



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref: 3/4/3/5/3/4

2019-03-01

**NOTICE OF A PLANNING AND
ECONOMIC DEVELOPMENT
COMMITTEE MEETING
TUESDAY: 2019-03-05 AT 14:00**

TO Cllr E Groenewald (Ms) [Chairperson]

COUNCILLORS R Badenhorst

T Gosa

AJ Hanekom

RS Nalumango (Ms)

Ex officio Executive Mayor, Ald G Van Deventer (Ms)

Notice is hereby given that a Planning and Economic Development Committee meeting will be held in the Council Chamber, Town House, Plein Street, Stellenbosch on **Tuesday, 2019-03-05 at 14:00** to consider the attached Agenda.

CLLR E GROENEWALD (MS)
CHAIRPERSON

Page 2

A G E N D A
PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING
2019-03-05
TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	OPENING AND WELCOME	
1.1	COMMUNICATION BY THE CHAIRPERSON	
1.2	DISCLOSURE OF INTERESTS	
2.	APPLICATIONS FOR LEAVE OF ABSENCE	
3.	CONFIRMATION OF MINUTES	
3.1	The minutes of the Joint Economic Development & Planning Committee and Protection Services Meeting held on 2018-08-07 is attached as APPENDIX 1. FOR CONFIRMATION	3
3.2	The minutes of the Economic Development and Planning Committee Meeting held on 2018-10-02 is attached as APPENDIX 1. FOR CONFIRMATION	11
4.	REPORT/S BY THE DIRECTOR: ECONOMIC DEVELOPMENT AND PLANNING SERVICES RE OUTSTANDING RESOLUTIONS TAKEN AT PREVIOUS MEETINGS	
	NONE	
5.	REPORT/S FROM OFFICIALS: PLANNING, LAND USE MANAGEMENT, SPATIAL PLANNING, HERITAGE AND BUILDING CONTROL	
5.1	NON-DELEGATED	
	NONE	
5.2	DELEGATED	
5.2.1	APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERF 579 AND ERF 11, DE ZALZE (APPENDICES 1-18)	19
6.	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER	
	NONE	
7.	NOTICES OF MOTIONS AND NOTICES OF QUESTIONS RECEIVED BY THE MUNICIPAL MANAGER	
	NONE	
8.	CONSIDERATION OF URGENT MATTERS	
9.	MATTERS TO BE CONSIDERED IN-COMMITTEE	
	NONE	

AGENDA**PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING****2019-03-05**

1.	OPENING AND WELCOME	(3/4/3/3)
-----------	----------------------------	------------------

1.1	COMMUNICATION BY THE CHAIRPERSON	(3/4/3/6)
------------	---	------------------

1.2	DISCLOSURE OF INTEREST	(3/6/2/2)
------------	-------------------------------	------------------

2.	APPLICATION FOR LEAVE OF ABSENCE	(3/4/3/3)
-----------	---	------------------

3	CONFIRMATION OF MINUTES
----------	--------------------------------

3.1	CONFIRMATION OF MINUTES: JOINT PLANNING & ECONOMIC DEVELOPMENT AND PROTECTION SERVICES: 2018-08-07	(3/4/3/5/2/4)
------------	---	----------------------

- 3.1.1 The minutes of the Joint Planning & Economic Development Committee and Protection Services Committee Meeting held on 2018-08-07 is attached as **APPENDIX 1.**

FOR CONFIRMATION

APPENDIX 1



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref: 3/4/3/5/3/4

2018-08-07

MINUTES

JOINT SITTING OF ECONOMIC DEVELOPMENT AND PLANNING SERVICES & PROTECTION SERVICES COMMITTEE MEETING

2018-08-07 AT 14:00

JOINT SITTING OF THE
ECONOMIC DEVELOPMENT AND PLANNING SERVICES

&

PROTECTION SERVICES COMMITTEE MEETING

2018-08-07

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	OPENING AND WELCOME	
2.	COMMUNICATION BY THE CHAIRPERSONS	
3.	DISCLOSURE OF INTERESTS	
4.	APPLICATIONS FOR LEAVE OF ABSENCE	
5.	REPORT/S FROM OFFICIALS: ECONOMIC DEVELOPMENT AND PLANNING & PROTECTION SERVICES (JOINT SITTING)	
5.1	NON-DELEGATED	
5.1.1	REVIEWED STELLENBOSCH LIQUOR TRADING HOURS BY-LAW FOR COUNCIL APPROVAL (Annexure 1-2)	3
5.2	DELEGATED	
5.2.1	NONE	

MINUTES OF THE JOINT SITTING OF ECONOMIC DEVELOPMENT & PLANNING AND PROTECTION SERVICES COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER, TOWN HOUSE, PLEIN STREET, STELLENBOSCH ON TUESDAY, 2018-08-07 AT 14:30

PRESENT Ald JP Serdyn (Ms) [Chairperson: Economic Development and Planning Services]

COUNCILLORS: FJ Badenhorst

ECONOMIC DEVELOPMENT AJ Hanekom

& PLANNING S Schäfer

LL Stander

COUNCILLORS: G Cele (Ms)

PROTECTION SERVICES JK Hendriks

NE Mcombring (Ms)

N Sinkinya (Ms)

Officials: Director: Planning & Econ Development (T Mfeya)
 Acting Director: Community Development & Community Services (W Smith)
 Manager: Local Economic Development (W Moses)
 Head: Traffic Administration (A Royi)
 Senior Administration Officer (Ms T Samuels)
 Interpreter (J Tyatyeka)

2

MINUTES JOINT ECONOMIC DEVELOPMENT & PLANNING 2018-08-07
AND PROTECTION SERVICES COMMITTEE MEETING

1.	OPENING AND WELCOME	(3/4/3/3)
-----------	----------------------------	------------------

The Chairperson welcomed all present at the Joint Sitting of Economic Development and Planning Services & Protection Services Committee Meeting.

2.	COMMUNICATION BY THE CHAIRPERSON	(3/4/3/6)
-----------	---	------------------

The Chairperson congratulated Mr Tabiso Mfeya with his appointment as Director: Economic Development and Planning Services.

3.	DISCLOSURE OF INTEREST	(3/6/2/2)
-----------	-------------------------------	------------------

NONE

4.	APPLICATION FOR LEAVE OF ABSENCE	(3/4/3/3)
-----------	---	------------------

JOINT SITTING: ECONOMIC DEVELOPMENT AND PLANNING & PROTECTION SERVICES COMMITTEE: 2018-08-07: ITEM 4

- 4.1 The following applications for leave of absence were approved in terms of the Rules of Order By-law of Council:-

Cllr F Adams	-	7 August 2018
Cllr Q Smit	-	7 August 2018
Director: Community Dev & Comm Serv (Mr G Esau)	-	7 August 2018

- 4.2 **ABSENT**

Cllr RS Nalumango (Ms)	-	7 August 2018
Cllr C Manuel	-	7 August 2018

2018-08-07

5.1.1	REVIEWED STELLENBOSCH LIQUOR TRADING HOURS BY-LAW FOR COUNCIL APPROVAL
-------	--

File nr 1/3/1/15
IDP KPA Ref No: 065
Meeting Date: 7 August 2018

- ## 2. PURPOSE

To submit the Reviewed Stellenbosch Liquor Trading By-law (**ANNEXURE 1**) to Council for consideration, whereafter it could be published for public participation as envisaged in Section 12 to 15 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000).

- ### 3. DELEGATED AUTHORITY

COUNCIL

In terms of Section 156 (2) of Constitution of the Republic of South Africa, “a municipality may make and administer by-laws for the effective administration of matters which it has the right to administrate”. In this instance it refers to Reviewed Liquor Trading By-law which seeks to regulate liquor trading hours in the Stellenbosch Municipal area.

- ## 4. EXECUTIVE SUMMARY

The Reviewed Stellenbosch Liquor Trading By-law sets to rectify various shortcomings in the current Liquor Trading Hours By-law. The shortcomings, amongst other things, relate to the jurisdiction of power and delegated powers to enforce the aforementioned By-law.

**MINUTES JOINT ECONOMIC DEVELOPMENT & PLANNING
AND PROTECTION SERVICES COMMITTEE MEETING**

2018-08-07

**RECOMMENDATION OF THE JOINT SITTING OF THE ECONOMIC DEVELOPMENT
AND PLANNING AND PROTECTION SERVICES COMMITTEE MEETING TO THE
EXECUTIVE MAYOR: 2018-08-07: ITEM 5.1.1**

- (a) that Council approves the Reviewed Stellenbosch Liquor Trading By-law for public consultation purposes; and
- (b) that the Administration be mandated to advertise said Reviewed Stellenbosch Liquor Trading By-law for public comments after which it will be submitted to Council for final consideration.

FURTHER DETAILS CONTACT:

NAME	Widmark Moses
POSITION	Manager: Economic Development & Tourism
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8179
E-MAIL ADDRESS	widmark.moses@ Stellenbosch.gov.za
REPORT DATE	

The meeting adjourned at 14:40.

CHAIRPERSON:

DATE:

Confirmed on

AGENDA

PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING

2019-03-05

3.2	CONFIRMATION OF MINUTES: PLANNING & ECONOMIC DEVELOPMENT COMMITTEE: 2018-10-02 (3/4/3/5/2/4)
-----	--

- 3.2.1 The minutes of the Planning and Economic Development Committee Meeting held on 2018-10-02 is attached as **APPENDIX 1**.

FOR CONFIRMATION

APPENDIX 1



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref: 3/4/3/5/3/4

2018-10-02

MINUTES

ECONOMIC DEVELOPMENT AND PLANNING SERVICES COMMITTEE MEETING

2018-10-02 AT 14:00

MINUTES
ECONOMIC DEVELOPMENT
AND PLANNING SERVICES
COMMITTEE MEETING
2018-10-02
TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	OPENING AND WELCOME	
1.1	COMMUNICATION BY THE CHAIRPERSON	
1.2	DISCLOSURE OF INTERESTS	
2.	APPLICATIONS FOR LEAVE OF ABSENCE	
3.	CONFIRMATION OF MINUTES	
3.1	The minutes of the Economic Development and Planning Committee Meeting held on 2018-08-07 is attached as APPENDIX 1. FOR CONFIRMATION	2
	Appendix 1 – Minutes of the Economic Development and Planning Committee Meeting held on 2018-08-07	
3.2	The minutes of the Joint Economic Development & Planning Committee and Protection Services Meeting held on 2018-08-07 is attached as APPENDIX 1. FOR CONFIRMATION	2
	Appendix 2 - Minutes of the Joint Economic Development & Planning Committee and Protection Services Meeting held on 2018-08-07	
4.	REPORT/S BY THE DIRECTOR: ECONOMIC DEVELOPMENT AND PLANNING SERVICES RE OUTSTANDING RESOLUTIONS TAKEN AT PREVIOUS MEETINGS	
	NONE	
5.	REPORT/S FROM OFFICIALS: PLANNING, LAND USE MANAGEMENT, SPATIAL PLANNING, HERITAGE AND BUILDING CONTROL	
5.1	NON-DELEGATED	
	NONE	
5.2	DELEGATED	
5.2.1	MONTHLY REPORT: JULY 2018	3
	Appendix 1.1 – Building Development	
	Appendix 1.2 – Land Use Management	
	Appendix 1.3 – Local Economic Development and Tourism	
	Appendix 1.4 – Spatial Planning and Heritage	
	Appendix 1.5 – Customer Interface and Administration	
6.	REPORTS FROM OFFICIALS: LED AND TOURISM	
6.1	NON-DELEGATED	
	NONE	4
6.2	DELEGATED	
	NONE	4
7.	REPORTS FROM OFFICIALS: COMMUNITY DEVELOPMENT	
7.1	NON-DELEGATED	
	NONE	4
7.2	DELEGATED	
	NONE	4
8.	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER	
	NONE	4
9.	NOTICES OF MOTIONS AND NOTICES OF QUESTIONS RECEIVED BY THE MUNICIPAL MANAGER	
	NONE	4
10.	CONSIDERATION OF URGENT MATTERS	
11.	MATTERS TO BE CONSIDERED IN-COMMITTEE	
	NONE	4

1

**MINUTES OF THE ECONOMIC DEVELOPMENT AND PLANNING SERVICES COMMITTEE
MEETING HELD IN THE COUNCIL CHAMBER, TOWN HOUSE, PLEIN STREET,
STELLENBOSCH ON TUESDAY, 2018-10-02 AT 14:00**

PRESENT Ald JP Serdyn (Ms) [Chairperson: Economic Development
and Planning Services]

COUNCILLORS F Adams
FJ Badenhorst
AJ Hanekom
LL Stander

Officials: Director: Planning & Econ Development (T Mfeya)
Committee Clerk (Ms N Mbali)
Senior Admin Officer (Ms T Samuels)
Interpreter (J Tyatyeka)

1.	OPENING AND WELCOME	(3/4/3/3)
-----------	----------------------------	------------------

The Chairperson, Ald JP Serdyn (Ms) welcomed all present at the meeting.

1.1	COMMUNICATION BY THE CHAIRPERSON	(3/4/3/6)
------------	---	------------------

NONE

1.2	DISCLOSURE OF INTEREST	(3/6/2/2)
------------	-------------------------------	------------------

NONE

2

MINUTES

ECONOMIC DEVELOPMENT AND PLANNING
SERVICES COMMITTEE MEETING

2018-10-02

2.	APPLICATION FOR LEAVE OF ABSENCE	(3/4/3/3)
----	----------------------------------	-----------

ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE: 2018-10-02:
ITEM 2

The following application for leave of absence was approved in terms of the Rules of Order By-law of Council:-

Cllr S Schafer - 2 October 2018

3.	CONFIRMATION OF THE MINUTES	(3/4/3/5/2/4)
----	-----------------------------	---------------

- 3.1 The minutes of the Planning and Economic Development Committee Meeting held on 2018-08-07, were **confirmed as correct.**
- 3.2 The minutes of the Joint Planning and Economic Development and Protection Services Committee Meeting held on 2018-08-07, will stand over until the next meeting.

4.	REPORT/S BY THE DIRECTOR: ECONOMIC DEVELOPMENT AND PLANNING SERVICES RE OUTSTANDING RESOLUTIONS TAKEN AT PREVIOUS MEETINGS	(3/4/3/5/2/2)
----	--	---------------

NONE

5.	REPORTS FROM OFFICIALS: PLANNING, LAND USE MANAGEMENT, SPATIAL PLANNING, HERITAGE AND BUILDING CONTROL
----	--

NONE

5.1	NON-DELEGATED MATTERS
-----	-----------------------

NONE

3

MINUTES

ECONOMIC DEVELOPMENT AND PLANNING
SERVICES COMMITTEE MEETING

2018-10-02

5.2	DELEGATED MATTERS
5.2.1	PLANNING AND ECONOMIC DEVELOPMENT: MONTHLY REPORT FOR JULY 2018

Collaborator No: 8/1/4/2/5
 IDP KPA Ref No:
 Meeting Date: 2 October 2018

1. SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT: MONTHLY REPORT FOR JULY 2018

2. PURPOSE

To report on the activities of the Directorate: Planning and Economic Development for July 2018.

3. DELEGATED AUTHORITY

Executive Mayor.

4. EXECUTIVE SUMMARY

In view of the monthly report, each department has outlined its activities in the appendices below:

Appendix 1: Building Development Management
 Appendix 2: Customer Interface and Administration
 Appendix 3: Spatial planning, Heritage and Environment
 Appendix 4: Land Use Management
 Appendix 5: Local Economic Development and Tourism

ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE: 2018-10-02: ITEM 5.2.1

NOTED

the report of the Directorate: Planning and Economic Development for July 2018.

FOR FURTHER DETAILS CONTACT:

NAME	Ilzé Couvaras
POSITION	<i>Head: Customer Interface and Administration</i>
DIRECTORATE	<i>Planning and Economic Development</i>
CONTACT NUMBERS	<i>021 808 8604</i>
E-MAIL ADDRESS	<i>Ilze.couvaras@ Stellenbosch.gov.za</i>
REPORT DATE	<i>October 2018</i>

MINUTES

ECONOMIC DEVELOPMENT AND PLANNING
SERVICES COMMITTEE MEETING

2018-10-02

6.	REPORTS FROM OFFICIALS: LED AND TOURISM
----	---

NONE

7.	REPORTS FROM OFFICIALS: COMMUNITY DEVELOPMENT
----	---

NONE

8.	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER
----	--

NONE

9.	NOTICES OF MOTIONS AND NOTICES OF QUESTIONS RECEIVED BY THE MUNICIPAL MANAGER
----	---

NONE

10.	URGENT MATTERS
-----	----------------

NONE

11.	MATTERS TO BE CONSIDERED IN-COMMITTEE
-----	---------------------------------------

NONE

The meeting adjourned at 14:40.

CHAIRPERSON:**DATE:****CONFIRMED ON :**

AGENDA

PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING

2019-03-05

4.	REPORT/S BY THE DIRECTOR: ECONOMIC DEVELOPMENT AND PLANNING SERVICES RE OUTSTANDING RESOLUTIONS TAKEN AT PREVIOUS MEETINGS (3/4/3/5/2/2)
----	---

NONE

5.	REPORTS FROM OFFICIALS: PLANNING, LAND USE MANAGEMENT, SPATIAL PLANNING, HERITAGE AND BUILDING CONTROL
----	--

5.1	NON-DELEGATED MATTERS
-----	-----------------------

NONE

5.2	DELEGATED MATTERS
-----	-------------------

5.2.1	APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERF 579 AND ERF 11, DE ZALZE
-------	---

Collaborator No: 617290
 Erf no: Erf 579 x Erf 11
 IDP KPA Ref No: MFA3 – LAND USE MANAGEMENT
 Meeting Date: 5 February 2019

1. **SUBJECT: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERF 579 AND ERF 11, DE ZALZE**

2. **PURPOSE**

For the Planning and Economic Development Committee's to consider the application in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the Subdivision of Erf 579, De Zalze into Portion A ($\pm 5195\text{m}^2$) and a Remainder ($\pm 50,5344\text{ha}$) and the subsequent consolidation of the Remainder of Erf 579, De Zalze with Erf 11, De Zalze, with servitude access over Erf 577, De Zalze in favor of Portion B. See **APPENDIX 1** for the locality Plan and **APPENDIX 2** for the sub divisional plan.

3. **DELEGATED AUTHORITY**

Decision by the Planning and Economic Development Committee.

4. **EXECUTIVE SUMMARY**

Application is made as mentioned above. See **APPENDIX 3** for the applicant's motivation. It's the applications intention to consolidate an existing actively

farmed agricultural portion (Erf 11) of land with the adjacent farming portions and to move the size of Erf 11 De Zalze to a rocky outcrop with no agricultural potential, with the intention to obtain access over Erf 557 De Zalze.

Notices were served on one adjacent property owner of Farm No. 377, Stellenbosch and the De Zalze Home Owners Association (on behalf of all internal members). One fully motivated objection was received on 25 July 2014 from the Chairman of the De Zalze Winelands Golf Estates Home Owners Association (See **APPENDIX 4**), but on 01 October 2014 the objection was withdrawn by the Chairman of the association without submitting the reasoning why (See **APPENDIX 5**).

A late objection was however received on 19 June 2015 by DHM Land Law Specialists on behalf of concerned owners of land situated in the De Zalze Winelands Golf Estate, contesting that their clients was not properly notified, notwithstanding that a notice was send to the Home Owners Association. See paragraph 5.5.2 of the letter in **APPENDIX 6**.

A further late objection was received from Anthony Norton on 14 December 2015, the property owner of Erf 349, De Zalze. See **APPENDIX 7** for the content of the late objection.

The application was also circulated to the relevant internal and external departments for comment who supported the proposal subject to certain conditions.

FILE REFERENCE	P 579 De Zalze
AUTHOR	Pedro April
SENIOR PLANNER	Pedro April
MANAGER: LAND USE MANAGEMENT	Hedre Dednam
WARD	21
WARD COUNCILLOR	Cllr R Badenhorst
REPORT DATE	11 October 2018
COMPETENT AUTHORITY	Planning and Economic Development Committee

4.1 APPLICANT'S DETAILS

First name & Surname	Damien Pieter Burger			
Company name	Friedlander, Burger & Volkmann Professional Land Surveyors			
Is the applicant authorised to submit this application?	Yes	√	No	
Registered owner(s)	Groote Zalze Estate Proprietary Limited			

4.2 GENERAL INFORMATION

Property description (in accordance with Title Deed)	Erf 579 De Zalze, Municipality and Division Stellenbosch, Province of the Western Cape (see Appendix 8)			Title Deed number & date	T29766/11
Physical address	De Zalze Golf Estate (see Appendix 1)			Town	Stellenbosch
Current zoning	Agriculture Zone I (Both Erf 579 and 11)			Extent (m² /ha)	51,0539ha (Erf 579)
Applicable zoning scheme	Zoning Scheme Regulations promulgated in terms of Section 8 of LUPO.				
Current land use	Agriculture and vacant rocky area				
Any restrictive title conditions applicable	Y	N	If Yes, list condition number(s)		
Any third party conditions applicable?	Y	N	If Yes, specify		
Any unauthorised land use	Y	N	If Yes, specify		
Heritage Compliant?	Y	N	Specify		
NEMA Compliant?	Y	N	Specify		

5. RECOMMENDATION

that the Subdivision of Erf 579, De Zalze into Portion A (±5195m²) and a Remainder (±50,5344ha) and the subsequent consolidation of the Remainder of Erf 579, De Zalze with Erf 11 De Zalze, with servitude access over Erf 577, De Zalze in favour of Portion B **be refused** in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985). See **APPENDIX 2** for the subdivisional plan.

REASONS FOR RECOMMENDATION

- (a) The proposed location and additional residential Erf in the agricultural management area for the De Zalze Estate contradicts the initially approved site development, subdivisional and agricultural management plans.
- (b) No simultaneous application was submitted for the amendment of any development plans to enable the subject subdivision and consolidation application.
- (c) The proposed ±5195m² Erf for purely residential purposes and will be located outside of the approved Urban Edge for the area.
- (d) The positioning and location of a dwelling on the proposed Erf will be visually intrusive from most residences in the estate and scenic spots along the R44.

Previous motivations from applicants and Councils indicate that it was never the intention to allow residential development on Erf 11, considering that the portion of land was always zoned for either agricultural use or golf purposes. Creating a residential property further and higher up on a prominent visual slope would have a negative visual effect on the surrounding environment.

- (e) Environmental specialist confirmed that the area of Portion A is an environmental sensitive area, containing highly endangered flora that must be a conservation area and must be protected in future. No information was submitted by the applicant or the HOA to contest these facts after the objection was withdrawn.

6. DISCUSSION

6.1 Background

The subject property forms part of the De Zalze Golf Estate which was approved in 2003/2004 subject to certain conditions, subdivisional and management plans. The zonings and land uses mainly contain Resort Erven, Open Space Erven and Agricultural portions. The process followed and reasoning of previous approvals granted will be covered in the discussion to follow here-under.

