

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

Sir / Madam

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

Application Property Address: 100 Dorp Street, Stellenbosch

Application Property Number: Erf 645, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Oukiep Beleggings BK – H Carew (contact details: 078 528 5263)

Application Reference: LU/15880

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2015 for a consent use to permit a place of entertainment (pub) and a liquor store on Erf 645, Stellenbosch.
- Application is made i.t.o. of the Stellenbosch Municipality Planning By-Law, 2015 for a permission required in respect of a restrictive condition to permit a pub, a specialised liquor store and offices on Erf 645, Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/planning_portal/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: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **18 January 2024**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CRH', with a stylized flourish extending to the right.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

16 November 2023

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

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

Adres van aansoek eiendom: Dorpstraat 100, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 645, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Oukiep Beleggings BK – H Carew (kontak besonderhede: 078 528 5263)

Aansoek Verwysing: LU/15880

Tipe aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n vergunningsgebruik vir 'n plek van ontspanning (kroeg) en 'n drankwinkel op Erf 645, Stellenbosch.
- Aansoek word hiermee gemaak in terme van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n toestemming in terme van 'n beperkende voorwaarde om 'n kroeg, drankwinkel, en kantore op Erf 645, Stellenbosch toe te laat.

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_portal/planning-notice/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

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

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van **18 Januarie 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

A handwritten signature in black ink, appearing to read 'CRH', with a long horizontal stroke extending to the right.

**CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD**

16 November 2023



STELLENBOSCH
100 DORPSTRAAT

BLIX TAVERN

Application for a consent use on Erf 645, Stellenbosch (3625-P)

7 February 2023



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

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PLANNING MOTIVATION REPORT

1. Land use planning application

As instructed by the landowner:

- **Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2015 for a consent use to permit a liquor store on Erf 645, Stellenbosch.**

A power of attorney to this affect is included in this submission.

2. Purpose of the application

The Blix Tavern (i.e. the smallest bar in Stellenbosch) is located on the subject property. They sell their own craft alcoholic products (e.g. Blix Beer and Picardi Wines) to the public for on-site consumption.

The purpose of this consent land use application is to obtain Council's consent for a liquor store that will allow Blix Tavern to sell their own craft alcoholic products (e.g. Blix Beer and Picardi Wines) to the public for off-site consumption.

3. Subject property

The subject property is described in the Deed of Transfer No. T19927/1999 as Erf 645, Stellenbosch. A copy of the subject property's Title Deed is included in this submission.

The subject property is 1 125m² in extent.

Oukiep Beleggings BK is the registered owner of the subject property.

4. Locality

The subject property is located at 100 Dorp Street, Stellenbosch. See Figure 1 below and the locality plan included in this submission.



Figure 1: Locality of Erf 645, Stellenbosch

5. Current zoning and land uses

The subject property is zoned Mixed-Use Zone and is used accordingly for commercial purposes (offices and a tavern).

As mentioned above, the Blix Tavern is located on a $\pm 15\text{m}^2$ portion of the ground floor of the existing office building on the subject property – see Figures

2 and 3 below.

