

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

**Address of recipient**

To Whom It May Concern,

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

**Application Property Address:** Vlottenburg Road opposite Spier Estate / Remainder of Portion 14 of Farm Spier No. 491 Stellenbosch

**Application Property Number:** Remainder of Portion 14 of Farm Spier No. 491 Stellenbosch

**Applicant:** P-J le Roux Town Planners Pty Ltd (cell: 0760317607)

**Owner:** Nwanedi Country Manor (Pty) Ltd

**Application Reference:** LU/ 12392

**Application Type:** Following applications:

- 1) Application is made terms of Section 15(2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for the following **Consent Uses** inside existing vacant buildings located on the subject property for the following:
  - Farmers Market, Tourist facility (exhibit model trains and model train club),
  - Coffee shop and deli,
  - 6 satellite picnic spots with the conversion of existing storerooms into ablution facilities.
  
- 2) Application in terms of Section 13 of the Stellenbosch Municipality Zoning Scheme (May 2019) for a **Technical Approval** to utilize 5 bedrooms within the existing dwelling unit with outbuilding as a Bed and Breakfast Establishment.

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: P-J le Roux Town Planners Pty Ltd / [pj@pjlroux.co.za](mailto:pj@pjlroux.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within **30 days** from the date of this notice to be received on or before the closing date of **22 October 2021**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0760317607 during normal office hours.

Yours faithfully

**P-J LE ROUX TOWN PLANNERS PTY LTD**



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

**Address of recipient**

Heil Die Leser,

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

**Adres van aansoek eiendom:** Vlottenburg Pad oorkant Spier Landgoed / Restant van Gedeelte 14 van Plaas No. 491 Stellenbosch

**Aansoek eiendom beskrywing:** Restant van Gedeelte 14 van Plaas No. 491 Stellenbosch

**Aansoeker:** P-J le Roux Stadsbeplanners Pty Ltd (cell: 0760317607)

**Eienaar:** Nwanedi Country Manor (Pty) Ltd

**Aansoek Verwysing:** LU/ 12392

**Tipe Aansoek:** Aansoek word gedoen vir die volgende:

- 1) Kragtens Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 vir die volgende **Vergunningsgebruik** in bestaande vakante geboue op die eiendom vir die volgende:
  - Boeremark, toeristefasiliteit (uitstalling van modeltreine en modeltreinklub),
  - Koffiewinkel en deli,
  - 6 satelliet -piekniekplekke met die omskakeling van bestaande stoorkamers in ablusiegeriewe.
- 2) Kragtens Artikel 13 van die Stellenbosch Munisipaliteit se soneringskema (Mei 2019) vir die **Tegniese Goedkeuring** om 5 slaapkamers binne die bestaande wooneenheid met buitegeboue as 'n bed en ontbyt -onderneming te gebruik.

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 tydspan van die publieke deelname proses by die volgende adres:

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

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme 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 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: P-J le Roux Stadsbeplanners Pty Ltd / [pj@pjlroux.co.za](mailto:pj@pjlroux.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **22 Oktober 2021**

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 0760317607 gedurende normale kantoor ure.

Die uwe

#### **P-J LE ROUX STADSBEPLANNERS PTY LTD**





# P-J le Roux

STADS- EN STREEKBEPLANNERS / TOWN AND REGIONAL PLANNERS

The Municipal Manager  
Stellenbosch Municipality  
P O Box 17  
STELLENBOSCH  
7599

19 February 2021  
V 30-84

Attention: Mr. R Fooy



Dear Robert

**APPLICATION IN TERMS OF STELLENBOSCH MUNICIPALITY LAND USE  
PLANNING BY-LAW, 2015  
APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL: PORTION  
14 OF FARM SPIER NO. 491 STELLENBOSCH**

Hereby formal application is made for the following:

- (i) In terms of **Section 15(2)(o)** of the Stellenbosch Land Use Planning By-Law (2015) for the following **Consent Uses** inside existing vacant buildings on the subject property exceeding the threshold of 250m<sup>2</sup>:
- Farmers Market
  - Tourist facility (exhibit model trains and model train club)
  - Coffee shop and deli
  - 6 satellite picnic spots with conversion of existing storerooms into ablution facilities

(ii) In terms of **Section 13** of the Stellenbosch Municipality Zoning Scheme By-Law (May 2019) for **Technical Approval** to utilize 5 bedrooms inside the existing dwelling with outbuilding as a **Bed and Breakfast Establishment**.

Please do not hesitate to contact this office should you require any more information.


We trust that this application conforms to your requirements and that it will be dealt with timely.

Kind regards

**PIERRE-JEAN LE ROUX**  
**Pr. Pln. A./803/1995**



**PLANNING & ECONOMIC DEVELOPMENT**

LAND USE APPLICATION – CHECK LIST				Date	19 FEBRUARY 2021	
Erf/Erven/ Farm no	491	Portion(s) if farm	14	Allotment Area	STELLENBOSCH	
Owner/ Applicant	P-J LE ROUX TOWN PLANNERS PTY LTD		Contact number	0760317607		
Email address	pj@pjleroux.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				OWNER/APPLICANT TO INDICATE		CUSTOMER INTERFACE VERIFY <input checked="" type="checkbox"/> *
				YES	NO	
1. Application form completed in full and signed?						
2. Correct copy of the Title Deed of the property?						
3. Motivation attached?						
4. Site Development Plan / Subdivision Plan / Consolidation Plan (A4/A3 size in colour?)						
5. Property Registered in a Trust or Company – Power of Attorney as well as Trust / Company Resolution						
6. Neighbours Consent Forms (completed in full and signed) / <b>Locality Plan indicating advertising to be undertaken</b>						
7. Five (5) sets of copies of all documentation (One set for permanent departure applications)						
8. Proof of payment						
<b>SIGNED BY OWNER/APPLICANT</b>						
<b>VERIFIED &amp; SIGNED BY CUSTOMER INTERFACE OFFICER</b>						

\*Verification only of the documentation attached and not the completeness or correctness of that documentation.

\*\*Please note that your documentation is not considered as a submitted application until such time as it has been scrutinized, all initial outstanding information (if any) has been submitted and payment is reflected in Council's bank account.

\*\*\*Should the initial outstanding information and/or payment of fees not be received, all documentation will be discarded.

Outstanding Information (to be completed by planner):

Planner

Date





# P-J le Roux

STADS- EN STREEKBEPLANNERS / TOWN AND REGIONAL PLANNERS

The Municipal Manager  
Stellenbosch Municipality  
P O Box 17  
STELLENBOSCH  
7599

19 February 2021

V 30-84

Attention: Mr. R Fooy

Dear Robert

**APPLICATION IN TERMS OF STELLENBOSCH MUNICIPALITY LAND USE  
PLANNING BY-LAW, 2015  
APPLICATION FOR CONSENT USE AND TECHNICAL APPROVAL: PORTION  
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- Farmers Market
  - Tourist facility (exhibit model trains and model train club)
  - Coffee shop and deli
  - 6 satellite picnic spots with conversion of existing storerooms into ablution facilities

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P-J le Roux Stadsbeplanners Edms Bpk (Reg nr 2015/058583/07)  
BTW No. 4860288747

Hoofstraat 262 Main Road, Paarl, 7646 Posbus / P O Box 3457, Paarl, 7620  
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Direkteur P J le Roux Pr Pln A/803/1995 Ba Hons M(S&S) MSAPI



(ii) In terms of **Section 13** of the Stellenbosch Municipality Zoning Scheme By-Law (May 2019) for **Technical Approval** to utilize 5 bedrooms inside the existing dwelling with outbuilding as a **Bed and Breakfast Establishment**.

Please do not hesitate to contact this office should you require any more information.

We trust that this application conforms to your requirements and that it will be dealt with timely.

Kind regards



**PIERRE-JEAN LE ROUX**  
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*Application for Consent Use & Technical  
Approval: Remainder of Portion 14 of  
Farm No. 491,  
Stellenbosch*

*February 2021*

*V 30-84*





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**P-J le Roux**

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***P-J le Roux***

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## 1. INTRODUCTION

### 1.1 Application

Hereby formal application is made for the following:

(i) In terms of **Section 15(2)(o)** of the Stellenbosch Land Use Planning By-Law (2015) for the following **Consent Uses** inside existing vacant buildings on the subject property exceeding the threshold of 250m<sup>2</sup>:

- Farmers Market
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- Coffee shop and deli
- 6 satellite picnic spots with conversion of existing storerooms into ablution facilities

(ii) In terms of **Section 13** of the Stellenbosch Municipality Zoning Scheme By-Law (May 2019) for **Technical Approval** to utilize 5 bedrooms inside the existing dwelling with outbuilding as a **Bed and Breakfast Establishment**.

### 1.2 Applicant

GAVIN RICHARD STORK, as Director and duly authorized by **NWANEDI COUNTRY MANOR (PROPRIETARY) LIMITED** as registered owners of **Remainder of Portion 14 of Farm No. 491 Stellenbosch** appointed this firm *P-J Le Roux Town Planners* to prepare a formal application for consent use and technical approval in order to facilitate the future activities on the subject property and to submit it to the relevant authorities for formal approval (**Power of Attorney and Company Resolution attached**).



**P-J le Roux**

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## 2. PROPERTY INFORMATION

Description	Remainder of Portion 14 of Farm Spier No. 491 Stellenbosch
Location	Vlottenburg Road opposite Spier Estate
Extent	42,7861ha
Registered owner	NWANEDI COUNTRY MANOR (PROPRIETARY) LIMITED
Title Deed	T579/2020 (Copy of Title Deed attached)
Existing zoning	Agriculture & Rural Zone
Restrictive Conditions	None
Planning Legislation	Stellenbosch Municipality: Zoning Scheme By-Law (2019) Stellenbosch Municipality: Land Use Planning By-Law(2015)

Table 1: property description

The subject property is located west of Stellenbosch and Vlottenburg along Vlottenburg Road and falls in the area of jurisdiction of the Stellenbosch Municipality, Western Cape Province.