6.2 Planning Discussion

Objection (Appendix 4) and withdrawal of objection (Appendix 5) from De Zalze Wine lands Golf Estate Home Owners Association (HOA):

In an initial letter of objection dated 25 July 2014 was submitted by Chairman of the HOA. Objection to the application could be summarized for the following reasons;

- We place on record that the HOA was not informed of the proposed application prior to its submission to the municipality and was therefore not consulted nor was its consent requested, prior to the submission. This is contradicting clause 33.8 of the HOA constitution which require applications to be submitted to the HOA first.
- Clause 33.7 states that any subdivision must be consistent with the development plan approved by the local authority for the development. The current application will require an amendment of the Estates development plan and is therefore inconsistent with the development plan as approved by the municipality.
- The application is premature considering that the HOA was not afforded an opportunity to properly consider and comment on the rationale behind the application and the proposed changes to the development plan.
- Construction on Portion A would cause an unacceptable visual impact on the entire Estate.
- An investigation by the Estate's Environmental Manager concluded that Portion A is a conservation area, containing highly endangered flora.
- Consultations with the Town Planners involved in the establishment of the estate endorse the HOA's concern that the development plan will have to be

amended, that Erf 11 was never intended as an Erf on which a house could be built, that building a house on Portion A would cause a negative visual impact and that the relevant land is indeed a sensitive conservation area.

- We question the motivation whereby justification is sought for moving Erf 11 to a new portion on the basis that a piece of land which is zoned and totally suitable for agriculture, be moved to a piece of land which will still be zoned agriculture but will be totally unsuitable for agriculture.
- The statement that agricultural usage of the property has been improved by moving it out of the viable agricultural land is irrational and illogical and does not constitute a motivation for the move at all.
- The HOA strongly object to the application in its entirety, does not support or consent to it and requests that it be rejected.

The Special Management Trust report accompanying the objection, signed by the Manager: Environment at the estate could be summarized as follows;

- The Environmental Management Plan for De Zalze identify the following environmental land use constraints plan; Granite outcrops, Naturally vegetated areas worthy of conservation, Subsurface seepage lines or drainage and Thin soil cover.
- These areas were mapped in order to guide the planning of the estate and to ensure that the golf course and housing component were sited so that there would be no impact in sensitive environmental habitats.
- The area in question is clearly mapped as a granite outcrop.
- The subject management plan states the following; "Due to their flora and aesthetic appeal the granite outcrops will be protected. Such areas will be restored and conserved as part of the proposed ecological corridors".
- Additional findings concluded the following for the subject area; "These crops support a host of diminutive succulents and geophytes (bulbos plants) forming a natural 'garden' among the lichens, mosses and ferns. They are undoubtedly valuable from a botanical diversity and aesthetic, recreational and environmental point of view"
- ***Conclusion: it is clear from the information as set out, as well as the documents referred to that the section under contention is, and must be in future, a conservation area that must be protected.***

When the objection was withdrawn on 01 October 2014 (See **APPENDIX 5**) no reasoning/motivation was provided by the HOA, why the ecological findings and other environmental statements attached to the HOA's initial objection, which they concur with, should no longer be considered valid for the assessment of this application.

In the absence of a revised statement from the professionals previously consulted, this administration is of the view that the information provided in the initial objection is still valid and should be considered by the decision maker. Purely because no information has been provided that the physical environment of the subject land parcel has changed since the last ecological findings and environmental statements.

Previous municipal approvals and assessments

The land parcel containing the remainder of Erf 11 De Zalze was originally rezoned from Agricultural Zone I to Open Space Zone II and was used for private open space (Golf course purposes) before the subdivision and rezoning of the property back to Agricultural Zone I.

In the applicant's motivation report for the subdivision to create the remainder Erf 11 the following motivation was provided; ***"Thirdly, areas currently zoned for private open space on even 3, 11, and 40 but used for agricultural purposes, will be rezoned and incorporated back into agriculture"***.

With regards to the subdivision of Erf 11 at the time, the following was motivated by the applicant; ***"Erf 11 is zoned for Private Open Space and accommodates a portion of the golf course. Erf 11 also accommodates agricultural land. It is therefore proposed that the golf course area be subdivided and incorporated into the adjacent golf course. The remaining agriculture will be rezoned back to Agriculture Zone I."***

Due to an administrative oversight the consolidation of these properties with the bigger agricultural property, were unfortunately never imposed as a condition of approval at the time, although it was the intension of the application submitted.

In Council's report motivating the approval to create the remainder Erf 11 council made the following statement; ***"As mentioned above all portions concerned are vacant or used for open space purposes in the form of golf course or agricultural land that is fallow. The proposals are supported by the Home Owners Associated and affected surrounding property owners, due to the limited impact that they would have on the existing development rights of the properties concerned."***

It was therefore never the intension in Council's motivation report to create a separate land unit for the construction of a dwelling when the Director: Planning and Economic Development under delegated authority at the time, approve the application on 29-09-2009. It was rather motivated to incorporate the subject actively farmed portions into the agricultural portion of the development, notwithstanding the fact that council neglect to make the consolidation of the Remainder of Erf 11, De Zalze with Erf 1 (Now Erf 579) a condition of approval. In the same application the two adjacent properties to Erf 11, Erf 3 and 40, the actively farmed land parcels was subdivided and consolidated with Erf 1 and Erf 41 respectively. Subdivisions and consolidations which was mainly for agricultural activities.

In the initial approvals of the De Zalze development, the area covered by Erf 11 was approved and set aside for golf course purposes. Although it was not indicated on plans, it seems it was already farm with vineyards at the time. A site inspection revealed that it's currently planted with vineyards and sloping from north to south (see **APPENDIX 9** for the photos of the site.)

Erf 11 has always been indicated on all approved development, subdivisional and agricultural plans as fairways or golf purposes, with land to the north of it as medium/high agricultural potential soil. It was therefore never indicated or intended for this portion of land to accommodate any residential building

developments. The notion now that the owner always intended and had a right to developed this portion of land is therefore not correct, considering that the motivational reports by the initial applicants and agricultural development plans approved by the decision making authority consistently indicated that;

- (i) 90% of the urban related land uses occur on low potential soils;
- (ii) Only 10% of the urban related land uses occur on low to medium potential soils, and
- (iii) Medium to medium-high potential soils is exclusively reserved for agricultural use.

It was further motivated in the initial approvals that a Special Agricultural Management Area are declared and that portions of the poorer agricultural soil be upgraded. Subsequent to that, the previous approval was for the subdivision of Erf 11 into a portion consisting of a golf fairway and a remaining agricultural portion, motivated on the bases that the agricultural portion be incorporated into the agricultural land on Erf 579. There was therefore no intention of the applicant at the time or the approving authority to create a separate developable entity on the high potential agricultural land. If it was the case, the portion of land should have or would have been rezoned to Resort Zone II for accommodation purposes similar to the rest of the resort units.

It cannot therefore now be argue that the remainder of Erf 11, De Zale always had the right to build a dwelling on it. It could also not be argued that the consolidation of Erf 11 and 579 and the subsequent creation of a new Erf higher up, would not have an impact on the approved development and interested and affected parties. The location of the subject subdivision and subsequent construction of a dwelling would have a detrimental impact on the skyline, sightline of the applicable hill and on views from and onto the estate. The applicant further motivate that these are not high potential agricultural soil, but yet no request for the rezoning of this portion of land from agriculture to an appropriate use for the construction of the intended residential dwelling was submitted, considering that it would purely be used for residential living accommodation separate of the agricultural activities its surrounded by, as indicated.

6.2.1 Existing and proposed zoning comparisons and considerations

The application does not entail the rezoning of the property. It should be noted that the application do not conform to all previous development and management plans approved by the authorities. The Home Owners Association (HOA) in both their initial objection letter and letters of withdrawal confirm that a separate application must be submitted to them to consider the amendment of the previous approvals, development and management plans.

This application is therefore premature, considering that the HOA must first evaluate such an amendment and obtain consent from their internal members of the association first, before this municipality can evaluate an application that contradicts the initial approvals, development and management plans of the Estate.

This application should therefore be refused and a new application submitted which include all applicable applications required and all necessary consents obtained before submission to the municipality for extensive advertising.

6.2.2 The desirability of the proposal

The original approved development plan, rezoning approvals, development rights, management plans and subdivision plans for the De Zalze Golf Estate has set the parameters and frameworks within which the desirability of the subject application needs to be adjudicated. In the past the estate has gone to great lengths to enhance and increase the agricultural land and potential within the estate and specifically the portion north of the river. In a previous application of which Erf 11 form part, the estate intend to ensure that the remaining agricultural portions be retained and protected for agricultural purposes.

With consideration of all applicable policy frameworks, the subdivision of Erf 579 to creation an purely residential Erf in the middle of the actively farmed agricultural portion in return for the consolidation of Erf 11 is not deemed desirable from a land use management perspective, considering that the proposal may adversely affect the natural and built environment, adjoining properties or land values of adjoining properties.

Only the consolidation of Erf 11 with Erf 579, De Zalze could therefore be recommended for approval, considering that the agricultural operations will be able to continue unaffected.

6.3 Financial Implications

There is no financial implications should the recommendation as set out in the report be accepted.

6.4 Legal Implications

Applicable laws and ordinances

- Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985)
- Zoning Scheme Regulations promulgated in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

Application was made in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

Advertising took place in terms of Council's Advertising and Public Participation Policy at the time. Notices were served on the surrounding property owners and one valid objection from the Home Owners Association was received against the proposal (see **APPENDICES 4 and 5**) which was withdrawn.

6.4.1 Overall summary of public participation

		Yes / No	Date published	Closing date for comments
ADVERTISING	Notice in media	No	N/A	N/A
	Notice to a person	Yes	25 June 2014	25 July 2014 (see Appendix 10)
	Notice to representatives	Yes	25 June 2014	25 July 2014 (see Appendix 10)
	Notice to Provincial Government	No	N/A	N/A
	Notice to Organ of state	Yes	26 June 2014	26 August 2014 (see Appendix 11)
	On site display	No	N/a	N/a
	Public meetings	No	N/a	N/a

NUMBERS COMMENTS RECEIVED			
OUTCOME	Objections	3	1 withdrawn and 2 late objections.
	Letter of Support	None	N/a
	Comment/s	None	N/a
	Ward Councilor Response	None	No response received.

6.4.2 Summary of comments received from organs of state

DEPARTMENT	DATE DISTRIBUTED AND COMMENT DATE RECEIVED	SUMMARY OF COMMENTS / ANNEXURE
Department of Transport and Public Works	26 June 2014 – 25 July 2014	The subject property is located more than 1600 meters via private roads away from Main Road 27 (R44). No additional traffic will be generated. No objection provided that all the relevant properties have access to the road network. (see Appendix 12).
Department of Agriculture, Forestry and Fisheries	26 June 2014 – 24 March 2015	This department has no objection to the proposal and granted authorization (see Appendix 13).
Department of Agriculture (Western Cape Government)	26 June 2014 – 02 November 2015	This department has no objection to the proposal (see Appendix 14)

6.4.3 Summary of objections and comments on objections:

Issues raised	No	Applicant's comments	Departmental response
Withdrawn		No comment received	

6.4.4 Consistency or Inconsistency with the IDP/Various levels of SDF's/Applicable policies

Although Erf 11 De Zalze and the proposed Portion A is located inside the De Zalze Estate it's still outside the alignment of the approved Urban Edge for the area (See **Appendix 18**). From a land use management perspective it's felt that the location of the proposed Erf to be created for purely residential purposes outside of the approved urban edge, is contradictory to the principles of the Stellenbosch Municipal Spatial Development Framework. The Spatial Development Framework clearly stipulates that; ***In order to prevent urban sprawl and protect natural environments and farmland, settlements should define and maintain a strict urban edge, outside of which development should not be permitted.***

6.4.5 Consistency or Inconsistency with guidelines prepared by the Provincial Minister

Not applicable.

6.4.6 Impact on municipal engineering services

The application was approved by the Director: Engineering, stipulating that no pro rata is payable (see **Appendix 15**).

6.4.7 Outcomes of investigations/applications in terms of other legislationAccess and Traffic impact

The subject property has no direct access of a proclaimed road, but however from internal farm and servitude roads. A servitude road needs to be registered over Erf 577, De Zalze in favour of the proposed subdivisional unit.

The **Department of Transport and Public Works** supported the application. (See **APPENDIX 12**).

Act 70 of 1970

The department of agriculture approved the application in terms of Act 70 of 1970. See **APPENDIX 13**.

6.4.8 Additional planning evaluation for Removal of Title Deed restrictions in terms of Section 33

Not applicable.

6.5 Staff Implications

Not applicable.

6.6 Previous / Relevant Council Resolutions

See **APPENDIX 16**.

6.7 Risk Implications

Not applicable.

6.8 Comments from Senior Management**6.8.1 Manager: Spatial Planning, Heritage and Environment**

Comments was received from the Environmental Planner (See **APPENDIX 17**)

From an environmental planning point of view I have no objection to the application subject to the following;

- Development on the proposed new land parcel (Portion A) as it appears in the relevant application, must avoid conservation worthy ecological and landscape features occurring on the site,
- Conservation worthy ecology and landscape features occurring on the proposed new land parcel must be protected, preferably as part of the sensitive areas protected and managed by De Zalze, and
- Development on the proposed new land parcel should be positioned to be visibly unobtrusive as possible.

6.8.2 Director: Engineering Services

This department supported the application. No Pro Rata payable.

7. APPENDICES

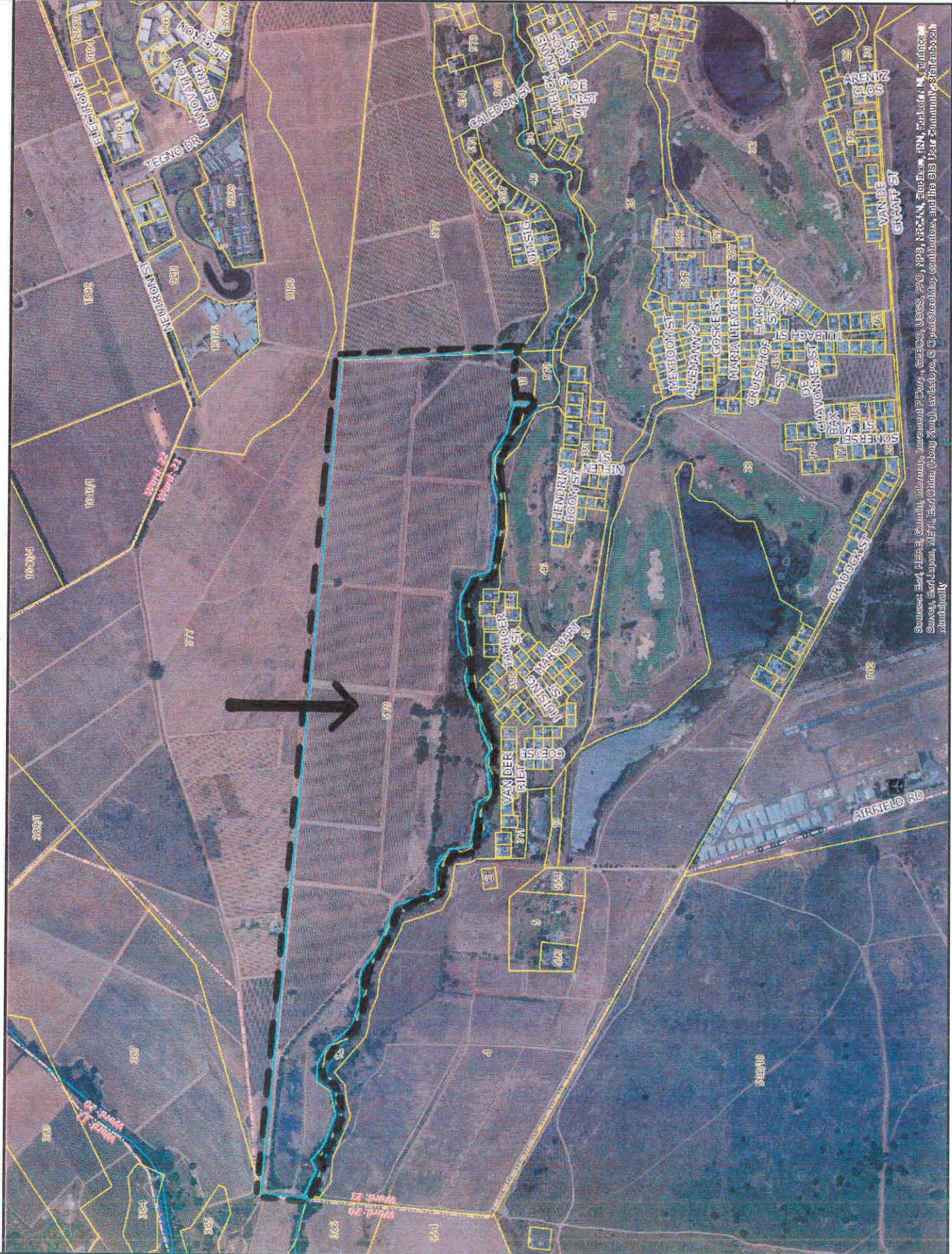
Appendix 1 :	Locality Plan
Appendix 2 :	Subdivisional Plan
Appendix 3 :	Motivation
Appendix 4 :	Objection
Appendix 5 :	Withdrawal of objection
Appendix 6 :	Late objection (DHM Land Law Specialists)
Appendix 7 :	Late objection (Anthony Norton)
Appendix 8 :	Copy of title deed
Appendix 9 :	Photos
Appendix 10 :	Notice to I&AP
Appendix 11 :	Notice to departments
Appendix 12 :	Comment from the Department of Transport and Public Works
Appendix 13 :	Comment from the Department of Agriculture, Forestry and Fisheries
Appendix 14 :	Comment from the Department of Agriculture (Western Cape Government)
Appendix 15 :	Comments Director Engineering Services
Appendix 16 :	Previous approval
Appendix 17 :	Comments from Manager: Spatial Planning, Heritage and Environment
Appendix 18 :	Urban Edge alignment

Appendix 1

Locality Plan

T. R.

Erf 579, De Zalze



SCALE

1:9 027,98

Legend

- Municipal Boundary
- District Boundary
- Big Cities, 300,000 - 999,999
- Big Cities



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2018-10-16



Author: Stellenbosch Municipality

Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7864
Tel: 021 808 8658

This map is a representation of the information currently held and should not be used for any purpose other than that for which it was created. The accuracy of the information is not guaranteed. The map is provided as a guide only and should not be used for any purpose other than that for which it was created. The map is provided as a guide only and should not be used for any purpose other than that for which it was created.

Erf 11, De Zalze

SCALE

1:4 513,99

- Legend**
-  District Boundary
 -  Big Cities, 300,000 - 999,999
 -  Big Cities
 -  Medium Cities, 100,000 - 299,999
 -  Medium Cities
 -  Small Cities, < 100,000
 -  Hamlet
 -  Hamlet
 -  Neighbourhood
 -  Neighbourhood



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2018-10-16

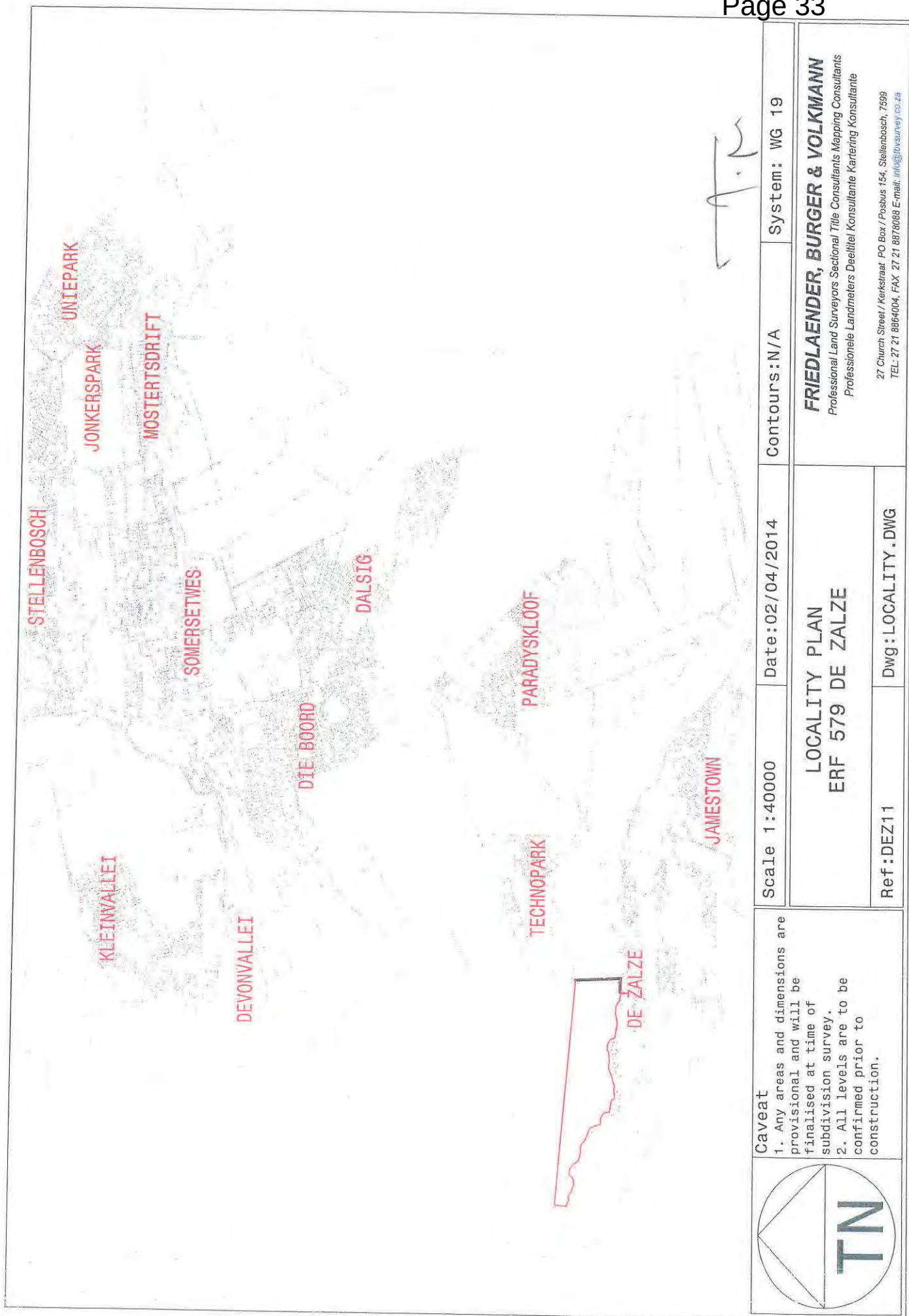


Author: Stellenbosch Municipality

Stellenbosch Municipality
Street Address:
11 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

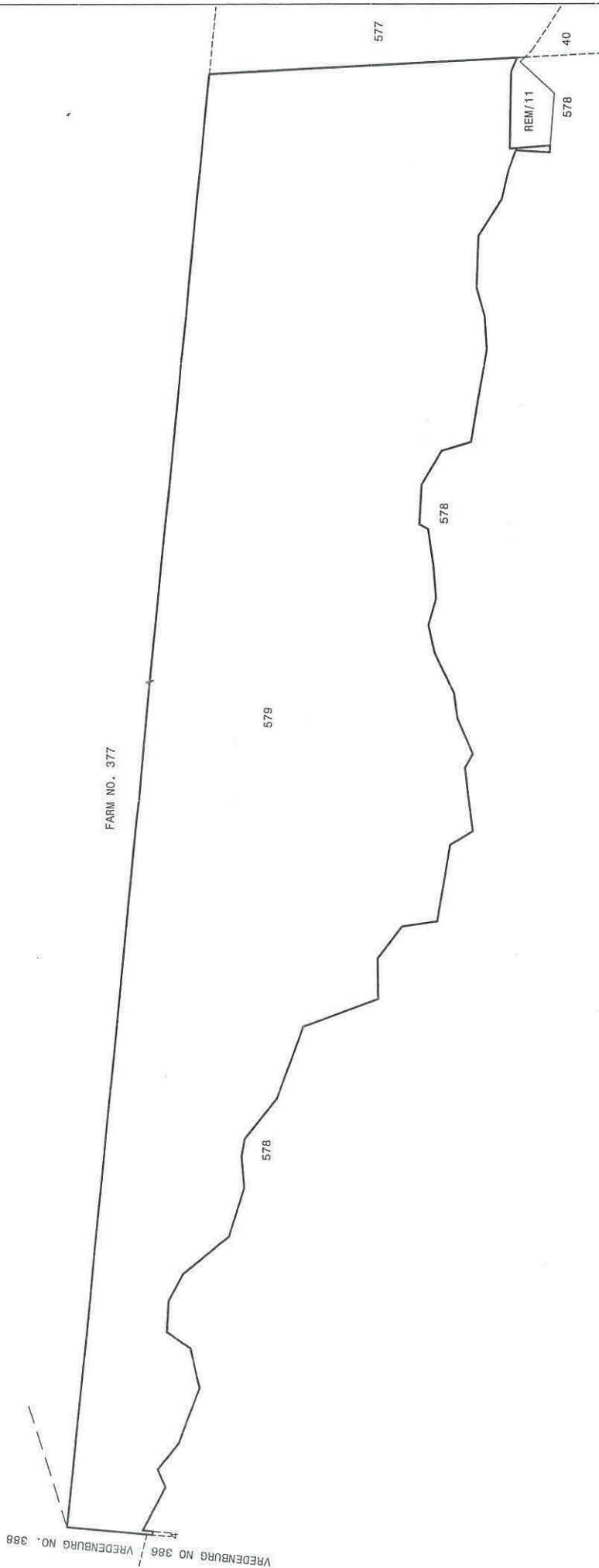
bl map is a representation of the information currently held by the Stellenbosch Municipality. While every effort has been made to ensure the accuracy of the product, Client accepts no responsibility for any errors or omissions nor for any loss or damage attributable to be suffered by anyone as a result of the use of the map and information on it, or as a result of



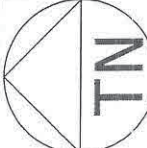


Handwritten signature: J.N.

