

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

Affected person's Name

Affected persons Physical Address

Dear Sir/Madam

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

Application Property Address: Eikenhof Farm No 485 Polkadraai Road, Stellenbosch

Application Property Number: Farm 485 Stellenbosch

Applicant: Emile van der Merwe Town Planning Consultants

Owner: Wium Family Trust

Application Reference: LU/13182

Application Type: Consent Use

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

Application is has been in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use to establish a restaurant (±117m²) on Farm 485 Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

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

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: (Emile van der Merwe Town Planning Consultants: emilevdm@adept.co.za). By lodging an objection,

comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice (excluding the core festive period of 22 December 2021 to 14 January 2022) to be received on or before the closing date of 28 January 2022.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (0845566461/021-8865050) during normal office hours.)

Yours faithfully

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Geagte Meneer/Mevrou

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

Adres van aansoek eiendom: Eikenhof Plaas No 485 Polkdraai Pad, Stellenbosch

Aansoek eiendom beskrywing: Plaas 485 Stellenbosch

Aansoeker: Emile van der Merwe Stadsbeplanningskonsultante, Posbus 204 Stellenbosch, 7599

Eienaar: Wium Gesinstrust

Aansoek Verwysing: LU/13182

Tipe Aansoek: Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning (2015) afgekondig by kennisgewing nommer 345/2015, gedateer 20 Oktober 2015 vir 'n Vergunningsgebruik ten einde 'n restaurant ($\pm 117\text{m}^2$) op Plaas 485 Stellenbosch te vestig.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

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

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;

- Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (Emile van der Merwe Stadsbeplanningskonsultante: emilevdm@adept.co.za. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing ingedien word (uitgesluit die kern feesgety periode vanaf 22 Desember 2021 tot 14 Januarie 2022) en moet ontvang word voor of op die sluitingsdatum van 28 Januarie 2022.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (0845566461/ 886 5050) gedurende normale kantoor ure/

Die uwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGSKONSULTANTE



EMILE VAN DER MERWE
town planning consultants

2021-09-17

My ref: Erf

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

APPLICATION FOR CONSENT USE: EIKENHOF FARM NO 485 STELLENBOSCH

Included hereby please find the necessary application documentation in respect of the application for consent use on the above-mentioned property.

The application follows on the pre-scrutiny application feedback that was provided to your office as per **Appendix G** of the motivation report.

Your response is kindly awaited and this office awaits the formal invoice for payment in respect of the compulsory application fees (R2500).

Your assistance is appreciated.

Yours faithfully

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

Doornbosch Centre | Strand Road | PO Box 204 | Stellenbosch 7599
Tel: 021 - 886 5050 | Fax: 021 - 883 8965 | Email: emilevdm@adept.co.za

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

1. BRIEF

Emile van der Merwe Town Planning Consultants have been appointed by the registered owner of Farm 485 Stellenbosch to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

1. APPLICATION FOR CONSENT USE (TOURIST FACILITY – 117m²) IN TERMS OF THE SECTION 15 (2) (O) OF THE MUNICIPAL LAND USE PLANNING BY-LAW READ WITH THE STELLENBOSCH ZONING SCHEME-BY-LAW TO ESTABLISH A WINE TASTING AND SALES FACILITY (151m²) WITH AN OPEN DECK (72M²) ON THE PROPERTY.

The following report will endeavour to show that the proposal will not have a negative impact on the natural and built environment and that it will not detract from the rural and cultural character of the Winelands landscape. The development can be accommodated within the zoning provisions of the Stellenbosch Municipality and it is deemed to be consistent with the planning guidelines of the Western Cape Provincial Government as well as the Municipal Spatial Development Framework.

2. LOCATION AND ACCESS

The property is located approximately 12km to the west of Stellenbosch Town and approximately 8 km to the east of Kuilsrivier. A location plan is attached as **Appendix A**. Access to the property is obtained via an existing access road off Polkadraai Road.

3. OWNERSHIP AND SIZE

Ownership of the property vests with the Wium Gesintrust as per the Title Deed attached as **Appendix B**. The resolution and power of attorney is attached as **Appendix C**. The property is 51.8430 ha in extent as shown on the SG diagram attached as **Appendix D**.

4. PROPOSAL – SEE PLANS ATTACHED – APPENDIX E

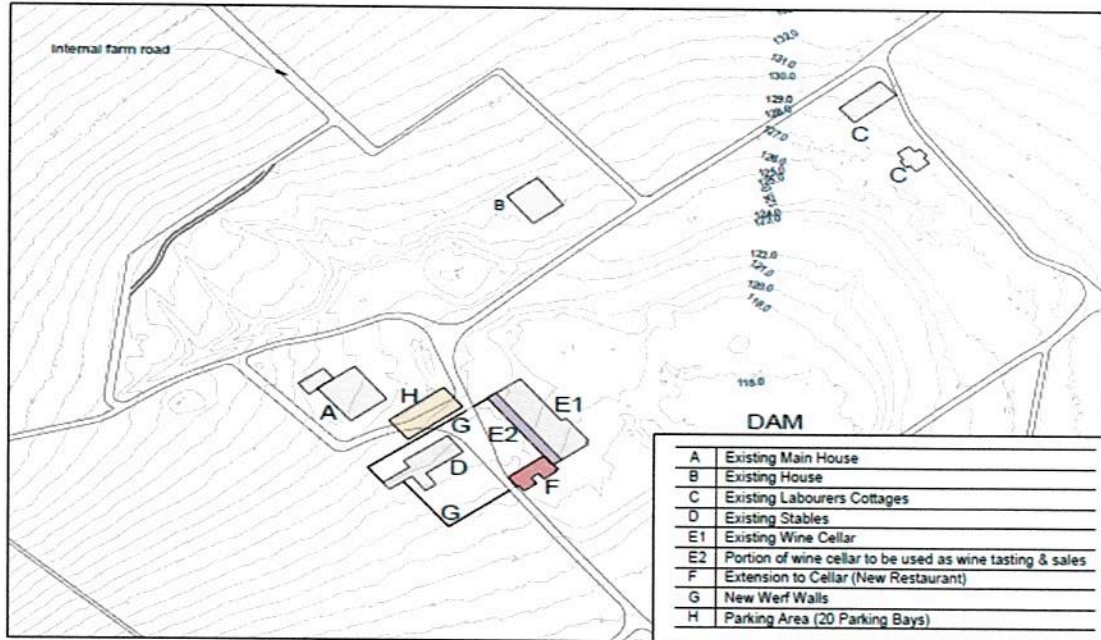
The property is extensively planted with approximately 40 ha of vineyards. The current infrastructure (bona-fide agricultural buildings) comprises the following:

