

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Addressed To:

APPLICATION FOR TEMPORARY DEPARTURE ON FARM 104/1, STELLENBOSCH DIVISION.

Application Address: Farm 104/1, R44 Klapmuts Road. Packham Farm, Stellenbosch Division.

Applicant: Douglas Prain, Forelle Farms Composting Solutions, 084 54 71124.

Owner: SJ Pykstra. mattman@adept.co.za

Application Reference: LU/12441

Description of land development application

Application is made in terms of section 15(2) (C) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for a Temporary Departure to utilize a portion of the property (+3000m²) as a boutique, small scale Composting farm on ERF No. 104/1, Stellenbosch Division.

Notice is hereby given in terms of 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.

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of section 50 of the said bylaw to the applicant by electronic mail as follows:

- Douglas Prain, forellefarms@gmail.com

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 5th July 2021.

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 email address provided or telephonically at:

- 084 54 71124 during office hours Mon-Fri 10am-2pm.

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Addressed To:

APPLICATION FOR TEMPORARY DEPARTURE ON FARM 104/1, STELLENBOSCH DIVISION.

Application Address: Farm 104/1, R44 Klapmuts Road. Packham Farm, Stellenbosch Division.

Applicant: Douglas Prain, Forelle Farms Composting Solutions, 084 54 71124.

Owner: SJ Pykstra. mattman@adept.co.za

Application Reference: LU/12441

Description of land development application

Application is made in terms of section 15(2) (C) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for a Temporary Departure to utilize a portion of the property (+3000m²) as a boutique, small scale Composting farm on ERF No. 104/1, Stellenbosch Division.

Notice is hereby given in terms of 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.

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of section 50 of the said bylaw to the applicant by electronic mail as follows:

- Douglas Prain, forellefarms@gmail.com

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 5 June 2021.

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 email address provided or telephonically at:

- 084 54 71124 during office hours Mon-Fri 10am-2pm.



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)	Douglas David					
Surname	Prain					
Company name (if applicable)	Forelle Farms					
Postal Address	21 Forelle Road, Die Boord					Postal Code
	Stellenbosch				7600.	
Email	forellefarms@gmail.com					
Tel	0845471124	Fax	—		Cell	084547129.
PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)						
Registered owner(s)	SJ Pykstra					
Physical address	ERF 104/1, R44 Klapmuts Rd,					Postal code
	Stellenbosch				7600	
E-mail	matman@addept.co.za					
Tel	—		Fax	—		Cell
0845154914						
PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf / Erven / Farm No.	104/1	Portion(s) if Farm	1	Allotment area	196 994.45m ²	
Physical Address	ERF 104/1, R44 Klapmuts Rd, Stellenbosch					
Current Zoning	Agricultural	Extent	190 000 m ² ha	Are there existing buildings?	<input checked="" type="radio"/> Y	<input type="radio"/> N

Applicable Zoning Scheme	Agricultural								
Current Land Use	Agricultural								
Title Deed number and date	T	12459/1942							
Attached Conveyance's Certificate	Y	<input type="radio"/> 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	<input type="radio"/> N	If Yes, list the party(ies):						
Is the property encumbered by a bond?	Y	<input type="radio"/> N	If Yes, list the bondholder(s):						
Is the property owned by Council?	Y	<input type="radio"/> 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	<input type="radio"/> N	Is the building older than 60 years?	Y	<input type="radio"/> N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)?	Y	<input type="radio"/> 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	<input type="radio"/> N	If yes, is this application to legalize the building / land use?*		Y	<input type="radio"/> N			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	<input type="radio"/> N	Are there any land claim(s) registered on the subject property(ies)?		Y	<input type="radio"/> N			

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?