<div data-bbox="1284 1825 1524 2060"> </div> <div data-bbox="1284 1456 1524 1825"> <p>Caveat 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey. 2. All levels are to be confirmed prior to construction.</p> </div>	<p>Scale 1:40000</p>	<p>Date: 02/04/2014</p>	<p>Contours: N/A</p>	<p>System: WG 19</p>
<p>Ref: DEZ11</p>	<p>Dwg: LOCALITY.DWG</p>	<p>LOCALITY PLAN ERF 579 DE ZALZE</p>	<p>FRIEDLAENDER, BURGER & VOLKMANN Professional Land Surveyors Sectional Title Consultants Mapping Consultants Professionele Landmeters Deeltitel Konsultante Kartering Konsultante</p>	<p>27 Church Street / Kerkstraat PO Box / Posbus 154, Stellenbosch, 7599 TEL: 27 21 8864004, FAX 27 21 8878088 E-mail: info@tolsurvey.co.za</p>



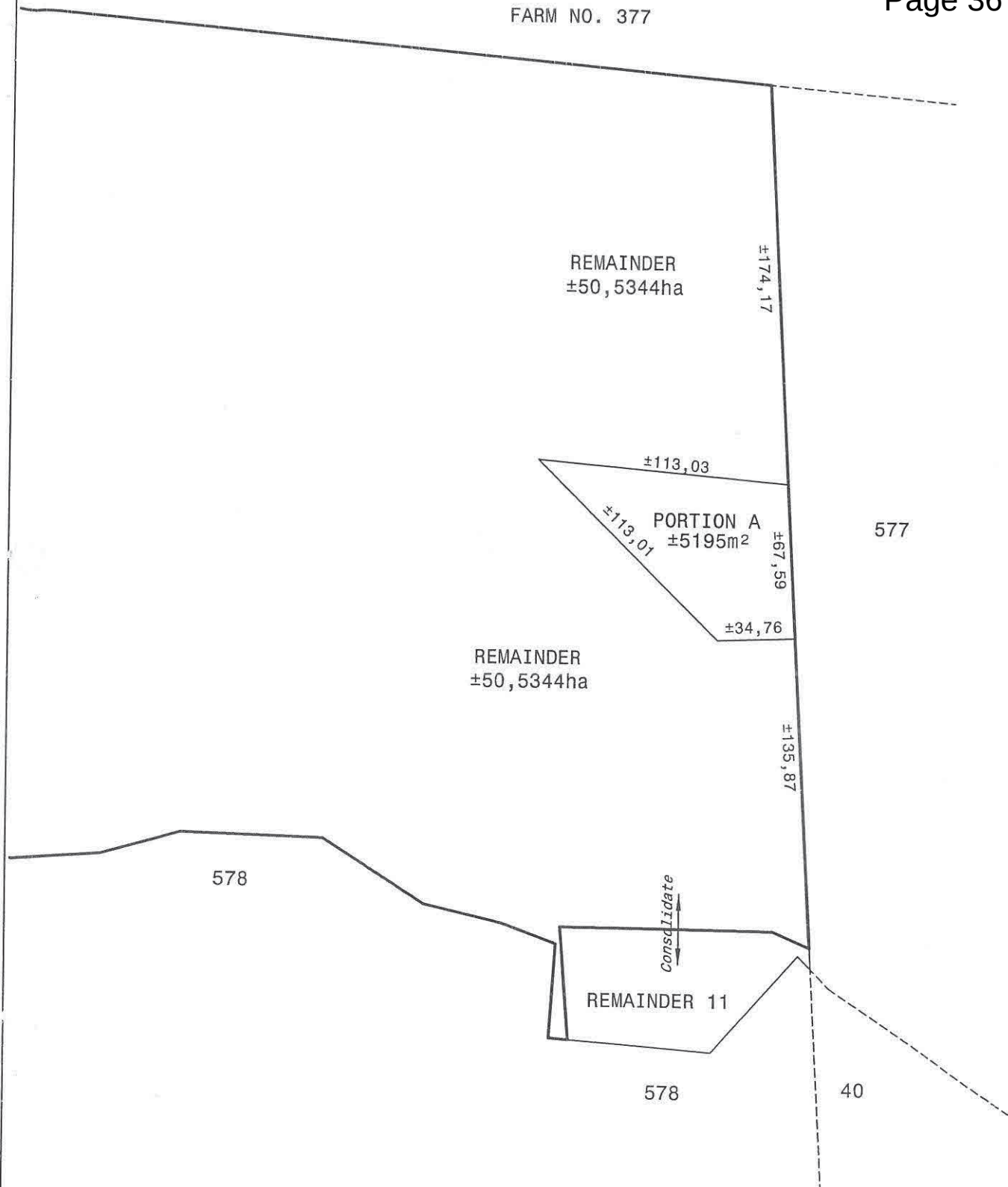
Handwritten signature/initials

Notes	 <p>Caveat 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey. 2. All levels are to be confirmed prior to construction.</p>	Scale 1:5000	Date: 02/04/2014	Contours: N/A	System: WG 19
		CADASTRAL PLAN OF ERF 579 DE ZALZE		FRIEDLAENDER, BURGER & VOLKMANN Professional Land Surveyors Sectional Title Consultants Mapping Consultants Professionele Landmeters Deeltitle Konsultante Kartering Konsultante	
		Ref: DEZ11	DWG: ERF579.DWG		27 Church Street / Kerkstraat PO Box 154 Stellenbosch, 7599 TEL: 27 21 8864004 FAX: 27 21 8878088 E-mail: info@bursurvey.co.za

Appendix 2

Subdivisional Plan

T.P.

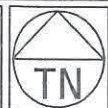


Notes:

1. The Remainder of Erf 11 to be consolidated with the Remainder of Erf 579.

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



Scale 1:2500

Date: 02/04/2014

Contours: N/A

System: WG 19

PROPOSED SUBDIVISION
OF
ERF 579 DE ZALZE

FRIEDLAENDER, BURGER & VOLKMANN
Professional Land Surveyors Sectional Title Consultants Mapping Consultants
Professionele Landmeters Deeltitel Konsultante Kartering Konsultante

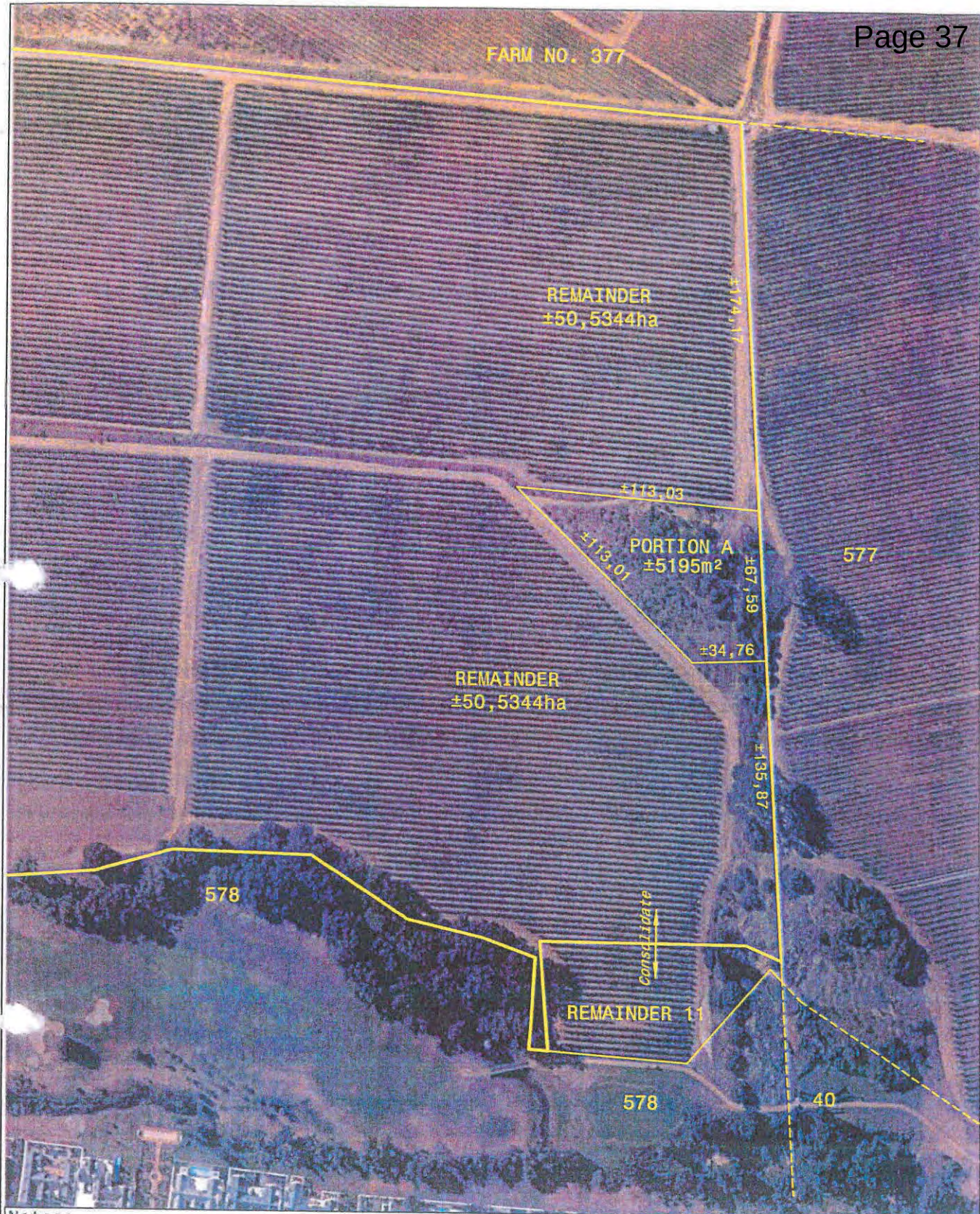
Ref: DEZ11

Dwg: PROP_SUBD.DWG

27 Church Street / Kerkstraat PO Box / Posbus 154, Stellenbosch, 7599
TEL: 27 21 8864004, FAX 27 21 8878088 E-mail: info@fbvsurvey.co.za

T.P.

FARM NO. 377



Notes:

1. The Remainder of Erf 11 to be consolidated with the Remainder of Erf 579.

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



Scale 1:2500

Date: 02/04/2014

Contours: N/A

System: WG 19

PROPOSED SUBDIVISION
OF
ERF 579 DE ZALZE

FRIEDLAENDER, BURGER & VOLKMANN

Professional Land Surveyors Sectional Title Consultants Mapping Consultants
Professionele Landmeters Deeltitel Konsultante Kartering Konsultante

Ref: DEZ11

Dwg: PROP_SUBD.DWG

27 Church Street / Kerkstraat PO Box / Posbus 154, Stellenbosch, 7599
TEL: 27 21 8864004, FAX 27 21 8878088 E-mail: info@fbsa.co.za

Appendix 3

Motivation

T.M.

MOTIVATION REPORT

PROPOSED SUBDIVISION OF ERF 579 DE ZALZE; STELLENBOSCH DIVISION

Erf 11 De Zalze was created as part of the original De Zalze Golf Course Development. A portion of Erf 11 was cut off and consolidated with the Remainder of Erf 3 in favour of the Home Owner's Association.

The remainder comprises part of the existing vineyard block and the proposal is to move the separate property to the rocky outcrop with no agricultural potential as indicated on the subdivision plan.

No additional units are created and the agricultural usage of the property has been improved by moving it out of the viable agricultural land.

April 2014

A handwritten signature in black ink, appearing to be 'T.R.', located in the bottom right corner of the page.

ADDITIONAL MOTIVATION REPORT

PROPOSED SUBDIVISION OF ERF 579 DE ZALZE; STELLENBOSCH DIVISION

Access to Portion A will be provided over Erf 577 De Zalze and in general terms linking up with De Zalze Estate access roads.

May 2014

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to consist of a large initial 'A' followed by a surname.

Appendix 4

Objection

T.P.



DE ZALZE
SCHEM
E579 BE
COLLABORATOR
335330

25 July 2014

The Director: Planning & Economic Development
Stellenbosch Municipality
STELLENBOSCH

Enquiries: N Vumendlini/S Newman
Reference: Erf 579, De Zalze
Application no: LU/3478

Dear Sir,

APPLICATION FOR SUBDIVISION FOR ERF 579, DE ZALZE

Your letter dated 19 June 2014 refers.

The letter refers to the application for subdivision of Erf 579, De Zalze and the consolidation of Erf 11 with the remainder of Erf 579. Both erven fall within the De Zalze Winelands Golf Estate and are subject to the Constitution of the Home Owners Association.

We note that the Applicant in this matter is Friedlander Burger and Volkmann and assume that they are acting as agents of the owners of Erven 579 and 11. We wish to refer to Clause 33.8 of the Constitution, which reads as follows: "no unit shall be subdivided or rezoned and no unit shall be consolidated without the prior written consent of the Association, after termination of the development period".

We place on record that the HOA was not informed of the proposed application prior to its submission to the Municipality and was therefore not consulted nor was its consent requested, prior to the submission. In terms of the Constitution, the development period ended 5 years after the first erf was transferred by the Developer. The first transfer was registered in 2003, the development period therefore expired by the latest 2009 and clause 33.8 referred to above, therefore applies.

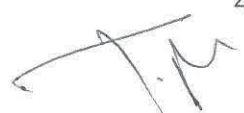
T.M.

Clause 33.7 goes on to state that any subdivision must be consistent with the development plan approved by the local authority for the development. The current application, if approved, will require amendment of the Estate's development plan and is therefore inconsistent with the development plan as approved by the Municipality'.

We respectfully submit that the application is premature in that the applicant should have consulted with the HOA prior to the submission of the application, to afford the HOA an opportunity to properly consider and comment on the rationale behind the application and the proposed changes to the development plan.

The HOA received the application late in June and the Chairman immediately called Mr Burger of the Applicant, and left a message for him to return his call. The return call was only made weeks later, by which time the main shareholder of the owner of Erven 579 and 11 had gone overseas. The CEO of the owner was also asked for input but he indicated that he had no knowledge of the matter and could not assist us with the rationale behind the application. The HOA was informed by Applicant that the owner was of the opinion that he had a right to construct a home on Erf 11 and that he wanted to protect such right on the proposed erf (Portion A, measuring +/- 5195m²). The Chairman immediately protested that such action would cause an unacceptable visual impact on the entire Estate, but was told that construction would take place behind the trees on the land, thereby hiding it from the view of residents on the Estate (see caveat 2 on the annexures to the application, which states: "All levels are to be confirmed prior to construction." That presupposes that construction is indeed intended on the land.) This information from the Applicant triggered an investigation by the HOA as to the suitability of the proposed site. The Estate's Environmental Manager's report is annexed and marked "A", which in a nutshell concludes that portion A is a conservation area, containing highly endangered flora.

The HOA regularly consults with Dennis Moss of Dennis Moss Partnership, the Town Planners who were involved in the establishment of the Estate, on all matters pertaining to possible changes on the Estate. Dennis Moss endorsed the HOA's concerns regarding the application and advised the HOA that there should have been a pre-submission consultation with the HOA, that the



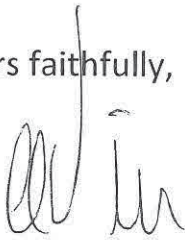
development plan will have to be amended, that Erf 11 was never intended as an erf on which a house could be built, that building a house on portion A would cause a negative visual impact and that the relevant land is indeed a sensitive conservation area. Due to time constraints, Dennis Moss Partnership was unable to furnish us with their written opinion but the HOA reserves the right to obtain and furnish such opinion, should it prove necessary.

In conclusion we wish to question the motivation by the Applicant, whereby justification is sought for moving Erf 11 to the new portion (portion A), on the basis that a piece of land which is zoned and totally suitable for agriculture, be moved to a piece of land which will still be zoned agriculture but will be totally unsuitable for agriculture. The statement that "..... the agricultural usage of the property has been improved by moving it out of the viable agricultural land' is in our opinion irrational and illogical and does not constitute a motivation for the move at all.

In the light of all the above circumstances, the HOA strongly objects to the application in its entirety, does not support or consent to it and requests that it be rejected.

We confirm that Me N Vumendlini advised that our objection was due by 25 July 2014.

Yours faithfully,



Eben Potgieter
Chairman

 **SPECIAL MANAGEMENT AREA
TRUST**

TO:

THE DE ZALZE WINELANDS GOLF ESTATE HOME OWNERS ASSOCIATION

Granite Outcrops at de Zalze

The granite outcrops situated on De Zalze form part of the Swartland Granite Renosterveld, found in the Swartland, Drakenstein & Stellenbosch area. The ecosystem threat status for this is: Critically Endangered.

This habitat has furthermore been listed as A1, which means there has been an irreversible loss of habitat, with the result that the remaining natural habitat is 15%. Less than 1% of the original ecosystem area is protected. Species of special concern consist of 123 Red Data Plant Species and 27 endemic plant species [www.bgis.sanbi.org].

The Environmental Management Plan for De Zalze (compiled 1997, approved 2002) refers to, inter alia, the following areas under the Environmental Land Use Constraints Plan:

- Granite outcrops
- Naturally vegetated areas worthy of conservation
- Subsurface seepage lines or drainage
- Thin soil cover

These areas were mapped in order to guide the planning of the Estate and a constraints map was provided to ensure that the golf course and housing component were sited so that there would be no impact on sensitive environmental habitats or areas [pages 15, 37-38 of the EMP]. The area in question is clearly mapped as a granite outcrop.

The De Zalze Management Framework (approved by the Stellenbosch Municipality in September 2002) refers to, amongst others, the vegetation on granite outcrops and states as follows: *'Due to their unique flora and aesthetic appeal the granite outcrops will be protected. Such areas will be restored and conserved as part of the proposed ecological corridors'*.

Dr. Charlie Boucher compiled an Ecological Research Report during 2010. This report was commissioned by SSI Environmental Consultants on behalf of the HOA. The terms of reference included a field assessment of the remaining natural

De Zalze Winelands Golf Estate Special Management Trust
PO Box 338 Stellenbosch 7599 / Tel: +27 21 8802708 / Fax: +27 21 8802709

Email: eco@dezalzeestate.com

Trustees: E. Potgieter, B. van Dyk, J. Bestbier Reg. No: IT 4097/2004



vegetation and an analysis & evaluation of the data collected. An overview of the ecological state of the Estate, detailed descriptions of critical biodiversity fragments and recommendations for biodiversity management were provided.

Figure 31(Annexure A1) clearly refers to the conservation areas as including the top granite section that is now under contention, ie portion A as envisaged in the application. It is noted in the motivation report to the application that "the proposal is to move the separate property to the rocky outcrop". This is clearly the section referred to by Dr. Boucher in his report.

Samples were also taken from this area.

The findings are discussed on pages 22 – 25 of which the following excerpts are provided:

'These outcrops support a host of diminutive succulents and geophytes (bulbous plants) forming a natural "garden" among the lichens, mosses and ferns. They are undoubtedly valuable from a botanical diversity, and aesthetic, recreational and environmental point of view.'

'Surrounding the exposed rocks, it is usual to find flora generally found in Swartland Granite Renosterveld (a threatened vegetation type) including short trees such as *Olea europaea* subsp. *Africana*; shrubs.....,climbers..... and herbs, while the geophytes *Charmanthe aethiopica* and *Zantedeschia aethiopica* add colour between the dense scrub.'

'Unfortunately there has been a tendency by the current and previous owners to underestimate the value of these outcrops. The short tree and shrub surround has sometimes been totally destroyed and resulted in local erosion. In other instances rubbish has been dumped on them. Fortunately it is possible to restore their natural vegetation and therefore their attractiveness.'

In his conclusion Dr. Boucher refers specifically to the top section of the granite outcrop (Annexure A2), with advice on how to reinstate the area.

Conclusion: it is clear from the information as set out above as well as the documents referred to that the section under contention is, and must be in future, a conservation area that must be protected.

