

## **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: Polkadraai Road

Application Property Number: Farm 1410, Stellenbosch

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

Owner: Limberlost Property Holdings (Pty) Ltd – J Zetler (contact details: 021 881 3854)

Application Reference: LU/14401

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for consent use to permit a tourist facility consisting of a landscaped bike park ( $\pm 10000\text{m}^2$ ), a supporting bike and coffee shop ( $\pm 800\text{m}^2$ ), a restaurant ( $\pm 850\text{m}^2$ ), and a tourist shop ( $\pm 500\text{m}^2$ ) on Farm 1410, Division of 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](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](mailto: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 **14 November 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 021 861 3800 during normal office hours.

Yours faithfully

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

---

## **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: Polkadraaiweg

Aansoek eiendom beskrywing: Plaas 1410, Stellenbosch

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

Eienaar: Limberlost Property Holdings (Pty) Ltd – J Zetler (kontak besonderhede: 021 881 3854)

Aansoek Verwysing: LU/14401

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 toeriste fasiliteit op Plaas 1410, Stellenbosch wat bestaan uit 'n gelandskappeerde fietsrypark ( $\pm 10000\text{m}^2$ ), 'n ondersteunende fiets- en koffiewinkel ( $\pm 800\text{m}^2$ ), 'n restaurant ( $\pm 850\text{m}^2$ ), en 'n toeriste winkel ( $\pm 500\text{m}^2$ ).

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-notices/land-use-applications-advertisements](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements)]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten 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](mailto: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 **14 November 2022**.

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

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

Die uwe

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

---

file

TAX INVOICE



STELLENBOSCH  
STELLENBOSCH • PNIEL • FRANSCHHOEK  
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

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

DATE:	2022-08-15	DOCUMENT NO:	733915
ERF / FARM NO:	1410	CREATED BY:	Nicole Katts
LOCALITY:	Polkadraai Road , STELLENBOSCH FARMS	APPLICATION NO:	LU/14401
OWNER'S NAME:	Limberlost Property Holdings	APPLICATION VAT NO:	4490229566
ADDRESS:	PO Box 46 Lynedoch 7603	VAT NO:	4700102181
		APPLICANT:	Clifford Heys - TV3 Projects
		TEL NO:	0218613800

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE/OCCASIONAL USE OF LAND/CONSENT USE IN TERMS OF THE ZONING SCHEME/TECHNICAL APPROVAL/PERMISSION IN TERMS OF ZONING SCHEME/PERMISSION REQUIRED IN TERMS OF THE TITLE DEED: Submitted in urban and rural areas - Submitted in urban and rural areas, Per application per property	2500.00	1	20180711011476	2500.00

FILE NR: \_\_\_\_\_  
 SCAN NR: \_\_\_\_\_  
 COLLABORATOR NR: \_\_\_\_\_  
 TOTAL AMOUNT PAYABLE 2500.00

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

VAT INCLUDED @ 15% 326.09

CALCULATED BY  
NAME: Nicole Katts  
SIGNATURE: *Nicole Katts*

VERIFIED BY  
NAME:  
SIGNATURE

DATE: 15.08.2022

DATE:

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

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\_\_\_\_\_

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES  
07 SEP 2022  
**RECEIVED**

0.00  
0

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

Receipt Nr : 205310



**Enquiries**                      **Phone Number**                      **E-mail**  
Nicole Pietersen                      0218080000                      nicole.katts@stellenbosch.gov.za

**BTW/VAT Invoice No: 2507**

**Name:** Clifford Heys HEYS                      **Invoice Date:** 2022-8-15  
**Reference No:** TP33/2022                      **Payment Due Date:** 2022-9-14  
**VAT No:** 4490229566

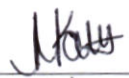
**Town Planning Application Fees**

Vote No	Description	Qty	Rate	UoM	Amount
20180711011476	Temporary Departure / Permission ito Zoning and ito Condition in Title Deed/Occasional use of Land / Consent Use ito Zoning - Urban / Rural Areas	1	2173.91	Per application per property	2173.91
Total Excl Vat					2173.91
VAT					326.09
<b>Invoice Total</b>					<b>2500</b>

VAT Exempt

**Created By:** Petersen, Nicole

**Verified By:** Petersen, Nicole

**Signature:** \_\_\_\_\_ 

**Signature:** \_\_\_\_\_ 

**Please note** that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

**Bank Details:** First National Bank Acc# 62869253684 Acc# 62869253684

**Please use the following as reference number:** TP33/2022

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.



## Proof of payment

Date: 16/08/2022 Time: 9:50:40 AM

Batch reference number:	1329544289
Payment reference number:	000000003616193853
Payment date:	16/08/2022
Payment capture date:	16/08/2022
Payment authorise date and time:	16/08/2022 09:49:52 AM
From account name:	LIMBERLOST (PTY) LTD
From account description:	LIMBERLOST
From account statement description:	STELLENBOSCH MUNICIPALITY
Beneficiary account number:	62869253684
Beneficiary/ Recipient name:	STELLENBOSCH MUNICIPALITY
Beneficiary statement description:	LIMBERLOST / INV: 2507
Branch code:	250655
Amount:	2,500.00
Real-time:	No

Additional comments by payer:

View your account to confirm that you have received this payment.

- All payments are subject to clearing rules.

Please refer to landing page for cut off times and telephone numbers.