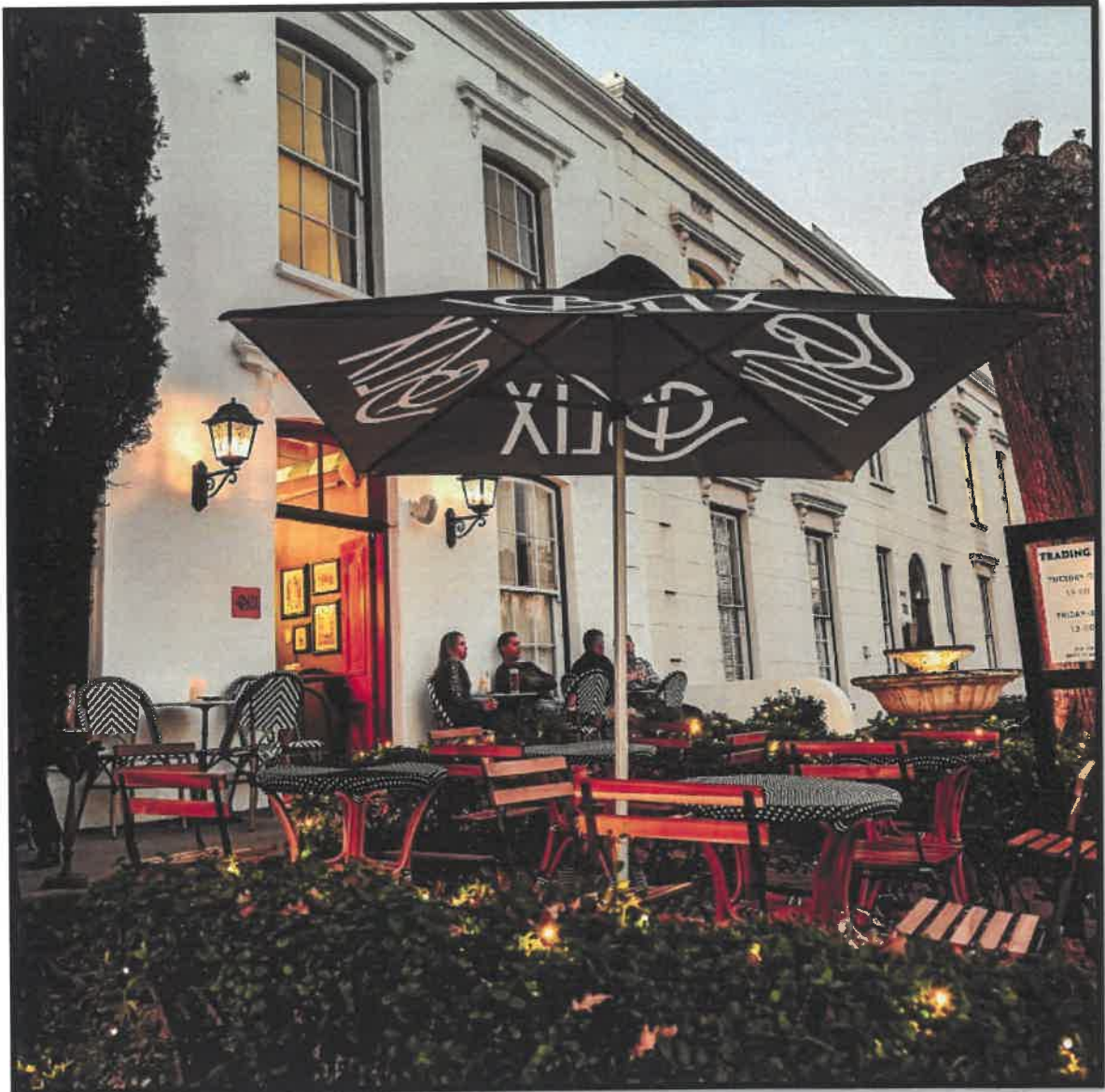


Figure 2: The Blix Tavern on Erf 645, Stellenbosch (exterior)