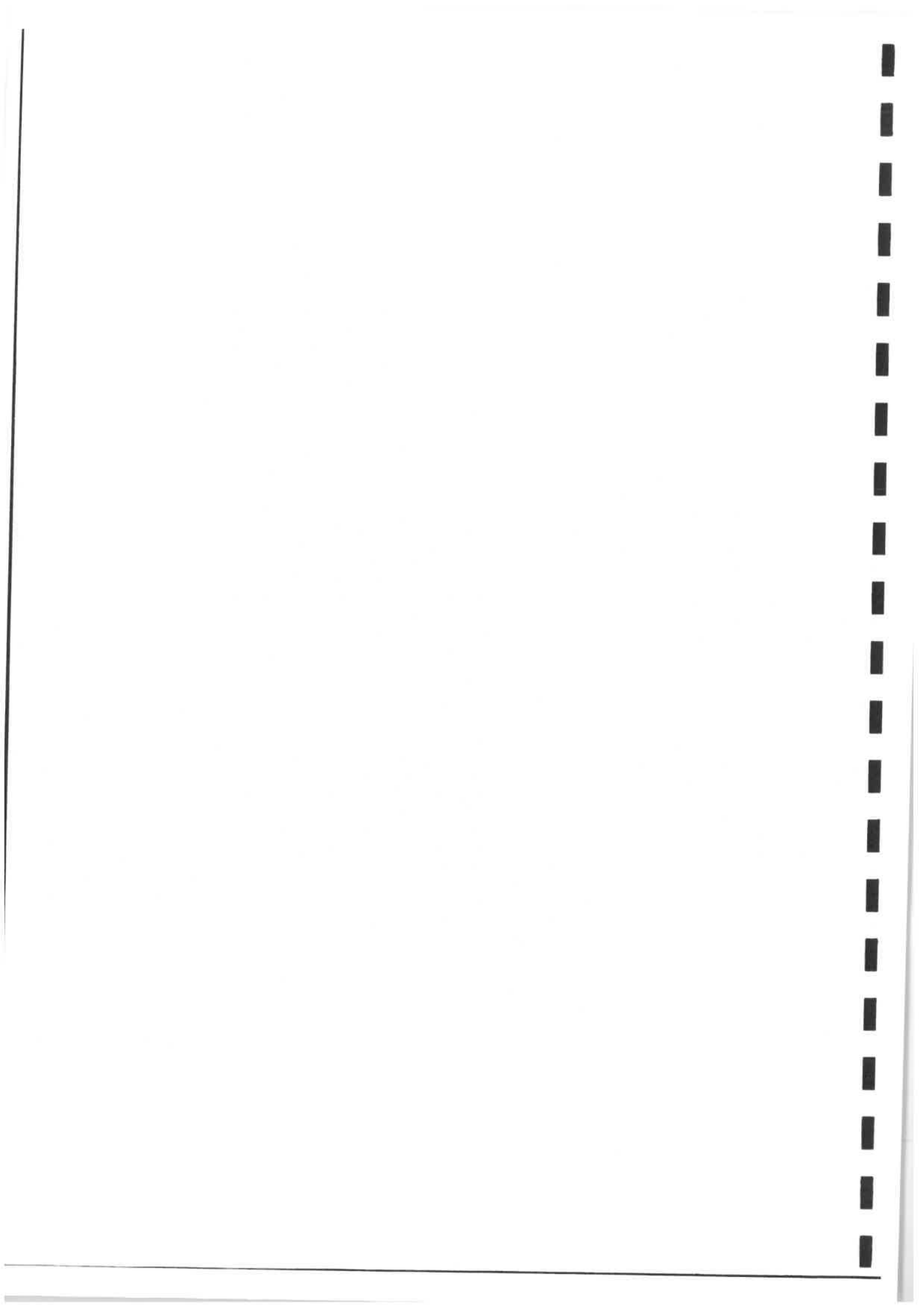


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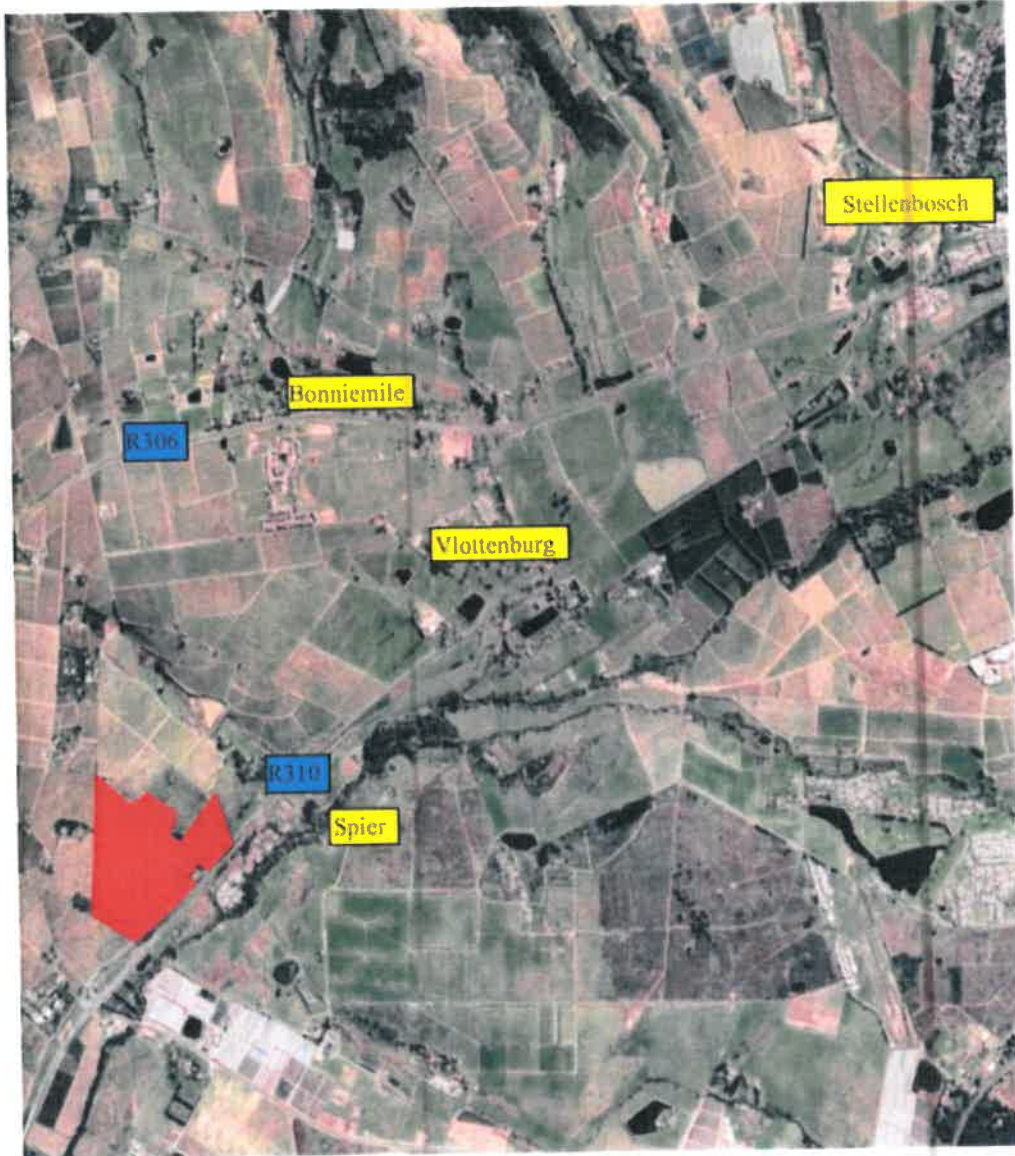
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### 3. LOCATION

The subject property is one of the existing wine farms located within the Stellenbosch Municipal area. The subject property is located between Vlottenburg to the east and Lyndoch to the west within the rural area west of Stellenbosch.



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The subject property is situated opposite Spier Estate in an area that is wedged between the R310 (Baden Powell Drive) to the south and R306 (Polkadraai Road) to the north, west of Stellenbosch.

Access to the subject property is taken via an existing farm entrance directly from Vlotenburg Road which runs parallel with the railway line and R310 and intersects with DR1065 approximately 2,7km to the east of the subject property. Access to the existing farmstead and existing buildings is taken via an existing internal farm road. This internal farm road will also provide access to the designated parking areas on and close to the farmstead and is more than sufficient to facilitate the expected traffic as a result of the intended land uses. Due to the low traffic volumes along Vlotenburg Road, as a result of the R310, no additions to the existing entrance will be required. Since the intention is merely to utilize existing buildings on the subject property for tourist related activities, no changes to the existing infrastructure or road network are required or foreseen.



Existing farm access from Vlotenburg Road



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## 4. LEGAL LAND USE RIGHTS

### 4.1 Existing zoning

In terms of the newly promulgated Stellenbosch Municipality Zoning Scheme By-Law (2019) the subject property is zoned as **Agriculture and Rural Zone**.

Primary Uses	Additional Uses (not exceeding the threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
Agricultural building (<2000m <sup>2</sup> ) Agriculture Dwelling House Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (<2000m <sup>2</sup> ) Second dwelling Employee housing (one unit)	Agricultural building (>2000m <sup>2</sup> ) Agricultural industry (<2000m <sup>2</sup> ) <b>Bed and Breakfast establishment</b> Employee housing (exceeding one unit) Guest House Home day care centre Home occupation practice Polytunnel >2001m <sup>2</sup> -<5000m <sup>2</sup> Rooftop base telecommunication station Tourist dwelling units Tourist facilities (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry >2000m <sup>2</sup> Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use >one event/year) Plant nursery Polytunnel >5000m <sup>2</sup> Renewable energy structure Service trade Tourist accommodation establishment <b>Tourist facility (new buildings or exceeding threshold)</b> Any additional use exceeding the threshold set out in this chapter

Table 2: Extract from Stellenbosch Municipality Zoning Scheme By-Law (2019)



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## 7.2 Existing land uses

The subject property is an active and working wine farm with the following improvements present thereon.

- Manor House with outbuilding
- Cottages
- Staff housing units
- Agricultural buildings and store rooms (some vacant)
- Agriculture



Manor house



Outbuilding: proposed coffee shop/deli



Existing cottages and staff housing



Farm shed to be used for tourist facility



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Farm shed to be used for farmers market



Store rooms to be converted into ablutions

The subject property with its undulating topography is a well established wine farm with a total of 20ha currently planted to vines. The subject property falls within the Stellenbosch Wine Route area which is renowned for the high standard of vineyards and good quality of wine that are made from these vineyards. There is no wine making facility on the subject property and the produce from the vineyards is harvested and delivered to Stellenbosch Hills where the wine is made. This farming operation will continue uninterrupted and no impact on the primary agricultural activities is expected. The fact that all the activities will be confined to existing buildings on the farmstead, confirms that no cultivated lands will be lost as a result of this application. There is also an existing irrigation dam in the south western corner of the subject property.



Internal farm road with vineyards



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## 5. DEVELOPMENT CONCEPT

It is the intention of the applicant to optimise the existing man-made infrastructure on the subject property to its fullest potential by utilizing and converting vacant buildings thereon for agri-tourism activities. All these proposed activities will be subservient to the primary agricultural activities and no changes to the existing farming operations are proposed or expected. The objective with this application is to introduce tourist related activities onto the subject property without compromising the existing rural character or interfere with the day-to-day farming operations thereon. The fact that all activities will be confined to existing vacant buildings on the existing farmstead on the subject property, confirms the low visual and other impacts it will have on the surrounding area.

The applicant as a world renowned model train expert wants to continue with his passion by making provision for an exhibition area inside a vacant farm shed on the property. The intention is not only to display the numerous **model trains**, but it will also serve as a base for the **model train club**, where enthusiasts with the same passion can meet and exchange ideas and model trains. This **tourist facility** will be accommodated inside an existing vacant shed measures  $\pm 292\text{m}^2$  in extent which forms part of the existing farmstead.



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In close proximity to this shed is an existing vacant shed which will be converted into a **farmers market**. This type of **tourist facility** is not only very common these days on farms throughout the Boland, but provides the general public direct access to fresh farm produce. This existing shed measuring  $\pm 144\text{m}^2$  in extent will be converted to facilitate the intended farmers market.



An existing **outbuilding (garage)** located near the existing farm sheds, will be converted and transformed into a **coffee shop/deli**. This  $\pm 100\text{m}^2$  structure can easily be converted into such a facility without compromising the character of the farmstead. The model train facility, farmers market and coffee shop/deli, are all within short walking distance from each other and will function collectively as the proposed tourist facility.



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Provision will also be made to utilize **5 bedrooms ( $\pm 306\text{m}^2$ )** inside the **manor house and outbuilding** for the purposes of a **bed and breakfast establishment**. The remainder of the manor house will continue to be used as primary residence by the applicant and no additional construction or development is proposed.



**P-J le Roux**

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The intention is also to convert **two existing store rooms** measuring **±87m<sup>2</sup>** in extent on the farmstead into **ablution facilities** to serve the guests to the proposed tourist facilities. The inside of these store rooms can easily be transformed into **male and female ablution facilities** and no additional construction will be required. In addition to these ablution facilities, provision is also made for **six (6) picnic spots** on the existing lawn area near the farmstead. Although these 6 picnic spots have already been constructed, it comprises designated braai areas which comply with fire regulations.



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It is noteworthy that all the proposed activities will interact with one another on the farmstead and will be linked by walkways and extensive landscaping to create a specific atmosphere at the precinct. Provision will also be made on the farmstead as well as to the south of the farmstead for formal and informal parking. The existing internal road network will provide direct access to these designated multifunctional parking areas.



**Proposed Parking areas**

Due to the popularity of the Stellenbosch Area and the increasing number of tourists visiting this area annually, it is important to ensure that from an economic point of view the proposed facilities are sustainable. Spier Estate located opposite the subject property has proven to be one of the most visited tourist attractions in the Stellenbosch area. We are of the opinion that with the proposed activities on the subject property, we can strengthen the existing tourism node in this area without compromising the primary agricultural activities this area is renowned for.



***P-J le Roux***

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## 6. APPLICATIONS

In order to permit the aforementioned on the subject property, formal application is required in terms of the Stellenbosch Municipal land Use Planning By-Law (2015) as well as the Stellenbosch Municipality Zoning Scheme By-Law (2019) respectively. The required applications will be discussed in detail as follows:

### 6.1 Consent Use

Since the proposed activities do not form part of the primary land use rights under Agriculture & Rural Zone, formal application will be required to facilitate these intended land uses on the subject property. According to the Stellenbosch Municipality Zoning Scheme By-Law, most of these proposed activities can be classified as tourist facilities which is defined as follows::

*“tourist facilities 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, bre-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest house, bed-and-breakfast establishments and hotels”*



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Although tourist facilities inside existing vacant buildings are an additional use right which requires only a technical approval, these activities are limited to a maximum area of 250m<sup>2</sup>. In terms of Section 209(11) of the Stellenbosch Municipality Zoning Scheme By-Law, tourist facilities exceeding the threshold will require a consent use application.

Therefore formal application is made in terms of **Section 15(2)(o)** of the Stellenbosch Land Use Planning By-Law (2015) for the following **Consent Uses** inside existing vacant buildings on the subject property exceeding the threshold of 250m<sup>2</sup>:

- Farmers Market
- Tourist facility (exhibit model trains and model train club)
- Coffee shop and deli
- 6 satellite picnic spots with conversion of existing storerooms into ablution facilities

## 6.2 Technical Approval

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, provision is made for a bed-and-breakfast establishment as an additional use right. In terms of Section 207(2) a bed-and-breakfast establishment may only be conducted from the main dwelling or second dwelling where the proprietor shall reside in either of these buildings. Since the intention with this application is only to utilize 5 bedrooms inside the existing main house with outbuilding for the purposes of a bed-and-breakfast establishment, while the proprietor will remain, this development proposal fits in with the requirements of a technical approval.