Best Regards

Elke Watson



Manager: Environment
BA(Law) LLB, LLM (environment)



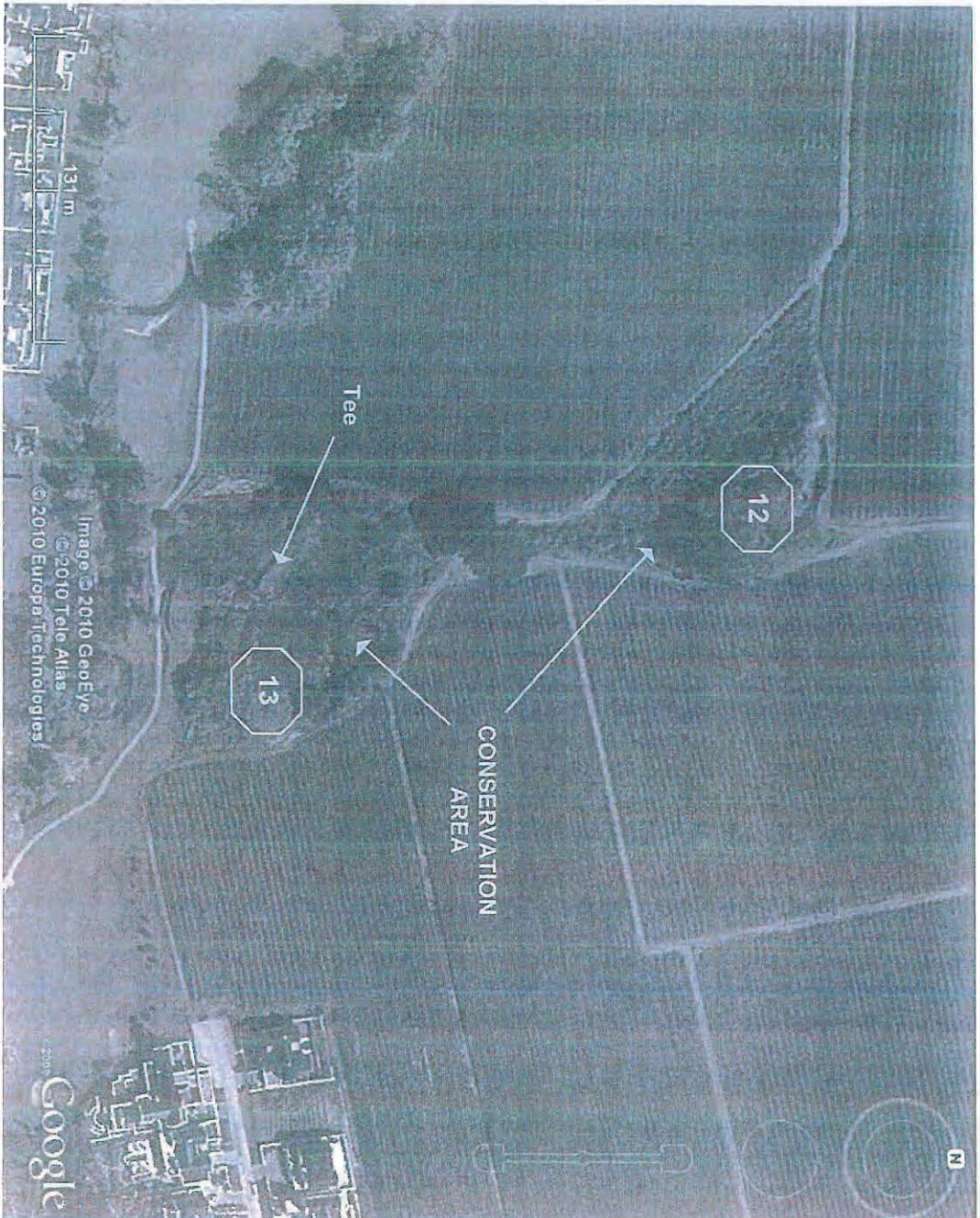


Figure 31. The Blaauwklippen River riparian zone is separated from the conservation area in the central granite outcrop complex by a fairway. This should be reduced to a track only to reduce the separation of the two elements. The tee for the 18th green is located in the centre of the lower lobe of the conservation area. This is poor practice, it should be located outside or at worst on the edge of the conserved veld. The location of sample sites 12 and 13 is indicated.

Annexure B1

[Handwritten signature]

6.3 Granite outcrops

The tee for the 16th hole is injudiciously located in the centre of the lower lobe of the conservation area around a granite outcrop (Appendix 6, Figure 31). Unfortunately the central granite outcrop has been effectively cut-off from the river by a section of the fairway. This connection should be reinstated with only a path separating the two elements. No exotic grass lawn planting must be allowed in this interface.

An excavation is present at the top end of the granite conservation area (Figure 17). Foreign material is now being dumped here with an admixture of *Pennisetum clandestinum* (kikuyu grass). This should be filled with some of the excavated material stored along the river bank, some topsoil replaced to contours and local natural plants from the outcrop reinstated to restore the disturbance. Invasive alien species (e.g.: port jackson willow, stone pines) must be eradicated from the conservation area.

A tractor has recently taken a short-cut through the middle of the top lobe of the conservation area. This must be stopped immediately before it becomes a fixed farm dirt road. A track here would be prone to erosion as it is directly up a steep slope.



Figure 17. An excavation with rubble infill at the head of the designated Granite Outcrop Conservation Area.

The granite outcrop conservation area is used as a toilet by farm workers. Adequate facilities are needed and the workers need to be educated to eliminate the use of natural veld for ablutions. This argument is also relevant over the whole Estate.

Appendix 5

Withdrawal of objection

T.R.



1 October 2014

The Municipal Manager
Municipality of Stellenbosch
Plein Street
Stellenbosch

By hand

**RE: APPLICATION BROUGHT BY GROOTE ZALZE ESTATE FOR CONSOLIDATIONS
AND RE-SUBDIVISIONS: ERF 579 DE ZALZE**

YOUR REFERENCE: LU13478

Whereby wish to inform you that our Association withdraws the objection dated 25 July 2014 which it lodged in respect of the above application, specifically the objection to:

1. the proposed consolidation of Remainder Erf 11 De Zalze with Erf 579 De Zalze;
2. the proposed subdivision of a new agricultural erf from Erf 579 De Zalze, in a portion as shown on the diagrams forming part of the application.

Yours faithfully,

Eben Potgieter
Chairman
De Zalze Home Owners Association



1 October 2014

The Municipal Manager
Municipality of Stellenbosch
Plein Street
Stellenbosch

By hand

**RE: APPLICATION BROUGHT BY GROOTE ZALZE ESTATE FOR CONSOLIDATIONS
AND RE-SUBDIVISIONS: ERF 579 DE ZALZE**

YOUR REFERENCE: LU13478

Our Association is a non-profit company and is responsible for the management of De Zalze Winelands Golf Estate ("the Estate").

We have received notice of the application submitted by Friedlaender Burger and Volkmann, on behalf of Groote Zalze Estate (Pty) Ltd, for the following:

1. the consolidation of Remainder Erf 11 De Zalze with Erf 579 De Zalze;
2. the subdivision of a new erf from Erf 579 De Zalze in the position as shown on the diagrams accompanying the application submitted under the aforementioned reference number.

We have considered the application and advise that we support the application.

We acknowledge that if the application is to be approved by all competent authorities, this will result in the amendment of the currently approved development plan of the Estate.

Yours faithfully,

Eben Potgieter

Chairman

De Zalze Home Owners Association



21 October 2015

Mr D Lombaard
The Director Planning and Economic Development
Stellenbosch Municipality
Plein Street
Stellenbosch

Dear Mr Lombaard,

LAND DEVELOPMENT APPLICATIONS

De Zalze Winelands Golf Estate has appointed a newly elected Board of Directors during the month of September 2015. It was brought to the attention of the Board that a number of land development applications are currently being reviewed by the Stellenbosch Municipality, which are causing concerns among certain owners on the Estate.

The Board hereby requests that the various applications for re-zoning and sub-division be placed on hold until such time as the Board confirm its stance towards these applications. The Board of Directors noted that there are a considerable number of residents who are opposed to the proposals/applications, especially as it is alleged that the applications may not be in line with the current De Zalze Winelands Golf Estate Site Development Plan and its restrictions.

It is also the opinion of the newly elected Board that it is still a requirement of the Municipality to serve notices on all affected land owners concerning applications for re-zoning and subdivisions, which to our knowledge has not happened.

Please provide the Board the opportunity to investigate these allegations and to meet with the respective parties on the Estate to confirm the current position, where after the Board will communicate their opinion and the proposed way forward. Your written confirmation regarding the request will be appreciated.

Yours sincerely,

[Handwritten signature]

De Zalze Winelands Golf Estate HOA Board

[Handwritten initials]



1 December 2015

Mr D Lombaard
The Director Planning and Economic Development
Stellenbosch Municipality
Plein Street
Stellenbosch

Dear Mr Lombaard,

LAND DEVELOPMENT APPLICATIONS

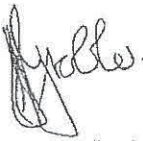
1. We refer to our letter to you of 21 October 2015 where we requested as follows:
 - 1.1. It was brought to the attention of the Board that a number of applications are currently being reviewed by the Municipality, which are causing concerns among certain owners on the Estate.
 - 1.2 The Board hereby requests that the various applications for rezoning and subdivision be placed on hold until such time as the Board confirm its stance towards these applications.
 - 1.3 The Board of Directors noted that there are a considerable number of residents opposed to the proposals/applications, especially as it is alleged that the applications may not be in line with the current De Zalze Winelands Golf Estate Development Plan and its restrictions.
 - 1.4 It is also the opinion of the newly elected Board that it is still a requirement of the Municipality to serve notices on all affected land owners concerning applications for re-zoning and subdivisions, which to our knowledge has not happened.

Please provide the Board the opportunity to investigate these allegations and to meet with the respective parties on the Estate to confirm the current position, where after the Board will communicate their opinion and the proposed way forward.
2. We thank you for the time provided to the new Board to conduct an in-depth investigation into the above matters.

3. We herewith confirm our support of the applications as per the Board's earlier letters filed in the two files at the Municipality and we accept the rights of individual home owners on the Estate to object to the aforesaid applications.

Kindly therefore advise us of your decision in the applications on conclusion of your deliberations.

Kind regards,

PP 

De Zalze Winelands Golf Estate HOA Board

c.c. Kobus Basson





30 October 2017

Mr D Lombaard
The Director Planning and Economic Development
Stellenbosch Municipality
Plein Street
STELLENBOSCH
77600

dupre.lombaard@ Stellenbosch.gov.za

Dear Mr Lombaard

**APPLICATION BROUGHT BY GROOTE ZALZE ESTATE FOR CONSOLIDATIONS AND RE-SUBDIVISIONS:
ERF 579 DE ZALZE**

YOUR REFERENCE: LU13478

We refer to our previous correspondence:

- 2 Letters dated 1 October 2014.
- Letter dated 21 October 2015.
- And final letter dated 1 December 2015.

From the letters in the above regard, copies of which are attached for ease of reference, it is clearly stated that the De Zalze Home Owners Association unequivocally support the approval of the application. For the sake of clarity we once again express support of the application.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Boet Grobler". The signature is fluid and cursive.

BOET GROBLER
ESTATE MANAGER

cc: Kobus Basson

A handwritten signature in dark ink, appearing to be a stylized "T.P." or similar initials.

Appendix 6

Late objection (DHM Land Law Specialists)

T.M.

DHM
du plessis • hofmeyr • malan
land law specialists

19 June 2015

The Director: Planning and Economic Development
Stellenbosch Municipality

Dupre.Lombaard@ Stellenbosch.gov.za

Dear Mr Lombaard

DE ZALZE LAND USE APPLICATIONS

1. Our letter of 9 June 2015 has reference.
2. **CLIENTS**
 - 2.1. We act in this matter on behalf of a number of concerned owners of land situated within De Zalze Winelands Golf Estate (the "Estate").
 - 2.2. It has (mostly unofficially) come to the attention of our clients that a number of land use applications (e.g. for rezoning and subdivision) relating to properties situated within the Estate are currently being processed by the Stellenbosch Municipality.
 - 2.3. Viewed objectively our clients have a legitimate expectation of being notified of such applications and a hearing before any decision in relation to those applications are made. Most of our clients have not received formal notification of the applications and have not been afforded a hearing in respect thereof.
3. **PURPOSE OF LETTER**

The purpose of this letter is two-fold, namely:

 - 3.1. To motivate why the applications in question must be refused; and
 - 3.2. To demand, in the event that the municipal decision-maker is not prepared to refuse the applications out of hand, that steps be taken to ensure that the administrative action in relation to the applications will pass muster.
4. **HISTORY OF ESTABLISHMENT OF ESTATE**
 - 4.1. During December 1996 the Premier conditionally approved the rezoning of the properties on which the Estate was subsequently established. Amongst the conditions of approval were the following:

DU PLESSIS HOFMEYR MALAN INC (Registration Number: 2011/134862/21)

ATTORNEYS • CONVEYANCERS • NOTARIES

DIRECTORS: JP du Plessis B Juris LLB (UNISA), BPhil & MPhil Sustainability (US) •

CJ Hofmeyr BA LLB (US), LL.M (HU-Berlin), LL.M Public Law (UCT) • N Malan BA Industrial Psych (US), LLB (UNISA)

Unit No. 12, Paardevlei Specialist Medical Centre, Gardner Williams Avenue, De Beers Precinct, Somerset West, 7130 • PO BOX 70, Somerset Mall, 7137 • Tel: 021 851 0359 • Fax: 021 851 4852

- 4.1.1. "6. 'n Detail uitlegplan wat die finale ligging van die onderskeie komponente, byvoorbeeld alle wooneenhede, hotel, alle golfputjies, parkering, ens, van die totale ontwikkeling, sowel as die finale aantal wooneenhede aandui, moet tot bevrediging van die Provinsiale Administrasie: Wes-Kaap uitgeklaar word, voordat enige ontwikkeling in aanvang neem. Bylae B moet as riglyn gebruik word by die opstel van die detail uitleg/ ontwikkelingsplan en waar hoofsaaklik lae potensiaal landbougrond aangewend sal word vir nie-landbou-gebruike."

[Translation – A detailed layout plan indicating the final location of the various components, for example all residential units, hotel, all golf holes, parking, etc. of the total development, as well as the final number of residential units, must be cleared with the Provincial Administration: Western Cape to its satisfaction, before any development may commence. Annexure B must be used as guideline in the preparation of the detailed layout/ development plan and in which mainly low potential agricultural land will be used for non-agricultural uses.]

- 4.1.2. "7. Die verdere uitbouing van die landbou-aktiwiteite op die landbougrond ooreenkomstig die konsep (Bylae B) en wat in meer detail bepaal sal word in die ontwikkelingsplan ($\pm$ 195ha)."

[Translation - Further extension of agricultural activities on agricultural land must be undertaken in accordance with the Concept Development Plan (Annexure B) and must be determined in more detail in the development plan].

- 4.1.3. "10. Aan die restant van die eiendomme (daardie gedeelte van die eiendomme wat as Landbousone I aangedui word), moet 'n Spesiale Beheer Sonering toegeken word. Toepaslike voorwaardes moet deur die Distriksraad vir insluiting in die betrokke sonering opgestel word. Die ontwikkeling van hierdie eiendom is egter nie onderhewig aan die vooraf goedkeuring daarvan nie."

[Translation – A Special Management Zoning must be allocated to the remainder of the properties (those portions of the properties indicated as Agricultural Zone I). Appropriate conditions pertaining to the Special Management Zone must be drawn up by the District Council for incorporation in the zone concerned. The development of this property is not subject to prior approval of those conditions.]

- 4.2. The Dennis Moss Partnership ("DMP") prepared three reports for consideration by the authorities concerned, in order to comply with the conditions imposed when approving the rezoning of the properties.

- 4.2.1. Their **First Report** deals with development principles, is dated 20 June 1997 and *inter alia* served as a framework for consultation with the authorities to determine the appropriate development parameters for the project in the context of the Premier's

zoning approvals. It was described as a first step in a process of obtaining final approval for implementation, to be followed up with a second submission to finalise the detail in order to conform to all the conditions of approval imposed by the Premier. The authorities were requested to consider the First Report with the objective to determine, in principle, the design/development parameters which are to serve as a basis for a follow-up application for final approval.

- 4.2.2. The authors of the first report referred to the Stellenbosch urban growth manifested by the impact on agricultural land created by sprawling, low density residential expansion since the 1920's, confirming that it would clearly be *"negligent and irresponsible for Stellenbosch to allow the present situation to continue as in the past"* and highlighting the formulation of recent policies and strategies aimed at counter-acting the above tendencies and anomalies. According to the First Report the De Zalze development would *"contribute significantly towards furthering agricultural interests."*
- 4.2.3. Their **Second Report** dated 29 August 1997 contained a proposed development plan, the purpose of which was to explain and illustrate how the developer proposed to comply with the condition imposed by the Minister of Agriculture, Planning and Tourism relating to the detail planning and design of the golf and agricultural estate.
- 4.2.4. The process of developing the approved concept commenced with the preparation of (a) an environmental assessment plan in order to establish where to build and where not to build; and (b) an agricultural soils map in order to ensure that development takes place on primarily low potential soils. These two plans formed the basis for a development framework for the design of the golf course and an urban development plan.
- 4.2.5. It is noteworthy that in terms of their Urban Structure Concept the area now known as Erf 4 and on which it is proposed to cut out six residential erven, was indicated as *"Improved Agricultural Soil"*.
- 4.2.6. The **Third Report** dated 15 September 1997 was titled *"Application to the Minister of Agriculture, Planning and Tourism and the Winelands District Council - compliance with the rezoning conditions pertaining to De Zalze Golf and Agricultural Estate"*. It contains the formal application pertaining to condition No. 6 for approval of a development and subdivision plans to serve as a guideline for more detailed planning.
- 4.2.7. The undertaking provided in paragraph 3.7.3 of the Third Report is particularly noteworthy. It reads as follows:

"Undertaking

Improvement of Agricultural soils.

In the spirit of the approvals granted and the merging policies as they relate to the frugal use of agricultural land, De Zalze Development (Pty) Ltd together with Dornier Wine Estates (Pty) Ltd undertake to improve the remaining low potential agricultural land (78 ha shown on plan 42 below), to the highest potential practically possible.

A report on how to improve the agricultural potential of the soil and what is practically achievable in terms of this improvement will be submitted to the Department of Agriculture under separate cover for their approval. ...

5. PENDING LAND USE APPLICATIONS

- 5.1. Kleine Zalze Realisasie (Pty) Limited recently applied for the subdivision of Erf 4 De Zalze (approximately 51 ha in extent) to create 6 new additional erven (measuring between 1250 m² and 1 500 m²) and a remainder.

5.1.1. Application was made for the rezoning of the proposed six erven from Agricultural Zone 1 purposes to Resort Zone II purposes; and for the amendment of the development plan in accordance with this development proposal.

5.1.2. According to the town planning motivation report dated September 2014: "Erf No. 4 is largely undeveloped and has been under-utilised and deteriorating from an agricultural perspective for a number of years. The rezoning and subdivision application as per this submission, will allow Kleine Zalze Realisasie (Pty) Ltd the opportunity to, concurrently with the development, do significant reinvestment into the rehabilitation and development of productive land on Erf No. 4. The proposed residential component will serve as a catalyst and will provide the financial assistance to successfully ensure the establishment of the high value, labour intensive agricultural production component of a minimum of 30.3 ha (e.g. vineyards). ... This planned development will afford the De Zalze Home Owners' Association the opportunity to fulfil the original approval conditions set by the Western Cape Provincial Government. It thus follows that the planning of the development and reinvestment into agriculture that will follow this application, have been done jointly with the De Zalze Home Owners' Association (HOA) and is fully endorsed by them."

- 5.2. We have learned that there is a land use application pending which relates to Erf 11 in the Estate. The details are not available, as our clients were not notified of the application. In the circumstances we are unable to provide full comment in respect thereof.

5.2.1. It would appear that the land use proposal relating to Erf 11 is not in line with the approved development plan. As indicated below, the development plan is in place *inter alia* to protect the "sense of place", which is important to the value of the residential land units of the Estate. Our clients should have been notified of the application and should have been afforded a

5 |

reasonable opportunity within which to lodge comments in respect thereof. We record that the procedure adopted in relation to Erf 11 is materially flawed and unacceptable.

5.2.2. We record that our clients object in the strongest possible terms against the granting of the Erf 11 application.

5.3. We were given to believe that there may be other pending land use applications relating to properties situated within the Estate. At this stage we merely reserve the right to comment in respect of those applications once our clients have been properly notified of those applications and have been afforded the opportunity to be heard.

6. STATUTORY REQUIREMENTS

The matter of necessity involves consideration of the relevant statutory provisions. We regard sections 17(1), 17(2)(a), 24(1), 24(2)(a), 39(1)(c) of LUPO and its definition of "advertise" as well as the provisions of sections 3(1), 3(2)(b) of the PAJA as the most pertinent legislative provisions relating to the main issue. We quote those sections *verbatim* below for ease of reference.

6.1. Land Use Planning Ordinance, 15 of 1985 ("LUPO")

6.1.1. Section 17(1): *An owner of land may apply in writing to the town clerk ... concerned ... for a rezoning of land under section 16.*

6.1.2. Section 17(2): *The said town clerk ... shall – (a) cause such application to be advertised.*

6.1.3. Section 24(1): *An owner of land may apply in writing for the granting of a subdivision under section 25 to the town clerk ... concerned*

6.1.4. Section 24(2): *The said town clerk ... shall – (a) cause the said application to be advertised if in his opinion any person may be adversely affected thereby.*

6.1.5. Section 39(1)(c): *Every local authority shall comply with and enforce compliance with ... (c) conditions imposed in terms of this Ordinance ... and **shall not do anything**, the effect of which is in conflict with the intention of this subsection.*

6.1.6. In terms of LUPO "advertise", in relation to a matter under that Ordinance, means to serve a notice on every owner of land who in the opinion of the director or a town clerk or secretary has an interest in the matter and whose address he knows or can obtain and, if the director or the said town clerk or secretary, as the case may be, so decides, to publish in the *Provincial Gazette* and in the press a notice-

(a) specifying the place where and the hours during which particulars of the matter will be available for inspection, and

- (b) stating that objections may be lodged with a person specified in the notice before a date likewise specified, being not less than 21 days after the date on which the notice is so served or is so published,

It is noteworthy that the service of notice on land owners with an interest in the matter is mandatory, whilst the publication of notice in the Provincial Gazette and in the press, is optional. In other words, publication of a notice in the press can never replace the service of notice on affected land owners.

6.2. The Promotion of Administrative Justice Act, 3 of 2000 (the "PAJA")

6.2.1. Section 3(1): *Administrative action which materially and adversely affects the rights or legitimate expectations of any person must be procedurally fair.*

6.2.2. Section 3(2)(b): *In order to give effect to the right to procedurally fair administrative action, an administrator, subject to subsection (4), must give the person referred to in subsection (1) – (i) adequate notice of the nature and purpose of the proposed administrative action; (ii) a reasonable opportunity to make representations; (iii)*

7. **CLIENTS' INTEREST IN MATTER**

- 7.1. Our clients have a direct interest therein that the Municipality conducts its affairs lawfully in accordance with the relevant legislation and the conditions of rezoning and subdivision.
- 7.2. It is trite that both LUPO and Zoning Schemes are legislative instruments for ensuring the harmonious, safe and efficient development of urban areas. The object of development planning is the harmonious, safe and efficient development of an area to which a development plan relates.
- 7.3. The essential purpose of the powers afforded and the duties imposed on local government, as guardians of the community interest, is to ensure that the objectives of the legislative instruments and development planning are achieved: that there is a balance of interests within a geographical community.
- 7.4. It is against this background that the conditions of approval imposed by the Premier and the development planning subsequently undertaken, need to be understood. A detailed layout plan indicating the final location of the various components of the development was required. Agricultural activities on agricultural land had to be extended in accordance with the Concept Development Plan. A Special Management Zone with appropriate conditions had to be introduced and implemented in respect of the properties indicated as Agricultural Zone I.
- 7.5. The relevant conditions of approval are clear evidence of an express intention on the Premier's part to impose restrictions for the benefit of both future owners of land within the Estate (*inter alia* to preserve the

character of the Estate) and the broader community (protection of valuable agricultural resources).

- 7.6. The loss of agricultural land (e.g. by rezoning to resort zone purposes) is accentuated by the very particular cultural landscape of the Estate. The special management agrarian use zone as contemplated by the Premier will contribute to its *genus loci*, or "sense of place", which is important to the value of the residential land units of the Estate.
- 7.7. Rezoning accordingly has the potential to incrementally and cumulatively negatively affect the sense of place and property values in the Estate. It will affect a far wider public than the few individuals that were notified of the applications.
- 7.8. Moreover, rezoning will reduce the highly acclaimed "*recent policies and strategies*" to which reference was made in the First DMP Report and that were introduced to counter-act earlier irresponsible land use, to meaningless pieces of paper.
- 7.9. The erection of non-agricultural residential buildings in an area that was earmarked for purely agricultural use will be entirely out of keeping with the development plan for the area and the intended agricultural resource management. Clearly all the owners of land in the Estate have an interest in the matter and are entitled to notice and the opportunity to be heard before decisions that may result in the removal of the restrictions are taken.
- 7.10. It is well accepted that in approving applications under LUPO a local authority is exercising a public power constituting "administrative action" under the Promotion of Administrative Justice Act, 3 of 2000. Such approvals have the capacity to affect our clients' legal rights or legitimate expectations, as pointed out herein. It is therefore subject to a fair administrative procedure, which includes giving a reasonable opportunity for interested parties to be heard.