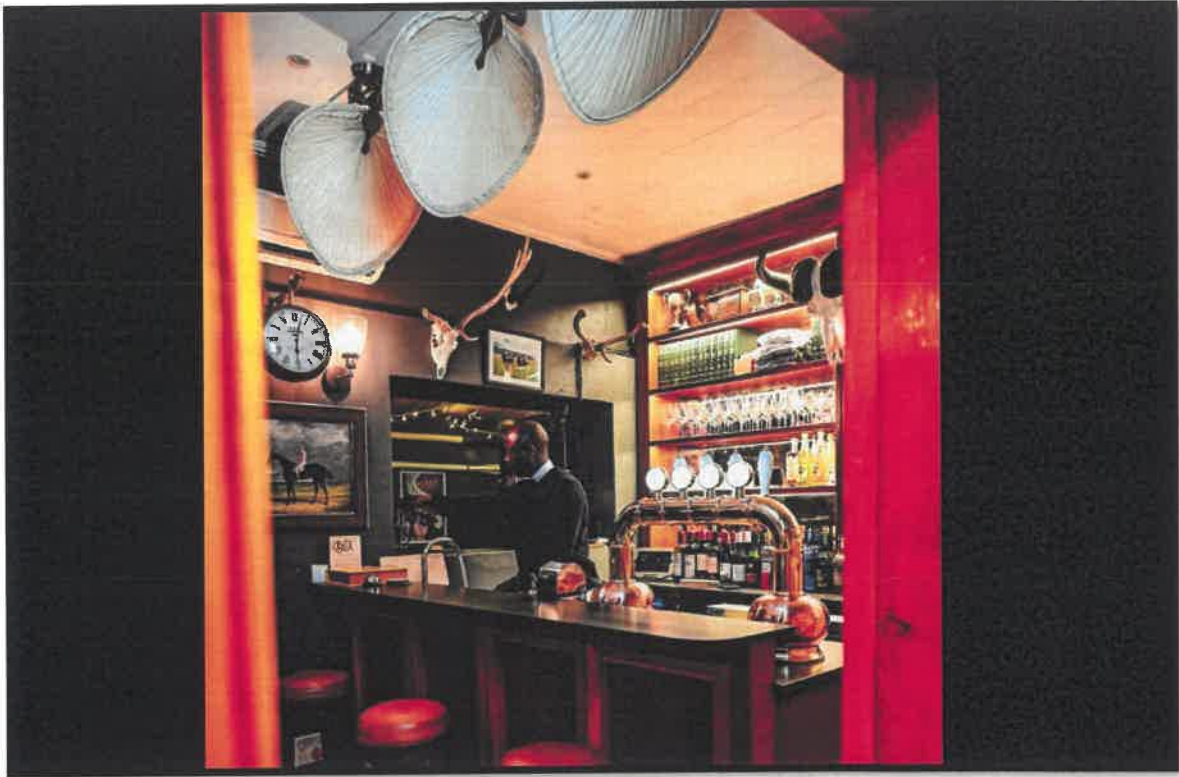


Figure 3: The Blix Tavern on Erf 645, Stellenbosch (interior)

6. Planning motivation for the Blix liquor store

The Blix Tavern is $\pm 15\text{m}^2$ in extent (it is commonly referred to as the smallest bar in Stellenbosch). They currently sell their own craft alcoholic products to the public for on-site consumption. These craft alcoholic products include the Blix Beer and Picardie Wines:

Microbrewery in Stellenbosch:

Blix Beer is a premium lager that is made in small batches, exclusively available to Stellenbosch Beer and Wine Purveyors. This microbrewery uses only the finest quality ingredients to deliver quality beer like no other. Look out for the Blix Tavern in the streets of Stellenbosch where Blix Beer will be on sale.

Boutique Family Winery:

Picardie Wines is a boutique family winery that produces high quality wines, made from grapes sourced in the Stellenbosch area. The grapes are hand-pressed in a French Press and then stored in French Oak Barrels for two years until they are ready

for bottling. Made and bottled on the picturesque wine farm, Rustenberg Wine Estate. This wine was hand crafted and only 5 small barrels were produced.

The aim of this consent land use application is to allow the Blix Tavern to continue selling their own craft alcoholic products to the public, but also for off-site consumption. In other words, the facility / tavern will not change, and no new buildings or structures are proposed. The only change is whether the patrons will consume their beverage on-site or off-site.

A Site Development Plan that illustrates the locality and extent of the Blix Tavern and proposed liquor store, is included in this submission.

The proposed liquor store will be unlike the typical Tops or Liquor City liquor stores. The Blix Tavern will continue to operate in its current format, with the exception that patrons will be able to take their craft Blix alcoholic products home.

This application is only an administrative expand the subject property's development rights. It will not lead to any physical changes to the structures and buildings. Nor will it lead to an increase in the building's gross lettable area, bulk, floor area, coverage, etc. The approved building plans will not have to be changed and for this reason, the amendment will have no impact on any civil engineering services, traffic, access conditions, parking, etc.

Since no new buildings or structures are proposed, the proposed consent land use will not adversely affect any of the surrounding landowners.

This consent land use application is a requirement of the Western Cape Liquor Authority for an off-site consumption liquor licence; hence our application.

7. Conclusion

Based on the above motivation we consider the proposed consent land use an acceptable and desirable land use i.t.o. the subject property's commercial zoning. For this reason, we respectfully request the consent land use application be granted.

We trust that you find the above in order. Should you have any queries or require any additional information, please feel free to contact the undersigned at 021-861 3800 or clifford@tv3.co.za.