- Main homestead
- Farm Managers house



- Labourers cottages
- Wine cellar
- Stables

Building Infrastructure



Main access to the property is obtained from the Polkadraai Road. The buildings referred to above obtain access from an existing internal farm road.

The proposal entails the construction of small scale structure (117m²) that is in keeping with the existing architectural style of the farm werf buildings. The new building comprises the following areas:

- Main seating area – 80m²
- Kitchen and store room = 17m²
- Ablution 20m²

Sufficient parking (20 bays) can easily be provided next to the internal farm road. In terms of the zoning scheme a total number of 11 parking bays are required (4 bays/100m² GLA). An additional 9 bays will be provided

The purpose of the application is to diversify the farming income by providing a small scale tourist facility in a portion of the farm werf complex. The facility will be subservient to the farming activities on the property and it will not impact negatively on the production and agricultural potential of the farming unit. It is anticipated that the facility in relation to the scale



thereof will not adversely impact on the rights on the surrounding properties owners with regard to noise, traffic etc.

5. ZONING AND LAND USE

The subject property is zoned Agricultural and Rural Zone in terms of the Stellenbosch Zoning Scheme By-Law (2019).

200. Purpose of the zone

- (1) The purpose of this zone is to make provision for:
 - (a) the protection and preservation of agricultural land, rural landscapes and biodiversity;
 - (b) use of land for purposes of bona fide agricultural production or conservation;
 - (c) buildings and structures which may be erected for reasonable and normal agricultural purposes;
 - (d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

Consistency with regards to provisions of the Stellenbosch Zoning Scheme By-Law

- The tourist facility will be undertaken form a land unit where the primary use of the land is for bona-fide agriculture (± 40 ha planted with vineyards)
- The application will not have a detrimental impact on the preservation of agricultural land and the continued use of the agricultural activities (vineyards on the farm)
- The tourist facility will be in keeping with the character of the buildings on the farm the scale as is such that it will not dominate the farming activities and existing built form
- The primary use of the land will be for bona-fide agriculture and the proposal will be subservient to the land use activities on the farm.
- The proposed facility is considered to be a rural place bound activity and is of small scale that will complement the farming operations whilst not compromising the agricultural sustainability, scenic and heritage and cultural landscape
- The proposed facility will be located in close proximity to the existing farm office and is accessible from the existing internal farm road. The proposal will not interfere with the daily running of the farming operations
- The proposal will not adversely affect the agricultural potential of the farming unit.

A tourist facility in terms of the Planning By-Law is defined as follows:

“tourist facilities” (toerisme fasiliteite) describes land uses that provide facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, restaurants and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmer’s markets, farm deli’s, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;



6. LEGISLATIVE AND POLICY CONTEXT

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

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

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

The Western Cape Land Use Management Act, 2014 and the Spatial Planning and Land Use Management Act, 2013 serves as platform to guide decision-making in relation to land use and development. In this regard are the following 5 principles applicable

Spatial Justice

The proposal will not have a negative impact on the agricultural potential and farming activities.

Spatial efficiency

The proposal will make of use resources in a just and efficient manner.

Spatial resilience

The proposal is deemed compatible with the rural character of the area and is in line with the municipal IDP and spatial development framework.

Good Administration

The proposal conforms to the requirements of the Stellenbosch Planning Zoning Scheme By-Law and Stellenbosch Land Use Planning By-Law. Desirability In terms of Section 49 (d) of the



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

6.2 Western Cape Provincial Spatial Development Framework (WCPSDFP)

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

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

- Ecological integrity
- Social Justice
- Economic efficiency

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

Western Cape Land Use Planning Guidelines (2019): Rural Areas

The Western Cape Land Use Planning Guidelines forms part of the approved Western Cape Government: Provincial Spatial Development Framework. The objectives of the Rural Areas Guideline are to:



- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the Province's life supporting ecological infrastructure and ecosystem services (i.e. environmental goods and services).
- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a proactive manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.

The Guidelines supports the following:

- Accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape.
- Activities or land uses of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products, e.g.: farm tourism; Restaurant and function venue facility;

The proposal conforms to the following guidelines:

- The proposed facility is located in an area that does not impact on the agricultural activities as well as wetlands, floodplains and other important natural vegetation.
- The facility is located within the existing farm werf precinct and is confined to the existing building that is linked to existing farm access roads and the services network.
- The cumulative effect of all ancillary and non-agricultural land uses will not detract from the rural character of the landscape and the primary agricultural activities.
- The facility will not detract from the functionality and integrity of farming practices and landscapes and is considered to be of an appropriate scale and form.
- The facility is appropriate in a rural context and it will generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate.
- The facility is of appropriate scale compatible with the farmstead precinct and the surrounding rural context



The development proposal put forward in the application is consistent, in line and will give practical effect to the Rural Land Use Guidelines that have been adopted by the Western Cape Government: Department of Environmental Affairs and Development Planning.