**Enquiries** Phone Number E-mail  
 Nicole Pietersen 0218080000 nicole.katts@stellenbosch.gov.za

**BTW/VAT Invoice No: 2507**

**Name:** Clifford Heys HEYS **Invoice Date:** 2022-8-15  
**Reference No:** TP33/2022 **Payment Due Date:** 2022-9-14  
**VAT No:** 4490229566

**Town Planning Application Fees**

Vote No	Description	Qty	Rate	UoM	Amount
20180711011476	Temporary Departure / Permission ito Zoning and ito Condition in Title Deed/Occasional use of Land / Consent Use ito Zoning - Urban / Rural Areas	1	2173.91	Per application per property	2173.91
				Total Excl Vat	2173.91
				VAT	326.09
				<b>Invoice Total</b>	<b>2500</b>

\*VAT Exempt

Created By: Petersen, Nicole

Verified By: Petersen, Nicole

Signature:   
 Signature: 

**Please note** that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

**Bank Details:** First National Bank Acc# 62869253684 Acc# 62869253684

**Please use the following as reference number:** TP33/2022

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.

Approved For Payment

Approved For Payment			
Signed	Date	Amount	
Payment Authorisation			
Signed	Date	Amount	
LIVI	ZE	SZ	MZ





**DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT**

(TP 33/2022) - hu/14401

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	27/07/2022	
Erf No		Town		Suburb		
Farm No	1410	Farm Portion		Nearest Town	Stellenbosch	
Owner / Applicant	Clifford Heys – TV3 Projects		Contact number	083 309 9770		
Email address	<a href="mailto:clifford@tv3.co.za">clifford@tv3.co.za</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						

<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.

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
<b>INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION</b>	<b>ADMIN TO VERIFY</b>		<b>PLANNER TO EVALUATE</b>
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD <i>Engineer's Report</i>			✓
24. Services report (Engineers report)			
25. Previous approvals	✓?		
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
<b>VERIFIED &amp; SIGNED BY ADMIN</b>	NAME <b>Nicole Katts</b>	SIGNATURE <i>Nicole Katts</i>	DATE <b>27/07/2022</b>
<b>Outstanding information (to be completed by Planner):</b>			
<p>① Include the number of parking bays required and the number provided as part of the motivation</p> <p>② Resolution required from Limberlost Property Holdings (Pty) Ltd that the director is permitted to act on behalf of the company</p>			
<b>Applications to be invoiced (to be completed by Planner):</b>			
<i>Consent use</i>			
<b>EVALUATED &amp; SIGNED BY PLANNER</b>	NAME <b>Gerrit Groosen</b>	SIGNATURE <i>Gerrit Groosen</i>	DATE <b>01.08.2022.</b>
<b>NOTES:</b>			
<p>1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.</p> <p>2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].</p> <p>3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].</p> <p>4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].</p>			

15/08/2022

Our Reference: 3832-P

15 August 2022

Director: Planning and Development Services  
Stellenbosch Municipality  
Town House  
**7600 STELLENBOSCH**

**Attention: Ms. Nicole Petersen**

Madam

**RE: APPLICATION FOR A CONSENT USE ON FARM 1410, STELLENBOSCH**

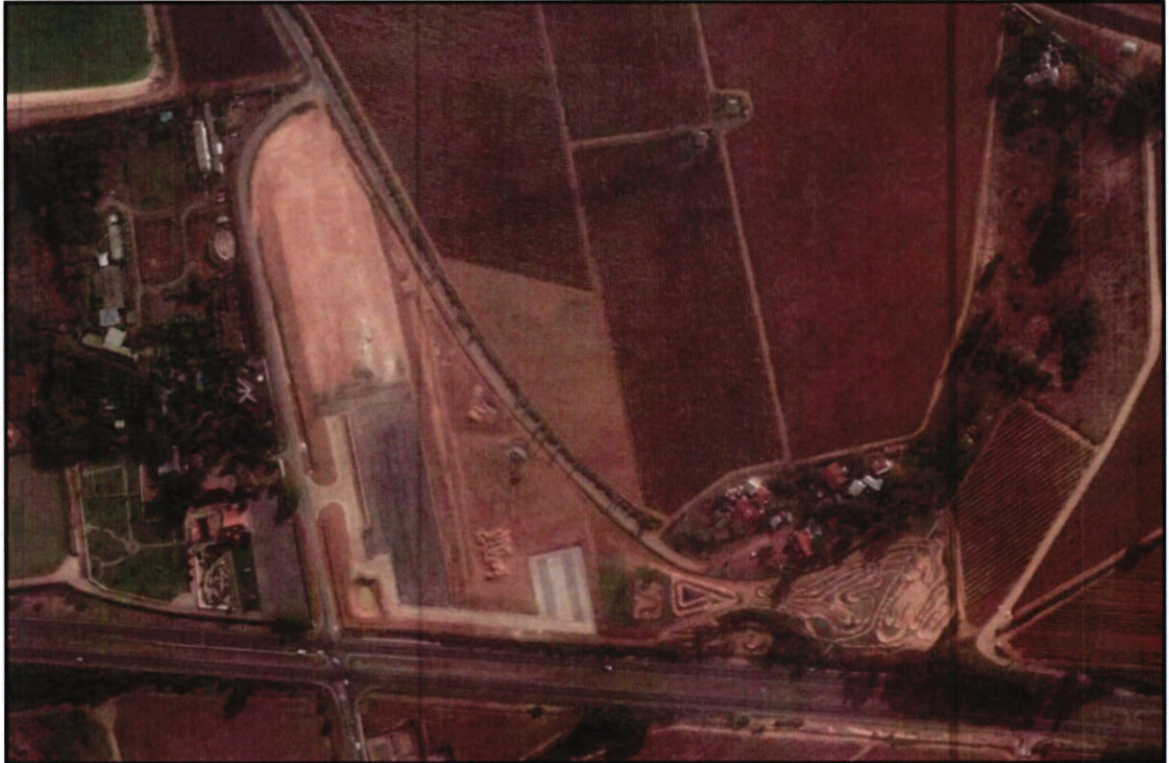
1. Your e-mail of 3 August 2022 has reference.
2. The following additional information was required in order to proceed with the processing of the subject application, namely:
  - ***Include the number of parking bays required and the number provided as part of the motivation.***

The proposed development will consist of the following tourist facilities:

- A bike and coffee shop ( $\pm 800\text{m}^2$ );
- A restaurant ( $\pm 850\text{m}^2$ ); and
- A tourist shop ( $\pm 500\text{m}^2$ ).

On-site parking for these commercial facilities must be provided at 4 bays per  $100\text{m}^2$  gross lettable area (GLA). In other words, a minimum of 86 on site parking bays is required for the proposed development.

As illustrated on the aerial photograph below, there is already a parking area on the subject property that provides ±300 bay.



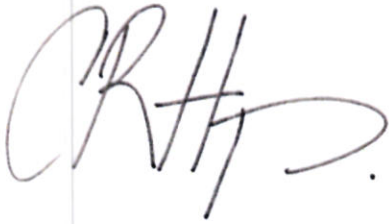
Sufficient on-site parking is therefore available for the proposed tourist facilities.

- *Resolution required from Limberlost Property Holdings (Pty) Ltd that the director permitted to act on behalf of the company.*

Find attached hereto the updated Limberlost Property Holdings (Pty) Ltd Company Resolution and Power of Attorney.

3. 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](mailto:clifford@tv3.co.za) if you have any queries or require any additional information.

Yours faithfully

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

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

92

Bernadt Vukic Potash & Getz  
11th Floor  
1 Thibault Square  
Cape Town  
8001

Prepared by me



CONVEYANCER  
ZOGHERIAH VAN WYK (93503)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5 750 000,00	R. 2157,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY  
14 -07- 2021  
PHUMELELA MNAMATA

12 -07- 2021

T 000032529 / 2021

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUMUS (LPCM No. 80715)

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

**The Trustees for the time being of of The Karibib Trust  
Trust Number IT3571/1996**

which said Power of Attorney was signed at CAPE TOWN on 20 May 2021



And the appearer declared that his/her said principal had, on 6 May 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LIMBERLOST PROPERTY HOLDINGS PROPRIETARY LIMITED**  
**Registration Number 2006/011606/07**

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

THE FARM NO. 1410, SITUATED IN MUNICIPALITY AND DIVISION OF  
STELLENBOSCH, PROVINCE OF WESTERN CAPE

IN EXTENT 14,9981 (FOURTEEN COMMA NINE NINE EIGHT ONE) Hectares

FIRST REGISTERED and still held by Certificate of Consolidated Title  
T76763/2012 with Diagram SG. 869/2000 relating thereto

1. As regards the figure A B C D E F inner edge of Road G inner edge of Road HZ  
inner edge of Road L M N P Q R S T U V W X Y on Diagram S G No. 869/2000;

A. **SUBJECT** to such conditions as are referred to in Deed of Transfer No.  
T6039/1925.

B. **SUBJECT** to the endorsement in terms of Section 31 (6) of Act 47 of 1937  
(as amended) endorsed on said Deed of Transfer No. T9756/1961, reading  
as follows:

"n gedeelte van die eiendom hierin vermeld groot plus-minus 2,0151 Ha. Is  
onteien deur die Afdelingsraad van Stellenbosch, kragens Arie Kl 130 van  
ORD nr 15 van 1952 vide Onteieningskenningsgewing Nr. H/2/11 dd 6/10/1972  
gelee as onteienings caveat 1001/72 planne in tweevoud geliasseer  
hiermee"

II. **AS REGARDS** the figure Z J K L outer edge of Road on Diagram SG No  
869/2000

A. **SUBJECT** to the conditions referred to in Deed of Transfer No.  
T3666/1954.

B. **SUBJECT** to the conditions imposed in Terms of Act 21/1940 that no  
advertisement or any other signs visible from the proclaimed road be  
erected without the written consent of the Chief Engineer as contained in  
Certificate of Registration Title No T76760/2012.



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

**The Trustees for the time being of KARIBIB TRUST  
Trust Number IT3571/1996**

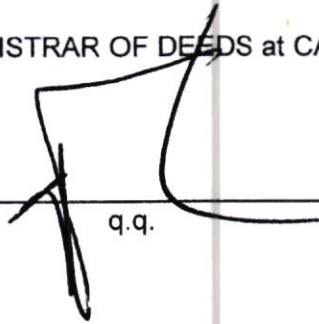
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said


**LIMBERLOST PROPERTY HOLDINGS PROPRIETARY LIMITED  
Registration Number 2006/011606/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 000 000,00 (FIVE MILLION RAND) excluding VAT in the sum of R750 000,00 (SEVEN HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R5 750 000,00 (FIVE MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 06 JUL 2021

  
q.q.