In order to permit the proposed bed-and-breakfast establishment inside the existing main house, formal **Technical Approval** is required from



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*Portion 14 of Farm No. 491 Stellenbosch*

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Stellenbosch Municipality in terms of **Section 13** of the Stellenbosch Municipality Zoning Scheme By-Law (2019). The **purpose** of a technical approval is to afford the municipality an opportunity to assess the application against all parameters of the Scheme as well as technical requirements and spatial configuration to ensure a minimum impact on external parties. We are of the considered opinion that since this application is merely for bed-and-breakfast accommodation purposes inside an existing dwelling on the subject property it will have **no impact** on any external parties or on the current farming operations.



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## 7. SPATIAL PLANNING PRINCIPLES

In terms of National, Provincial and Local spatial planning legislation certain development principles were adopted to apply to spatial planning, land development and land use management. The development principles on National level is in terms of Section 7 of the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)**, while the land use planning principles on Provincial level is in terms of Section 59 of the **Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)**.

These development principles were all adopted and included into the subsequent **Land Use Planning By-Laws** promulgated for each Local Municipality. The proposed development and land use will be evaluated as follows against the five development principles:

### (a) Principle of spatial justice

- Since the intention with this application is to permit various tourist related activities inside existing vacant structures on the subject property subservient to the primary agricultural land use of the property, this principle is **not applicable** to this application

### (b) Principle of spatial sustainability

- The principle of spatial sustainability will be achieved by a development if it is spatially compact, using resources sparingly. The proposed departures embody this principle with the optimal use of land without compromising the surrounding area
- The land uses will not result in the loss of any cultivated agricultural land but utilize existing buildings on the farmstead.
- The activities are proposed in vacant buildings which are grouped together on the farmstead and linked by existing walkways



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- No new buildings are proposed to facilitate the proposed land uses and normal farming activities can continue uninterruptedly.
- The proposal promotes land development in a location that is sustainable in respect of an environmental and socio-economic point of view
- No safety hazards are anticipated through this development.
- No impact on any of the surrounding properties are envisaged since all activities will be confined to the farmstead which is located in the centre of the subject property and far from any of the abutting properties

**(c) Principle of efficiency**

- The proposed activities will optimise the use of the existing vacant buildings without compromising the normal farming operations.
- Only internal changes will be required to shop fit the vacant buildings for their intended purposes.
- The combination of tourist facilities and agriculture is a common phenomenon in the Boland and provides a unique opportunity in especially the Stellenbosch area which is a world renowned tourist destination.
- The application will not lead to any changes to the existing character of the area, especially since these activities will all be subservient to the primary agricultural land use.
- Since no new buildings are proposed, no visual impact is expected.
- The proposed activities will create new employment opportunities which will lead to the upliftment of the local communities.
- The proposed activities will have a direct and indirect contribution to the local economy of the area.



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**(d) Principle of spatial resilience**

- This principle is not applicable since the activities will all be confined to the inside of existing buildings on the farmstead of a working farm.

**(e) Principle of good administration**

- The application process included a pre-consultation communication with the officials.
- The formal application will be submitted to the local authority and relevant statutory authorities for approval and will be administered in accordance with the procedures contemplated in the relevant Municipality's Land Use Planning By-Law.



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## 8. DESIRABILITY OF THE APPLICATION

In terms of Section 65(c) of the Stellenbosch Municipality Land Use Planning By-Law, August 2015, the proposed utilization of the land must be desirable.

*The concept of "desirability" in a land use planning context and as contemplated in Section 65(c) of the Stellenbosch Municipality Land Use Planning By-Laws can be described as the "degree of acceptability" of the specific land use(s) on a said property within an existing natural or manmade environment and the guideline proposals included in the relevant spatial development framework plans and policies, and municipal engineering services in so far as it relates to desirability, or on the basis of its effect on existing rights and the biophysical environment concerned.*

The desirability of this application for Consent Use and Technical Approval on Portion 14 of Farm No. 491 Stellenbosch will be discussed with regard to the following aspects.

- Physical characteristics
- Character of the area
- Location and Accessibility
- Spatial Planning Policies
- Provision of services



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*Portion 14 of Farm No. 491 Stellenbosch*

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## 8.1 Physical characteristics

### 8.1.1 Topography

The subject property is an existing agricultural farm located in the undulating hills west of Stellenbosch. Since the proposed activities will all be confined to the inside of existing buildings on the farmstead, there is no reason to believe that the existing topography will be negatively affected. There is also no conservation worthy vegetation which will be affected by the land uses, since the existing buildings already form part of the farmstead.



### 8.1.2 Climate

The subject property is located in the Stellenbosch area and forms part of the Mediterranean climate system of the Western Cape. The area is known for its cold and wet winters and dry warm summers. The average annual rainfall is 912mm and occurs during the months of May to August. The wind is predominantly north westerly during the winter months and strong south easterly in the summer time. February is the warmest month of the year with an average temperature of 21,7°C, while July is the coldest month with temperatures averaging 11°C.

There is no reason to believe that the use of the existing buildings for the intended purposes will have any impact on the micro climate of the area.



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## 8.2 Character of the area

The subject property represents an existing agricultural farm located west of Stellenbosch opposite Spier Estate. Although this area is primarily a rural area with low densities, various tourist related activities are located on the land units in the immediate surrounds. Apart from the more renowned Spier Estate, there are many restaurants and tourist related activities in this area. The proposed land uses on the subject property are therefore in line with what is present in the area and will strengthen the existing tourism market. It is noteworthy that all the proposed tourist related activities will be subservient to the agricultural activities which remain the primary land use on the subject property.



Since the intention is only to introduce small scale tourist activities inside existing buildings on an existing productive agricultural unit there is no reason to believe that the intended uses will result in a change in character to the area. The existing rural character with supporting tourist activities will not change especially since the primary agricultural activities on the subject property will continue and no new buildings will be constructed.



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### 8.3 Location and Accessibility

The subject property is located between Vlottenburg to the east and Lyndoch to the west within the rural area west of Stellenbosch. The subject property is situated opposite Spier Estate in an area that is wedged between the R310 (Baden Powell Drive) to the south and R306 (Polkadraai Road) to the north.



**Vlottenburg Road intersection with DR1065**



**Vlottenburg Road with subject property to the right**



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*February 2021*





Access to the subject property is taken via an existing farm entrance directly from Vlotenburg Road which runs parallel with the railway line and R310 and intersects with DR1065 approximately 2,7km to the east of the subject property. Access to the existing farmstead and existing buildings is taken via an existing internal farm road. This existing road is more than sufficient to facilitate the expected traffic as a result of the intended land uses. Due to the low traffic volumes along Vlotenburg Road, as a result of the R310, no additions to the existing entrance will be required.



Farm entrance off Vlotenburg Road

#### 8.4 Spatial Planning Policies

The subject property is located in a predominantly agricultural area within the area of jurisdiction of the Stellenbosch Municipality. The existing spatial planning policy which is applicable to this area, the Stellenbosch Municipal Spatial Development Framework (SMSDF), was adopted by Council in November 2019 and provides guidelines for spatial developments within the municipal area.



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Although the subject property is not specifically mentioned in the existing spatial documentation, the principle of tourist related facilities subservient to the primary land use within the agricultural areas outside urban areas are widely accepted and encouraged on all spheres of government for various reasons (tourism, local economic development, employment, etc.). Since the subject property is an active and productive agricultural land unit the intention to introduce new tourist activities thereon can be regarded as in line with the rural land use policies of Stellenbosch Municipality, especially since the buildings in which the activities are proposed, already exists.

It suffices to say that the proposed consent use and technical approval to utilize existing vacant buildings on the farmstead for tourist related activities is not in conflict with the spatial planning policies of the Stellenbosch Municipality and can therefore be regarded as desirable.

#### **8.5 Provision of services**

Since all activities are proposed inside existing buildings on the farmstead, no additional services and or infrastructure will be required. The engineering detail regarding the conversion of the existing store room into new ablution facilities will be dealt with during the building plan process which will follow the formal approval of the consent use and technical approval.



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## 9. SUMMARY AND CONCLUSION

From the aforementioned it is clear that the proposed Consent Use and Technical Approval on Portion 14 of Farm No. 491 Stellenbosch in order to facilitate the intended tourist related activities inside existing buildings on the farmstead, is in line with Section 65 of the Stellenbosch Municipality Land Use Planning By-Law and in particular Section 65(1)(c) thereof. The motivation for the proposed land uses can be summarized as follows:

### **Economic impact**

- From a business point of view the proposed activities will create new employment opportunities.
- The new activities will also make significant contributions to the tourism industry and local economy in a direct and indirect manner.
- All activities will be subservient to the primary agricultural land use.
- The variety of activities will result in a sustainable economic activity.
- The proposed activities will provide a wider range of service to visitors and the wider community.
- The optimal use of existing vacant buildings will add economic value to the subject property.
- The proposed development will optimize existing infrastructure on the subject property.

### **Social impact**

- The proposed development will have a positive social impact since the proposed activities will ultimately create new employment opportunities.
- The activities will have a positive impact on the local tourism market.
- The principle of agri-tourism is well supported by all spheres of government and is a significant contributor to the local economy of the area.



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#### **Compatibility with surrounding land uses**

- Since all activities will be confined to existing buildings on the farmstead which is located in the centre of the subject property, no direct impact is expected on any of the abutting properties
- The size and scale of the proposed activities will be insignificant in relation to the existing agricultural activities. No direct or indirect conflict is expected.
- Tourism activities are a common phenomenon in the Boland area and since all are secondary rights, no impact is expected.
- The primary land use will continue uninterrupted and no agricultural land will be lost as a result of this application.

#### **Impact on external engineering services**

- The necessary engineering services already exist and will remain unchanged.
- No additional services or infrastructure are proposed by this application.

#### **Impact on safety, health and wellbeing of the surrounding community**

- There is no reason to believe that this application will result in any changes to the safety and security in the area since all activities will be confined to the farmstead and well controlled.
- The proposed development will have no impact (visual, health and safety) on any of the surrounding properties since the existing buildings will be utilized.

#### **Impact on heritage**

- No impact on the heritage character is expected. The building plans for internal improvements will be submitted to the relevant bodies for comment.



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### Impact on the biophysical environment

- No impact is expected on the biophysical environment since existing buildings will be used and no conservation worthy vegetation, cultivated lands or ecological habitats will be affected.
- There are no physical features or topographical constraints present on the subject property which will prevent the proposed land uses.

### Traffic impacts, parking, access and other transport related considerations

- We are of the considered opinion that the size and scale of the proposed activities are so minute and will not have any significant impact on the existing traffic flow in the area. The existing and approved entrance has proof to be more than sufficient to accommodate traffic to and from the subject property.
- Vlottenburg Road is experiencing low traffic volumes which will benefit the proposed application.

### Whether the imposition of conditions can mitigate and adverse impact of the proposed land use

- The proposed development will not have any adverse impact on the surrounding area and no mitigating factors are required.
- In order to ensure that the land use is conducted in accordance with the necessary standards and guidelines of the departments conditions of approval are a common phenomenon.
- The proposed activities in its current scale and form will be financially viable and are in line with the spatial policies relating to agri-tourism.
- It is our view that the proposed activities will have an enhancing impact on the surrounding area and no mitigation is foreseen for the development project.



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*Portion 14 of Farm No. 491 Stellenbosch*

*February 2021*



I trust therefore that the application for Consent Use and Technical Approval on Portion 14 of Farm No. 491 Stellenbosch in order to facilitate the intended tourist related activities inside existing buildings on the farmstead as depicted on the attached Site Development Plan will be approved.