6.3 Western Cape Strategic Plan 2014-2019

Vision

"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected High Opportunity Society For All"

Provincial Strategic Goals



Western Cape Economic Drivers

PSG 1: Create opportunities for growth and jobs

PROJECT KHULISA ("to grow")

Productive Sectors:



Enablers:

- Energy
- Water
- Broadband
- Skills



Western Cape Industry: District Comparative Advantages

Table 3.5 Western Cape: Industry revealed comparative advantage by district

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

Source: CER



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

6.4 Stellenbosch Spatial Development Framework

The Stellenbosch SDF has been approved by Council during November 2019 is founded on the principles of the Spatial Planning and Land Use Management Act, the Western Cape Land Use Planning Act, the National Development Plan, the National Heritage Resources Act, the Environmental Management Act, as well as the Stellenbosch Municipal Integrated Development Plan. The SDF places a renewed and key focus on the protection of agricultural and farming land and the conservation of the natural and biodiversity areas. The property is located outside the urban to which the following principles apply:

- Land outside the urban edge should be used for agricultural production, biodiversity, conservation, scenic quality and agri-tourism;
- Intensification of agriculture, biodiversity, conservation and agri-tourism should be promoted in farming areas outside of urban settlements
- Tourism facilities preferably should make use of existing buildings or new buildings on disturbed footprints and these should take the natural and heritage significance of the site into account.

The proposal is consistent with the above principles and objectives of the SDF. It in fact in is in support with the development principles of spatial justice, spatial sustainability, efficiency and spatial resilience.

7. MUNICIPAL SERVICE INFRASTRUCTURE

The proposal will not impact on the service level capacities of the Stellenbosch Municipality. The property is not connected to any municipal services. Domestic water and water for irrigation is obtained from borehole on the property.

The effluent will be discharged to the existing conservancy tank that has sufficient capacity to accommodate the additional demand. Electricity is provided by Eskom. No upgrades in this regard are necessary.

Storm water is handled on the property and will be channelled naturally to the dam.

8. OTHER STATUTORY REQUIREMENTS



TITLE DEED CONDITIONS:

No restrictive title deed conditions have been found that may hinder the approval of the proposed application..

NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA):

There are no triggers which require a Basic Assessment or a full Environmental Impact Assessment in terms of NEMA Environmental Impact Assessment Regulations 2010, or as amended in 2014.

NATIONAL HERITAGE RESOURCES ACT (NHRA):

The provisions of Section 38 of the National Heritage Resources Act No 25 of 1999 are not triggered.

9. CONCLUSION

The development proposal is consistent and complies with the criteria set out in Chapter V of the Stellenbosch Land Use Planning By-Law (2015) with reference to the following:

- The proposal is consistent with the Integrated Development plan and the Spatial Development Framework of the Stellenbosch Municipality;
- The building will form part of the main werf precinct and no land with access from the internal farm road
- The new building will not impact on the production capacity of the farming unit.
- The proposal is subservient to the main farming agricultural activities;
- The proposal conforms to the objectives of the National Development Plan and the Provincial Spatial Development Framework and Strategic Action Plan with reference to growing the local economy by means of tourism related development
- The proposal conforms to the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act and the principles referred to in Chapter VI of the Land Use Management Act, and
- The proposal is in line with the provisions of the Stellenbosch Zoning Scheme By-Law and associated development parameters.

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Farm 485 Stellenbosch Division.

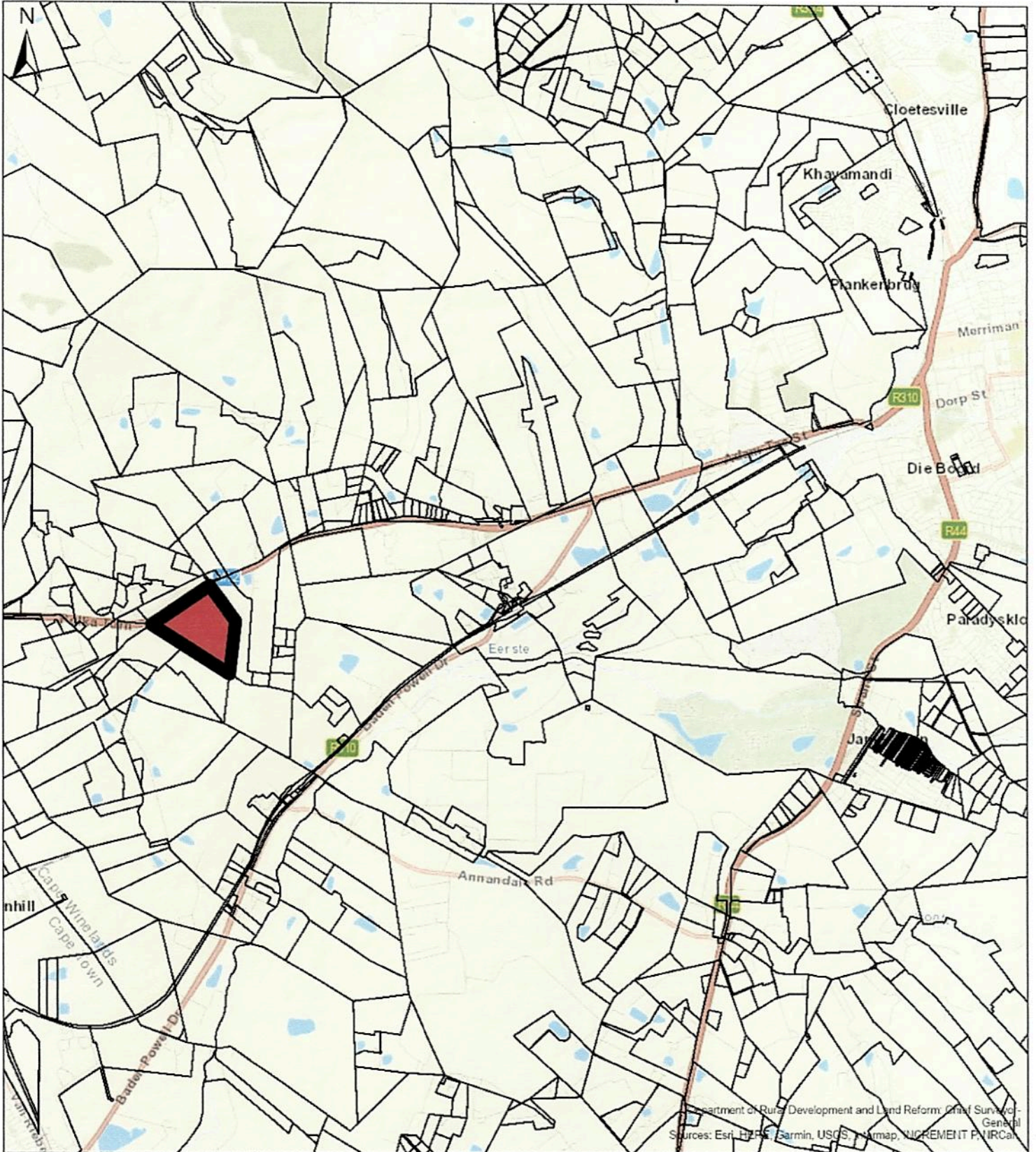
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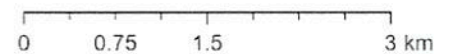
APPENDIX A
LOCATION PLAN

Farm 485: Location map



Legend

 Farm Portions



Scale: 1:72 224

Date created: August 31, 2021

Compiled with CapeFarmMapper



Western Cape
Government

Agriculture

APPENDIX B
TITLE DEED

79
MEYER NEL
Prokureurs Notarisse &
Aktebasorgers
BELLVILLE

Opgestel deur my


AKTEBASORGER
CILLIE P J

SEELREG DUTY R. _____
FODI FEE R. _____
75,00

VIR ENDOSSERENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

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11/12	m
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T 96743,96

SERTIFIKAAT VAN GEREGISTREERDE TITEL

(Uitgereik kragtens die bepalings van artikel ses en dertig saamgelees met artikel sewe en dertig van die Registrasie van Aktes Wet, 1937 (No. 47 van 1937.)

NADEMAAL

DIE TRUSTEES INDERTYD VAN DIE WIUM GESINSTRUST
Nr T 3248/94

aansoek gedoen het om die uitreiking aan gemelde Trustees van 'n Sertifikaat van Geregistreeerde Titel kragtens die bepalings van Artikel 36 saamgelees met Artikel 37 van die Registrasie van Aktes Wet, 1937.

EN NADEMAAL gemelde Trustees die geregistreeerde eienaar is van die hierondergemelde grond, besit deur gemelde Trustees kragtens Transportakte Nr T 40337/1995.

SO, is dit dat ingevolge die bepalinge van genoemde Wet, ek, die **REGISTRATEUR VAN AKTES**, te **KAAPSTAD**, hierby sertifiseer dat voornoemde

DIE TRUSTEES INDERTYD VAN DIE WIUM GESINSTRUST
Nr T 3248/94

of Regsverkrygendes, die geregistreerde eienaar is van

RESTANT VAN DIE PLAAS EIKENHOF NR 485, Afdeling STELLENBOSCH,
Provinsie van Wes-Kaap;

GROOT : 51,8430 (Een en Vyftig Komma Agt Vier Drie Nul) hektaar:

AANVANKLIK GEREgistreER kragtens Grondbrief gedateer 2 Januarie 1816 (Stellenbosch Erfpagbriewe Boekdeel 2 Nr 23) met 'n Kaart wat daarop betrekking het en **GEHOU** kragtens Transportakte Nr T 40337/1995

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr 36 gedateer 2 Mei 1890;
- B. **KRAGTENS** die endossement gedateer 30 Augustus 1972 op Transportakte Nr T 22090/1964 is gedeeltes van die hieringemelde eiendomme in Paragraaf 1 groot 0,1480 hektaar en in Paragraaf 2 groot 2,8562 hektaar or kon deur die Afdeling van Stellenbosch kragtens Artikel 130 van Ordonnansie 15 van 1952 vide onteieningskennisgewing Nr 4/2/11 gedateer 3 Augustus 1972 geliasseer as onteieningscaveat 750/1972

4/...

EN DAT, kragtens hierdie sertifikaat, genoemde

TRUSTEES

of Regsverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN , ek, voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die Registrateur van Aktes te KAAPSTAD

op 6 de Desember

1996.


REGISTRATEUR VAN AKTES, KAAPSTAD



APPENDIX C
RESOLUTION AND POWER OF ATTORNEY

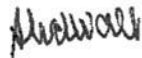
RESOLUTION

PASSED AT THE MEETING OF THE TRUSTEES OF THE WIUM GESINSTRUST

(REG NO IT 3248/1994)

HELD AT STELLENBOSCH ON 14 SEPTEMBER 2021

Helana van der Walt in her capacity as Trustee be and is hereby authorized to sign the relevant documents which may be necessary in respect of the town planning application to be made on Farm 485 Stellenbosch



TRUSTEE

POWER OF ATTORNEY

The Trustees of the Wium Gesintrust, the registered owner of Farm 485 Stellenbosch
HELD BY DEED OF TRANSFER T96743/1996

Do hereby nominate

Emile van der Merwe Town Planning Consultants

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

- APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15 (2) (0) OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

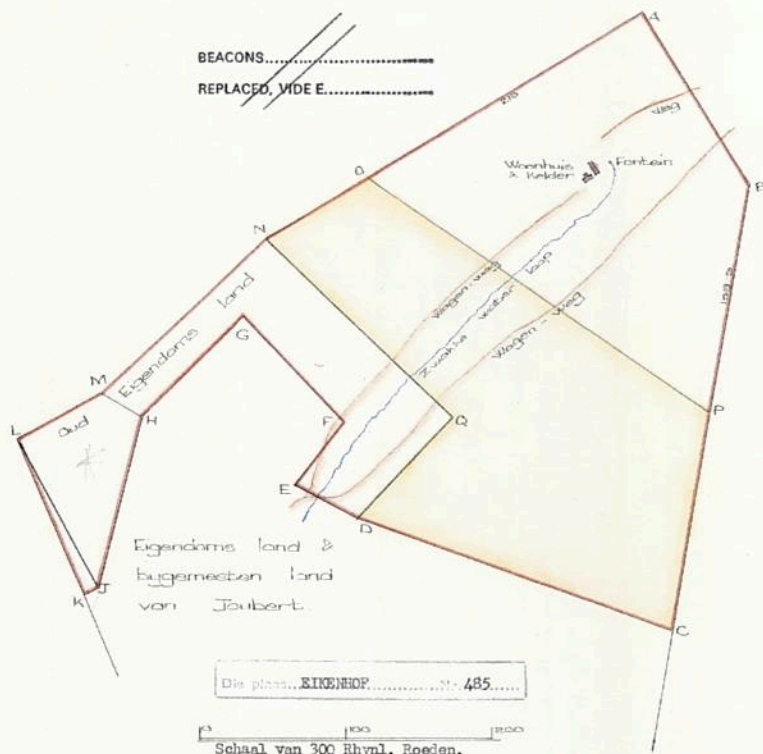
On the above mentioned property and to proceed with any required work to the final
end and termination thereof and generally of effecting the purpose aforesaid, to do our
cause to be done whatsoever shall be requisite, as fully and effectually, for all intents
and purposes as I/we might or could do if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

SIGNED AT STELLENBOSCH ON THIS 14 TH DAY OF SEPTEMBER
2021.



HELENA VAN DER WALT
TRUSTEE

APPENDIX D
SG DIAGRAM



From this diagram is deducted the figure C.D.Q.N.O.P. 75 Morgen 38½ Sq.Roods Quitrent & the figure D.E.F.G.H.M.N.Q 23 Morgen 564 Sq.Roods Freehold, which leaves remaining the figures A.B.P.O. 59 Morgen 316 S.Rds. & J.K.L. 1 Morgen together 60 Morgen 316 Sq.Rds. Quitrent and the Figure H.J.L.M. 9 Morgen 348 Sq.Roods of Freehold.

Divided by me,
(Sgd) W. B. Rowan.
Sw. Surveyor.
30 April, 1819.

Bovenstaande Figuur A.B.C.D.E.F.G.H.J. K.L.M.N. is gelegen in het Stellenbosch District aan de Vlaggeberg, groot al het geen in rooi verf is afgezet 136 Morgen & 99½ Quadraat Roeden, buiten het Eigendoms Land annex en in hetzelfde gelegen welke uit 33 Morgen en 312 Quadraat Roeden bestaat.

Gemeeten door my,
(Get.) W. F. Hertzog.
Gew. Landmeter.

Geopieerd door my,
(Get.) Jno. Melvill.
A. G. Landmeter.

Afskrif van kaart waarna verwyd word
In... G/B... Stel. Q. 2-23
gedaatoer... 2.1.1816...
... 27.1.1959...

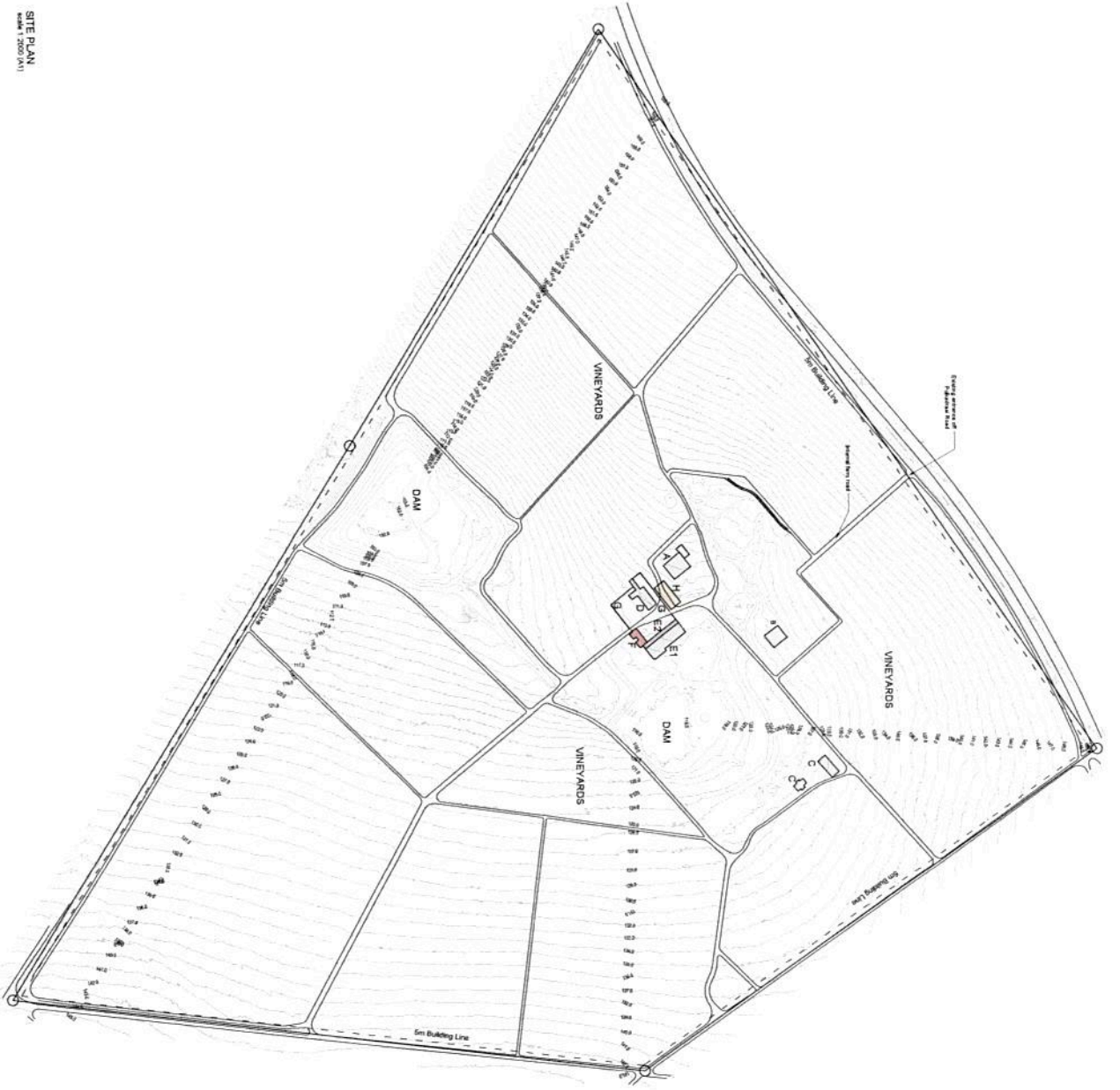
VN. 485
BH-SDCA
BH-SDc
Sht. Q. 2-23

M 3154
n 3180

For list of conditions see back of diagram

APPENDIX E
SITE PLAN AND FLOOR PLAN

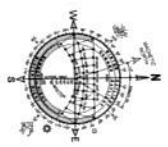
SITE PLAN
SCALE: 1:2000 (A1)



NOTES

THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

A	Existing Site Plan
B	Existing Building
C	Existing Structure
E1	Existing Utility Cable
E2	Existing Utility Cable
E3	Existing Utility Cable
H	Existing Utility Cable
D	New Utility Cable
DAM	New Dam
V	New Vineyard
B	New Buffering Line
BL	New Building Line



DATE	11.08.2021	SCALE	1:2000 (A1)
PROJECT	VINEYARD DEVELOPMENT		
CLIENT	JOHN & JANE SMITH		

Malherbe Rust Architects

100 Malherbe Rust Architects
100 Malherbe Rust Architects
100 Malherbe Rust Architects

JOHN & JANE SMITH
100 Malherbe Rust Architects
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JOHN & JANE SMITH
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JOHN & JANE SMITH
100 Malherbe Rust Architects
100 Malherbe Rust Architects
100 Malherbe Rust Architects

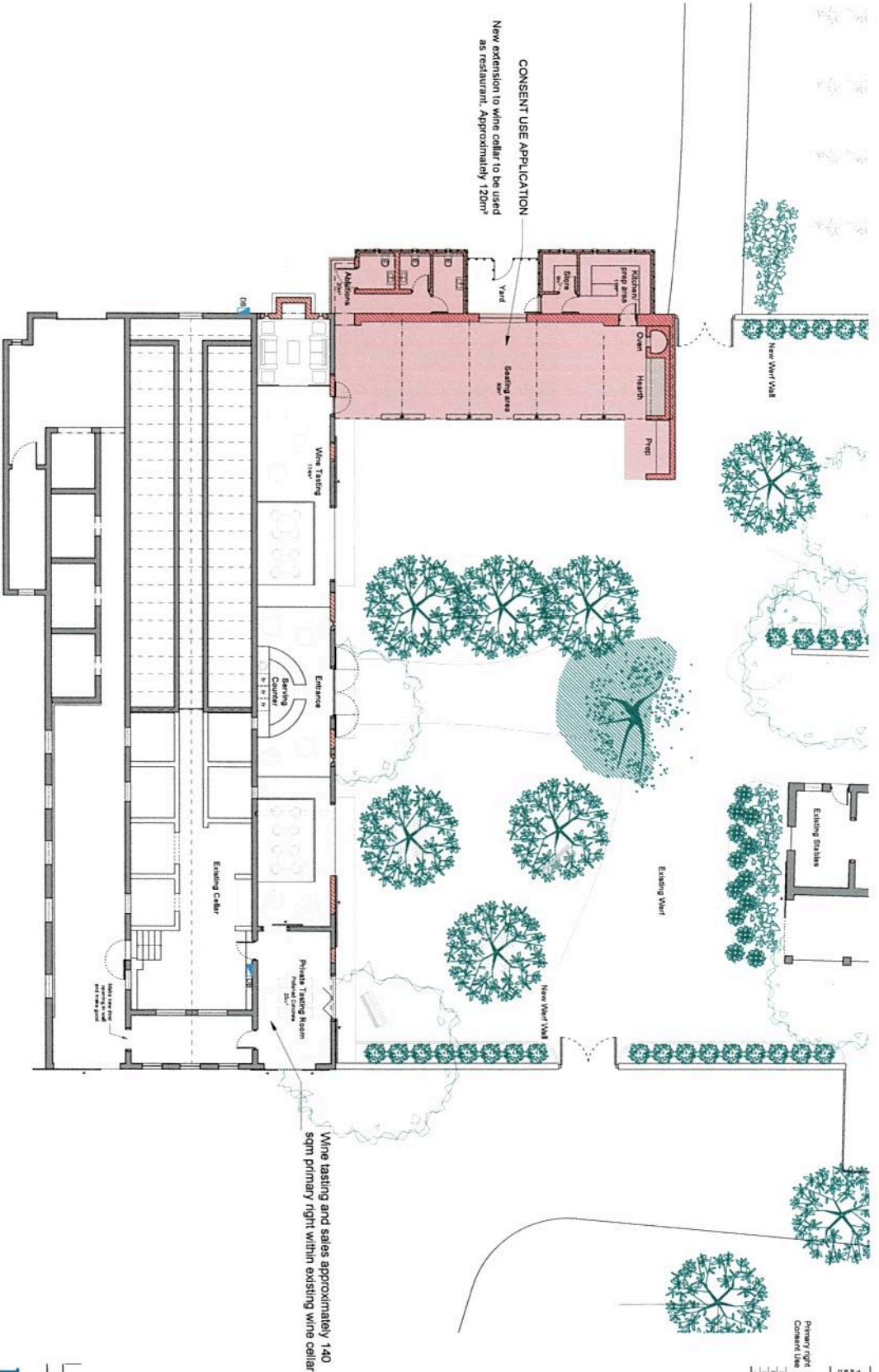
DATE	11.08.2021	SCALE	1:2000 (A1)
PROJECT	VINEYARD DEVELOPMENT		
CLIENT	JOHN & JANE SMITH		

NOTE: THE OWNER IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES WITH RESPECT TO THE ABOVE PROPOSED PLAN.

CONSENT USE APPLICATION

Category	Area	Area	Area
Existing	1100 (A1)	1100 (A1)	1100 (A1)
New	1201 (A)	1201 (A)	1201 (A)
Total	2200 (A)	2200 (A)	2200 (A)

CONSENT USE APPLICATION
New extension to wine cellar to be used as restaurant. Approximately 1200sqm



Wine tasting and sales approximately 140 sqm primary right within existing wine cellar



Area	Area	Area	Area
1100 (A1)	1100 (A1)	1100 (A1)	1100 (A1)
1201 (A)	1201 (A)	1201 (A)	1201 (A)
Total	2200 (A)	2200 (A)	2200 (A)

Malherbe Rust Architects

PREPARED BY: JOSEPH TRASCOTT VENTURES (PTY) LTD
 1100 (A1) 1201 (A)
 1885

APPENDIX F
APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Emile				
Surname	van der Merwe				
Company name (if applicable)	Emile van der Merwe Town Planning Consultants				
Postal Address	PO Box 204			Postal Code	7599
	Stellenbosch				
Email	emilevdm@adept.co.za				
Tel	021 886 5050	Fax	021 8838965	Cell	0845566461

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

Registered owner(s)	Wium Gesinstrust				
Physical address	Eikenhof Plaas			Postal code	7600
	Polkadraai Road				
E-mail	Struisbaaistationers@gmail.com				
Tel		Fax		Cell	0829408962

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

Erf / Erven / Farm No.	Farm 485	Portion(s) if Farm		Allotment area	Stellenbosch
Physical Address	As above				
Current Zoning	Agricultural and Rural Zone	Extent	51.834 ha	Are there existing buildings?	y N

Applicable Zoning Scheme	Stellenbosch Zoning Scheme By-Law (2019)									
Current Land Use	Agriculture									
Title Deed number and date	T		96743/1996							
Attached Conveyance's Certificate	Y	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)?	Y	N	If Yes, list the party(ies):							
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):							
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use ² ?		Y	N				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N				
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.							
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE										
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)										
Tick	Type of application: Cost are obtainable from the Council Approved tariffs³									
	15(2)(a) Rezoning of Land									
	15(2)(b) a permanent departure from the development parameters of the zoning scheme									
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;									
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;									
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;									

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

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

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

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;		
	15(2)(g) a permission required in terms of the zoning scheme;		
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;		
	15(2)(i) an extension of the validity period of an approval		
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;		
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;		
	15(2)(l) a permission required in terms of a condition of approval;		
	15(2)(m) a determination of a zoning;		
	15(2)(n) a closure of a public place or part thereof;		
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		
	Other (specify) : _____ R		
TOTAL A:		R	
PRESCRIBED NOTICE AND FEES** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R2500
TOTAL APPLICATION FEES* (TOTAL A + B)			R
* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.			
** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.			
BANKING DETAILS			
Name:	Stellenbosch Municipality		
Bank:	NEDBANK		
Branch no.:	198765		
Account no.:	1152271679		
SWIFT	NEDSZAJJ		
Payment reference: (Erf/Farm number)		

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

PART F: DETAILS OF PROPOSAL							
Building line encroachment	Street		From	m	To	m	
	Street		From	m	To	m	
	Side		From	m	To	m	
	Side		From	m	To	m	
	Aggregate side		From	m	To	m	
	Rear		From	m	To	m	
Exceeding permissible site coverage		From	%	To	%		
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To			
Exceeding height restriction		From	m	To	m		
Exceeding maximum storey height		From	m	To	m		
Consent/Conditional Use/Special Development							
To permit <u>A restaurant (approx, 117sqm)</u>							
in terms of Section.... <u>213</u>of the. <u>Stellenbosch Zoning Scheme By-Law</u>							
Other (please specify)	<hr/> <hr/> <hr/>						

Brief description of proposed development / intent of application:

See motivation attached

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

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

Information and documentation required

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

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION					
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or

declarations made as to his or her qualification as a Competent person and/or registration as a professional.

- 12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
- 13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
- 14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature:  Date: 2021-09-17

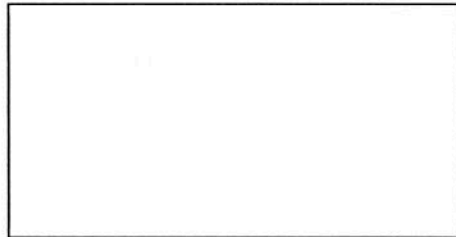
Full name: EMILE VAN DER MERWE

Professional capacity: PROFESSIONAL PLANNER A1149/1996

FOR OFFICE USE ONLY

Date received: _____

Received By: _____



APPENDIX G
PRE-SCRUTINY FEEDBACK

Emile van der merwe

From: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Sent: 03 September 2021 09:37 AM
To: Emile van der merwe (emilevdm@adept.co.za)
Cc: Nicole Katts; Bulelwa Mdoda
Subject: RE: [EX] Pre-Scrutiny application : Farm 485 Stellenbosch

Morning Emile

The application for the Wine tasting facility within the existing wine cellar is a primary land use right if the total area of the wine cellar with wine tasting area is less than 2000sqm in area. (Building plans only need to be submitted)

The remainder of the application is on face value correct and based on what I have seen an application can be submitted as proposed in the pre-scrutiny application.



Kind regards,

Robert Fooy

Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680

Email: robert.fooy@stellenbosch.gov.za

3rd Floor, Stellenbosch Mall
Aandringa Street, Stellenbosch, 7600

www.stellenbosch.gov.za



www.facebook.com/stellenboschmunicipality
twitter.com/StellMun

Hi Chrizelle;

Please find attached pre-scrutiny application for Farm 485, Stellenbosch.



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

T: +27 21 808 8690 : F +27 21 886 6899
3rd Floor, Eikestad Mall, Andringa Street,
Stellenbosch
www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Emile van der merwe [<mailto:emilevdm@adept.co.za>]
Sent: 31 August 2021 02:24 PM
To: Landuse Applications
Subject: [EX] Pre-Scrutiny application : Farm 485 Stellenbosch

Good day

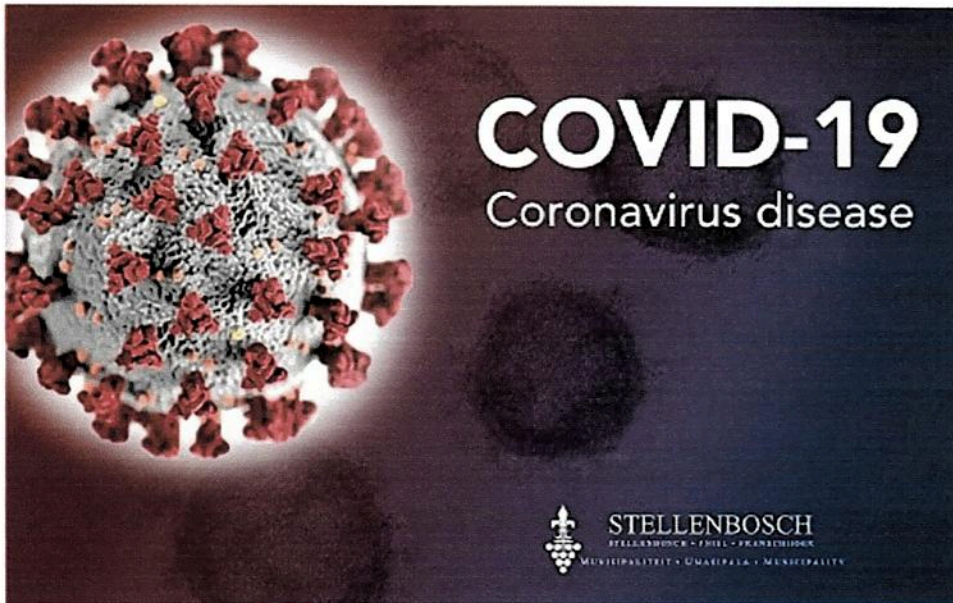
Attached please the completed pre-scrutiny application form with supporting documentation.

- Title Deed
- Location plan
- Site plan
- Layout plan

This office kindly awaits your feedback on the formal submission and invoice for payment.

Can you please acknowledge receipt.

Kind regards
Emile van der Merwe



For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

Stay alert, stay updated and stay safe.



STELLENBOSCH
STELLENBOSCH • FIEL • FRANSCHÖEK
MUNICIPALITEIT • UMASEPALA • MUNICIPALITY



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from robert.fooy@stellenbosch.gov.za sent at 2021-09-03 09:36:40 is confidential and may be legally privileged. It is intended solely for use by emilevdm@adept.co.za and others authorized to receive it. If you are not emilevdm@adept.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](https://www.io.co.za/)

From: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>
Sent: Wednesday, 01 September 2021 08:11
To: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: Fw: [EX] Pre-Scrutiny application : Farm 485 Stellenbosch

Hi Robert,
please assess the pre-application and provide written feedback.

Thanks,
Chrizelle

From: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>
Sent: Tuesday, August 31, 2021 15:10
To: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>
Cc: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>
Subject: FW: [EX] Pre-Scrutiny application : Farm 485 Stellenbosch