8. PROCEDURAL FAIRNESS

- 8.1. It is clear from the provisions of section 36(1) of LUPO that the decision-making authority is required to take the impact of the proposed land use on existing rights into consideration when deciding applications under the Ordinance. By necessary implication the land owners in the Estate whose rights might be affected by a proposed land use, must be given the opportunity to voice their concerns. If they are effectively excluded from public participation by not being served with notice, there is a real risk that relevant facts will not be brought to the local authority's attention and that it will not take relevant facts into consideration when deciding a land use application.
- 8.2. The Municipality is required to consider all the components of the proposed land use, including, of necessity, the nature and details of the development, in order to determine what economic and community value will be received in exchange. We submit that Oudekraal Estates (Pty) Ltd v City of Cape Town and Others 2004 (6) SA 222 (SCA) is authority for a broad proposition that an authority granting permission for a development must take into account not only the narrow rights that are the subject of planning schemes, zoning

conditions and the like, but also the cultural and environmental rights of the community. (See the judgment at 238G – 239B, [22] per Howie P and Nugent JA). In order to do so the authority should not adopt a narrow approach when deciding which land owners may potentially be affected by the proposed land uses.

- 8.3. The question of procedural unfairness in the context of sections 3 and 6(2)(c) of the PAJA, and in particular the circumstances under which land owners are to be given *audi alteram partem* (i.e. hear both sides), has been extensively and definitely considered by the Constitutional Court in Walele v City of Cape Town and Others (Case CCT 64/07). Both the majority and minority judgments found that the right to *audi alteram partem* arises when rights, or legitimate expectations are, or are potentially to be, infringed.
- 8.4. Our clients have the right to be heard before decisions relating to the land use applications under discussion are made because such decisions will materially and adversely affect their rights and legitimate expectations (in the meaning attributed to these concepts in Walele). Our clients' interest as land owners in ensuring compliance with the conditions of approval and development plan is self-evident and well recognised. (See JDJ Properties and Another v Umgeni Local Municipality and Another 2013 (2) SA 395 (SCA)).
- 8.5. The effect of approving the land use application will be to subvert the development plan applicable to the area in which they reside. The decision will in essence achieve an amendment or waiver of a condition of approval without complying with the provisions of section 42(3) of LUPO and will be in conflict with section 39(1) of LUPO.
- 8.6. The municipal processing of the land use applications concerned constitutes administrative action as defined by the PAJA, which is required to be lawful, reasonable and procedurally fair. The normative value system of the Constitution imposes a duty on decision-makers to act fairly towards parties who are affected by their decisions. (See Masetlha v President of the Republic of South Africa and Another 2008 (1) SA 566 (CC) at para 183.)
- 8.7. The most important component of procedural fairness is the one expressed by the *audi alteram partem* principle which requires that parties to be affected by an administrative decision be given a hearing before the decision is taken. In Masetlha Ngcobo J said (par 187): "The maxim expresses a principle of natural justice. What underlies the maxim is the duty on the part of the decision-maker to act fairly. It provides an insurance against arbitrariness. Indeed, consultation prior to taking a decision ensures that the decision-maker has all the facts prior to making a decision. This is essential to rationality, the sworn enemy of arbitrariness." [Emphasis added]
- 8.8. The Municipality must afford our Clients proper opportunity to make representations about the impact that the proposed land uses might have on their rights. The decision to notify only a select few land owners within the Estate of the applications indicates a misapprehension of both the relevant legal principles and the facts. The approach adopted is both irrational and unreasonable.



9. FORMAL OBJECTION

- 9.1. We confirm that our letter is in addition to the Group Objection submitted by and on behalf of a number of concerned De Zalze Home Owners dated 20 April 2015. We do not find it necessary to repeat in detail the grounds for objection set out in that letter.
- 9.2. According to the Agricultural Impact Assessment Report (the "AIA") of September 2014 that accompanied the Erf 4 land use application "A key principle during the entire development of the Estate was to use the capital earned from the residential and other non-agricultural developments for the improvement and treatment of the agricultural resources." According to the motivation provided for the proposed subdivision and rezoning (see par. 4.1.2 above) Erf No. 4 is largely undeveloped and has been under-utilised and deteriorating from an agricultural perspective for a number of years. Figure 3 of the AIA Report makes it clear that Erf 4 "... is currently void from agricultural activity". If an agricultural area of approximately 51 ha has been permitted to deteriorate to this state, it seems that insufficient (if any) capital earned from the residential and other non-agricultural developments were made available for the improvement and treatment of this agricultural resource. It would be an extremely sad state of affairs if yet more agricultural land has to be sacrificed to "save" agricultural land.
- 9.3. According to the motivation provided *The rezoning and subdivision application as per this submission, will allow Kleine Zalze Realisasie (Pty) Ltd the opportunity to, concurrently with the development, do significant reinvestment into the rehabilitation and development of productive land on Erf No. 4.*
- 9.3.1. It is noteworthy that no indication is given as to the exact amount that will be made available for this "noble cause" and whether it will be 1%, 10% or 100% of the proceeds from the sale of the new erven that will be used to perform this "important" task.
- 9.3.2. It is also noteworthy that no details are provided as to what the "rehabilitation and development" of productive agricultural land will entail.
- 9.3.3. We say that it would be irresponsible in the extreme to approve yet another application on the basis of such vagaries.
- 9.4. According to the motivation report *The proposed residential component will serve as a catalyst and will provide the financial assistance to successfully ensure the establishment of the high value, labour intensive agricultural production component of a minimum of 30.3 ha (e.g. vineyards).*
- 9.4.1. No explanation has been given why the proceeds from the sale of the approved residential development did not ensure the establishment of the high value, labour intensive agricultural production component on Erf 4.



9.4.2. If the proceeds from the residential development that has taken place to date were insufficient to achieve this purpose, there is no reason to believe that the proceeds from six additional residential units will accomplish this. If based on the motivation provided six more units will be permitted, what good reason (if any) could possibly exist for refusing similar applications in the (non-existent) SMZ in future?

9.5. According to the Erf 4 motivation report *This planned development will afford the De Zalze Home Owners' Association the opportunity to fulfil the original approval conditions set by the Western Cape Provincial Government. It thus follows that the planning of the development and reinvestment into agriculture that will follow this application, have been done jointly with the De Zalze Home Owners' Association (HOA) and is fully endorsed by them.*

9.5.1. It is first of all necessary to record that it is not the Association, but the developer that is obliged to fulfil the condition relating to agricultural expansion on Erf 4.

9.5.2. We accept that the applicant has consulted and reached some sort of agreement with the Board of Directors of the Association. We record that this was done without the prior knowledge of and without consultation with the majority of land owners in the Estate.

9.5.3. We attach a copy of a letter dated 26 May 2015 that Paddocks addressed to Dr Barbara van Geems, containing their opinion on the power of directors of Association to enter into agreements to change the development plan. Suffice it to say that we fully associate ourselves with the findings of Paddocks and their reasoning supportive of the conclusions reached. The Directors of the Association have clearly misconstrued their authority and have acted outside their powers when entering into the agreements to which Paddocks referred.

9.5.4. It is in addition noteworthy that, whatever the decision of the Directors of the Association relating to land use applications, it remains a legal requirement that notice must be served on all land owners who have an interest in the matter. Furthermore the Directors are not authorised to take decisions in matters of this nature that will be binding on the individual land owners in the Estate. The individual land owners have retained their "voice" and must be heard.

9.6. Basically what the Erf 4 applicant is asking the Municipality to do is to draw a line through all three the DMP Reports, to ignore the history of the development and the conditions of approval; and to effectively create yet a further opportunity for a developer to enrich himself on the basis of vague promises of improvement of agricultural land.

10. NON-COMPLIANCE WITH CONDITIONS

10.1. It would appear that that the requirements relating to the introduction of a Special Management Zone ("SMZ") that was imposed by the

Premier in terms of section 42(1) of LUPO, has to date not been complied with.

- 10.2. It is a peremptory provision. In terms of section 39(1)(c) of LUPO the Municipality is obliged to comply and enforce compliance with that condition. It has no choice in the matter. Should it take decisions without complying with the peremptory provisions such decisions fall to be reviewed and set aside on the basis of section 6(2) of the PAJA.

11. RESERVATION OF RIGHTS

- 11.1. According to our instructions our clients have requested access to information held on the municipal files, but as at date hereof the required information has not yet been made available to them. Our clients are not required to beat the air, but they are entitled to a reasonable opportunity to consider the additional information once received and to make further representations in respect thereof (should they believe that same is warranted).
- 11.2. All our clients' rights are strictly reserved, including *inter alia* the right to make further representations to you once the outstanding information has been received.
12. We submit that the proposed land use relating to Erf 4 is undesirable in the meaning attributed to this concept in section 36(1) of LUPO, that the process followed in respect thereof is fundamentally flawed and that the application should therefore be refused.
13. If the municipal decision-maker is not prepared to refuse the pending applications out of hand, but believe that any of them may have some merit, we demand that notice of the proposal be served on all land owners within the Estate, that they be afforded a reasonable opportunity to make representations in respect thereof and that those representations be taken into consideration in the evaluation of the applications.
14. Please notify us as soon as a decision relating to the Erf 4 application or any other pending application relating to land situated within the Estate, is made.
15. We look forward to hearing from you.

Yours faithfully
DU PLESSIS HOFMEYR MALAN INC.

PER:
JP DU PLESSIS

Appendix 7

Late objection (Anthony Norton)

A handwritten signature in black ink, appearing to be 'T. Norton', located in the bottom right corner of the page.

579 DZ

Nortons Inc

ATTORNEYS AT LAW

Switchboard: +27 (0) 11 666 7560

Fax: +27 (0) 86 600 5529

info@nortonsinc.com

http://www.nortonsinc.com

135 Daisy Street, Sandton

PO Box 41162, Craighall, 2024, South Africa

Company Registration Number: 2009/006902/21

VAT Registration Number: 4510252580



The Director: Planning & Economic Development

Stellenbosch Municipality

Stellenbosch

Dupre.Lombaard@ Stellenbosch.gov.za

BY EMAIL

14 December 2015

Dear Mr Lombaard

E 579 B2

DE ZALZE WINELANDS GOLF ESTATE

477012

1. I am a resident of the De Zalze Winelands Golf Estate ("the Estate") and owner of Erf 349 De Zalze, 19 Hendrik Boom Street, De Zalze Winelands Gold Estate.
2. It has recently come to my attention on Sunday, 6 December 2015, that an application for the subdivision of Erf 579 De Zalze, and the consolidation of Erf 11 De Zalze with the remainder of Erf 579, has been submitted to your office. Erf 11 De Zalze is located directly in front of my property within the Estate.
3. I also understand that a letter of objection to the aforementioned application was initially addressed to you by Mr Eben Potgieter, the Chairman of the Estate Body Corporate on 25 July 2014, a copy of which is attached. In this letter, Mr Potgieter, on behalf of the Estate Home Owners Association ("the Association"), objected to the application on the following grounds.
 - 3.1. The erven to which the application relates are subject to the Constitution of the Association. In terms of clause 33.8 of the Constitution "no unit shall be subdivided or rezoned and no unit shall be consolidated without the prior written consent of the Association, after termination of the development period." Given that the development period expired in 2009, the written consent of

Competition Law Specialists • Litigation Attorneys • Regulatory Advice

Directors: Anthony Norton • Anton Roets • Paul Russell • John Oxenham • Warwick Radford • Michelle Rawlinson

T.M.

the Association was required prior to the application being made. No such written consent had been provided before the submission of the application to your office.

- 3.2. The application for the subdivision of Erf 579 De Zalze, and the consolidation of Erf 11 De Zalze with the remainder of Erf 579, is not in line with the development plan approved by the Stellenbosch Municipality.
- 3.3. The construction of a home on Erf 11 De Zalze would cause an unacceptable visual impact on the entire Estate.
- 3.4. Erf 11 De Zalze contains highly endangered flora and is thus unsuitable for construction.
4. I concur with the grounds of objection identified above. Undoubtedly, the development of Erf 11 De Zalze will significantly reduce the value of my property within the Estate which will no longer enjoy an unobstructed view of the granite outcrops and endangered flora located within the erven. Aside from the diminution in the aesthetic qualities of my property, allied with the material devaluation of the property itself, the proposed development of Erf 11 De Zalze risks endangering the ecosystem within which the granite outcrops are located, as set out in detail in the attached report prepared by the Environmental Manager of the De Zalze Winelands Golf Estate Special Management Trust.
5. I understand that Mr Potgieter's letter was subsequently withdrawn for no apparent reason and I am in the process of seeking clarity from the Association regarding the basis for its withdrawal. Your office is, in any event, required to consider these issues notwithstanding the withdrawal of Mr Potgieter's letter.
6. For the avoidance of doubt, this letter constitutes a formal objection to the application which has been lodged with the Stellenbosch Municipality on the same grounds as those set out in Mr Potgieter's letter. In addition to the grounds of objection submitted on behalf of the Association, I wish to add the following points:
 - 6.1. the application is not in line with the development plan approved by the Stellenbosch Municipality. This development plan was approved inter alia to protect the "sense of place", which is important to the value of the residential properties within the Estate;

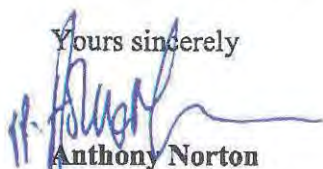
- 6.2. the erection of non-agricultural residential buildings in an area earmarked for agricultural use will be entirely out of keeping with the development plan and may be expected to have a significant impact on an ecologically sensitive area;
- 6.3. the erection of non-agricultural residential buildings on the hillside within Erf 11 De Zalze will be visible to a significant portion of the Estate including many residents whose views include the granite outcrops, persons making use of the Estate club house facility and persons travelling along the main road adjacent to the Estate. This "visual pollution" will be in breach of an undertaking set out in the contract concerning Erf 11 De Zalze, whereby the applicant has committed to taking "reasonable steps" to "limit the visual impact" of any development at the site; and
- 6.4. the residents within the Estate were never notified of the application and were thus never afforded an opportunity to lodge their objections to the proposed development of this site. The application procedure is thus materially flawed.
7. I would like to emphasise that I have never been consulted concerning this process, despite the fact that my property faces directly on to Erf 11 De Zalze. Bearing in mind that any development of Erf 11 De Zalze will severely impact the view from my property and thus may be expected to have a negative impact on the value of my property, I would have expected the applicant (Klein Zalze Realisatie (Pty) Ltd) to have proactively engaged with me on this matter. At the very least, I would have expected to have been informed of the rezoning application and to have been afforded an opportunity to lodge my objections in this regard.
8. In conclusion, I am strongly opposed to the application for the rezoning and development of Erf 11 De Zalze due to the significant impact such action would have on the view from my property, the value of my property and the degradation of an ecologically sensitive area. The applicant's failure to consult with all interested parties, myself included, amounts to a blatant disregard for the principles of procedural fairness and due process. Accordingly, I strongly object to the application and request that a full hearing be conducted in this matter.
9. Any decision by your office to proceed to grant the application will, in my view, be unlawful and will warrant the initiation of formal legal proceedings, including an application for judicial review and the granting of an urgent interdict. I also refer you to the relatively recent decision of the High Court in



*Ndlambe Municipality v Lester and Others*¹ and the decision of the Supreme Court of Appeal in the same matter,² which I believe is relevant in this regard.

10. Kindly confirm receipt of this letter and inform me of all further steps to be taken by your office in addressing my concerns.

Yours sincerely



Anthony Norton

NORTONS INC

Direct Tel: +27 (0)11 666 7561

Direct Fax: +27 (0)86 600 5529

Email: anthony@nortonsinc.com

¹ [2012] 3 All SA 441 (ECG) (3 May 2012).

² *Matthew Robert Michael Lester v Ndlambe Municipality and High Dune House (Pty) Ltd* [2013] ZASCA 95 (22 August 2013).

Competition Law Specialists • Litigation Attorneys • Regulatory Advice

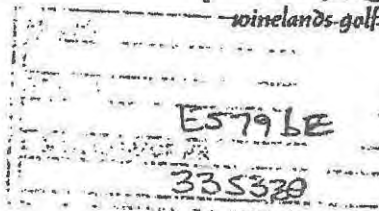
Directors: Anthony Norton • Anton Roets • Paul Russell • John Oxenham • Warwick Radford • Michelle Rawlinson



(2)

579 DZ

(17)



25 July 2014

The Director: Planning & Economic Development
Stellenbosch Municipality
STELLENBOSCH

Enquiries: N Vumendlini/S Newn
Reference: Erf 579, De Zalze
Application no: LU/3478

Dear Sir,

APPLICATION FOR SUBDIVISION FOR ERF 579, DE ZALZE

Your letter dated 19 June 2014 refers.

The letter refers to the application for subdivision of Erf 579, De Zalze and the consolidation of Erf 11 with the remainder of Erf 579. Both erven fall within the De Zalze Winelands Golf Estate and are subject to the Constitution of the Home Owners Association

We note that the Applicant in this matter is Friedlander Burger and Volkmann and assume that they are acting as agents of the owners of Erven 579 and 11. We wish to refer to Clause 33.8 of the Constitution, which reads as follows: "no unit shall be subdivided or rezoned and no unit shall be consolidated without the prior written consent of the Association, after termination of the development period".

We place on record that the HOA was not informed of the proposed application prior to its submission to the Municipality and was therefore not consulted nor was its consent requested, prior to the submission. In terms of the Constitution, the development period ended 5 years after the first erf was transferred by the Developer. The first transfer was registered in 2003, the development period therefore expired by the latest 2009 and clause 33.8 referred to above, therefore applies.

P O Box 338 Stellenbosch 7599 / Tel: +27 21 880 2708 / Fax: +27 21 880 2709 / www.dszalzehoa.co.za
Directors: E. Potgieter, M. L. Claassen, C. Visagie, J. van der Merwe, R. Braxton, B. Hemphill, C. Tingle (co-opted)
Reg. No. 2003/00958R/08

[Handwritten signature]

Clause 33.7 goes on to state that any subdivision must be consistent with the development plan approved by the local authority for the development. The current application, if approved, will require amendment of the Estate's development plan and is therefore inconsistent with the development plan as approved by the Municipality'.

We respectfully submit that the application is premature in that the applicant should have consulted with the HOA prior to the submission of the application, to afford the HOA an opportunity to properly consider and comment on the rationale behind the application and the proposed changes to the development plan.

The HOA received the application late in June and the Chairman immediately called Mr Burger of the Applicant, and left a message for him to return his call. The return call was only made weeks later, by which time the main shareholder of the owner of Erven 579 and 11 had gone overseas. The CEO of the owner was also asked for input but he indicated that he had no knowledge of the matter and could not assist us with the rationale behind the application. The HOA was informed by Applicant that the owner was of the opinion that he had a right to construct a home on Erf 11 and that he wanted to protect such right on the proposed erf (Portion A, measuring +/- 5195m²). The Chairman immediately protested that such action would cause an unacceptable visual impact on the entire Estate, but was told that construction would take place behind the trees on the land, thereby hiding it from the view of residents on the Estate (see caveat 2 on the annexures to the application, which states: "All levels are to be confirmed prior to construction." That presupposes that construction is indeed intended on the land.) This information from the Applicant triggered an investigation by the HOA as to the suitability of the proposed site. The Estate's Environmental Manager's report is annexed and marked "A", which in a nutshell concludes that portion A is a conservation area, containing highly endangered flora.

The HOA regularly consults with Dennis Moss of Dennis Moss Partnership, the Town Planners who were involved in the establishment of the Estate, on all matters pertaining to possible changes on the Estate. Dennis Moss endorsed the HOA's concerns regarding the application and advised the HOA that there should have been a pre-submission consultation with the HOA, that the



development plan will have to be amended, that Erf 11 was never intended as an erf on which a house could be built, that building a house on portion A would cause a negative visual impact and that the relevant land is indeed a sensitive conservation area. Due to time constraints, Dennis Moss Partnership was unable to furnish us with their written opinion but the HOA reserves the right to obtain and furnish such opinion, should it prove necessary.

In conclusion we wish to question the motivation by the Applicant, whereby justification is sought for moving Erf 11 to the new portion (portion A), on the basis that a piece of land which is zoned and totally suitable for agriculture, be moved to a piece of land which will still be zoned agriculture but will be totally unsuitable for agriculture. The statement that "... the agricultural usage of the property has been improved by moving it out of the viable agricultural land" is in our opinion irrational and illogical and does not constitute a motivation for the move at all.

In the light of all the above circumstances, the HOA strongly objects to the application in its entirety, does not support or consent to it and requests that it be rejected.

We confirm that Me N Vumendlini advised that our objection was due by 25 July 2014.

Yours faithfully,



Eben Potgieter
Chairman



De Zalze Winelands Golf Estate



SPECIAL MANAGEMENT AREA TRUST

TO:

THE DE ZALZE WINELANDS GOLF ESTATE HOME OWNERS ASSOCIATION

Granite Outcrops at de Zalze

The granite outcrops situated on De Zalze form part of the Swartland Granite Renosterveld, found in the Swartland, Drakenstein & Stellenbosch area. The ecosystem threat status for this is Critically Endangered.

This habitat has furthermore been listed as A1, which means there has been an irreversible loss of habitat, with the result that the remaining natural habitat is 15%. Less than 1% of the original ecosystem area is protected. Species of special concern consist of 123 Red Data Plant Species and 27 endemic plant species [www.bgis.sanbi.org]

The Environmental Management Plan for De Zalze (compiled 1997, approved 2002) refers to, inter alia, the following areas under the Environmental Land Use Constraints Plan:

- Granite outcrops
- Naturally vegetated areas worthy of conservation
- Subsurface seepage lines or drainage
- Thin soil cover

These areas were mapped in order to guide the planning of the Estate and a constraints map was provided to ensure that the golf course and housing component were sited so that there would be no impact on sensitive environmental habitats or areas [pages 15, 37-38 of the EMP]. The area in question is clearly mapped as a granite outcrop.

The De Zalze Management Framework (approved by the Stellenbosch Municipality in September 2002) refers to, amongst others, the vegetation on granite outcrops and states as follows: *'Due to their unique flora and aesthetic appeal the granite outcrops will be protected. Such areas will be restored and conserved as part of the proposed ecological corridors.'*

Dr. Charlie Boucher compiled an Ecological Research Report during 2010. This report was commissioned by SSI Environmental Consultants on behalf of the HOA. The terms of reference included a field assessment of the remaining natural

De Zalze Winelands Golf Estate Special Management Trust
PO Box 335 Stellenbosch 7595 / Tel: +27 21 8802708 / Fax: +27 21 8802709
Email: eco@dezalzeestate.com

Trustees: F. Potgieter, B. van Dyk, J. Bestbier Reg. No. IT 4097/2004

vegetation and an analysis & evaluation of the data collected. An overview of the ecological state of the Estate, detailed descriptions of critical biodiversity fragments and recommendations for biodiversity management were provided.

Figure 31(Annexure A1) clearly refers to the conservation areas as including the top granite section that is now under contention, ie portion A as envisaged in the application. It is noted in the motivation report to the application that "the proposal is to move the separate property to the rocky outcrop". This is clearly the section referred to by Dr. Boucher in his report.

Samples were also taken from this area.