**PIERRE-JEAN LE ROUX**

**Pr. Pln. A./803/1995**



***P-J le Roux***

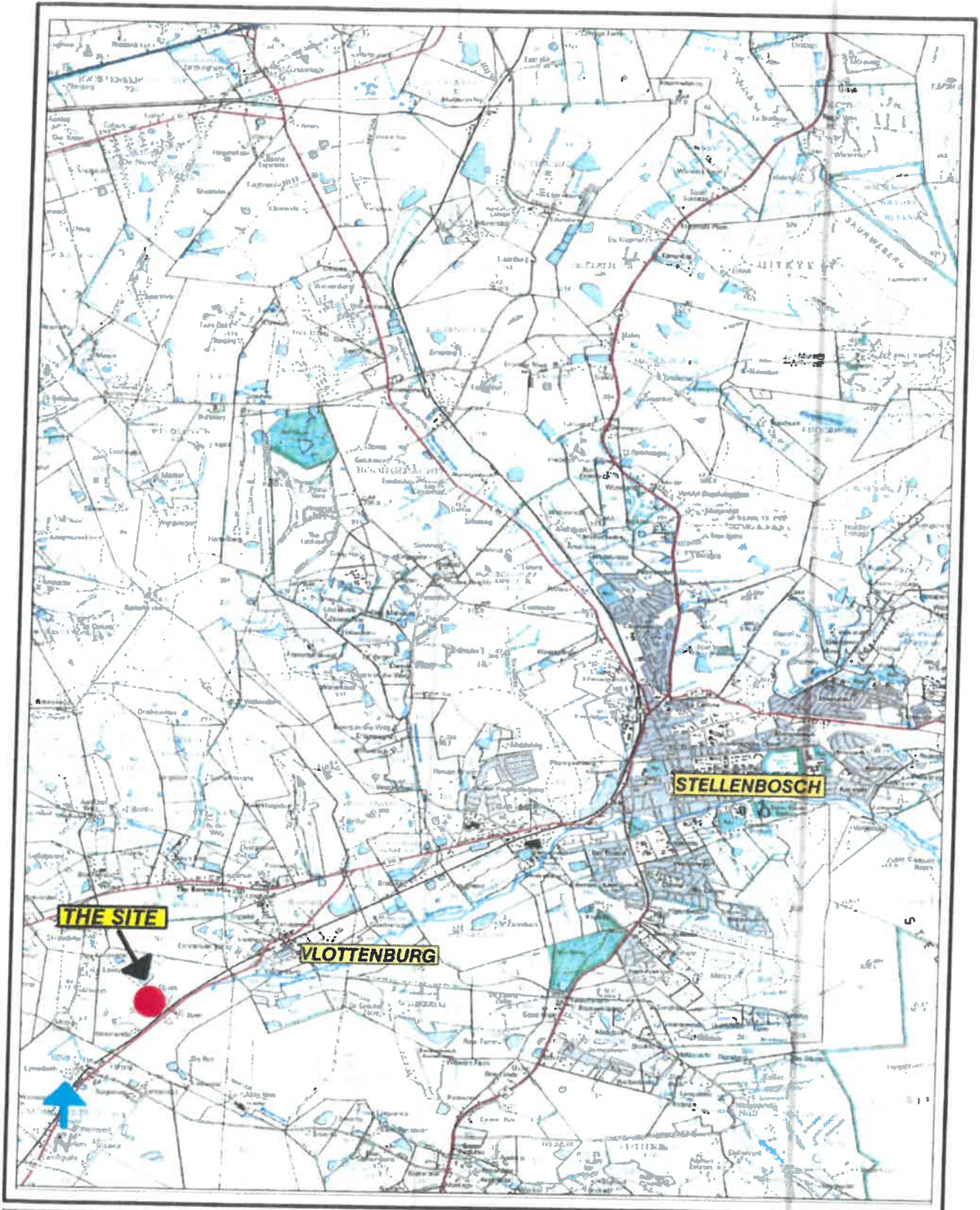
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*Portion 14 of Farm No. 491 Stellenbosch*

*February 2021*





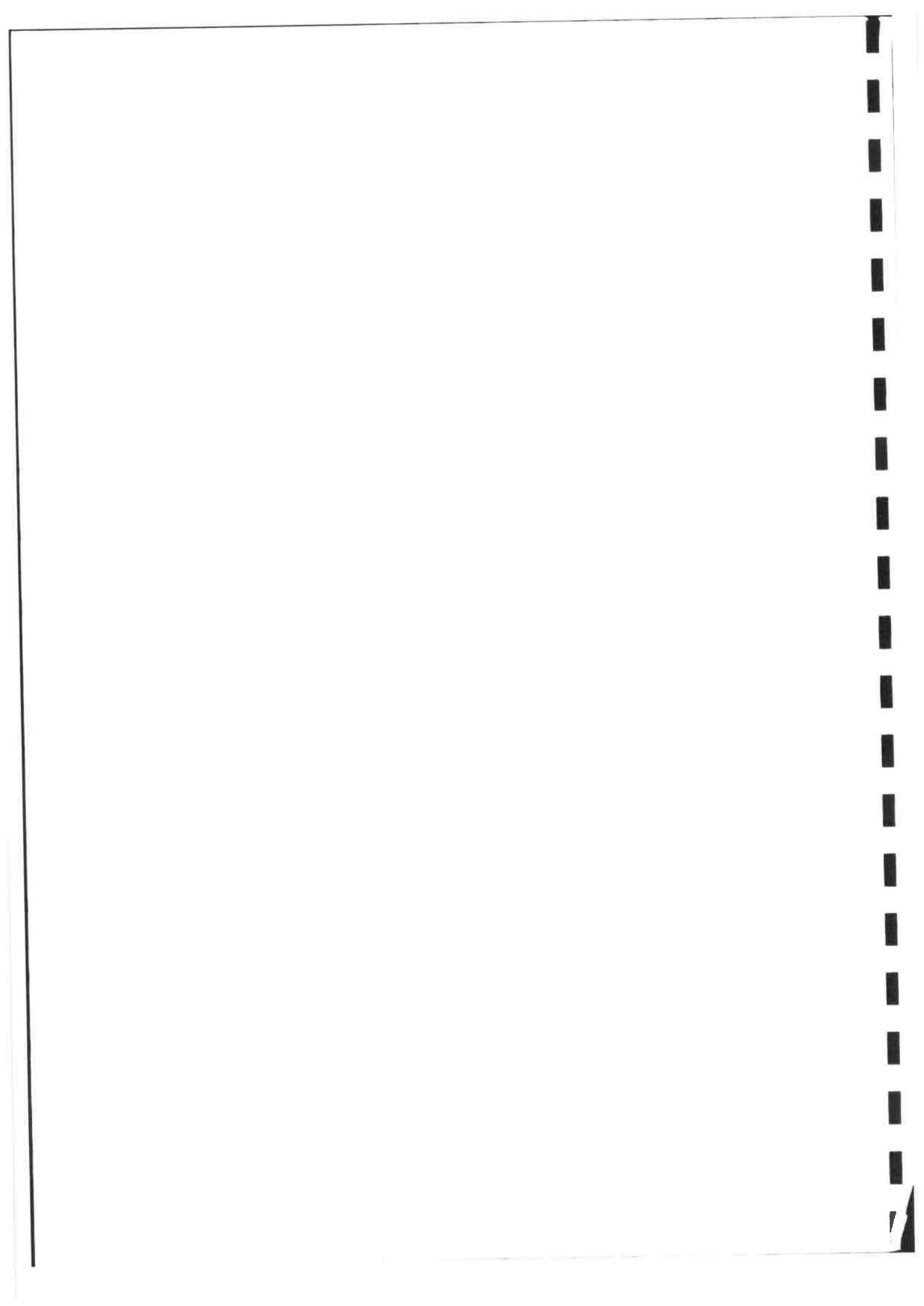



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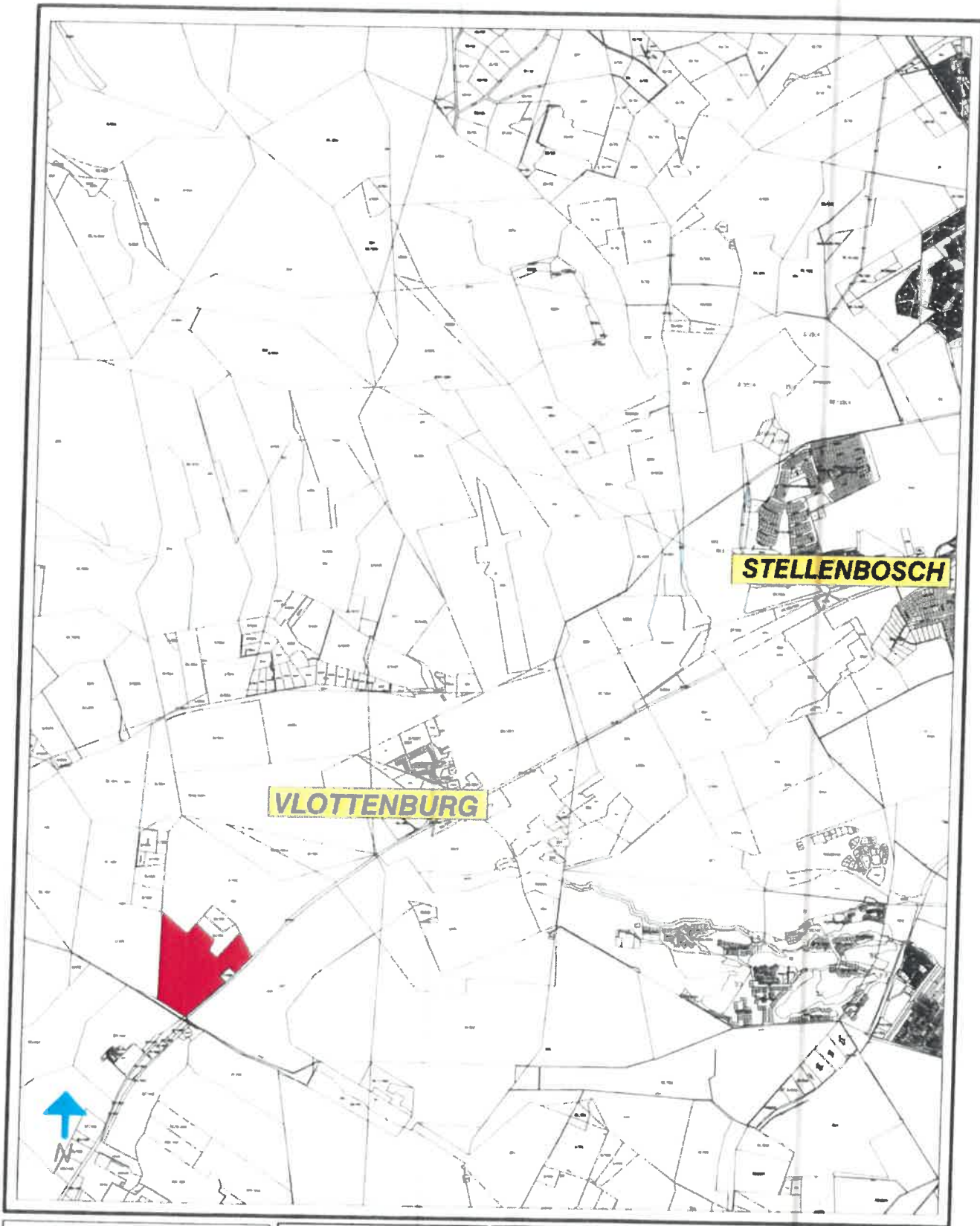
**Project:** Application for  
 Consent Use &  
 Technical Approval:  
**Portion 14 of Farm  
 No. 491  
 Stellenbosch**

**Description:**  
**Regional Plan**

<b>NWANEDI</b>	
Scale: 1:50 000	Leaf or V 30-84
Author: PJLR	Date: FEBRUARY 2021
Editor: PJLR	Tableting or: 1








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 (email) p@pjeroux.co.za

**Project: Application for  
 Consent Use &  
 Technical Approval:  
 Portion 14 of Farm  
 No. 491  
 Stellenbosch**

**Description:  
 Locality Plan**

<b>NWANEDI</b>	
Scale: 1:50 000	Leur nr: V 30-84
Teken: PJLR	Daarom: FEBRUARY 2021
Kleur: PJLR	Tekening nr: 2





# Portion 14 of Farm No 491 Stellenbosch

- Legend**
- Farm Portions
  - Winter Crops 2017
    - Berries
    - Grains and mixed
    - Grapes
    - Planted pastures
    - Pome fruit
    - Stone fruit
    - Other crops



Scale: 1:9 028  
Date created: September 23, 2020



**Site Development Plan**  
 ISSUE DATE: 05/28/2024

**IMPORTANT NOTES:**

1. The integrity of the drawing and any part of it is to be maintained by any user without alteration.
2. No reproduction or transmission is permitted without the written consent of the author.
3. The drawing shall be used in compliance with the provisions of the applicable building codes and regulations and shall be subject to the jurisdiction of the applicable regulatory agencies.
4. The author is not responsible for any errors or omissions that may appear in this drawing.
5. Information may be found or located in plans & sheets.
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9. All projects are prepared based upon the information provided and the user is responsible for any discrepancies. Any discrepancies with the information shown in this drawing shall be reported to the author.