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 tariffs ¹
	15(2)(a) Rezoning of Land
	15(2)(b) a permanent departure from the development parameters of the zoning scheme
X	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/ldp-by-law/2017-2/4873-appendix-3-tariff-book-2017-2018/ldp>

<input type="checkbox"/>	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;
<input type="checkbox"/>	15(2)(g) a permission required in terms of the zoning scheme;
<input type="checkbox"/>	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;
<input type="checkbox"/>	15(2)(i) an extension of the validity period of an approval
<input type="checkbox"/>	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;
<input type="checkbox"/>	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;
<input checked="" type="checkbox"/>	15(2)(l) a permission required in terms of a condition of approval;
<input type="checkbox"/>	15(2)(m) a determination of a zoning;
<input type="checkbox"/>	15(2)(n) a closure of a public place or part thereof;
<input type="checkbox"/>	15(2)(o) a consent use contemplated in the zoning scheme;
<input type="checkbox"/>	15(2)(p) an occasional use of land;
<input type="checkbox"/>	15(2)(q) to disestablish a home owner's association
<input type="checkbox"/>	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;
<input type="checkbox"/>	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.
<input type="checkbox"/>	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity
<input type="checkbox"/>	15(2)(l) Amendment of Site Development Plan
<input type="checkbox"/>	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
<input type="checkbox"/>	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
<input type="checkbox"/>	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
<input type="checkbox"/>	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
<input type="checkbox"/>	NOTICE OF DECISION	Provincial Gazette	R
<input type="checkbox"/>	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
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	NEDS2AJJ
Payment reference: (Er/Form number)

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	Douglas Prain Forelle Farms
Postal Address	21 Forelle Road, Die Boord, Stellenbosch, 7600
Vat Number (where applicable)	—

PART F: DETAILS OF PROPOSAL							
Building line encroachment	Street	—	From	m	—	To	m
	Street	—	From	m	—	To	m
	Side	—	From	m	—	To	m
	Side	—	From	m	—	To	m
	Aggregate side	—	From	m	—	To	m
	Rear	—	From	m	—	To	m
Exceeding permissible site coverage	—	From	%	—	To	%	—
Exceeding maximum permitted bulk / floor factor / no of habitable rooms	—	From		—	To		—
Exceeding height restriction	—	From	m	—	To	m	—
Exceeding maximum storey height	—	From	m	—	To	m	—
Consent/Conditional Use/Special Development							
To permit <u>Compost farm</u>							
in terms of Section <u>2.03</u> of the <u>Agricultural Industry</u> Zoning Scheme Regulations							
Other (please specify)							

Brief description of proposed development / intent of application:

- Proposal for starting of a small scale, farm based composting area.
- Utilising resources currently located on the farm & surrounding area. Such as pig manure, wood chips, fruit waste and berry waste
- Intent of Application is to gain municipal approval to conduct operations.

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

<input checked="" type="radio"/>	<input type="radio"/>	Power of attorney / Owner's consent if applicant is not owner		<input type="radio"/>	<input checked="" type="radio"/>	Bondholder's consent (if applicable)	
<input type="radio"/>	<input checked="" type="radio"/>	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		<input type="radio"/>	<input checked="" type="radio"/>	Proof of any other relevant right held in the land concerned	
<input checked="" type="radio"/>	<input type="radio"/>	Written motivation pertaining to the need and desirability of the proposal		<input type="radio"/>	<input checked="" type="radio"/>	S.G. diagram / General plan extract (A4 or A3 only)	
<input type="radio"/>	<input checked="" type="radio"/>	Locality plan (A4 or A3 only) to scale		<input checked="" type="radio"/>	<input type="radio"/>	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
<input type="radio"/>	<input checked="" type="radio"/>	Proposed subdivision plan (A4 or A3 only) to scale		<input type="radio"/>	<input checked="" type="radio"/>	Proof of agreement or permission for required servitude	
<input type="radio"/>	<input checked="" type="radio"/>	Proof of payment of application fees		<input checked="" type="radio"/>	<input type="radio"/>	Proof of registered ownership (Full copy of the title deed)	
<input type="radio"/>	<input checked="" type="radio"/>	Conveyancer's certificate		<input type="radio"/>	<input checked="" type="radio"/>	Minutes of pre-application consultation meeting (if applicable)	
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Consolidation plan (A4 or A3 only) to scale	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Street name and numbering plan (A4 or A3 only) to scale	<input type="radio"/>	<input checked="" type="radio"/>	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Home Owners' Association consent
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Abutting owner's consent	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Services Report or indication of all municipal services / registered servitudes
<input type="radio"/>	<input checked="" type="radio"/>	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)	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Proof of failure of Home owner's association
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Copy of original approval and conditions of approval	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Proof of lawful use right	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Other (specify)
<input type="radio"/>	<input checked="" type="radio"/>	N/A	Required number of documentation copies	<input type="radio"/>	<input checked="" type="radio"/>	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)
			<input checked="" type="radio"/>	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
			Y	N/A	National Water Act, 1998 (Act 36 of 1998)
			Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	* Farms fall under 10t/day.		
Y	<input checked="" type="radio"/>	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:

23/02/2020

Full name:

Douglas DAVID Prain

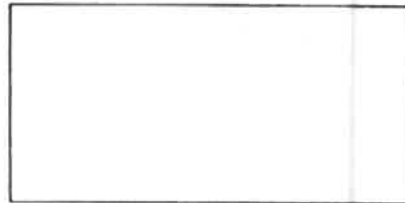
Professional capacity:

Business Owner

FOR OFFICE USE ONLY

Date received: _____

Received By: _____



DEED OF SALE

AGREEMENT ENTERED INTO BY AND BETWEEN:

MIRANDA ESTATES (PROPRIETARY) LIMITED

herein represented by ERIC HARDING PRAIN, in his capacity
as a director of the company, duly authorised thereto
(hereinafter called the SELLER)

and

SUZANNE JUSTITIA PYKSTRA (born DOWLING)

married out of community of property to MATTHEUS PYKSTRA,
with exclusion of the Marital Power
(hereinafter called the PURCHASER)

The SELLER hereby sells to the PURCHASER who hereby
purchases the hereinaftermentioned property (hereinafter
called the PROPERTY) namely:

The remainder of farm "WOODLANDS",
portion of the farm "EDGBASTON", in
the Division Stellenbosch

Measuring: 17,9837 (seventeen comma nine
eight three seven) hectares

Held under Deed of Transfer No. 12459/1942

It is hereby recorded that a portion of the property
was expropriated by the Divisional Council of
Stellenbosch, the extent of which portion must be
deducted from the said total extent of the property

subject to the following conditions:

Not. 2/10



ATT: Clive Gress



Deed of Transfer

12459

1942

In favour of MIRANDA ESTATES (PROPRIETARY) LIMITED

Dated 23rd October, 1942

COULTER & CO.,
ATTORNEYS, NOTARIES AND CONVEYANCERS,
107 ST. GEORGE'S STREET,
CAPE TOWN.



1943
 CANCELLED
 DEEDS
 REGISTERED
 1943

CAMPBELL
 1943

and for
 1943

DEED OF TRANSFER.

BY VIRTUE OF A POWER OF ATTORNEY.

Prepared by me,
 Conveyancer.

Know all Men whom it may Concern,

THAT COLIN GEORGE COWAN WRENTHORE
 appeared before me, Registrar of Deeds at Cape Town, he, the said Appearer, being duly authorised
 thereto by a Power of Attorney, granted to him by

JOHANNES JOSEPHUS VAN DEN BERGH
 (born on 2nd September, 1891)

dated the 1st day of OCTOBER, 1942, and drawn up at
 CAPE TOWN

and witnessed in accordance with law, which Power of Attorney was exhibited to me on this day;
 and the said Appearer declared that his Constituent sold the undermentioned
 property to the undermentioned Transferee on the 29th day of
 September, 1942, and that he, the said Appearer, in his cap-
 acity aforesaid, did, by these presents, cede and transfer
 in full and free property, to and on behalf of