The findings are discussed on pages 22 – 25 of which the following excerpts are provided.

'These outcrops support a host of diminutive succulents and geophytes (bulbous plants) forming a natural "garden" among the lichens, mosses and ferns. They are undoubtedly valuable from a botanical diversity, and aesthetic, recreational and environmental point of view.'

'Surrounding the exposed rocks, it is usual to find flora generally found in Swartland Granite Renosterveld (a threatened vegetation type) including short trees such as *Olea europaea* subsp. *Africana*, shrubs, climbers and herbs, while the geophytes *Charmanthe aethiopica* and *Zantedeschia aethiopica* add colour between the dense scrub.'

'Unfortunately there has been a tendency by the current and previous owners to underestimate the value of these outcrops. The short tree and shrub surround has sometimes been totally destroyed and resulted in local erosion. In other instances rubbish has been dumped on them. Fortunately it is possible to restore their natural vegetation and therefore their attractiveness.'

In his conclusion Dr. Boucher refers specifically to the top section of the granite outcrop (Annexure A2), with advice on how to reinstate the area.

Conclusion: it is clear from the information as set out above as well as the documents referred to that the section under contention is, and must be in future, a conservation area that must be protected.

Best Regards

Elke Watson


 Manager Environment
 RA/1 aw/11 B/11 M (environment)



Adrianne H.

2.1



Figure 31 The Blaauwklippen River riparian zone is separated from the conservation area in the central granite outcrop complex by a fairway. This should be reduced to a track only to reduce the separation of the two elements. The tree for the 18th green is located in the centre of the lower lobe of the conservation area. This is poor practice, it should be located outside or at worst on the edge of the conserved veld. The location of sample sites 12 and 13 is indicated.

Amateur 17

6.3 Granite outcrops

The tee for the 16th hole is injudiciously located in the centre of the lower lobe of the conservation area around a granite outcrop (Appendix 6, Figure 31). Unfortunately the central granite outcrop has been effectively cut-off from the river by a section of the fairway. This connection should be reinstated with only a path separating the two elements. No exotic grass lawn planting must be allowed in this interface.

An excavation is present at the top end of the granite conservation area (Figure 17). Foreign material is now being dumped here with an admixture of *Pennisetum clandestinum* (kikuyu grass). This should be filled with some of the excavated material stored along the river bank, some topsoil replaced to contours and local natural plants from the outcrop reinstated to restore the disturbance. Invasive alien species (e.g. port jackson willow, stone pines) must be eradicated from the conservation area.

A tractor has recently taken a short-cut through the middle of the top lobe of the conservation area. This must be stopped immediately before it becomes a fixed farm dirt road. A track here would be prone to erosion as it is directly up a steep slope.



Figure 17 An excavation with rubble infill at the head of the designated Granite Outcrop Conservation Area.

The granite outcrop conservation area is used as a toilet by farm workers. Adequate facilities are needed and the workers need to be educated to eliminate the use of natural veld for ablutions. This argument is also relevant over the whole Estate.

T.R.

Appendix 8

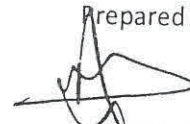
Copy of title deed

A handwritten signature or set of initials in black ink, located in the bottom right corner of the page. The writing is stylized and appears to be a personal mark.

117

CLUVER MARKOTTER INC

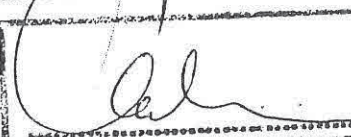
Prepared by me



CONVEYANCER

A L DE WAAL

FEE
R. 100.00

ARTIKEL 40(3) WET 47 VAN 1937 SECTION 40(3) ACT 47 OF 1937	
VERBIND MORTGAGED	
B 23560/2003	
VRI FOR R 7 500 000.00	
BC BC 7	
7 JUN 2011	REGISTRAR

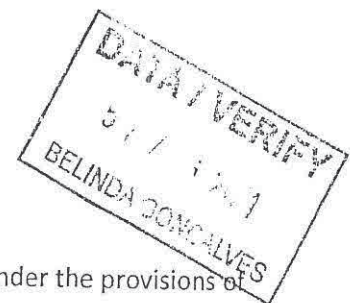
T 029766/11

CERTIFICATE OF CONSOLIDATED TITLE
IN TERMS OF SECTION 40(3) OF ACT 47 OF 1937

WHEREAS

GROOTE ZALZE ESTATE (PROPRIETARY) LIMITED
Registration Number 2002/030526/07

has applied for the issue to the Company of a Certificate of Consolidated Title under the provisions of
Section 40(3) of the Deeds Registries Act 47 of 1937;



MR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 7



AND WHEREAS

GROOTE ZALZE ESTATE (PROPRIETARY) LIMITED
Registration Number 2002/030526/07

is the registered owner of:

1. ERF 1 DE ZALZE in the Municipality and Division of Stellenbosch, Province of the Western Cape

HELD BY Deed of Transfer No T39763/2003

2. ERF 574 DE ZALZE in the Municipality and Division of Stellenbosch, Province of the Western Cape

HELD BY Deed of Transfer No T 029764/11

which pieces of land have been consolidated into the land hereinafter described;

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at CAPE TOWN, do hereby certify that the said

GROOTE ZALZE ESTATE (PROPRIETARY) LIMITED
Registration Number 2002/030526/07

ITS administrators, or assigns, is the registered owner of

ERF 579 DE ZALZE in the Municipality and Division of Stellenbosch, Province of the Western Cape

Measuring: 51,0539 (FIFTY ONE COMMA ZERO FIVE THREE NINE) hectares

AS WILL more fully appear from Diagram S.G. Number 6267/2009

As regards the figure ABCDEg3f3e3d3c3b3a3z2y2x2w2v2u2t2s2r2q2p2n2m2k2j2h2g2f2e2d2c2b2z1 middle of Blaauw Klip River a on the hereto annexed Diagram S.G. Number 6267/2009:

1. **SUBJECT** to such conditions as are referred to in Deeds of Transfer No 74 dated 5 September 1885; and
2. **SUBJECT** to and **WITH THE BENEFIT OF**, as the case may be, as imposed in the said Deed of Transfer No 74 dated 5 September 1885, the condition contained in the Will, dated 19 August 1883, of the late Jacobus du Toit, reading:

“Dat de Groote Plaats (waar het woonhuis opstraat) het regt behoudt tot de water sloot en dam regt van een weg naar de dam, zullende de Eigenaar van elk van de twee andere deelen een dag per week het water moeten afstaan.”

3. The figure marked ABtuvyz1a1b1c1g1h1j1w1x1y2n2b2c2d2e2f2g2h2j2k2a on General Plan SG No 5801/2002 is **further subject** to the condition referred to in the endorsement, dated 31 March 1976, on the said Deed of Transfer No. 5663/1959, which read as follows:

(PARA 2) SERVITUDE

By Notarial Deed No 605/61 dated 3/3/1961 the Remainder of the farm Groote Zalse No 506 held under para 2 herein is subject to a right in favour of the Electricity Supply Commission to convey electricity across the said property by means of underground cables or overhead wires along the route marked “gh” on servitude diagram No 6380/1957 annexed to the said Not. Deed, together with certain ancillary rights and subject to conditions as will more fully appear from the said Notarial Deed a copy of which is annexed hereto (the line serv1 serv2 on General Plan SG No 5801/2002 represents the centre line of the Electric Power Line servitude).

4. **SUBJECT** to the following condition contained in Deed of Transfer No T39763/2003 imposed by the Premier of the Western Cape when approving on 17 December 1996 the rezoning of farms no 508, 998 and 507 and portion 3 of farm no 510, all situate in the Division of Stellenbosch, in terms of section 16 read with section 42 of the Land Use Planning Ordinance No 15 of 1985 (as amended):



The existing water rights from the river on the aforementioned properties and the run-offs to the dams on the said properties are allocated exclusively to the portions of the land to arise from the subdivision of the aforementioned properties which are designated for agricultural use.

5. **SUBJECT** to the following conditions, contained in Deed of Transfer No T39763/2003 imposed by the Transferor at the insistence of the Stellenbosch Municipality and its predecessors when approving the subdivision of Erf 42 De Zalze in terms of Section 25 of Ordinance 15 of 1985 reading as follows:-

5.1 The property shall not be transferred, alienated or leased without the written consent of the DE ZALZE WINELANDS GOLF ESTATE HOME OWNERS ASSOCIATION (Association incorporated under Section 21) (hereinafter referred to as the Association), which consent shall only be issued once the Association has satisfied itself that all conditions imposed by the Association have been met.

5.2 The within transferee and his successors-in-title to this property by virtue of ownership hereof, automatically shall become and remain a member of the DE ZALZE WINELANDS GOLF ESTATE HOME OWNERS ASSOCIATION being bound by the constitution of the said Association for as long as he is the registered owner of the property.

5.3 The transferee shall:

5.3.1 be responsible for and pay promptly on due date all levies and other charges as may be payable to the Association in accordance with its memorandum and articles of association;

5.3.2 comply with (and procure that all other occupants of the property comply with) the rules of the Association

As regards the figure b2c2d2e2f2g2h2j2k2m2n2p2q2r2s2t2u2v2w2x2y2z2a3b3c3d3e3f3g3 EFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1I1J1K1L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z1 on the hereto annexed Diagram S.G. Number 6267/2009:

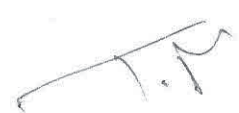
1. **SUBJECT** to such conditions as are referred to in Deed of Transfer No 74 dated 5 September 1885; and

2. **SUBJECT** to and **WITH THE BENEFIT OF**, as the case may be, as imposed in the said Deed of Transfer No 74 dated 5 September 1885, the condition contained in the Will, dated 19 August 1883, of the late Jacobus du Toit, reading:

"Dat de Groote Plaats (waar het woonhuis opstraat) het regte behoudt tot de water sloot en dam regt van een weg naar de dam, zullende de Eigenaar van elk van de twee andere deelen een dag per week het water moeten afstaan."

3. **SUBJECT** to the following condition, as contained in Deed of Transfer No T44942/2008, imposed by the Premier of the Western Cape when approving on 17 December 1996 the rezoning of farms no 508, 998 and 507 and portion 3 of farm no 510, all situate in the Division of Stellenbosch, in terms of section 16 read with section 42 of the Land Use Planning Ordinance No 15 of 1985 (as amended):

The existing water rights from the river on the aforementioned properties and the run-offs to the dams on the said properties are allocated exclusively to the portions of the land to arise from the subdivision of the aforementioned properties which are designated for agricultural use.



And that by virtue of these presents the said

GROOTE ZALZE ESTATE (PROPRIETARY) LIMITED
Registration Number 2002/030526/07

ITS administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar, 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 Deed at CAPE TOWN on this
of April in the year of Our Lord, Two Thousand and Eleven (2011)

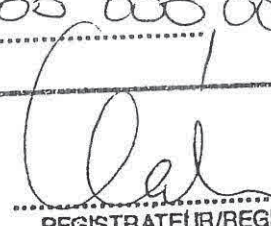
07 JUN 2011

day 7

REGISTRAR OF DEEDS

[Handwritten signature]

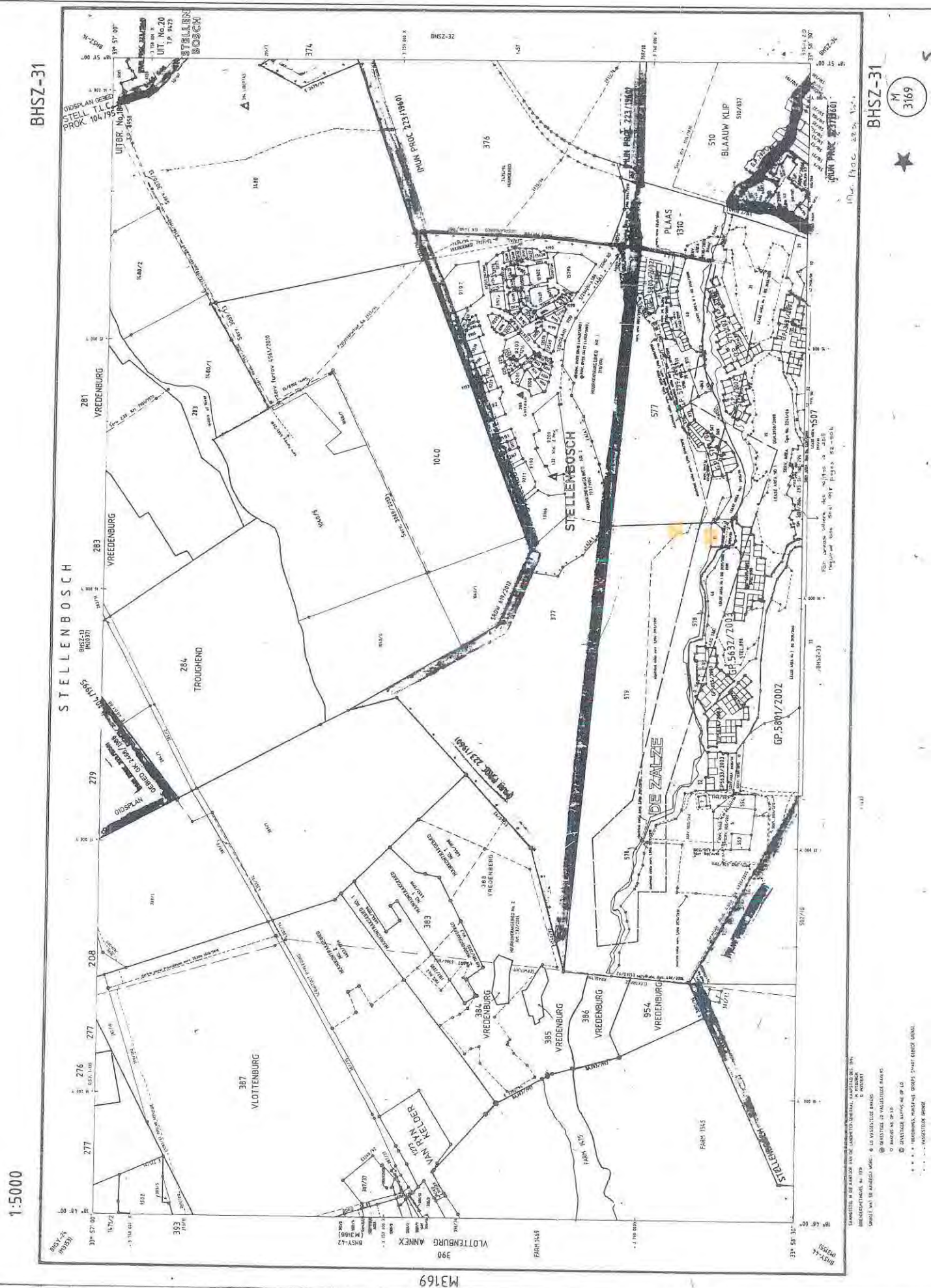
(7)

VERBIND		MORTGAGED	
VIR FOR R		10 000 000,00	
B	016172/11	 REGISTRATEUR/REGISTRAR	
	7 JUN 2011		

T.R.

5. SURVEYOR GENERAL DIAGRAMS/NOTING SHEET

A handwritten signature or set of initials, possibly "A.R.", written in dark ink at the bottom right of the page.



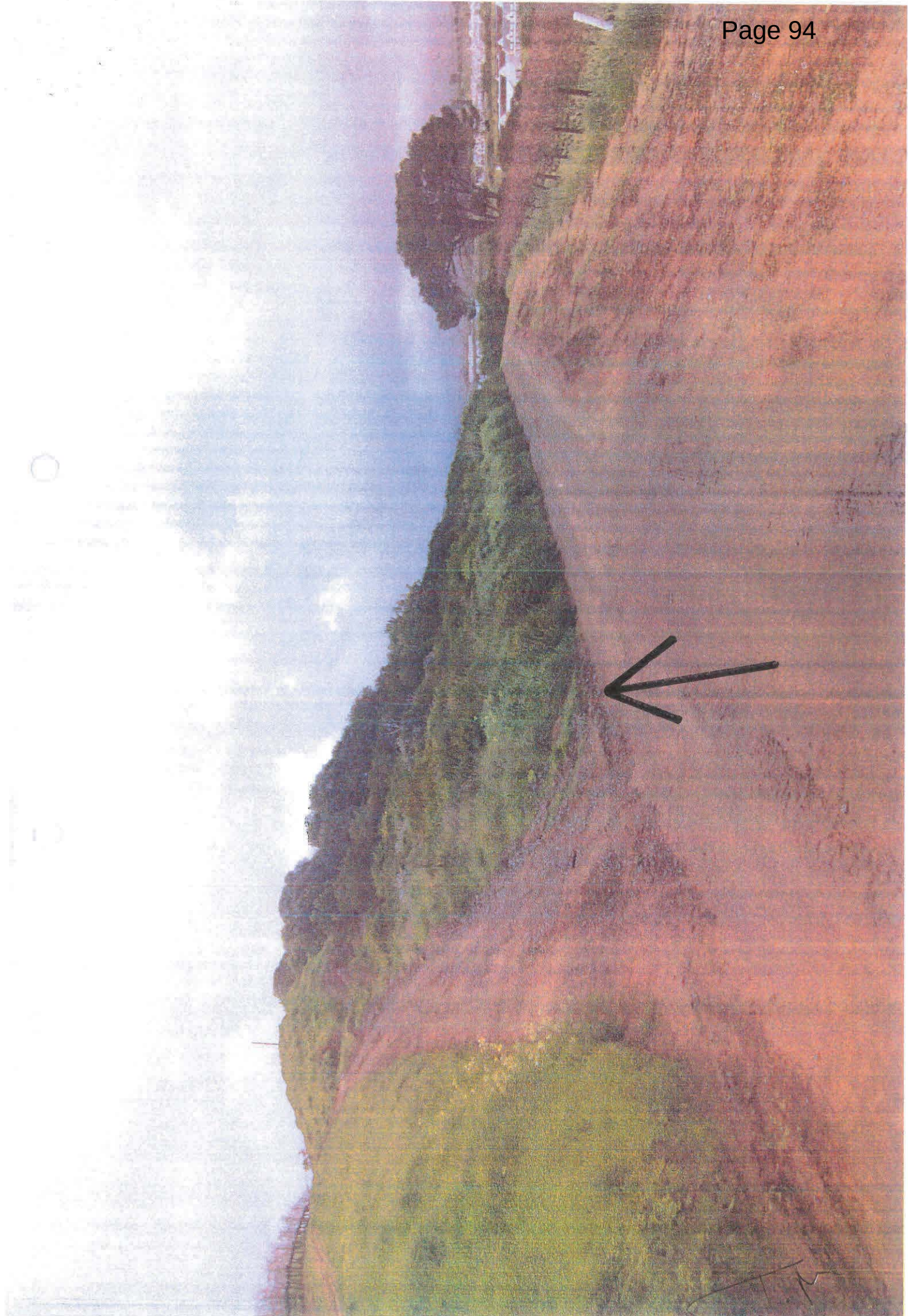
Appendix 9

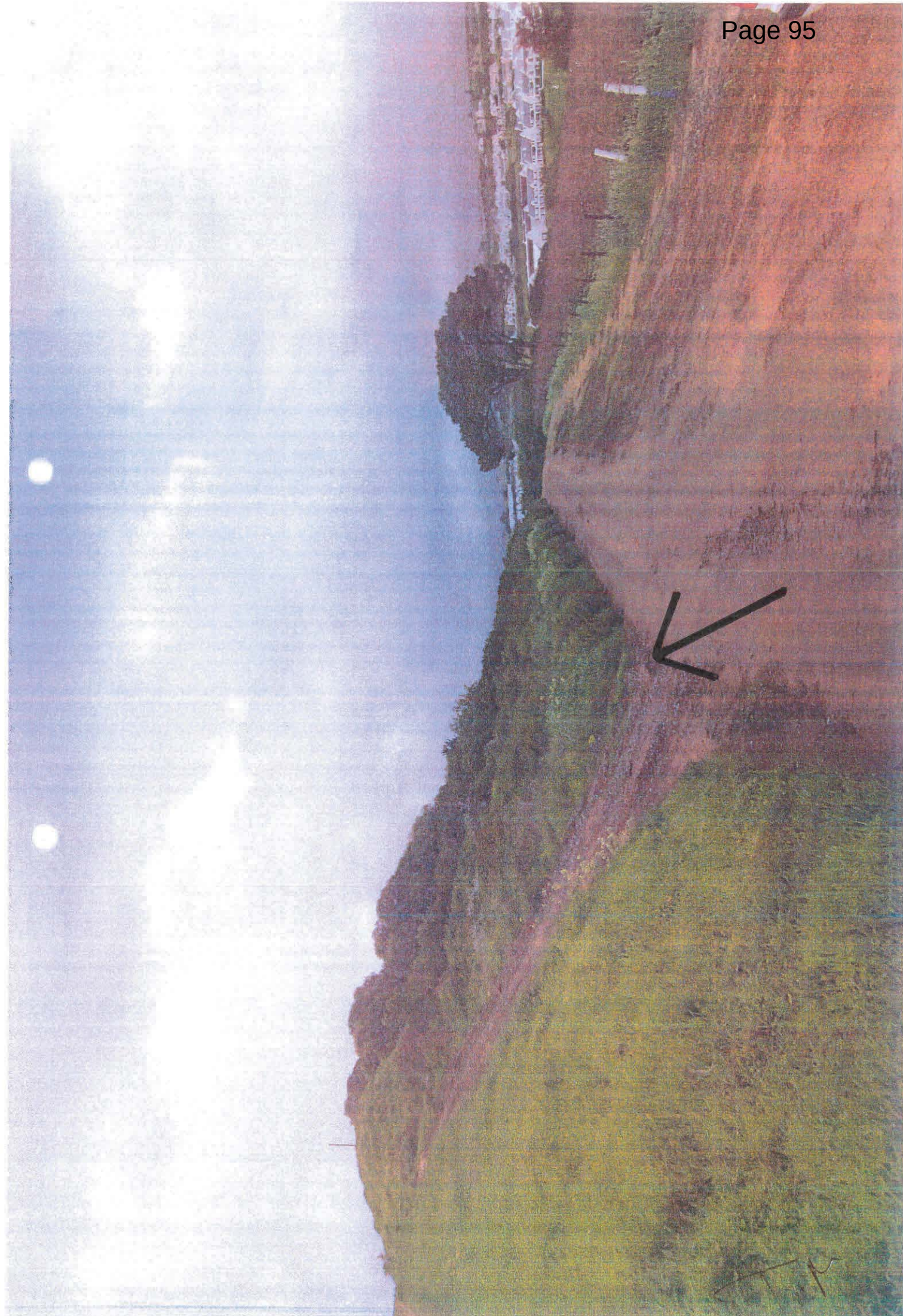
Photos

T.P.