**REV** **Chg** **Description** **Date**

REV	Chg	Description	Date
01	01	202	04/12/2024

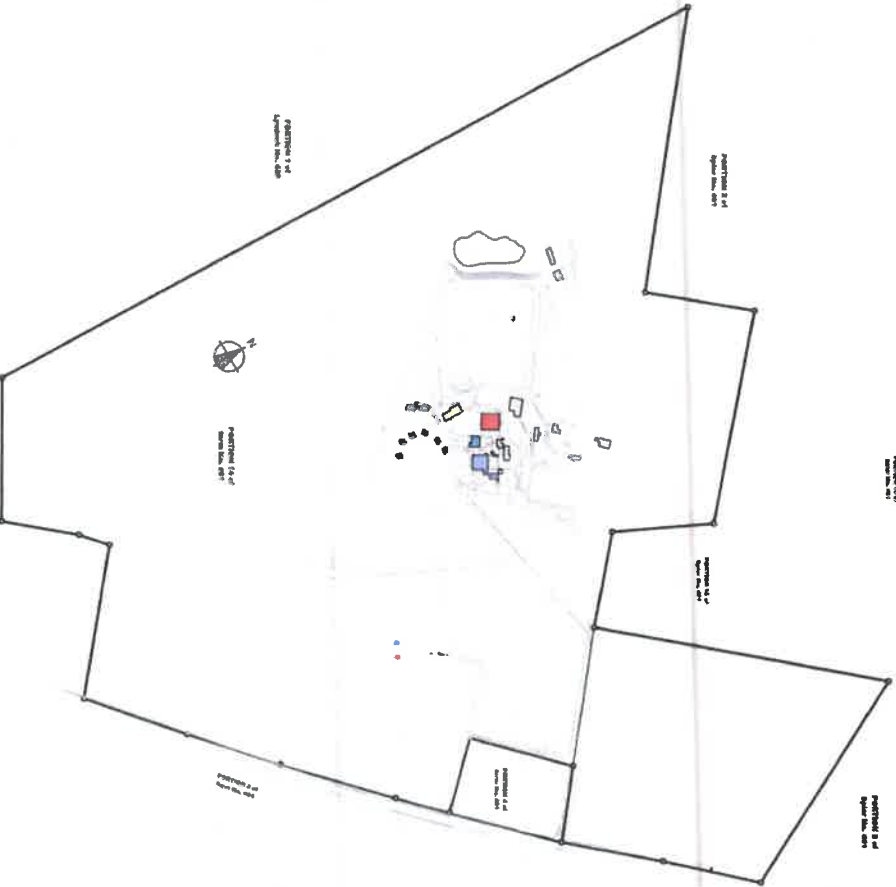
Rem 491/14

**Existing Structures:  
Farm development**

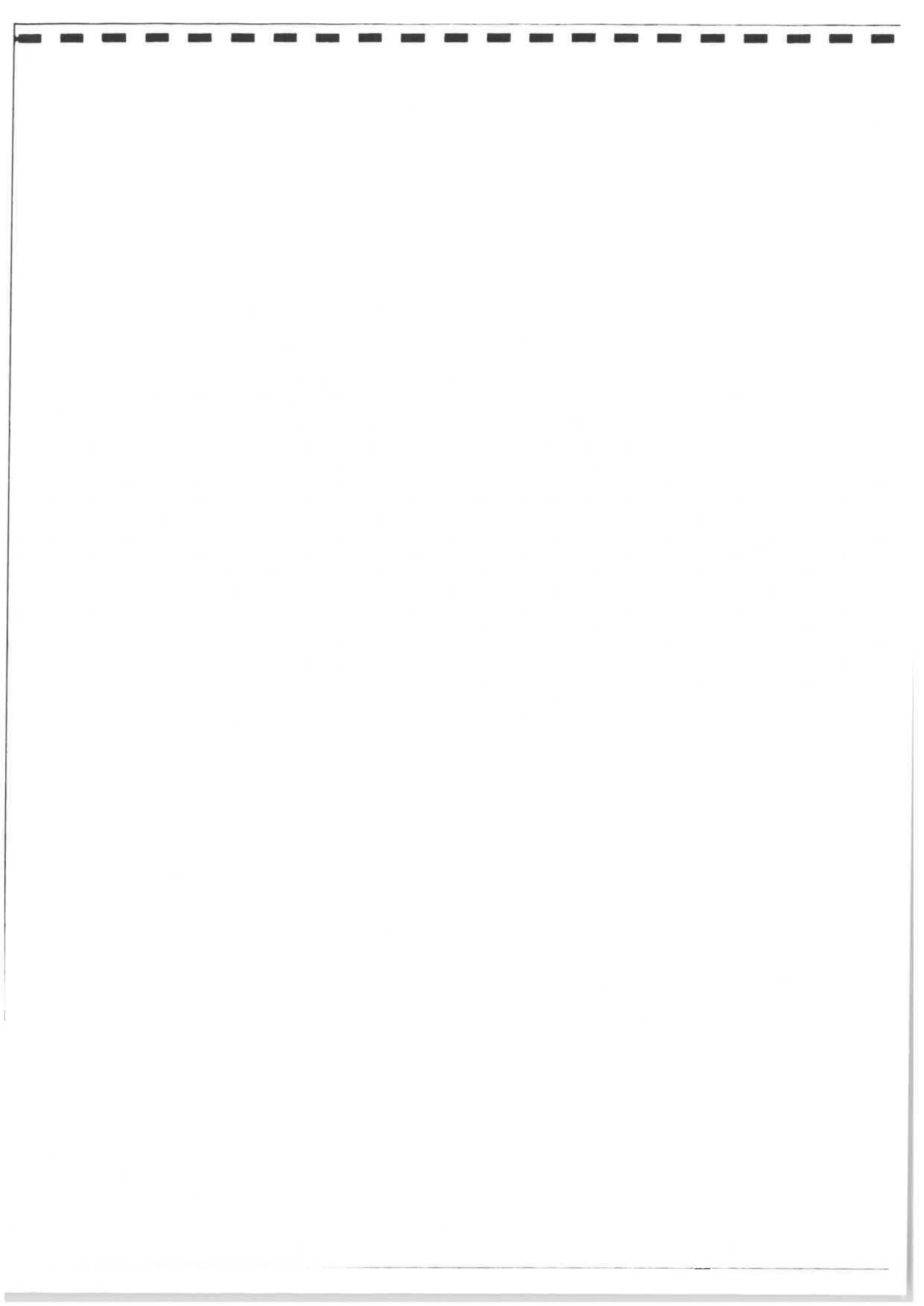
Name	Address	City	State	Zip
Stark / Walraven				
Project Development				
Architect				
Engineer				
OWNER: PROJECTOR P&A				
DATE: 04/12/2024				
PROJECT: 1513 - 0001 - 01				
PROJECT: 1513 - 0001 - 01				
PROJECT: 1513 - 0001 - 01				
PROJECT: 1513 - 0001 - 01				



ASD architects  
 417 971 871 889 • info@asdarchitects.com  
 1513 - 0001 - 01



**SITE PLAN**  
 Scale 1:5000





**Site Development Plan**  
 ISSUE DATE: 17/06/2018

EXISTING STRUCTURE	DEVELOPMENT PROPOSAL LAND USE
1 Existing Farm Store	Proposed Ablution (87m <sup>2</sup> )
2 Existing Farm Shed 02	Proposed Farmers Market (144m <sup>2</sup> ) - Tourist facility
3 Existing Farm Shed 01	Proposed Train model display/cub (282m <sup>2</sup> ) - Tourist facility
4 Existing Garage	Proposed Coffee shop/ Deli (100m <sup>2</sup> ) - Tourist facility
5 Existing House(A&B)	Proposed Bed & Breakfast (5 Rooms: 306m <sup>2</sup> )
6 Existing Structure	Proposed Picnic Spots (x 6) - Tourist facility
P	Parking- Formal / Informal

**IMPORTANT NOTES:**

- The layout of the site is shown and any part of it is not proposed to be developed.
- Works shown are subject to planning consent.
- Works shown are subject to planning consent.
- Works shown are subject to planning consent.
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- Works shown are subject to planning consent.
- Works shown are subject to planning consent.

Rev / Chg	Description	Date
01		01/12/12
02		01/12/12



**EXISTING FARM YARD**  
 Scale 1:500

Rem 48/1/14

**Existing Structures:  
 Farm development**

Stork / Walkraven

Proposed Development

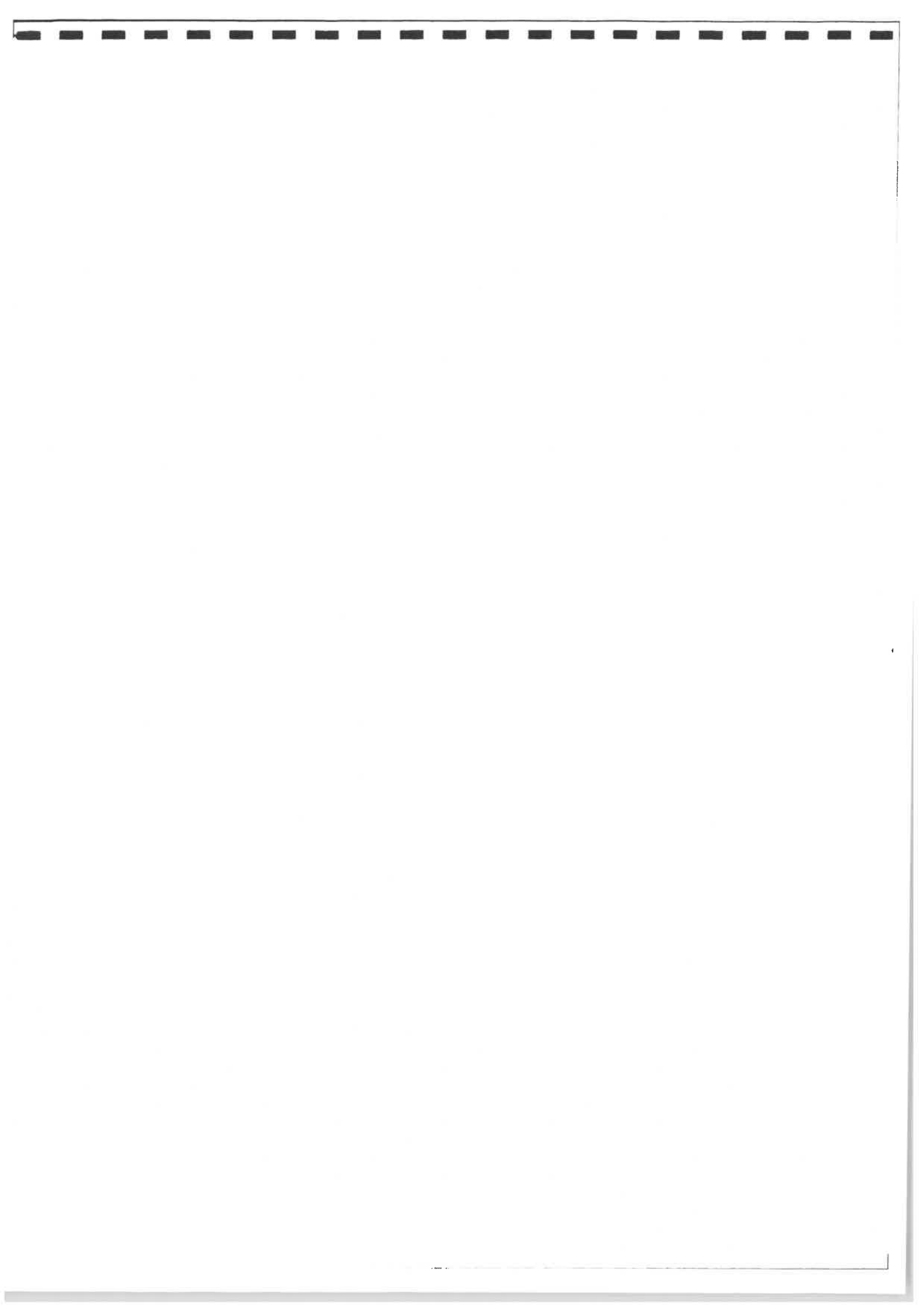
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15/13 - 0002 - 01

**as3d architects**

47 High Street, St. Leonards, NSW 2550

15/13 - 0002 - 01



Friedlander, Burger & Volkmann Land Surveyors

SIDES Metres		ANGLES		S.G. No.	
AB	292.04 <del>646.93</del>	53 00 20	QAB	7661/95	
BC	337.85	269 05 00	ABC	Approved.	
CD	264.48	90 55 40	BCD	<i>M.P. Curran</i>	
DE	332.15	156 16 20	CDE	1995-09-28	
EF	100.73	109 49 50	DEF	Surveyor - General	
FG	103.52	181 45 10	EFG	SHEET 1 OF 2 SHEETS	
GH	78.15	92 08 40	FGH		
HJ	109.12	263 19 50	GHJ		
JK	78.44	269 53 10	HJK		
KL	55.84	90 28 30	JKL		
LM	120.45	178 08 50	KLM		
MN	99.10	178 51 00	LMN		
NP	199.45	178 31 00	MNP		
PQ	295.23	108 59 50	NPQ		
QA	786.56	118 47 30	PQA		

COMPONENTS

1. The figure AHJKLMNPQ represents Portion 8 of the farm SPIER No. 491 vide Dgm. No. A 993/1927 DT 1927- - 13305
2. The figure xyHB represents Portion 11 of the farm SPIER No. 491 vide Dgm. No. 65/1948 DT 1948- - 17892
3. The figure CDEFGHyx represents <sup>Remainder</sup> Portion 9 of the farm SPIER No. 491 vide Dgm. No. A 994/1927 DT 1927-<sup>A</sup> - 13306

The figure ABCDEFGHJKLMNPQ represents ~~50,7864~~ 51,7861 hectares

of land, being

PORTION 14 of the farm SPIER No. 491 comprising of 1, 2, and 3, as above

Situate in the Administrative District of Stellenbosch  
Compiled in August 1995  
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No  
Dated TU 31/97  
i.f.o.