In my presence  
  
\_\_\_\_\_  
REGISTRAR OF DEEDS





Friedlaender, Burger & Volkmann Land Surveyors

S.G. No.  
869/2000  
Approved.  
*Hans J Volkmann*  
30-3-2000  
Surveyor - General

SHEET 1 OF 2 SHEETS

Components:

1. Figures A B C D E F inner edge of Road and G inner edge of Road H Z inner edge of Road L M N P Q R S T U V W X Y represent the Remainder of the farm 407; See diagram Nr. 672/1892, D/T Nr. 1892-68-5936
2. Figure Z J K L outer edge of Road represents Portion 1 of the farm Nr 1388; see diagram Nr. 868/2000, D/T Nr.

Note:

Area as per beacons: 14,5697 hectares

The figures A B C D E F Road and G Road H J K L M N P Q R S T U V W X Y represent 14,9981 hectares of land, being The FARM Nr 1410 and comprise figures 1. and 2. listed above

Situate in the Administrative District of Stellenbosch  
Compiled in August 1999  
by me

Province of the Western Cape

*Hans J Volkmann*  
Hans J Volkmann  
Pr Land Surveyor PLS0695

This diagram is annexed to No. CCT 76763/2012  
Dated  
i.f.o.

The original diagrams are as quoted above

File No. Stel. 1410  
S.R. No. Compiled  
Comp. BHSY-41 (M 789)

Registrar of Deeds

Friedlaender, Burger & Volkmann Land Surveyors

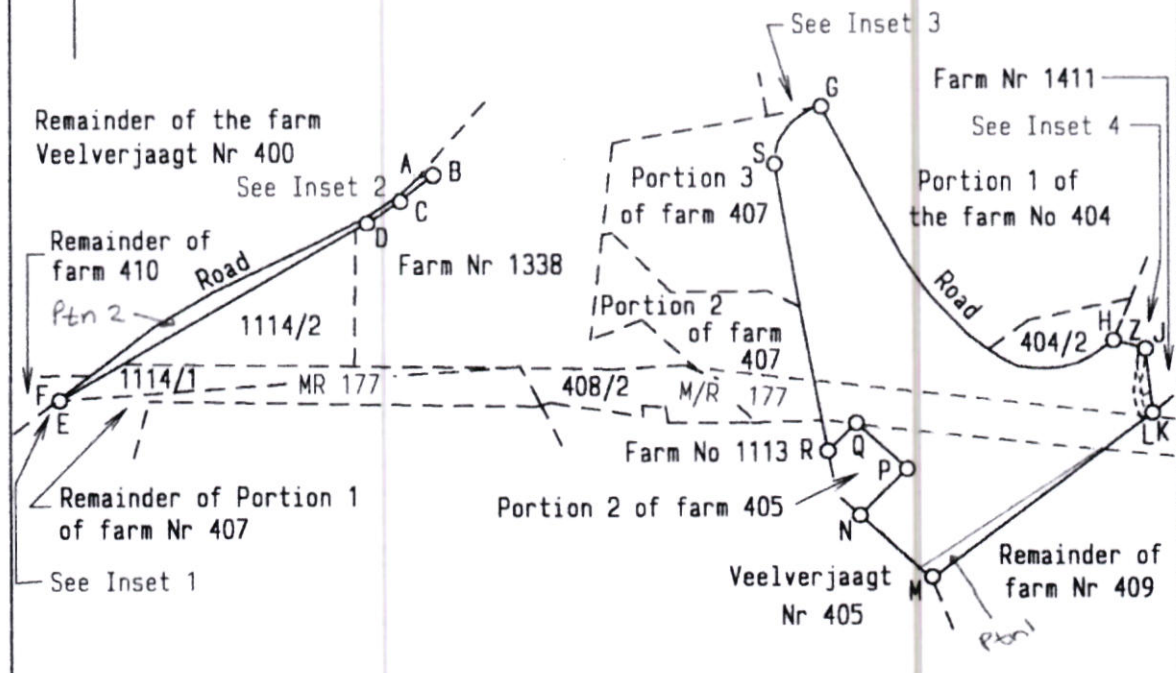
<p>INSET 1 1 : 2000</p>	<p>INSET 2 1 : 2 000</p>	<p>INSET 3 1 : 5 000</p>	<p>S.G. No. 869/2000 Approved. <i>Alrodinger</i> 30-3-2000 Surveyor - General</p>
-----------------------------	------------------------------	------------------------------	---

SHEET 2 OF 2 SHEETS

INSET 4  
1 : 2 000

Main Road 177

Remainder Included in  
consol Dym No. 1962/2021  
Form No. 1611



FARM Nr 1410 - STELLENBOSCH

Compiled in August 1999  
by me

*Hans J Volkmann*  
Hans J Volkmann  
Pr Land Surveyor PLS0695

SCALE 1 : 10 000

Farm 1410  
Stellenbosch

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
SR1225 2021	1960 2021	Ptn 1	2552 sqm			
SR1225 2021	1961 2021	Ptn 2	791 sqm			

## POWER OF ATTORNEY

I, the undersigned : JULIAN ZETLER  
assignee of : LIMBERLOST PROPERTY HOLDINGS (PTY) LTD  
registered owner of : FARM 1410, STELLENBOSCH  
do hereby appoint : TV3 PROJECTS (PTY) LTD  
La Gratitude Offices (1<sup>st</sup> Floor)  
97 Dorp Street  
7600 STELLENBOSCH

With power of substitution to be my agent in my name, place and stead and to apply for:


- a consent use in order to obtain all the relevant planning approvals for the proposed tourist facilities on the subject property.

And generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite as fully and effectually for all intents and purposes, as I might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said agent shall lawful, do or cause to be done, by virtue of these present.

Signed at Stellenbosch this 15 day of August 2022 in the presence of the undersigned witnesses.

AS WITNESSES:

1 E. de Lacey #

  
.....  
JULIAN ZETLER

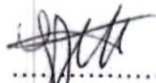
2 J. Westraadt @

**COMPANY RESOLUTION OF  
LIMBERLOST PROPERTY HOLDINGS (PTY) LTD  
[Registration Number 200601160607]**

---

**IT WAS RESOLVED THAT:**

1. Limberlost Property Holdings (Pty) Ltd as the registered owner of Farm 1410, Stellenbosch do hereby confirm that Mr. Julian Zetler is authorised and empowered for and on behalf of the Company and may sign, endorse and execute all documents relating to the land use planning applications on the subject property.

 L.G. Zetler

CHIEF EXECUTIVE OFFICER

LIMBERLOST PROPERTY HOLDINGS (PTY) LTD

15/08/2022

DATE

**COMPANY RESOLUTION OF  
LIMBERLOST PROPERTY HOLDINGS (PTY) LTD  
[Registration Number 200601160607]**

---

**IT WAS RESOLVED THAT:**

1. Limberlost Property Holdings (Pty) Ltd as the registered owner of Farm 1410, Stellenbosch do hereby appoint TV3 Projects (Pty) Ltd with power of substitution to be our agent in our name, place and stead and to apply i.t.o. the Stellenbosch Municipality's Planning By-Law, 2015 for a consent use in order to obtain all the relevant planning approvals for the proposed tourist facility on the subject property.



---

**DIRECTOR**



# 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)

### 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 <sup>st</sup> floor) 97 Dorp Street				
	Stellenbosch	Postal Code	7600		
Email	<a href="mailto:clifford@tv3.co.za">clifford@tv3.co.za</a>				
Tel	021 861 3800	Fax		Cell	083 309 9770

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

Registered owner(s)	Limberlost Property Holdings (Pty) Ltd				
Physical address	Annandale Road				
	Stellenbosch	Postal code	7600		
E-mail	<a href="mailto:info@limberlost.co.za">info@limberlost.co.za</a>				
Tel	021 881 3854	Fax		Cell	

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

Farm	1410	Portion(s) if Farm		Allotment area	Stellenbosch	
Physical Address	Polkadraai Road					
	Stellenbosch					
	7600					
Current Zoning	Agriculture & Rural Zone	Extent	14.9981ha	Are there existing buildings?	N	
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)					
Current Land Use	Agriculture					

Title Deed number and date	T	T32529/2021				
Attached Conveyance's Certificate	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate				
Are the restrictive conditions in favour of a third party(ies)?	N	If Yes, list the party(ies):				
Is the property encumbered by a bond?	N	If Yes, list the bondholder(s):				
Is the property owned by Council?	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management				
Is the building located within the historical core?	N	Is the building older than 60 years?	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup>	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 <sup>2</sup> ?			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: <i>Cost are obtainable from the Council Approved tariffs</i>
	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
	15(2)(i) an extension of the validity period of an approval

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

**OTHER APPLICATIONS**

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

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

Tick	Notification of application in media	Type of application	Cost
	<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>

\* 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](mailto: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 FARM 1410 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)	Limberlost (Pty) Ltd
Postal Address	P O Box 46, Lynedoch, 7603
Vat Number (where applicable)	4490229566

**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 a consent land use (tourist facility) in terms of Section 201.(1) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019.					
	Other (please specify)					
	_____					
	_____					

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

Re. the Farm 1410, Stellenbosch: Application is made i.t.o. the MPBL for a consent use for a tourist facility. The proposed tourist facility will consist of a bike and coffee shop, a restaurant and a tourist shop (with associated amenities).

**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)
	N	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 ( <b>Full copy of the title deed</b> )
	N	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 1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	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)	Y 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**

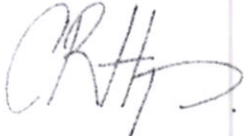
	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
			N/A National Environmental Management: Air Quality 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:	11 July 2022
Full name:	Clifford Heys – TV3 Projects (Pty) Ltd		
Professional capacity:	Profession Town Planner (A/1158/2000)		

**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;"> <span style="color: lightgrey; font-size: 1.2em;">Municipal Stamp</span> </div>
--	--



## **POLKADRAAI BIKE PARK TOURIST FACILITIES**

**Application for a consent use on Farm 1410, Stellenbosch (3832-P)**

27 July 2022



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](http://www.tv3.co.za)

## CONTENT PAGE

### PLANNING MOTIVATION REPORT

1. Land use planning application
  2. Purpose of the application
  3. Subject property
  4. Locality
  5. Current zoning and land uses
  6. Development detail
  7. Planning motivation for a tourist facility
  8. Conclusion
  9. Signature of applicant
-

# PLANNING MOTIVATION REPORT

## 1. Land use planning application

As instructed by the landowner:

- **Application is hereby made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2015 for a consent use to permit a tourist facility on Farm 1410, Stellenbosch.**

A power of attorney to this affect is attached hereto.