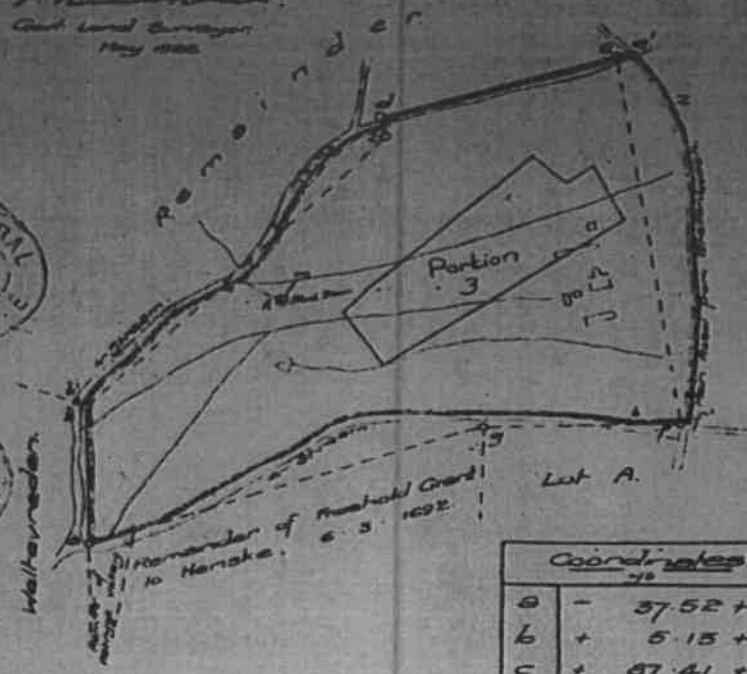
MIRANDA ESTATES (PROPRIETARY) LIMITED

or its Assigns;

- 1. LAND partly freehold and partly redeemed quitrent
 situate in the Division of Stellenbosch

1 JUL 1963
 No. 10.611
 Registrar of Deeds
 Cape Town

T. V. ...
 Capt. Land Surveyor
 May 1920



Sides	
Capt. Roads	
ab	42.60
bc	121.11
cd	6.27
de	70.25
ef	115.91
fg	58.15
ga	117.52

Angles		
	°	'
B	71	47 40
b	134	55 20
C	258	5 0
d	92	25 20
c	82	17 30
f	85	52 50
g	196	38 20
bbc	118	34 20

Coordinates		
	+	-
a	37.52	171.16
b	5.15	169.58
c	87.41	20.71
d	93.57	81.89
e	109.69	15.52
f	5.58	2.30
g	5.05	58.45

Area: 25 Morg. 408 Sq. Rds.

Scale 50 Capt. Roads to inch.

The above figure abbb inner edge of stream side road
 & outer edge of Road fift inner edge of stream a.
 represents 24 Morgers 420 Square rods of land
 situate in the Division of Stellenbosch F.C. Boshelery,
 being the farm Woodlands, a portion of the farm
 Edgebaston, transferred to H.T.G. Wybrow, on the
 24th June 1920.

Portion.....(WOODLANDS)
 (a portion of Partion.....) of the farm
 EDGEBASTON No. 194...

9 Mor. 210 Sq. Rds. is Freehold

15 Mor. 210 Sq. Rds. is Redeemed Quitrent.

Bounded as indicated above.

Surveyed and beaconed by us according to Regulations March 1925.