The original diagrams are as above

File No. Stel 491  
S.R. No. Compiled  
Comp.

BHSY - 42 (M3188)  
BHSY - 44 (M3155)

*Beacons & boundaries  
QA, QP established.*

Registrar of Deeds

\* Vide B.A. 007/1919

**FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM**

491/14



S.G. No.  
7661/95

Approved.

*[Signature]*

1995-09-28  
Surveyor - General

SHEET 2 OF 2 SHEETS

BEACON DESCRIPTION

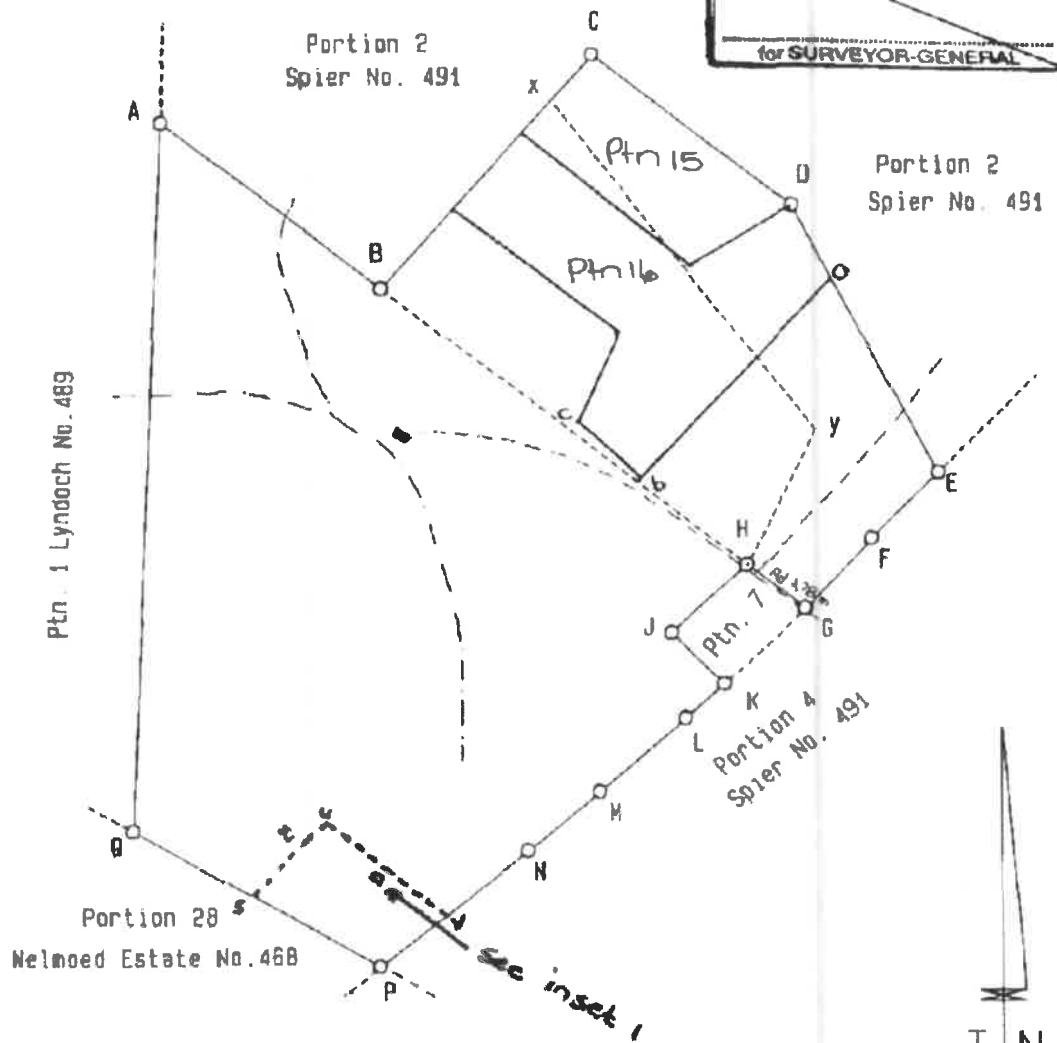
B-- 0.94 metre iron standard 0.16 metre above ground

G-- Rail Section 0.16 metre above ground

H-- Heavy iron standard corner fence post

C-- 0.10 x 0.13 metre Stone in concrete, 0.16 metre high next to fence post

A TRUE COPY  
for SURVEYOR-GENERAL



SCALE : 1/7500

Compiled in August 1995  
by me

*[Signature]*

PLS 0080 D.P.Burger Pr. Land Surveyor

B

PORTION 14 of the farm SPIER No. 491 Admin. District Stellenbosch

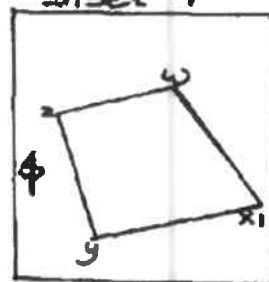
FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM

491/14



THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
E.2437/95	7662/95	ptn 15	3,0000	14316/97	3 m7	
"	7663/95	" 16	6,0000	14317/97		

Inset 1



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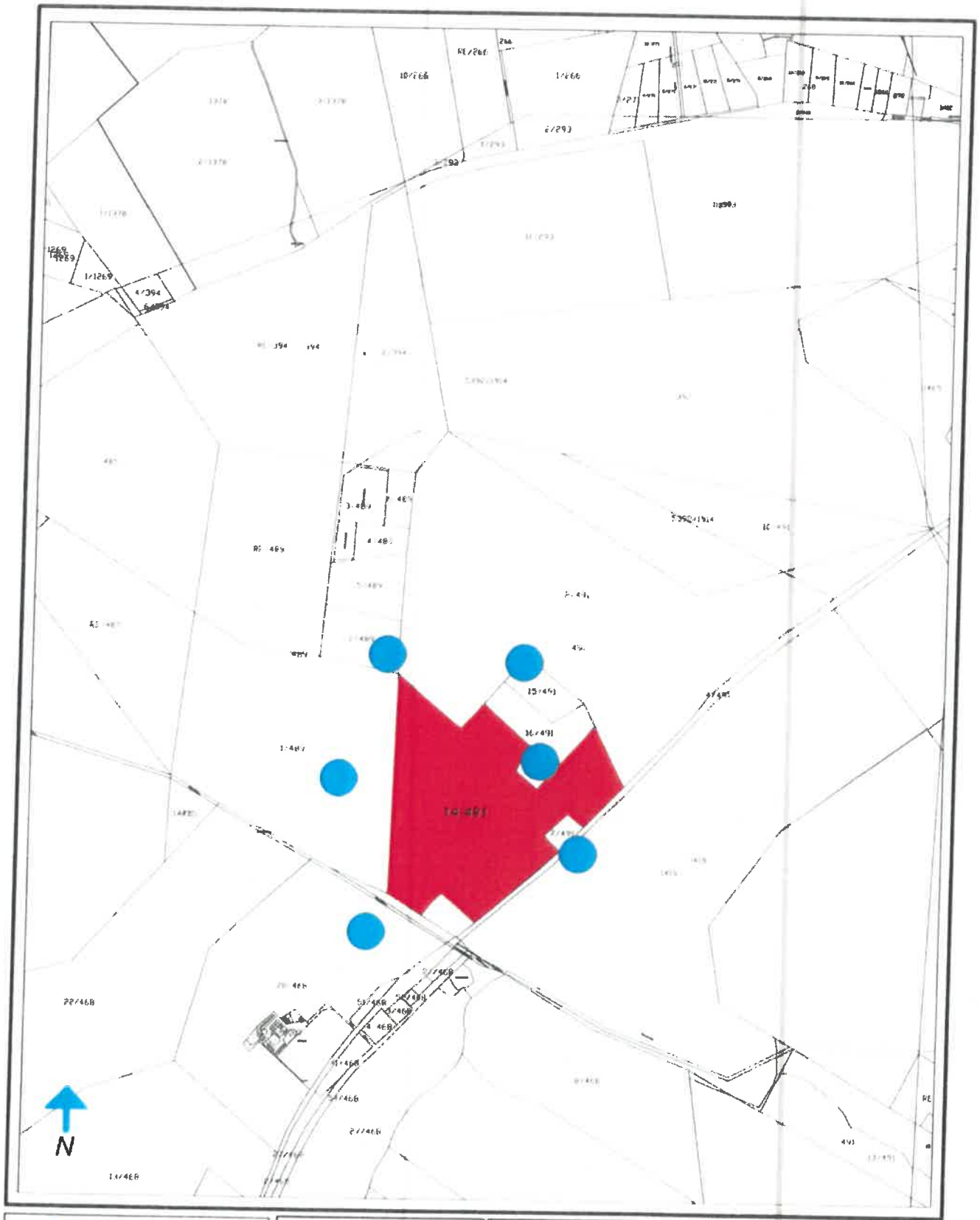
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SURVEYOR-GENERAL

Rat.

SERVITUDE/LEASHELD AREA				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
E 2437/95	7663/95	The line abc represents the north-eastern body of a 5m wide servitude road and the line ba the north western body of a 2,50m wide servitude road	14317/97	m7
E 3266/2007	7599/2007	The lines RT, KLMN, vls; JK, w en sQ represents the southeastern, northeastern and southwestern boundaries respectively on servitude Right of way 5,77m wide over the Remainder.	K 822/2010	70
E 1596/2009	3880/2009	1) Die lyn Qs, stu, uv stel voor die suidwestelike; suidnoordelike en noordwestelike grense, onderskeidelik van in die lyn sruwv, 5,77m w, H 2) Die lyn w, y, z stel voor 2:2 vierkante meter grond synde in servituud gebied		





**P-J Le Roux**  
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 TOWN AND REGIONAL PLANNERS  
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 (email) pjl@pjlroux.co.za

**Project: Application for  
 Consent Use &  
 Technical Approval:  
 Portion 14 of Farm  
 No. 491  
 Stellenbosch**

**Description:  
 Public  
 Participation  
 Plan**

**NWANEDI**

Scale: 1:50 000	Case no: V 30-84
Author: PJLR	Date: FEBRUARY 2021
Case: PJLR	Table no: 7





# P-J le Roux

REGISTERED ARCHITECTS

## POWER OF ATTORNEY

I, GAVIN RICHARD STORK

in my capacity as DIRECTOR

of (property description) NNANEDI COUNTRY MANOR (Pty) Ltd  
PORTION 14 OF FARM SPIER 491 STELLENBOSCH

Address VROTTENBURG RD, STELLENBOSCH.

hereby formally appoints

**PJ le Roux Town and Regional Planners Pty Ltd**  
Main Road 292  
Paarl  
7646

to represent me at all times and in all instances at any authority or institution in the execution of the following application on the said property:

Application for Consent Use and Technical Approval

Signed at PAARL on this 25<sup>th</sup>

day of NOVEMBER 2020

  
Signature

  
Witness



# COMPANY RESOLUTION

At a recent meeting of **NWANEDI COUNTRY MANOR (PTY) LIMITED** held on

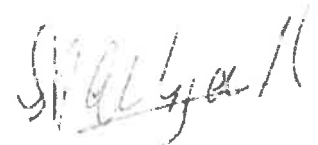
**November 20<sup>th</sup>, 2020** at **PAARL** it was resolved as follows

- 1) To submit a formal application in terms of the following:
  - a. Stellenbosch Municipality Municipal Land Use Planning By-Law
  - b. Any other relevant legislation

With respect to the proposed **CONSENT USE AND TECHNICAL APPROVAL**  
**REMAINDER PORTION 14 OF FARM SPIER NO. 491 STELLENBOSCH**

Situated within the area of jurisdiction of the Stellenbosch Municipality, Division.  
Paarl Province of the Western Cape