8. Signature of applicant



CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000



Our Reference: 3890-P

5 July 2022

Manager: Land Use Planning
Stellenbosch Municipality
Town Hall
7600 STELLENBOSCH

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Attention: Ms. Chrizelle Kriel

Madam

BLIX TAVERN: LAND USE PLANNING APPLICATIONS ON ERF 645, STELLENBOSCH

1. We refer to our land use planning application of 7 February 2023 (for a consent use: liquor store) and our meeting on 20 June 2023.
2. Based on our discussions, we hereby confirm the following (updated) land use planning applications:
 - Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2015 for a consent use to permit a place of entertainment (a pub) and a liquor store on Erf 645, Stellenbosch; and
 - Application is made i.t.o. of the Stellenbosch Municipality Planning By-Law, 2015 for a permission required in respect of a restrictive condition to permit a pub, a specialised liquor store and offices on Erf 645, Stellenbosch.

The amended land use planning application form is attached hereto (see **Section A**).

3. The purpose of these land use planning applications is to obtain Council's consent for a pub (i.e. the Blix Tavern), a specialised liquor store that will allow the Blix Tavern to sell their own craft alcoholic products (e.g. Blix Beer and Picardi Wines) to the public for off-

site consumption, and to normalise these land uses (including the existing offices) i.t.o. a restrictive title condition. Attached hereto is a site plan illustrating the proposed land uses (see **Section B**).

4. According to Section B of the subject property's Title Deed, permission is also required i.t.o. a restrictive condition to permit a pub, liquor store and offices (see insert below); hence our application.

B. ONDERHEWIG VERDER aan die volgende bepalings vervat in Transportakte Nr. T7348/1945 as synde ten gunste van die geregistreerde eienaar van enige erf in "Schrooder Subdivided Estate" onderhewig aan wysiging of verandering deur die Administrateur kragtens die bepalings van Artikel 18(3) van Ordonnansie Nr. 33 van 1934:-

- "1. That this erf be used for shop or residential purposes.
2. That only one building or one dwelling, together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.
3. That not more than half the area of this erf be built upon.
4. That no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 15 feet to the street line which forms a boundary of this erf. No such building or structure shall be situated within 7 1/2 feet of the lateral boundary common to any adjoining erf. Provided that this condition shall not apply to the buildings situated on this erf until such time as the buildings are reconstructed or demolished."

Find attached hereto the General Plan for the Schrooder Subdivided Estate (see **Section C**).

5. All of the proposed facilities will be located inside the existing building on the subject property and no new structures / buildings are proposed. The subject property is zoned Mixed-Use Zone which does allow the proposed land uses. Below is a list of all the land uses permitted in this zone:

Primary Uses	Additional Uses (technical approval)	Consent Uses (application required)
<ul style="list-style-type: none"> • Commune • Business premises including shops, markets, restaurants, office • Clinic • Community residential building • Extramural facility • Flats • Guest house • Hostel • Hotel • Occasional use (one event/year) • Plant nursery • Public institution • Public parking area • Private road • Tourist dwelling unit • Tourist accommodation establishment • Welfare institution 	<p>None</p>	<ul style="list-style-type: none"> • Adult Entertainment • Builders yard • Commercial gymnasium • Conference facility • Day care • Filling station • Freestanding base telecommunication station • Funeral parlour • Gambling place • Helicopter landing pad • Hospital • Indoor sport • Liquor Store • Motor vehicle fitment centre • Motor showroom • Occasional use (> one event/year) • Parking garage • Place of assembly • Place of education • Place of entertainment • Renewable energy structure • Rooftop base telecommunication station • Tertiary educational institution • Warehouse

The proposed land uses can therefore be considered compatible and desirable i.t.o. the subject property's zoning and development rights.

6. We trust the information will suffice in processing the application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

SECTION A
LAND USE PLANNING APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

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

LAND USE PLANNING APPLICATION FORM						
(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)						
KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.						
PART A: APPLICANT DETAILS						
First name(s)	Clifford					
Surname	Heys					
Company name (if applicable)	TV3 Projects (Pty) Ltd					
Postal Address	La Gratitude Offices (1 st floor) 97 Dorp Street					
	Stellenbosch	Postal Code	7600			
Email	clifford@tv3.co.za					
Tel	021 861 3800	Fax		Cell	083 309 9770	
PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)						
Registered owner(s)	Oukiep Beleggings BK					
Physical address	100 Dorp Street					
	Stellenbosch	Postal code	7600			
E-mail	hannah@carew.co.za					
Tel		Fax		Cell	078 528 5236	
PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf	645	Portion(s) if Farm		Allotment area	Stellenbosch	
Physical Address	100 Dorp Street					
	Stellenbosch 7600					
Current Zoning	Mixed-Use Zone	Extent	1 125m ²	Are there existing buildings?		Y
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)					
Current Land Use	Offices & Tavern					

Title Deed number and date	T	T19927/1999						
Attached Conveyance's Certificate	Y	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate Section B						
Are the restrictive conditions in favour of a third party(ies)?	Y	If Yes, list the party(ies): Schrooder Subdivided Estate						
Is the property encumbered by a bond?	Y	If Yes, list the bondholder(s):						
Is the property owned by Council?		N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management					
Is the building located within the historical core?	Y		Is the building older than 60 years?	Y		Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)?					N	If yes, is this application to legalize the building / land use ² ?		N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?					N	Are there any land claim(s) registered on the subject property(ies)?		N
PART D: PRE-APPLICATION CONSULTATION								
Has there been any pre-application consultation?		Y	If Yes, please attach the minutes of the pre-application consultation.					
Has the pre-application scrutiny form been submitted?			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							
	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							

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

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

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

OTHER APPLICATIONS

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

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

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R

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

**All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579

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

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF 645 STELLENBOSCH
 Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	Oukiep Beleggings BK
Postal Address	100 Dorp Street, Stellenbosch, 7600
Vat Number (where applicable)	

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
X	Consent/Conditional Use/Special Development					
	To permit consent land uses (place of entertainment and liquor store) in terms of Section 105. (1) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019.					
Other (please specify)	<hr/> <hr/>					

Brief description of proposed development / intent of application:

Re. Erf 645, Stellenbosch: Application is made i.t.o. the MPBL for consent uses: place of entertainment (pub) and a (specialised) liquor store. Application is also made for permission i.t.o. a title condition to allow the land uses.

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

							the pre-application consultation form / minutes
		N/A	Required number of documentation copies			N/A	Other (specify)

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	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	N/A	National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	N/A	Other (specify)
	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		
	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.		

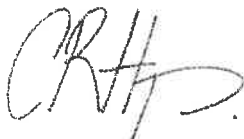
SECTION I: DECLARATION

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.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:



Date:

21 June 2023

Full name:

Clifford Heys – TV3 Projects (Pty) Ltd

Professional capacity:

Profession Town Planner (A/1158/2000)