T. V. ...
 Government Land Surveyors.

This diagram belongs to the Transfer made this

1.1.11 11.11.11

MEASURING: Twenty-four (24) Morgen, Four Hundred and Twenty (420) Square Roods - of which Fifteen (15) Morgen Two Hundred and ten (210) Square Roods is redeemed quitrent;

EXTENDING as the Deed of Transfer with the diagram annexed made in favour of the late WILLIAM KEIR COUPER on the 5th May, 1925 (No.4192) and two subsequent Deeds of Transfer, the latter of which made in favour of the Appearer's Constituent on the 10th September, 1942 (No.10492) will more fully point out;

SUBJECT:

A. to the conditions referred to in Deed of Transfer No.3974 dated the 5th July,1915;

B. to the terms and conditions of the Notarial Deed of Servitude annexed to Transfer dated 24th June, 1920, (No.8863) and marked "A" entered into at Cape Town on 7th June, 1920, whereby certain water rights and right of entry have been granted to and in favour of the property conveyed in paragraphs 1, 2 and 3 of Transfer dated 6th February, 1908 (No.576);

C. to the terms of the servitude referred to in the endorsement dated 5th November,1930, on the said Transfer dated 5th May, 1925 (No.4192) relating to the definition of the word "furrow" as used in paragraph 6 of the said Notarial Deed of Servitude dated at Cape Town 7th June, 1920, and annexed to said Transfer dated 24th June, 1920 (No.8863).

2. REDEEMED quitrent land situate as above being Lot W.A. ^a part of the farm "EDGBASTON";

MEASURING: Two Hundred and Fifty (250) Square Roods Eighty (80) SQUARE FEET.

EXTENDING as the Deed of Transfer with the diagram annexed made in favour of the late WILLIAM KEIR COUPER on

For further enclosures see page 3

... the said Appraiser, renouncing all the Right and Title his Constituent
had to the premises, did, in consequence, also acknowledge his Constituent
name; and that by virtue of these Presents, the said

TRANSFER

its ~~title~~ ~~administration~~ ~~administration~~ or Assigns, now is, and hereafter shall be entitled
thereto conformably to local custom; Government, however, reserving its Rights:—

FINALLY ACKNOWLEDGING that his Constituent has been paid
or secured in the purchase price of **THREE THOUSAND ONE
HUNDRED POUNDS (£3,100.)**.

In Witness whereof, I, the said Registrar, together with the Appraiser, *g.g.*, have subscribed
to these Presents, and have caused the Seal of Office to be affixed thereto.

This done and executed at the Office of the Registrar of Deeds, in Cape
Town, Cape Province, on the *23rd*
day of the Month of *October*, in the Year of Our
Lord One Thousand Nine Hundred and Forty **-two (1942)**

John G. W. ...
g.g., His Principal.

In my presence,

W. ...
Registrar of Deeds.

Registered in the Register of *Stellenbosch*
118 *82 (1)*
Book *E3* Folio *110 (9)*
W. ...
Clerk in Charge

True Photostatic
For BARCLAYS NATIONAL BANK LIMITED.
VI BARCLAYS NASIONALE BANK BEPERK.
STELLENBOSCH, C.P.A. 1946 10-45
W. ...
ACCOUNTS BY
PERKIN WATKIN

For Mortgage and other endorsements (if any) see heading of Deed.



21 Forelle Road
Die Boord
Stellenbosch
7600

Appointment of Power of Attorney

I, the undersigned SUZANNE JUSTITIA PYKSTRA (Full Name), with identity number

5408040131088

residing at

PACKHAM FARM ERF 104/1 Stellenbosch, do hereby appoint Douglas

Prain, with identity Number 9103125034085 of Forelle Farms (Company) to make an application

with Stellenbosch Municipality to gain approval to start Forelle Farms Compostery on Packham

Farm, ERF # 104/1.

Signed:

A handwritten signature in cursive script, appearing to read "S. J. Pykstra", written over a horizontal line.

Suzanne Justitia Pykstra

Date:

24.2.2021

Stellenbosch



27/01/2021

Proposal for a private boutique compostery on Packham Farm.

Prepared by

Douglas Prain (Forelle Farms), BA Development & Environment (Stellenbosch University), Certified Canadian Compost Facility Operator.

Email: forellefarms@gmail.com

Contact: 084 547 1124 (Douglas)

Background

Stellenbosch and many towns and cities across our country, face the perpetual problem of what to do with waste. Forelle Farms believes that through proper management of our organic waste streams, specifically food, agricultural and landscaping waste, these can become a valuable agricultural asset in the form of compost. Forelle Farms is seeking to start a boutique composting Farm at Packham Farm. This will take place on 3000m² the total farm size is 196 994.45m². The farm will operate privately, composting organic waste on site. Any waste arriving from outside the farm will be organised prior to the arrival, following a strict vetting process to ensure undesirables are kept out of the closed loop system, otherwise known as Source Separated Organics.



Site in relation to surrounding areas.

Developers Commitment

Forelle Farms, a farm based composting operation, commit to conduct its operations on the area leased within Packham Farm to fall in line with the National Norms and standards for Organic Waste Composting. The operation of this site shall be in accordance with the National Waste management strategy, with focus on effective waste management, to enable a contribution towards sustainable development initiatives and management of these resources within Stellenbosch Municipality, contributing to a circular economy through the conversion of waste to compost.

The area in Lease is currently zoned Primary agricultural land use, fitting well with the proposed agricultural enterprise.

All operations will be conducted under the rules of the National Employment management Act, plus all employees will be given training for basic environmental conditions of the operations within the composting process to ensure employee safety and to the surrounding area. Activities on the site will be completed with a commitment to Health and Safety in accordance with the occupational health and safety Act. PPE will be mandatory as per zone specifications for all employees and site visitors.

Forelle Farms makes a commitment to the environmental and social wellbeing of the surrounding area, to ensure the operations do not pose problems to neighbours of the property. Maintaining the quality of life that neighbours of Packham farm have become accustomed to is a high priority,

ensuring that all processing does not lead to bad odours in the vicinity of the area. Waste generated on site will be appropriately separated to ensure conformity with the waste program on Packham Farm and Stellenbosch Municipality.

Project Description

The Farm will be set up in a phased approach. The total area is 3000m², phase 1 seeks to establish the primary processing area and composting pads on a total of 1500m². The phased approach will allow for the effective management of waste on site. The Total Site capacity of organic waste processing will be below 10³/day, as per the Waste Act, enforcement of this will be monitored through the recording of all waste received on site.

Operations at this site will be composting on a small scale, retaining the final products boutique process. This non industrialised approach will allow for the gradual scaling of operations to the full capacity of phase 1.

Phase 2 will allow for increased space for Post primary and secondary stage composting. This stage is classified as a stabilizing of the composting period, where materials are nearing the ending of the composting process. Phase 2 will only commence once phase 1 has reached capacity and is operating in line with best management practices to ensure the prevention of potential negative impacts surrounding the operation.

It is of importance that the compost farm does not hinder others, thus appropriate handling of complaints will be instituted. This will include keeping an onsite complaint register and reporting all incidents to the correct authorities.

The final use product will be mature and stable vermicompost. This will be marketed for horticultural uses in the agricultural and home gardener markets.



Proposed Phase 1 site (Yellow Border)

Waste types to be composted.

Materials to be composted on site will consist of a mixture of organic waste streams. This will include farm materials such as kraal manure, spent brewers' grains & general organic materials produced seasonally on the farm. For waste bought onto the site, this will consist of Small amounts of food waste from a local Coffee shop.

In conjunction with this this, bulking agents (Carbon based woody materials) will be sourced locally at farms, arborists, landscapers, and sawmills.

Incoming waste will be confined to the receiving area, where it can be recorded, sorted, contaminants removed, mixed, and introduced into the respective systems. These operations will be pillared on efficiency ensuring in-coming waste is processed to prevent foul odours, pests and ultimately arriving at the timely handling of received organic waste.

Design Plan

The design plan takes into consideration the needs and constraints of the Packham farm site. This is evident in the phased approach. Phase 1 area will be fenced off. With 1 Main entrance on the North boundary and a farm entrance on the South Western Boundary. Natural Style plant plantings will form an integral part of securing the property along the Eastern border and creating a visual and physical barrier beyond the fence to minimise visual impacts of the operations.

Water catchment is an essential part of controlling the composting environment. Surrounding all compost pads, barriers or gutters will be in place to prevent contamination of Rainfall runoff. Small Leachate collection tanks will be installed on the low slope of the compost pads. This will be used to water the Primary phase compost.

Flow of materials is planned by ensuring all materials are funnelled through the receiving area before entering the compost systems. An integral part of the design plan is based around accessibility, all areas of the facility are clearly demarcated to ensure access to emergency response personal and equipment. Appropriate fire prevention will be tasked through monitoring of stockpile temperatures and having a planned fire SOP.

Pests and weeds will be monitored and prevented through proactive approaches.



Proposed Site

Site inventory and capacity during Phases is as follows:

Phase 1: 100m³ Thermophilic compost, 250m³ Vermicompost, 200m³ Cured compost, 300m³ Bulker.

Phase 2 & 3: 300m³ Thermophilic Compost, 750m³ Vermicompost, 600m³ Cured Compost, 900m³ Bulker.

Material flow-Description of process and operational process used.

Forelle Farms will utilise 3 main techniques to achieve consistent and efficient composting, these being thermophilic composting in bunkers and windrows, vermicomposting and bokashi fermentation. All waste on site will be divided according to its designated process once sorted.

- All waste received will be sorted and cleaned of contaminants.
- Contaminants will then be cleaned and sorted as best as one can before recategorizing the waste and appropriately disposing.
- Dry waste such as woodchips and other carbon rich Bulkers will be stored on hand until needed.
- Once waste is sorted, it will then be categorized into 1 of the 3 techniques mentioned.
 - Rough waste will be added into the aerobic thermophilic process.
 - Fine waste will be fed directly to worm breeding system.
 - Cooked food waste will be mixed with bokashi and then fermented within the receiving bucket before mixing the contents into the Thermophilic Process.
 - Once the thermophilic composting process has finished, resulting in the reduction of pathogens that can form in food waste and cause odours, this material will be added to the vermicompost system.
 - The vermicomposting system will be a simple flow through wedge system.
 - Once the vermicomposting process has concluded, the vermicompost will be left to cure before a final screening process.

The primary process, thermophilic composting, will entail regular mixing of the materials over the course of the composting period to ensure that all pathogens are killed through exposure to high bacterial temperatures from the composting activity, temperatures of piles will be monitored to ensure best practices. This will be done in batches of less than 20m³, inside bunkers. Compost Moisture content will be maintained during mixing through manual watering, to ensure best management practices and the minimisation of airborne particles such as dust. Odours will be prevented during the stage through the correct mixing ratios of the materials according to best management practices and covering the active piles with a geofabric.

Decommissioning plan

Rehabilitation and decommissioning of the site will take places over 6 months. The owner of the facility will remain responsible for adverse impacts on the environment, even after operations have ceased.

1. All waste receiving is stopped.
2. Compost that is active can finish off the process. All leachate is added into this phase.
3. All composted finished material is trucked off site.
4. Decommissioning takes place in a reverse process to the composting process.

5. Existing equipment will be transported off site.

The intention of the developer and property owner is that any development will be converted to agricultural use for Packham farm storage or farm use. The land utilised will be rehabilitated to the satisfaction of the Municipal Officer and landowner, as per a detailed decommissioning plan to be constructed once all phases of the operations have begun.



Locality Plan

Packham Farm (Boundary in Yellow)



Proposed Area to be utilised by Forelle Farms (Boundary in Yellow)



Layout Plan

The layout Plan was briefly mentioned within the Forelle Farms proposal document. As no major development is planned on the site, the layout plan will describe the material flow on the property.

Material on the property will be organised to ensure that received waste is kept in the area furthest away from neighbouring properties, close to the current Hog area based on the farm. The material stored on the farm will be kept within manageable piles as deemed by the onsite certified compost operator- Douglas Prain.

Zone 1 Shows the first Phase Area and Zone 2 shows the area ear marked for later expansion.

Zone 1



Zone 2