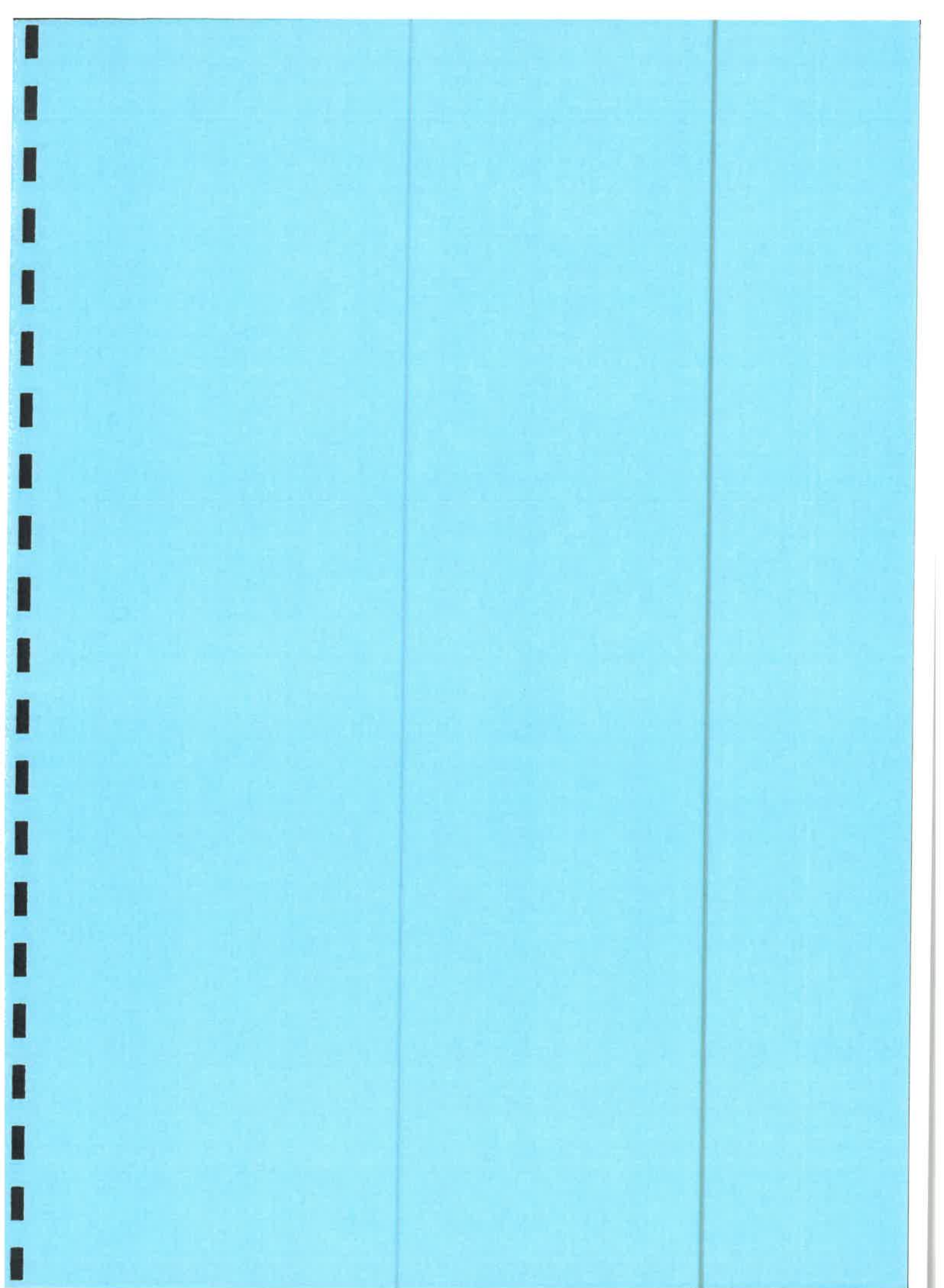
- 2) To authorise **Gavin Richard Stork** to sign the necessary Letter of Appointment  
in favour of *Messrs PJ le Roux Town Planners Pty Ltd*

  
\_\_\_\_\_  
DIRECTOR **S R ELLIOTT**

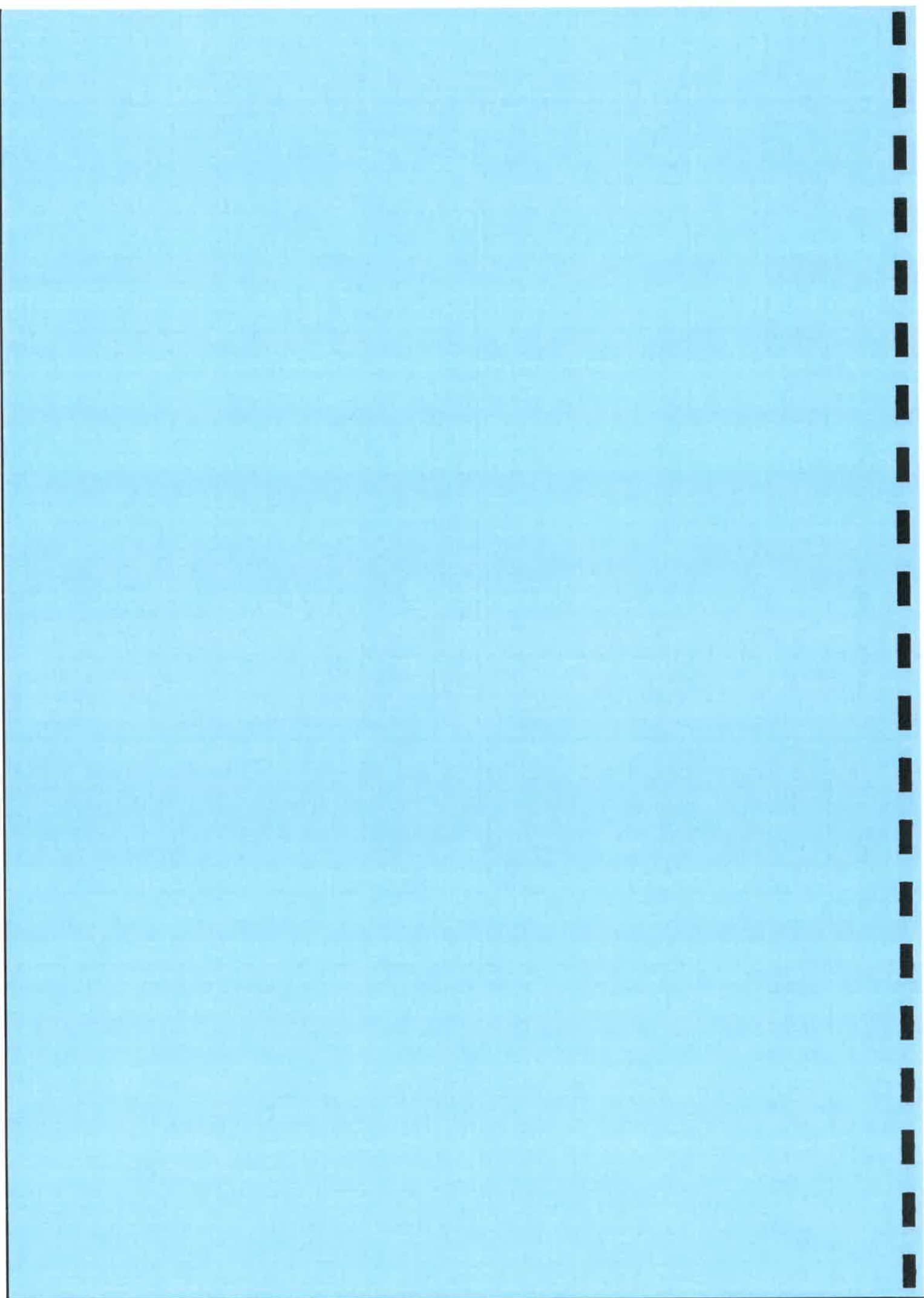
  
\_\_\_\_\_  
WITNESS

Signed on this 25<sup>th</sup> day of November 2020









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MARAIS MÜLLER HENDRICKS  
21 Oewer Park  
Die Boord  
STELLENBOSCH  
7600

Prepared by me



CONVEYANCER  
LOUIS JOHANNES SMITH

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 7 086 220- <del>00</del>	2 293- <del>00</del>
Reason for exemption	Category Exemption	Exemption i t o Sec/Reg Act/Proc

✓  
/

DATA / VERK  
22-01-2019  
LITHA VUYO MADAM

DATA / CAPE  
22-01-2020  
ATHI DAMOYL

T 000000579 / 2020

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA

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 L R D TRUST  
Registration number T1246/92**

which said Power of Attorney was signed at STELLENBOSCH on 24 October 2019







And the appearer declared that his/her said principal had, on 7 June 2019, 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:

**NWANEDI COUNTRY MANOR PROPRIETARY LIMITED**  
**Registration Number 2009/020335/07**

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

REMAINDER OF PORTION 14 OF THE FARM SPIER NUMBER 491  
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH, WESTERN CAPE  
PROVINCE

IN EXTENT 42,7861 (FORTY TWO COMMA SEVEN EIGHT SIX ONE) Hectares

FIRST REGISTERED and still held by Certificate of Consolidated Title Number  
T14315/1997 with Diagram SG No. 7661/1995 annexed thereto

- I. Regarding the figure marked CDEFGHyx on the annexed diagram SG No. 7661/1995:
  - A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 17894/1948.
  - B. **FURTHER SUBJECT** to the conditions contained in Annexure "A" of Certificate of Amending Title No. T 10805/1919 which reads as follows:
    1. That all roads and thoroughfares being and existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted, unless the same be closed or altered by competent authority.
  - C. **ENTITLED** to the benefit of the following special condition No. 1 in Deed of Transfer No. T 3402/1920 namely:

"met betrekking tot een van die Spoorwegkruisinge gemerk "Crossing C" op die kaart geheg aan gemelde Transportakte No.3402."
  - D. **FURTHER ENTITLED** to the benefit of the special condition contained in Deed of Transfer No. T13306/1927, which reads as follows:

"(b) The said Transferee and successors in title to The Quarry shall be allowed to sink a well or bore for water at a spot on the remaining extent of the land held under the said Deed of Transfer at a distance of approximately one hundred (100) yards from the North Eastern boundary of the Quarry. Any water found as a result thereof shall be the sole property of the Transferee and successors in title, who shall be entitled at that spot or place to erect a windmill or other mechanical device for raising any water and shall further be entitled, within an area of ten (10) yards square, to erect any tank or other necessary works, in connection with the said water, and shall also be entitled to

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fence off that area as protection against livestock, and shall also be further entitled to deposit any surplus soil or debris from the sinking or cleaning of the well or borehole, on to the Transferor's property adjacent to the said area, and shall further be entitled to lay a pipeline from such area to the nearest convenient boundary of the Quarry with the right to excavate and deposit any soil or debris through such excavation, on to the Transferor's adjacent property, or to build and take stone, soil or the like for that purpose from the Transferor's adjacent property.

SUBJECT, however to the condition that Transferee and successors shall not cause any unnecessary inconvenience to the Transferor's successors, arising out of the matters aforesaid and shall do only those things necessary for the proper laying and protection of such pipeline:

In the event of any such well or borehole failing to supply at any time sufficient water for the requirements of the Transferee and successors, the Transferors and their successors of the remaining extent held under said Transfer No.3402 shall be compelled to supply free of any charge any deficiency up to but not exceeding One Thousand Gallons (1000) per diem for their own existing water supply approximately one hundred (100) yards from the well site, by means of a pipeline to be laid by the Transferee or successors to their well site herein provided for, with the right of access to the Transferee and successors to the Transferors' property for the laying of the said pipe and repairs:

The Transferee and successors and their servants shall have free access to and from the said spot or place where the well or borehole is to be sunk and along the proposed pipeline for any work in connection therewith:

E. **FURTHER SUBJECT** to the following special conditions contained in Deed of Transfer No. T17893/1948;

"Dat transportgewer en sy opvolgers in titel as eienaars van die volgende vaste eiendom, en of enige gedeelte daarvan, naamlik.-

Sekere stuk afgeskaft erfpaggrond synde Gedeelte 11 (Gedeelte van "the Quarry") van die plaas Spier, geleë in die Afdeling Stellenbosch.Groot:-eff punt vyf nul nul nul (11.5000) morge, deur hom gehou onder Sertifikaat van Geregistreeerde Titel uitgereik op hieride dag No.17892.

geregtig sal wees op die gebruik (welke gebruik egter nie 'n alleengebruik sal wees nie) van 'n pad 12 voet wyd oor die restant van die grond hierdeur getranspoteer, die koers van sodanige pad te wees al langs die Suid-Westelike grens van die gesegde restant van "The Quarry", welke gesegde grens d f op die kaart (No.65/48) van gemelde Gedeelte 11 ('n gedeelte van "The Quarry") van die plaas Spier gemerk is."



II. Regarding the figure mark AHJKLMNPQ on the annexed diagram No. L.G. 7661/95:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T13305/1927.

B. **FURTHER SUBJECT** insofar as it may be applicable on this property, to the conditions contained in Annexure "A" annexed to Certificate of Amending Title No. T 10805/1919, which reads as follows:

"1. That all roads and thoroughfares being or existing on the said land, described in the plan or diagram of the same, shall remain free and uninterrupted unless the same be closed or altered by competent authority."

C. **ENTITLED** to the benefit of the special condition No. 1 in Deed of Transfer No. T 3402/1920 with reference to one of the Railway Crossing marked "Crossing C" on the diagram annexed to the Deed of Transfer No. T 3402/1920.

D. **FURTHER ENTITLED** to the benefit of the following condition contained in Deed of Transfer No. T13305/1927, namely:-

"That the owner of Fransmanskloof hereby transferred shall have a right of way over THE SMITHY this day transferred to Tobias Johannes de Wall, along the 12 foot road marked on the diagram annexed thereto (and on the diagram of the said The Smithy) for all vehicular traffic."