## 2. Purpose of the application

The purpose of this consent land use application is to obtain Council's consent for a tourist facility that will consist of a bike and coffee shop, a restaurant and a tourist shop.

## 3. Subject property

The subject property is described in the Deed of Transfer No. T32529/2021 as Farm 1410, Stellenbosch. A copy of the subject property's Title Deed and SG Diagram is attached hereto.

The subject property is 14.9981ha in extent.

Limberlost Property Holdings (Pty) Ltd is the registered owner of the subject property.



#### 4. Locality

The subject property is located  $\pm 10$ km west of Stellenbosch central, on the Polkadraai Road. See Figure 1 below and the locality plans attached hereto.



Figure 1: Locality of Farm 1410, Stellenbosch

#### 5. Current zoning and land uses

The subject property is zoned Agriculture and Rural Zone and is used accordingly.

A  $\pm 4$ ha portion of the subject property is planted with vineyards and is actively farmed – see Figure 2 below.



*Figure 2: Vineyards on Farm 1410, Stellenbosch*

The remainder of the subject property is currently vacant and will be used for future agricultural activities. The landowner has constructed a parking area on the subject property (to service the planned tourist facility) and has landscaped a portion of the subject property to create the Polkadraai Bike Park – see Figures 3 and 4 below.



*Figure 3: Polkadraai Bike Park*



*Figure 4: Polkadraai Bike Park*

## 6. Development proposal

The proposed development will consist of the following tourist facilities:

- A bike and coffee shop ( $\pm 800\text{m}^2$ );
- A restaurant ( $\pm 850\text{m}^2$ ); and
- A tourist shop ( $\pm 500\text{m}^2$ ).

The proposed bike and coffee shop will service the mountain bikers cycling in the adjacent Bottelary Hills Conservancy and mountain bikers using the Polkadraai Bike Park.

The proposed restaurant will be similar to surrounding restaurants in the area, such as the Polkadraai Strawberry Farm, Skilpadvlei Wine Estate, Reworks

Ribs and Burgers restaurant, Raphael's restaurant, Saxenburg Wine Estate, etc.

The proposed tourist shop will be aimed at tourists and visitors and will typically sell local produce from the area such as cheeses, wines, jams, fruit, etc.

A conceptual site development plan – illustrating the locality and sizes of all the proposed buildings, structures, land uses, etc. – is attached hereto. The final detail and design of these facilities (and buildings) will only be finalised during the building plan process and will then submitted to the Municipality's BDM department for approval.

#### **7. Planning motivation for a tourist facility**

Application is made for Council's consent for a tourist facility that will consist of a bike and coffee shop, a restaurant and a tourist shop.

A tourist facility is considered a desirable land use i.t.o. the Stellenbosch Municipality's Zoning Scheme, but Council's consent is still required. Hence our consent land use application which is motivated as follows:

- According to the Stellenbosch Municipality's Spatial Development Framework, tourism that reinforces the Municipality's sense of place should be encouraged in the settlements and on rural land outside the urban edge and restaurants, wine tasting and holiday accommodation should be encouraged. The proposed land uses will therefore be in line with Council's spatial planning policy and the Spatial Development Framework's recommendations for tourism orientated developments in the winelands.

- Tourism and tourist orientated developments have become an important sector that has an impact on development of a country's economy. The main benefits of tourism are income creation and job generation. For many regions it is the most important source of welfare.
- Stellenbosch is a major tourist destination and tourism is a driving force behind the town's economy. The subject property is surrounded by similar tourist facilities that are also located on the Polkadraai Road, such as the Polkadraai Strawberry Farm, Skilpadvlei Wine Estate, Reworks Ribs and Burgers restaurant, Raphael's restaurant, Saxenburg Wine Estate, etc. In other words, the proposed land uses will be compatible with the surrounding desirable (tourist orientated) land uses.
- Tourism is a key driver of South Africa's national economy and contributes to job creation. The tourism industry is a major contributor to the South African economy and employment of citizens. The sector contributes  $\pm 9\%$  to the country's gross domestic product. The proposed development will support the (major) tourist industry that drives the Western Cape economy and it will also benefit the local community by creating new employment opportunities for local residents.
- The subject property's primary land use is and will remain agriculture and the proposed tourism facilities will be subservient to the farm's agricultural land uses.
- Access to the proposed tourist facility will be from the La Provence Road. This access proposal has already been submitted to and approved by the Department of Transport and Public Works. The access to the proposed facilities was constructed according to the approval.

- Nortje & de Villiers Consulting Engineers have investigated the provision of engineering services for the proposed tourist facilities and the available capacity. A copy of the civil engineering report is attached hereto.

## **8. Conclusion**

According to Stats SA, the direct contribution of the tourism sector to GDP (Gross Domestic Product) was R130,1 billion in 2018 and constituted nearly 3% direct contribution to GDP. In 2018, the tourism sector contributed about 4.5% of total employment in South Africa. In 2020, the volume of tourists decreased by 72,6% from 10.2 million in 2019 to 2.8 million in 2020. The outbreak of the COVID-19 pandemic had a significant negative impact on the South African tourism industry. In other words, opportunities to further develop the tourism sector must be supported.

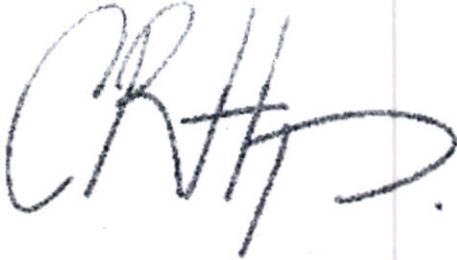
Tourism brings many benefits, including but not limited to the following few: growth and boost in economic activities, boost wide scale industry revenues, infrastructure development, country's improved brand image, source of foreign exchange earnings and source of employment generation. The proposed development will contribute to these benefits that will benefit the broader community of Stellenbosch.

The proposed tourist facility is considered an acceptable land use i.t.o. the subject property's agricultural zoning, albeit with Council's consent. In other words, the proposed land use is already considered to be a desirable land use on agricultural land and 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](mailto:clifford@tv3.co.za).

9. **Signature of applicant**

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

**CLIFFORD HEYS**

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





Mr Clifford Heys  
La Gratitude Office Building, First Floor  
97 Dorp Street  
Stellenbosch  
7600

For attention: Mr. Clifford Heys

Sir,

## **PROPOSED TOURIST FACILITY AND BIKE PARK ON FARM 1410, STELLENBOSCH SERVICES REPORT ON THE PROVISION OF ENGINEERING SERVICES**

### **1. Introduction**

The current property is approximately 7.9 ha in extent. Visitors will enter the farm at an existing farm access road to the west of the site.

This application is to obtain Council's consent use for a tourist facility that consist of a bike shop, a coffee shop, a tourist shop and a restaurant (See attached Annexure A for the proposed site development plan).

The site is situated on farm 1410, Stellenbosh, north of Polkadraai Road, east of La Provence Road and west of Old Polkadraai Road.

The proposed development will be provided with the necessary infrastructure. This report covers the aspects for the provision of these civil engineering services.

The design of these civil services will be in accordance to the "Guidelines for the provision of engineering services and amenities in residential township developments" (Red book). These guidelines will be used in conjunction with the local municipal standards and requirements.



## 2. Access and Roads

The current access point to the site is from La Provence Road, via Polkadraai Road, to the west of the site. The existing entrance road is paved and runs all the way to the east of the site to an existing paved parking area in the proximity of the proposed bike park and tourist facility (See attached Annexure A for the proposed site development plan). The existing paved parking area has 70 parking bays.

An existing compacted subbase area to the west of the proposed new buildings will be used as an overflow parking area once the paved parking area no longer has enough capacity for vehicles visiting the bike park.

All the internal roads are private roads with mountable kerbs and brick paved surfaces. The design criteria that was used for the roads were as follows:

### Layout:

- Minimum longitudinal grade on roads is 0,5%.
- Minimum cross grade on roads is 2%.
- Minimum bellmouth radii of 5 meter.
- Turning circle radius of 8,5 meter.

### Materials:

- 80 mm brick paving on 20 mm thick sand bedding layer
- 150 mm G5 sub-base compacted to 95% Mod Aashto density
- 150 mm selected sand compacted to 100% Mod Aashto density
- 300 mm in-situ material compacted to engineers specification

or

- 150 mm G5 sub-base compacted to 95% Mod Aashto density
- 200 mm selected sand compacted to 100% Mod Aashto density
- 300 mm in-situ material compacted to engineers specification

### 3. Stormwater

The site falls predominantly from north-east to south-west.

Currently stormwater from the existing roads and parking areas are captured in sand trap catchpits. From these catchpits the stormwater flows through an underground pipe system that discharges into an existing detention dam. The detention dam has a detention capacity of 580m<sup>3</sup>.

Provision in the stormwater design of the development is made for minor and major storms.

The minor stormwater system is designed as an underground pipe system that collects the stormwater via a system of catch pits, manholes and pipes to accommodate the runoff of a 1 in 2 year storm event. This underground stormwater system releases the stormwater into an existing detention dam in the south-western corner of the site.

The major stormwater system predominantly consist of suitably shaped roads to accommodate surface runoff of storm events in excess of the 1 in 2 year storm event. The overland stormwater systems also release the stormwater into the existing stormwater detention dam.

A Stormwater analysis was done to determine the detention storage required to accommodate an 1 in 50 year storm event for the entire site. The detention capacity required for the entire site was calculated as 568m<sup>3</sup>. Thus the existing detention dam has sufficient storage capacity. From the dam, an outlet pipe that only discharges the 1 in 2 year storm event run-off, release the stormwater into an existing earthen channel along La Provence Road.

The design criteria for the stormwater design was as follows:

#### Runoff and Flow:

- The MAP for the region was taken as 800 mm per annum.
- The minor system was designed to cater for a 2-year return period with a maximum overland flow distance of approximately 80 m.
- Stormwater flow velocities in roadways and side channels were kept as low as possible and were related to the surface finish utilized to prevent scour and erosion.
- Roads were graded to ensure a free and continuous flow of stormwater towards the main drainage routes as well as to prevent the ponding of water in intersections.
- Care was taken in the design to eliminate scouring around outlet structures.