FOR OFFICE USE ONLY

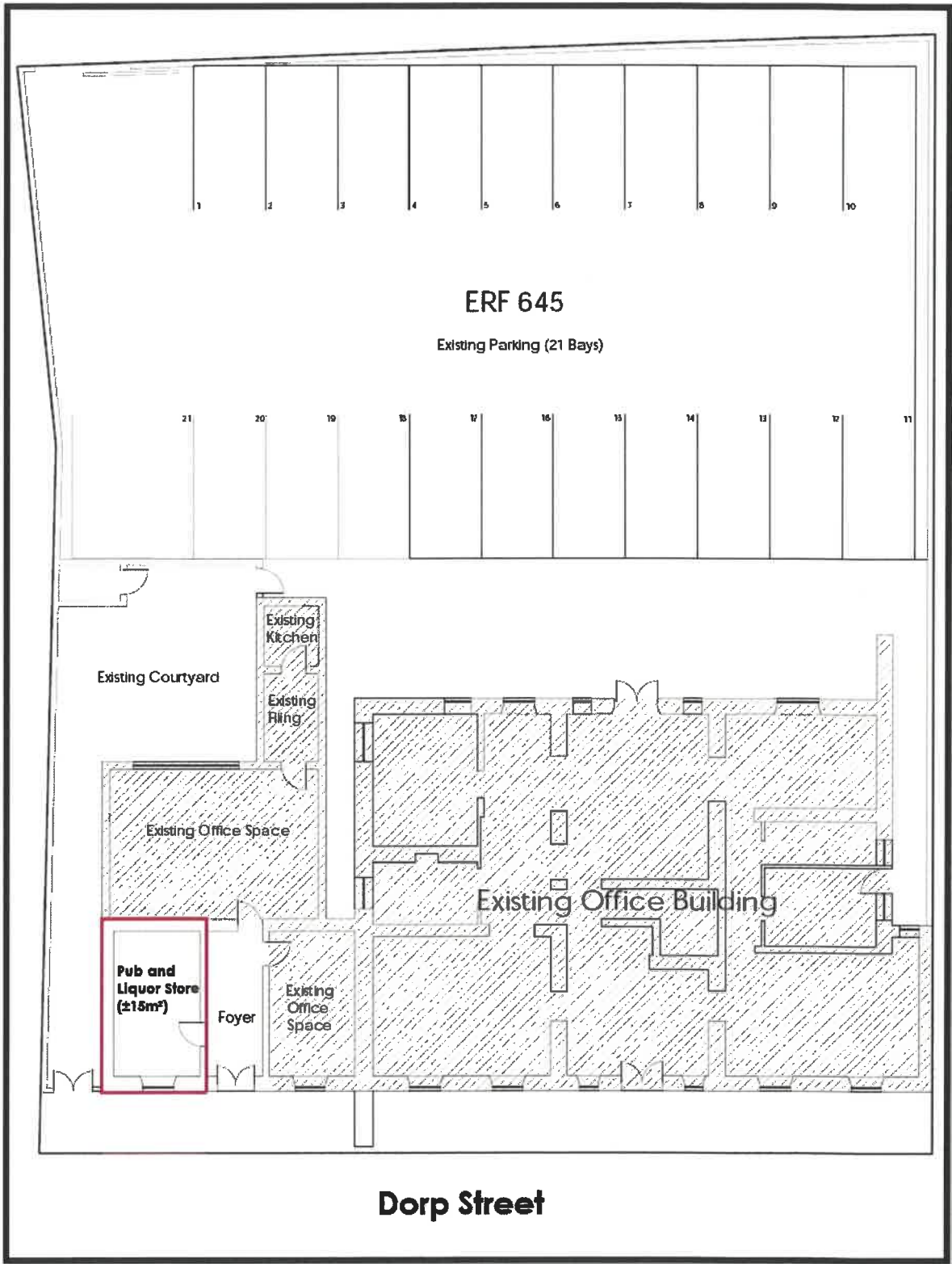
Date received: _____

Received By: _____

Municipal Stamp

SECTION B
SITE PLAN

SITE DEVELOPMENT PLAN



PLAN NO: 3625-P (Blix Tavern)/SDP NO. 001
DATE: 2023-02-07

SECTION C
GENERAL PLAN OF THE SCHROODER
SUBDIVIDED ESTATE

F

C.D.R.

3452

STELLENBOSCH ALLOTMENT AREA
T.P.

3152

GENERAL PLAN 145 SD

The figure abcdefgh represents

SCHRÖDER SUBDIVIDED ESTATE

in extent 13408 Morgen comprising 11 Even numbered 1 to 11 and Streets, being
LOT 5 and diagram SGM 402/1942 annexed to Certificate of Amended Title No 1943-326-10259
Situate in the Municipality of Stellenbosch, Province of Cape of Good Hope
X NOW REF 642

STELLENBOSCH

Stake	Co-ordinates (2013)	Angles of Direction	Date of Main Figure	Diagram No
a	10000	11027000	1	685
b	10000	11027000	2	686
c	10000	11027000	3	687
d	10000	11027000	4	688
e	10000	11027000	5	689
f	10000	11027000	6	690
g	10000	11027000	7	691
h	10000	11027000	8	692
i	10000	11027000	9	693
j	10000	11027000	10	694
k	10000	11027000	11	695

The blue lines A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

Scale 1/750

The bearings of each of the lines are in accordance with regulations and have been placed under my signature
Surveyed in Sept 1937 and Sept 1942 by me

Land Surveyor

Original Diagram No 402/1942
Survey Records C 144/1942
File No 3 244/1941
Plan No 1, Sheet No 9
Tracing No 1

Approved by the provisions of
Act No 35 of 1934
File No 264/1941

In terms of Section 10 of Ordinance No 20
of 1914 the following section granted the appli-
cant the right to survey the land
See Prov. Gazette No 9/10/1941
dated 10/10/1941

In terms of Section 10 of Ordinance No 20
of 1914 the following section granted the appli-
cant the right to survey the land
See Prov. Gazette No 9/10/1941
dated 10/10/1941

ENDORSEMENTS

In terms of Section 10 of Ordinance No 20 of 1914 the following section granted the applicant the right to survey the land

See Prov. Gazette No 9/10/1941 dated 10/10/1941

Approved by the provisions of Act No 35 of 1934 File No 264/1941

Numbered under the Provisions of the
Deeds Registration Act No 47 of 1937

Stellenbosch

LOCALITY MAP

Blix Tavern @ 100
Dorp Street
Erf 645, Stellenbosch