E. By virtue of Deed of Transfer No. T19777/1973 the herein property in extent: 34,6553 (Thirty Four Comma Six Five Five Three) hectares, by virtue of Notarial Servitude Deed No. K68/85S dated 19/11/1984, is entitled to a pipeline Servitude 5 metres wide, the South-West boundary thereof depicted by the line ABC on diagram L.G. No. 638/79 over Portion 5, (a portion of Portion 1) of the Farm Spier, No. 491, in extent: 14,9893 (Fourteen Comma Nine Eight Nine Three) hectares.

III Regarding the figure mark xyHB on the said diagram SG No. 7661/1995:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 13306/1927.

B. **FURTHER SUBJECT** insofar as it may be applicable to this property, to the conditions contained in Annexure "A" annexed to Certificate of Amending Title No. T 10805/1919, which reads as follows:

"1. That all roads and thoroughfares being and existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted, unless the same be closed or altered by competent authority "





C. **ENTITLED** to the benefit of the special condition No. 1 in Deed of Transfer No. T 3402/1920 with reference to one of the Railway Crossings marked "Crossing C" on the diagram annexed to the Deed of Transfer No. T 3402/1920.

D. **SUBJECT** to and/or **ENTITLED** to the benefit of the following conditions contained in Deed of Transfer No. T13306/1927, which reads as follows:

"(a) The said transferee and his successors in title to The Quarry shall have a right to access thereto and egress therefrom for all vehicular traffic, over The Smithy, this day transferred to Tobias Johannes de Waal, along the 12 food road marked on the diagram annexed hereto (and on the diagram of the said The Smithy).

(b) The said Transferee and successors in title to The Quarry shall be allowed to sink a well or bore for water at a spot on the remaining extent of the land held under the said deed of transfer at a distance of approximately one hundred (100) yards from the North Eastern boundary of The Quarry. Any water found as a result thereof shall be the sole property of the transferee and successors in title, who shall be entitled at that spot or place to erect any windmill or other mechanical device for raising any water, and shall further be entitled, within an area of ten (10) yards square, to erect any tank or other necessary works, in connection with the said water, and shall also be entitled to deposit any surplus soil or debris from the sinking or cleaning of the well or borehole, on to Transferor's property adjacent to the said area, and shall further be entitled to lay a pipeline from such area to the nearest convenient boundary of The Quarry with the right to excavate and deposit any soil or debris through such excavation, on to the Transferor's adjacent property, or to build and take stone, soil or the like for that purpose from the Transferor's adjacent property.

**SUBJECT**, however, to the condition that the Transferee and successors shall not cause any unnecessary inconvenience to the Transferor's successors, arising out of the matter aforesaid, and shall do only those things necessary for the proper laying and protection of such pipeline.

In the event of any such well or borehole failing to supply at any time sufficient water for the requirements of the Transferee and successors, the Transferors or their successors of the remaining extent held under said Transfer No.3402 shall be compelled to supply free of any charge any deficiency up to but not exceeding One Thousand Gallons (1000) per diem from their own existing water supply approximately one hundred yards from the well site, by means of a pipeline to be laid by the Transferee or successors to their well site herein provided for, with the right of access to the Transferee and Successors to the Transferor's property for the laying of the said pipe and repairs.

The Transferee and successors and their servants shall have free access to and from the said spot or place where the well or borehole is to be sunk and along the proposed pipeline for any work in connection therewith.



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E. **FURTHER SUBJECT** to the Servitude referred to in the endorsement dated 7 August 1948 on Certificate of Registered Title No. T17892/1948, which endorsement reads as follows:

"Registrasie van Serwituut

Kragtens Akte van T17893 is die eiendom hieronder gehou geregtig op die gebruik van 'n pad 12 voet wyd oor die restant van The Quarry 'n gedeelte van perseel 1 van Spier daardeur oorgedra, die koers van sodanige pad te wees al langs die Suid-Westelike grens van die grens van die gesegde restant van "The Quarry" welke gesegde grens af op kaart 65/48 hieraan geheg gemerk is, en soos meer volledig blyk dit uit die gesegde Akte."

IV **SUBJECT** to the conditions referred to in the endorsement dated 18 February 1997 on page 12 of the said Deed of Transfer No. T14315/1997, which reads as follows:-

"By virtue of Deed of Transfer No. T 14316/1997

The remainder of the within property is subject to:

- 1) a Road servitude 5 metres wide represented by the line JFG being the North-Eastern boundary on diagram S.G. No. 7663/1995.
- 2) a Road servitude 2,5 meters wide represented by the line FE being the North-Western Boundary on diagram S.G. No.7663/1995

In favour of Portion 16 of the farm Spier No. 491 measuring 6,000 HA held by Deed of Transfer No T 14316/1997

As will more fully appear from the above mentioned Deed of Transfer "

V **ENTITLED** to the conditions referred to in the endorsement dated 18 February 1997 on page 13 of the said Deed of Transfer No. T14315/1997, which reads as follows:-

"By the virtue of Deed of Transfer No T 14316/1997 the within mentioned property is entitled to a:

- 1.) Road Servitude 2,5 meters wide, the South-Eastern Boundary being represented by the line FE on diagram S.G No. 7663/1995;
- 2.) Road Servitude 5 meters wide the North-Eastern Boundary being represented by the line ED on diagram S.G No. 7663/1995,

Over Portion 16 of the farm Spier No. 491 measuring: 6,0000 HA and held by Deed of Transfer No. T14316/1997

As will more fully appear from the above mentioned Deed of Transfer."



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- VI. **SUBJECT** to the conditions referred to in the endorsement dated 18 February 1997 on page 14 of the said Deed of Transfer No. T14315/1997, which reads as follows:-

"By the Deed of Transfer No. T 14317/1997 the with mentioned property is subject to a road servitude 5 meters wide, the North-Eastern Boundary of which is represented by the line FJ on diagram S.G. No. 7663/1995 in favour of portion 15 of the farm Spier No. 491 measuring: 3,0000 HA held by Deed of Transfer No. T 14317/1997 as will more fully appear from the said Deed of Transfer."

- VII **SUBJECT** to the conditions referred in the second endorsement dated 18 February 1997 on page 14 of the said Deed of Transfer No. T14315/1997, which reads as follows:-

"By virtue of Deed of Transfer No. T14317/1997, the within property is subject to a road servitude 2,5 meters wide, the South-Eastern Boundary of which is represented by the line FE on diagram S.G No.7663/1995 in favour of portion 15 of the Farm Spier No.491 measuring: 3,0000 HA held by the Deed of Transfer No. T 14317/1997

As will more fully appear from the said Deed of Transfer."

- VIII **SUBJECT** to the conditions referred to in the endorsement dated 28 September 2010 on page 16 of the said Deed of Transfer No. T14315/1997, which reads as follows:-

"Kragtens Notariele akte K 882/2010S gedateer 14 April 2010 is die binnege-  
melde eiendom onderhewig aan die volgende serwitute:

- (i) Waterleiding;
- (ii) Pompterrein;
- (iii) Pyplyn serwituut ,567m wyd aangedui deur die lyne AB, BCD, en DE asook die serwituutgebied aangedui deur die figuur FGHJ wat 22 vierkante meter groot is aangedui op die diagram L.G. 3880/2009 en aan bogenoemde notariele akte geheg is;
- (iv) En reg van weg van 5,67 meter wyd aangedui deur die lyne AB, CDEFG en HJK aangedui op Kaart nr LG7599/2007 aangeheg aan bogenoemde notariele akte ten gunste van Gedeelte 1 (Mooi-uitsig) van die plaas Lyndoch nr. 489 gehou kragtens T32314/1994

Soos volledig sal blyk uit gesegde notariele akte."

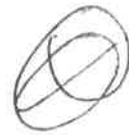
- IX **SUBJECT** to the Expropriation Notice Ex 58/2013 dated 25 September 2013 on Deed of Transfer No T14315/1997 in favour of the Provincial Government of the Western Cape in respect of a portion of the within property measuring approximately 0,1251 hectares

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D.





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

**The Trustees for the time being of L R D TRUST  
Registration number T1246/92**

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

**NWANEDI COUNTRY MANOR PROPRIETARY LIMITED  
Registration Number 2009/020335/07**

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 R7 086 220,00 (SEVEN MILLION EIGHTY SIX THOUSAND TWO HUNDRED AND TWENTY RAND) excluding VAT in the sum of R1 062 933,00 (ONE MILLION SIXTY TWO THOUSAND NINE HUNDRED AND THIRTY THREE RAND), total consideration paid by the transferee to the transferor being the amount of R8 149 153,00 (EIGHT MILLION ONE HUNDRED AND FORTY NINE THOUSAND ONE HUNDRED AND FIFTY THREE 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

14 January 2020.

*[Handwritten signature]*  
2019 *[initials]*

q.q

In my presence

*[Handwritten signature]*

REGISTRAR OF DEEDS

*[Handwritten mark]*

*[Handwritten mark]*



### LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law 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)	PIERRE-JEAN				
Surname	LE ROUX				
Company name (if applicable)	P-J Le Roux TOWN PLANNERS PTY LTD				
Postal Address	P O BOX 3457				
	PAARL		Postal Code	7620	
Email	pj@pjleroux.co.za				
Tel	021-872 2499	Fax	086 605 8431	Cell	076 031 7607

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

Registered owner(s)	NWANEDI COUNTRY MANOR (PROPRIETARY) LIMITED				
Physical address	VLOTTENBURG ROAD				
	STELLENBOSCH		Postal code		
E-mail	c/o pj@pjleroux.co.za				
Tel		Fax		Cell	0760317607

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

Erf / Erven / Farm No.	491	Portion(s) if Farm	14	Allotment area	STELLENBOSCH
Physical Address	VLOTTENBURG ROAD				
Current Zoning	Agriculture & Rural	Extent	42,7861ha	Are there existing buildings?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Applicable Zoning Scheme	STELLENBOSCH ZONING SCHEME BY-LAW				
Current Land Use	AGRICULTURE				





Title number and date	Deed and	T	<b>T579/2020</b>	
Any restrictive conditions?	Y	N	If Yes, list condition(s)	
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 bondholder(s)	
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?	Y 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, complete the information below and attach the minutes of the pre-application consultation.		
Official's name	<b>ROBERT FOOY</b>	Reference Number	Date of consultation	<b>SUBMITTED 2 DEC 2020</b>

**PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE**

Tick	Section	Type of application	Cost
	2(a)	a rezoning of land;	
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	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;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(d)	certificate of exemption, in terms of section 24(2), from applying for subdivision in terms of section 15;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(e)	certificate of exemption, in terms of section 24(2), from applying for consolidation in terms of section 15;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme; <b>TECHNICAL APPROVAL</b>	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R

2(m)	a determination of a zoning;	R
2(n)	a closure of a public place or part thereof;	R
2(o)	a consent use contemplated in the zoning scheme (Special Developments & Special Consent);	R
2(p)	an occasional use of land;	R
2(q)	to disestablish a home owner's association;	R
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;	R
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.	R

#### OTHER APPLICATIONS

	Deviation from Council Policies/By-laws;	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; data messages	R
	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); Provincial Gazette; 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>	Provincial Gazette	R
	<b>INTEGRATED PROCEDURES</b>	T.B.C	R
<b>TOTAL B:</b>			<b>R</b>
<b>TOTAL APPLICATION FEES*</b> (TOTAL A + B)			<b>R</b>

\* 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: ABSA BANK  
 Branch no: 334410  
 Account no: 410 188 031

Payment reference:  
 (Erf/Farm number)



**PART F: DETAILS OF PROPOSAL**

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
Consent/Conditional Use/Special Development						
To permit.....						
in terms of Section.....of the.....Zoning Scheme Regulations						
Other (please specify)						

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

**APPLICATION TO INTRODUCE SMALL SCALE TOURIST RELATED ACTIVITIES INSIDE EXISTING VACANT BUILDINGS ON THE FARMSTEAD OF THE SUBJECT PROPERTY**



**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Stellenbosch Municipal Land Use Planning By-Law]**

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	Y	N		S.G. diagram / General plan extract
Y	N		Locality plan	Y	N		Site development plan or conceptual layout plan
Y	N		Proposed subdivision plan	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	Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping / Tree plan	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	
Y	N	N/A	Required number of documentation copies	Y	N	N/A	

**PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION**

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
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Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)	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	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
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.

Applicant's signature:



Date:

**JANUARY 2021**

Full name:

**PIERRE-JEAN LE ROUX**

Professional capacity:

**DIRECTOR:  
P-J LE ROUX TOWN PLANNERS (PTY) LTD  
Pr. Pln. A/803/1995**





**FOR OFFICE USE ONLY**

Date received:

Received by:

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**ANNEXURES**

The following Annexures are attached for your information, only if applicable:

**Please do not submit these Annexures with the application form.**

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow