirm that I am duly authorised to submit this comment and that I:

Have the following comment to make on the application	
Have no objection to the proposed subdivision	✓
Wish to submit an objection to the application.	

Name: James Chevallier

Signature:



Type text here



# Erf 387, Raithby public participation

Legend

Erf

● Notices served by hand



Scale: 1:2 000

Date created: November 5, 2021

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