#### Materials:

- Stormwater pipes are Class 100D precast reinforced concrete pipes laid on a Class C bedding.
- Minimum pipe diameter is 300 mm.
- The minimum cover on stormwater pipes is generally 0,8 m.
- Approximate distance between manholes or catchpits of 80 m, but not exceeding 100 m.
- Masonry manholes are used.

#### 4. Water

The bike shop and tourist shop will make use of the toilets in the coffee shop and in the restaurant respectively. Thus it was assumed that the bike and tourist shop will have no water demand.

The expected water usage is as follow:

##### Average Annual Daily Demand:

Building	People per day	AADD	Unit	AADD [l / day]
Restaurant	120 people	10	l / person / day	1200
Coffee Shop	100 people	10	l / person / day	1000

Total Average Annual Daily Demand for the development is 2,2 kl/day.

##### Peak Demand:

$$\text{Peak} = (27 \times 2200) / (24 \times 60 \times 60) = 0.6875 \text{ l/Sec}$$

According to information received from officials of Stellenbosch Municipality the existing Ø110mm uPVC water pipe along Polkadraai Road does not have sufficient capacity available to accommodate the proposed development.

The owner of both Farm 1410 and erf Welmoed 468/8 requested a transfer in the water allocation from the Ø110mm uPVC water pipe along Polkadraai Road. The request is that 3000 l/day water that is currently allocated to erf Welmoed 468/8 be transferred to farm 1410. There will thus be 3000 l/day available for erf 1410 without adding additional demand to the existing municipal water infrastructure.

An internal water distribution network will be installed for the supply of the water. The necessary valves will be provided in the reticulation network as per the municipal requirements. This internal reticulation network, from the water meter onwards, will be a private system and the maintenance thereof will be the responsibility of the owner.

The design criteria for the water reticulation will be as follow:

##### Consumption & flow:

- Maximum static head of 90 m.
- Minimum static head of 25 m.
- Maximum flow velocity of 1,2 m/s in pipes.
- A peak factor of 27.
- It was assumed that the restaurant will accommodate 120 persons per day.
- It was assumed that the coffee shop will accommodate 100 persons per day.
- An average daily consumption of 10 l/person/day for the restaurant and coffee shop were

assumed.

- Consumption metering will be done with the water meter at the erf boundary

Materials:

- Minimum pipe diameter of 110 mm.
- Pipes are SABS approved, Class 12 uPVC pipes on class C bedding.
- All uPVC pipes to utilize standard uPVC push-type pressure fittings.
- Minimum cover on water pipes to be 1 m.
- Specifications for isolation valves, air release valves (if required), fire hydrants and valve and hydrant chambers will be compatible with the Local Authority standards.
- On completion of construction, the Engineer will supervise and certify the scouring, chlorinating and testing of all water lines.

## 5. Sewerage

It is assumed that 80% of the water's average annual daily demand will end up in the sewerage system.

The expected additional sewer flow is as follow:

Total Average Daily Flow	= 0.8 x 2200	= 1760 l/day
Total Peak Discharge	= 2.5 x 1760 x 1.15 / (24 x 60 x 60)	= 0.059 l/sec
Total Storage Required/week	= 1760 x 7 days	= 12 320 l

A sewer connection to the municipal sewer system will not be possible for this site. It is expected that approximately 1760 l sewage will be produced per day (12,32 kl/week). A gravitational sewer system will collect the foul sewage from the proposed buildings and discharge it into a conservancy tank. The capacity of the conservancy tank will be 37,00 kl. The conservancy tank will be honey-sucked by a private contractor approximately once every three weeks, or as necessary, and will be transported to the municipal sewage treatment works for treatment.

The design criteria for the sewer network will be as follows:

### Discharge & Flow:

- Average Daily Flow equals 80% of the water's AADD
- An un-attenuated peak factor of 2,5.
- An infiltration rate of 15%.
- A minimum flow velocity of 0,7 m/s achieved at least once per day.

### Materials:

- Pipes are standard lengths, Class 34 heavy duty, solid wall uPVC pipes.
- Minimum pipe diameter is 160 mm for main lines and 110 mm for house connections.
- A minimum cover of 0,8 m over all pipes.
- Maximum distance between manholes of 90 m.
- Design is such that maximum manhole depth does not exceed 2,5 m to invert.
- Solid shaft fibre cement manholes (suitably waterproofed) with flexible pipe connections will be used.
- On completion of construction, the Engineer will supervise and certify the testing of all sewer lines.

**6. Solid Waste**

Each new building will be provided with a 240 liter container (wheelie bin) and the restaurant will be provided with two 240 liter containers (wheelie bins).

The collection and disposal of the solid waste from the property to the registered municipal landfill site will be done by a private company or the owner himself.

Yours faithfully,



J.G. de Villiers

B. Eng (Civil)

Annexure A : Site Development Plan

---

LEDE MEMBERS: J.G. De Villiers B.Eng. (Civil) M.S.A.I.C.E.

D. W. de Villiers PR. ENG., B.Eng. (Hons) M.S.A.I.C.E.

KONSULTANT / CONSULTANT: F. Nortje PR. ENG., B.Eng. (Civil) M.S.A.I.C.E.

*CONVEYANCER CERTIFICATE NOT REQUIRED*

# LOCALITY MAP

Farm 1410, Stellenbosch  
Polkadraai Road