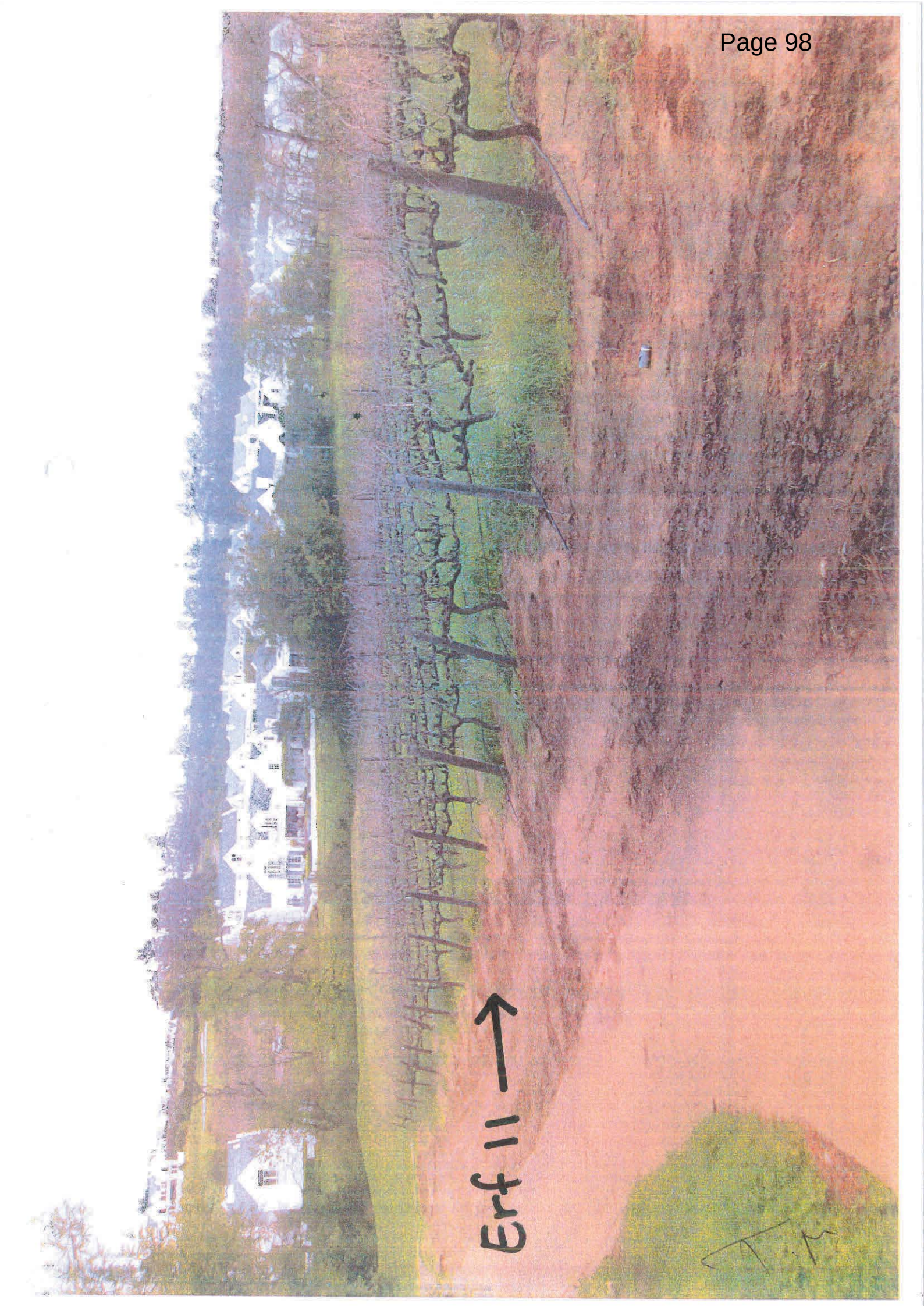




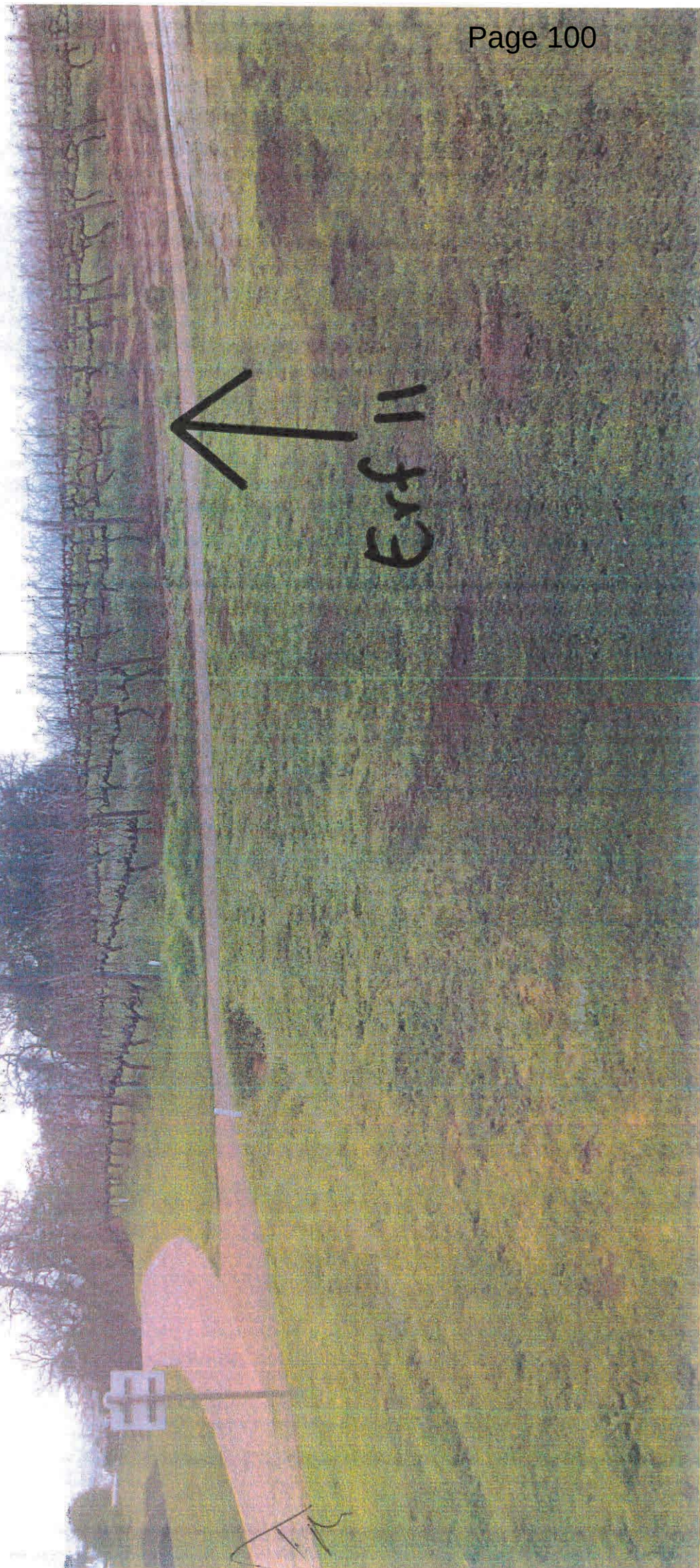


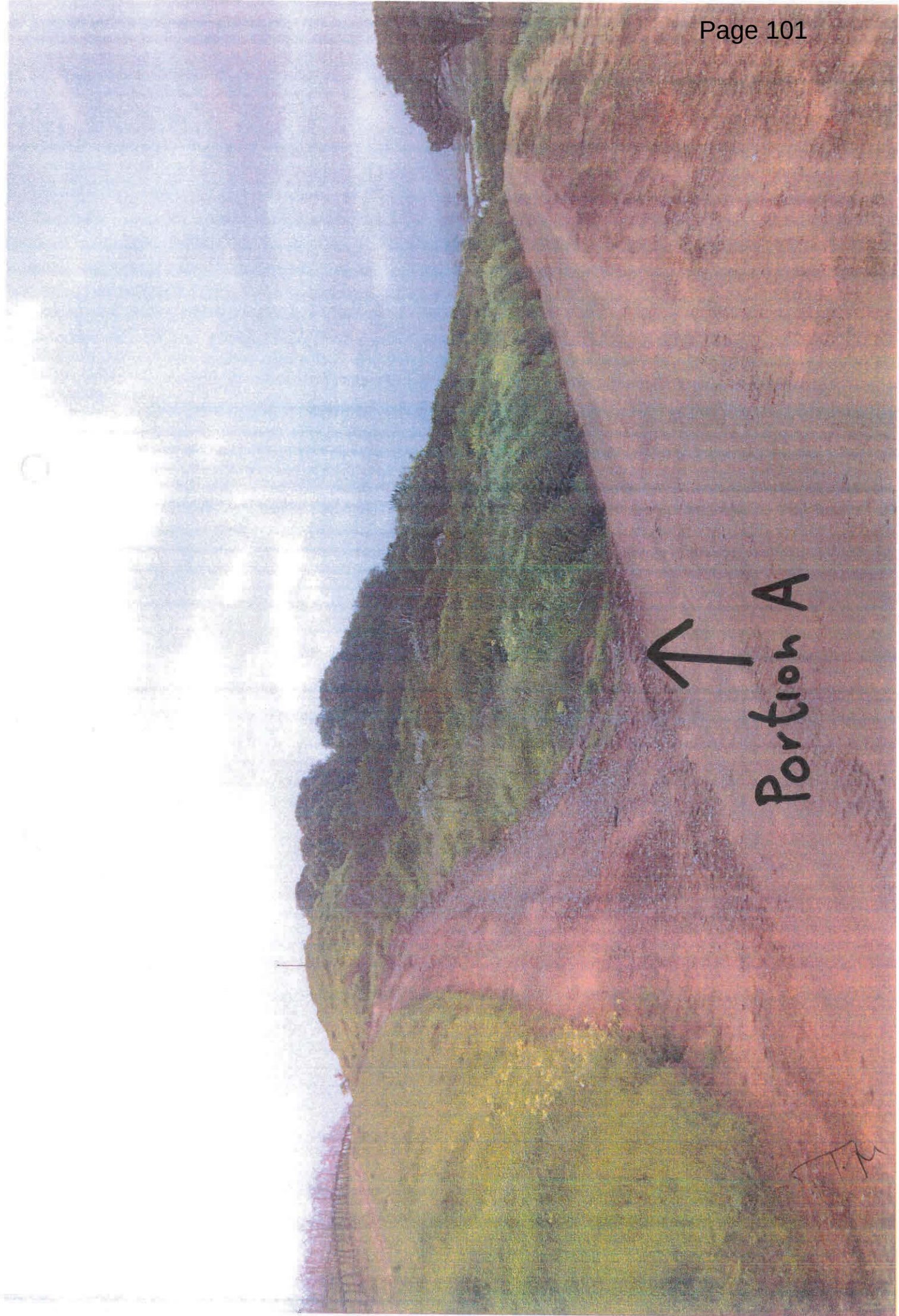
Erf 11 →

Tim









Portion A

T.M.

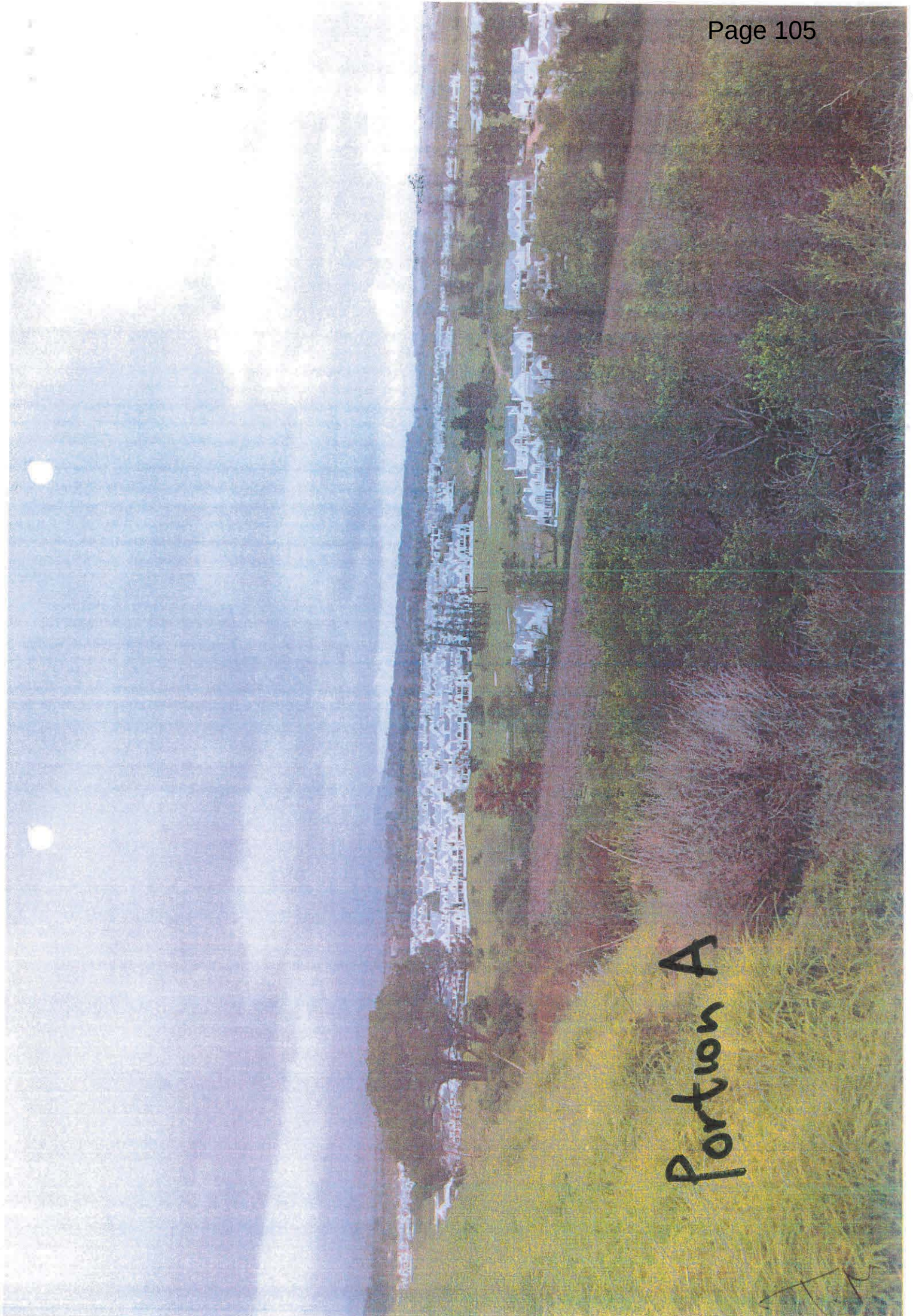




Portion A



Portion A



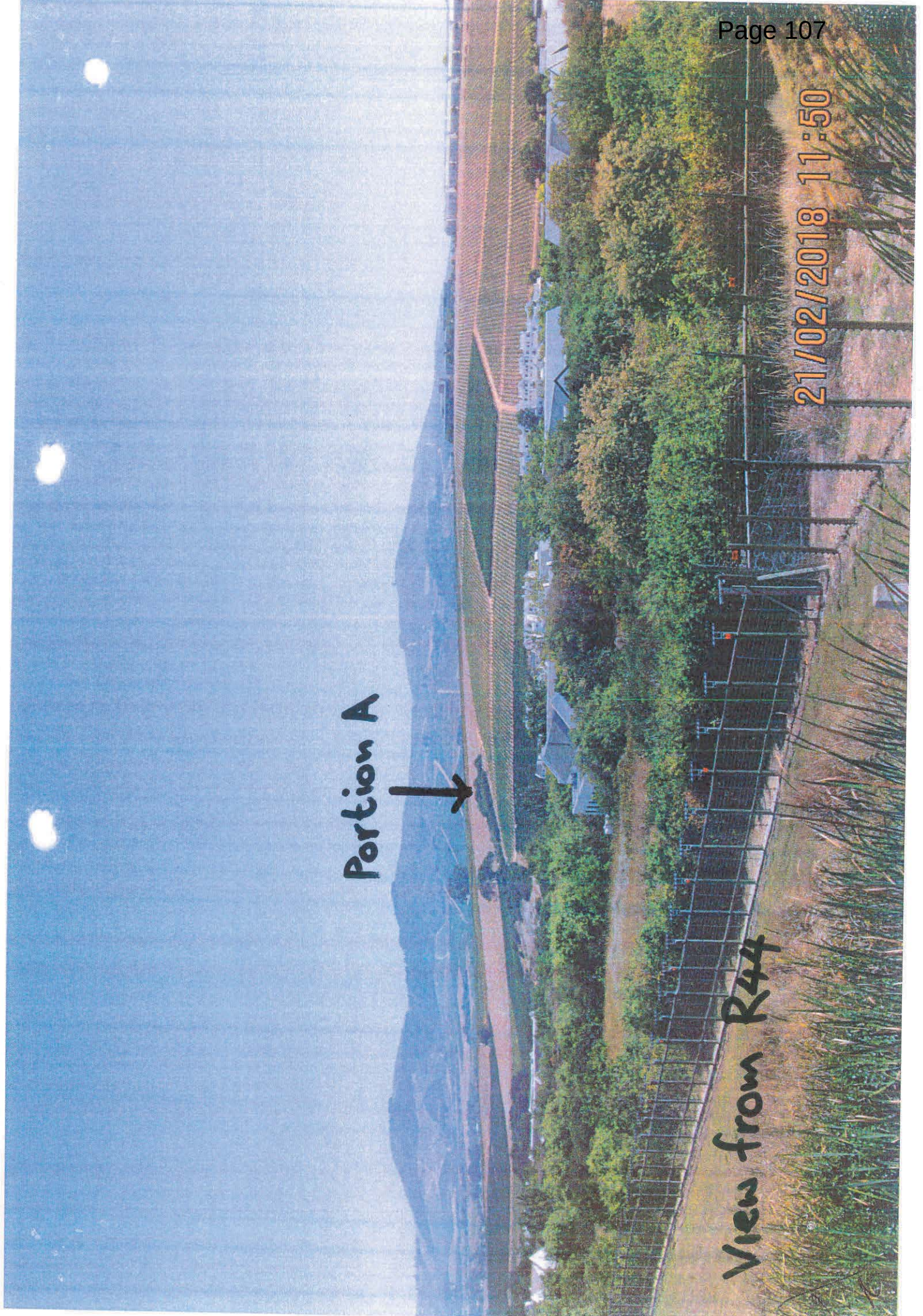


21/02/2018 11:50

Portion A



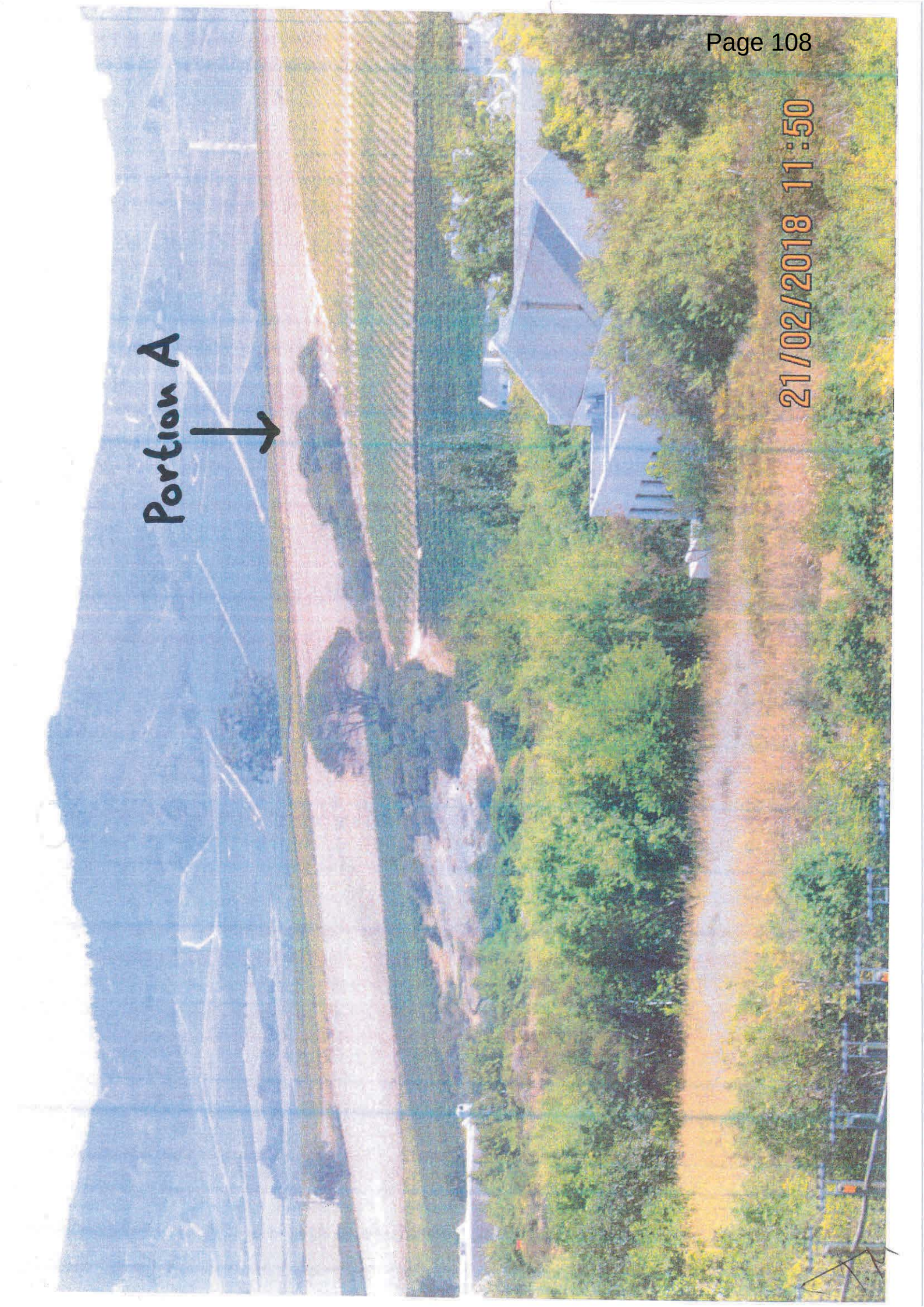
View from R44



Portion A

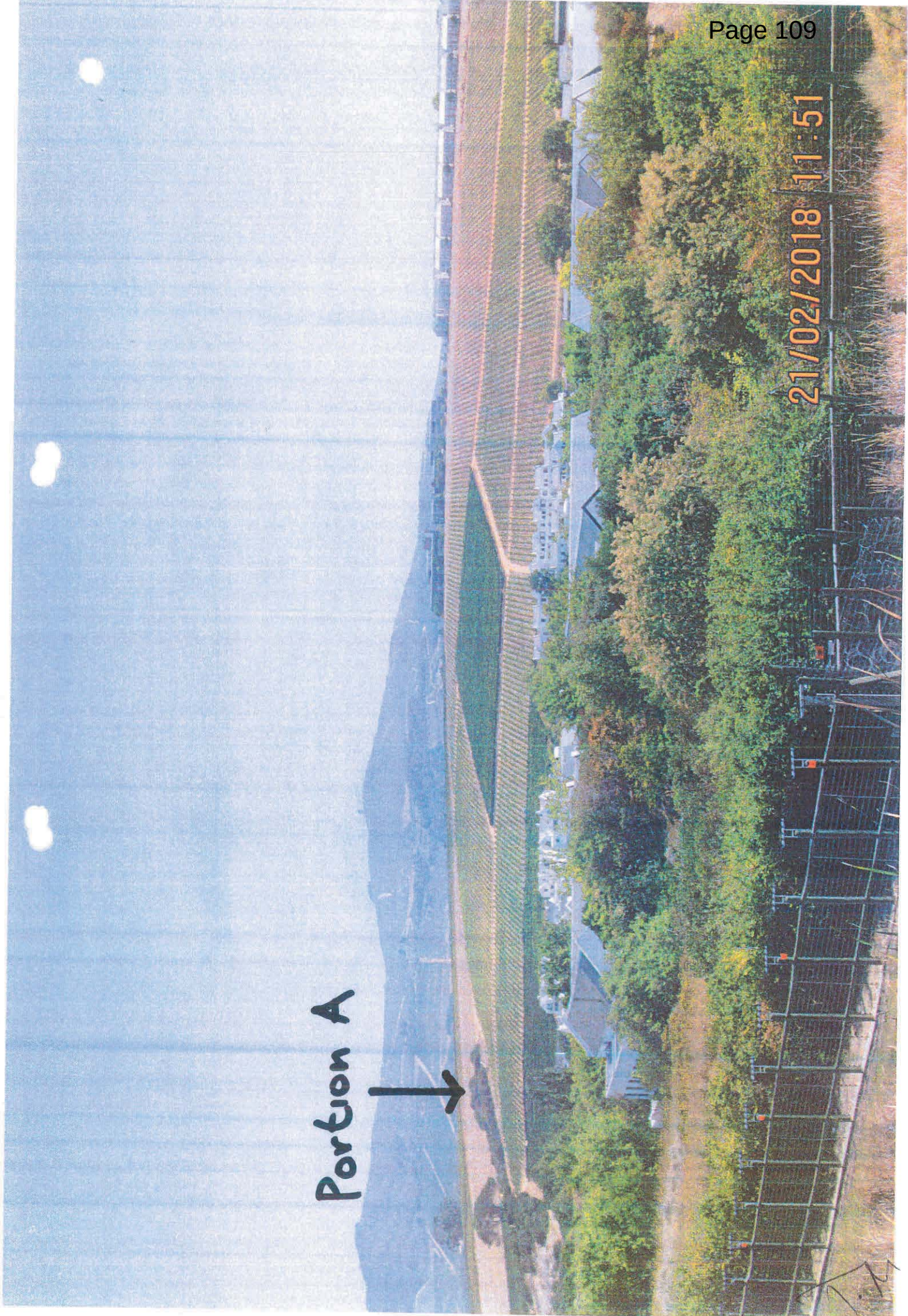


21/02/2018 11:50



21/02/2018 11:51

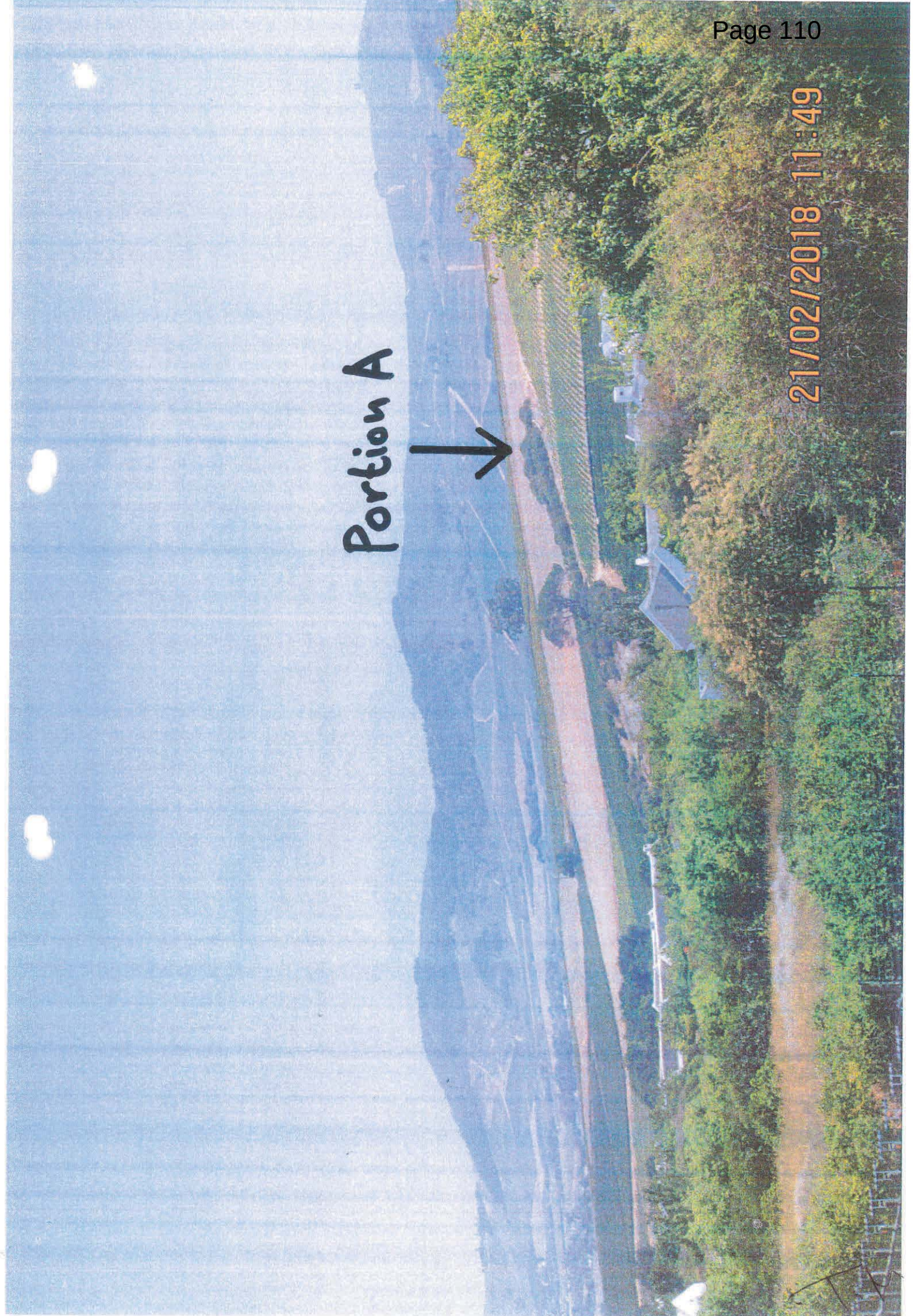
Portion A



Portion A



21/02/2018 11:49

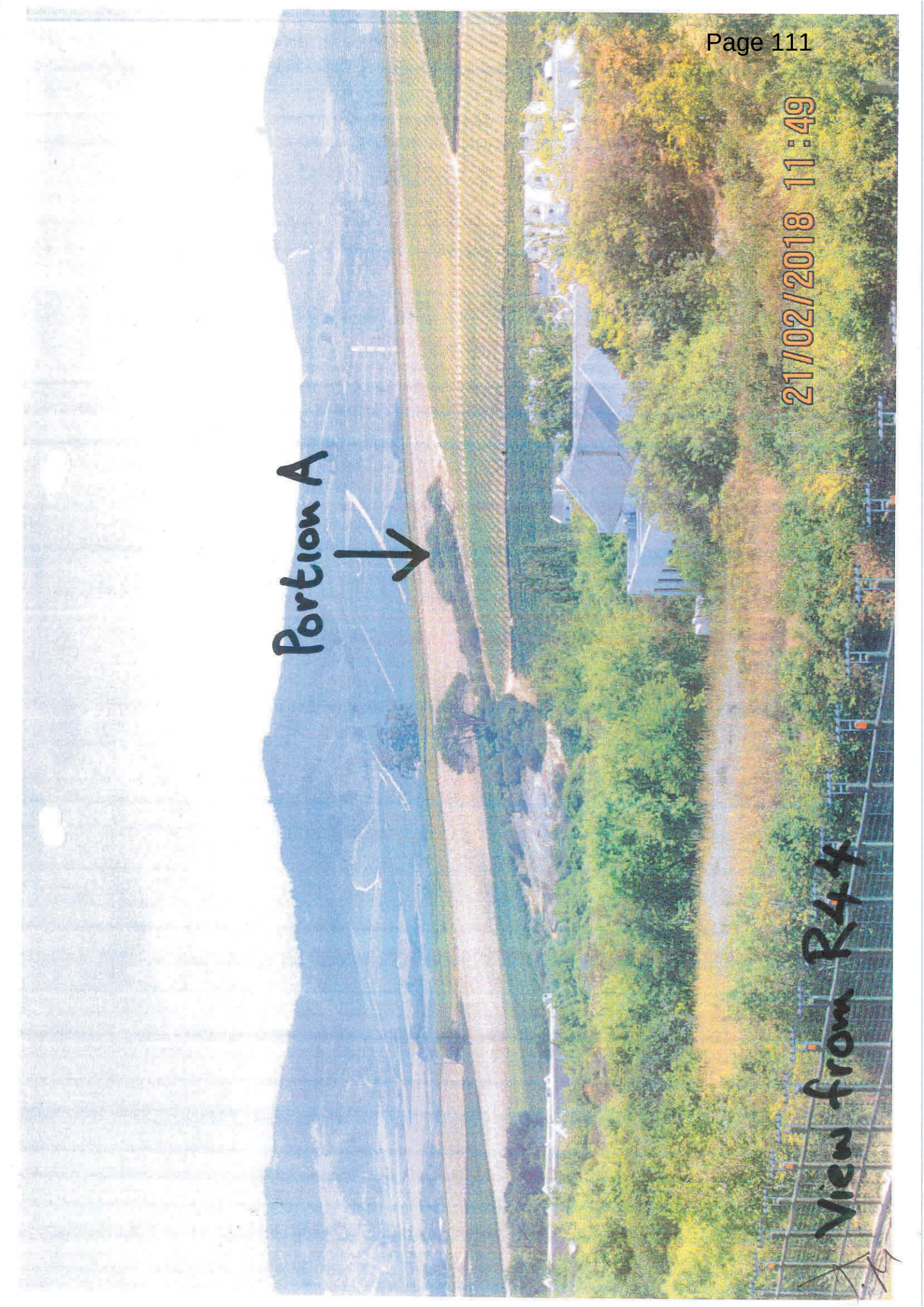


Portion A



21/02/2018 11:49

View from R44



Appendix 10

Notice to I&AP

T.M.

Enquiries/Navrae	N Vumendlini / S Newman
Your ref	-
Our ref/Ons Verw	Erf 579, De Zalze
Date/Datum	2014-06-19
Aansoek / Appl No	LU/3478
Ext / Uitbr	021-808 8640 / 8659
Fax	021-886 6899

REGISTERED POST/GEREGISTREERDE POS

Sir/Madam / Meneer/Dame

APPLICATION FOR SUBDIVISION FOR ERF 579, DE ZALZE
AANSOEK OM ONDERVERDELING VAN ERF 579, DE ZALZE

Notice is hereby given in terms of the provisions of Ordinance 15 of 1985 and/or the relevant zoning scheme regulations that the Council has received the abovementioned applications, which is available for inspection during office hours (08:30 – 15:00) at the advice centre, municipal offices, Plein Street, Stellenbosch. **Attached** for your convenience please find details of the proposal.

Applicant:

Friendlaender, Burger & Volkmann

Erf/Erven number(s):

Erf 579, De Zalze

Locality/Address:

Allotment Area, De Zalze

FILE NR:	OUTGOING POST
SCAN NR:	DeZ579 LU3478 SURE
COLLABORATOR NR:	331775

Nature of Application:

Application for the subdivision of Erf 579, De Zalze into Portion A (±5195m²) and Remainder (±50,53ha).

Remainder Erf 579 will be consolidated with Remainder Erf 11.

Written objections, if any, stating reasons and directed to the undersigned, P O Box 17, Stellenbosch, 7599, or faxed to 021-88 66899, or hand delivered to the Land Use Management Branch, Advice Centre, Ground Floor, municipal offices, Plein Street, Stellenbosch, quoting the abovementioned reference and erf number, as well as your erf number, contact number and address, will be received within 30 days from date of registration of this letter. Please note that only written objections received within the aforementioned timeframe will be considered as valid.

If your response is not sent to this postal address, physical address or fax number and if, as a consequence it arrives late, it will be deemed to be invalid.

Any enquiries in the above regard can be directed N Vumendlini 021-808 8640.

P19.7.2014

T.M

Kennis geskied hiermee ingevolge die bepalinge van Ordonnansie 15 van 1985 en/of die toepaslike soneringskema-regulasies dat die Raad die bostaande aansoek ontvang het, wat gedurende kantoorure (8.30 – 15.00) by die advieskantoor, munisipale kantore, Pleinstraat Stellenbosch ter insae lê. **Aangeheg** vir u gerief vind asseblief besonderhede van die aansoek.

Applikant:

Friendlaender, Burger & Volkmann

Erf/Erwe nommer(s):

Erf 579, De Zalze

Ligging/Adres:

Allotment Omgewing, De Zalze

Aard van Aansoek :

Voorgestelde onderverdeling van Erf 579, De Zalze in gedeelte A ($\pm 5195m^2$) en Restant ($\pm 50,53ha$).

Restant Erf 579 word gekonsolideer met Restant 11.

Skriftelike besware, indien enige, met 'n opgaaf van redes en gerig aan die ondergetekende, Posbus 17, Stellenbosch, 7599, of gefaks word aan 021-88 66899, of per hand afgelewer by die Grondgebruiksbestuursafdeling, Advieskantoor, Grondvloer, Munisipale kantore, Pleinstraat, Stellenbosch, met vermelding van die bostaande verwysings- en ernommer, sowel as u ernommer, kontaknommer en adres, word binne 30 dae vanaf datum van registrasie van hierdie skrywe ingewag. Let asseblief daarop dat slegs skriftelike besware ontvang binne die voormelde tydsraamwerk as geldig beskou sal word.

Indien u terugvoering nie na die bogenoemde posadres, fisiese adres of faksnommer gestuur word nie en indien, dit as gevolg daarvan laat arriveer, sal dit as ongeldig geag word.

Enige navrae in die bogenoemde verband kan aan N Vumendlini by tel. 021-808 8640 gerig word.

Yours faithfully / Die uwe



for **DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT**
nms **DIREKTEUR: BEPLANNING & EKONOMIESE ONTWIKKELING**



REGISTERED POST ON ERF 579, DE ZALZE

WA Pretorius
P.O Box 131087
BRYANSTON
2021 (377)

De Zalze
P.O Box 338
STELLENBOSCH
7599

T.M.

REGISTERED POST ON ERF 579, DE ZALZE

WA Pretorius
P.O Box 131087
BRYANSTON
2021 (377)

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za

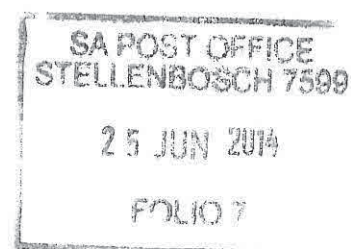
RD 991 031 954 ZA
CUSTOMER COPY 301028R

De Zalze
P.O Box 338
STELLENBOSCH
7599

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za

RD 991 031 937 ZA
CUSTOMER COPY 301028R

TR



2

T.M

Appendix 11

Notice to departments

11.12

Navrae / Enquiries: N Vumendlini / S Newman
Telefoon / Telephone : (021) 808 8640 / 8659
Faks / Fax : (021) 886 6899
Ons Verw / Our ref.: Erf 579, De Zalze
Application No: LU/3478
E-pos / e-mail : Nopinki.Vumendlini@ Stellenbosch.gov.za

2014-06-23

REGISTERED POST

Sir / Madam

FILE NR:	OUTGOING POST
SCAN NR:	
022579 LU3478 DEP	
COLLABORATOR NR:	
331777	

APPLICATION FOR SUBDIVISION: ERF 579, DE ZALZE

Notice is hereby given in terms of Section 24 of the Land Use Planning Ordinance promulgated by PN1048/1988 that Council has received the above application. **Attached** for your convenience, please find a notice of the proposal and details of the application.

Kindly note, in terms of Section 37 of the Land Use Planning Ordinance, No 15 of 1985 you have **sixty (60) days** in which to comment on the application. Should your department be unable to do so timeously, you may apply in writing for an extension of time up to a further thirty (30) days. Should you not provide Council with your comments within the specified or extended period, you will be deemed to have no comments.

Yours faithfully.



for DIRECTOR : PLANNING & ECONOMIC DEVELOPMENT

123.8.2014

T.M

REGISTERED POST ON ERF 579, DE ZALZE

Department of Agriculture
Directorate: Land Use Management
Private Bag X120
PRETORIA
0001

Department of Agriculture
Private Bag X1
ELSENBURG ✓
7607

The District Roads Engineer (Paarl)
Private Bag X 6003
PAARL
7624
Attention : Mr CJ de Villiers

Department of Transport and Public Roads
Deputy Director-General: Roads Infrastructure ✓
P.O Box 2603
CAPE TOWN
8000

T.M.

REGISTERED POST ON ERF 579, DE ZALZE

Department of Agriculture
Directorate: Land Use Management
Private Bag X120
PRETORIA
0001

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RD 991 032 892 ZA
CUSTOMER COPY 301028R

Department of Agriculture
Private Bag X1
ELSENBURG
7607

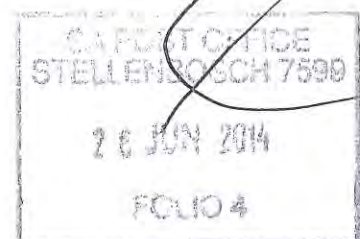
REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RD 991 032 915 ZA
CUSTOMER COPY 301028R

The District Roads Engineer (Paarl)
Private Bag X 6003
PAARL
7624
Attention : Mr CJ de Villiers

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RD 991 032 932 ZA
CUSTOMER COPY 301028R

Department of Transport and Public Roads
Deputy Director-General: Roads Infrastructure
P.O Box 2603
CAPE TOWN
8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RD 991 032 950 ZA
CUSTOMER COPY 301028R



Appendix 12

Comment from the Department of Transport and Public Works

T.M.



Western Cape
Government

Transport and Public Works

ROAD NETWORK MANAGEMENT

Email: Grace.Swanepoel@westerncape.gov.za

tel: +27 21 483 4669 fax: +27 21 483 2166

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-25/50 (Job 22360)

ENQUIRIES: Ms GD Swanepoel

DATE: 16 July 2014

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



Attention: Ms N Vumendlini

Dear Madam

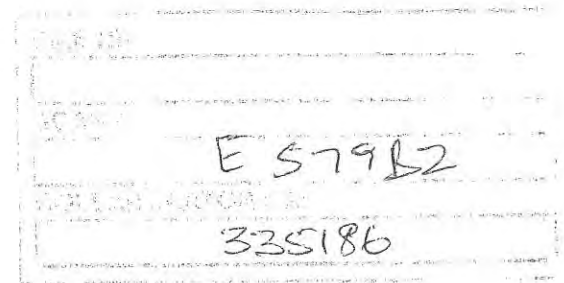
APPLICATION FOR THE SUBDIVISION OF ERF 579, DE ZALZE AND THE CONSOLIDATION OF THE REMAINDER OF ERF 579 WITH ERF 11, DE ZALZE: STELLENBOSCH MUNICIPAL AREA

1. Your correspondence Erf 579, De Zalze dated 23 June 2014 refers.
2. The application consists of the following:-
 - 2.1. The subdivision of Erf 579, De Zalze into 2 portions, namely Portion "A" with an area of $\pm 5195\text{m}^2$ leaving a remainder with an area of $\pm 50,5344\text{ha}$ and
 - 2.2. The consolidation of the remainder of Erf 579 with Erf 11, De Zalze to form a total area of $\pm 51.5\text{ha}$.
3. The subject property is located more than 1600 metres via private roads away from Main Road 27 (R44). No additional traffic will be generated by this development. The development will thus have no negative effect on Main Road 27.
4. This Branch in terms of Ordinance 15 of 1985 (Land Use Planning Ordinance) offers no objection to the application provided that all the relevant properties have unfettered access to the road network.

Yours faithfully

ML WATTERS

For EXECUTIVE MANAGER: ROAD & TRANSPORT MANAGEMENT



Appendix 13

Comment from the Department of Agriculture, Forestry and Fisheries

A handwritten signature in black ink, appearing to be 'T.M.', located in the bottom right corner of the page.



agriculture,
forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria, 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938
Enquiries: Helpdesk Ref: 2014_04_0048

Friedlaender, Burger & Volkmann
P.O.Box 154
STELLENBOSCH
7599

Attention: D.P. Burger

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT 1970:
SUBDIVISION OF ERF 579 DE ZALZE, DIVISION STELLENBOSCH, WESTERN CAPE
PROVINCE**

Your letter bearing reference DEZ11 dated 19 August 2014 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No.50279..... issued in terms of section 4 of the Act, is enclosed in duplicate.

To facilitate registration the conveyancer must lodge the signed copy of the consent with the Registrar of Deeds together with the documents.

Kindly note that the properties concerned are subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983).

It is trusted that you will find the decision in order.

Yours faithfully

MS M J GABRIEL

ACTING CHIEF DIRECTOR: NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

DATE: 2015-03-24

CC: The Surveyor-General Private Bag X 9028 CAPE TOWN 8000
CC: Land Use and Soil Management P.O.Box 380 BELLVILLE 7535
CC: Mr Brandon Layman Landuse Management Department of Agriculture: Western Cape Private Bag x 1 ELSENBURG 7607



agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2014_04_0048

TOESTEMMING

KRAGTENS DIE WET OP DIE ONDERVERDELING
VAN LANDBOUGGROND, 1970

CONSENT

IN TERMS OF THE SUBDIVISION OF
AGRICULTURAL LAND ACT, 1970

50279

By virtue of the powers delegated to me by the Minister of Agriculture, Forestry and Fisheries consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

ERF 579 DE ZALZE, IN EXTENT 51,0539 HECTARES, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

PARAGRAPH 2: CONSENT GRANTED

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 0,5195 hectares and 50,53 hectares represented by the figures marked Ptn A and the Rem. as shown on the sketch plan which is attached to this consent

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer the portion measuring approximately 50,53 hectares (Rem.) must be consolidated with the Remainder of Portion 11 De Zalze, Division Stellenbosch, Western Cape Province.
- 3.2 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.3 This consent does not exempt the property from the provisions of any other law, with special reference to the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.4 This consent is valid for 5 years from date of this grant.

2015-03-24

DATE

MS M.J. GABRIEL

ACTING CHIEF DIRECTOR: NATURAL RESOURCES
MANAGEMENT
DELEGATE OF THE MINISTER

FARM NO. 377

REMAINDER
±50,5344ha

±174,17

±113,03

±113,01

PORTION A
±5195m²

±67,59

±34,76

REMAINDER
±50,5344ha

±135,87

578

Consolidate

REMAINDER 11

578

40

SKETSKAART WAARNA VER-
SKETCHPLAN TO WHICH IS
WYS WORD IN TOESTEMMING
REFERRED IN CONSENT

No: 50279

J. M. B. de Z. 1

Notes:

1. The Remainder of Erf 11 to be consolidated with the Remainder of Erf 579.

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



Scale 1:2500

Date: 02/04/2014

Contours: N/A

System: WG 19

PROPOSED SUBDIVISION
OF
ERF 579 DE ZALZE

FRIEDLAENDER, BURGER & VOLKMANN
Professional Land Surveyors Sectional Title Consultants Mapping Consultants
Professionele Landmeters Deeltitel Konsultante Kartering Konsultante

Ref: DEZ11

Dwg: PROP_SUBD.DWG

27 Church Street / Kerkstraat PO Box / Posbus 154, Stellenbosch, 7599
TEL: 27 21 8864004, FAX 27 21 8878088 E-mail: info@fbvsurvey.co.za

T.M.

Appendix 14

Comment from the Department of Agriculture
(Western Cape Government)

A handwritten signature in black ink, appearing to be 'T.M.', located at the bottom right of the page.



Cor Van Der Walt
LandUse Management
Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/801
YOUR REFERENCE : LU/3478
ENQUIRIES : Cor van der Walt

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



Att: S Newman

PROPOSED SUBDIVISION: DIVISION STELLENBOSCH
ERF NO 579

ES7912
338606

Your application of 23 June 2014 has reference.

Please refer to our previous letter of no objection dated 2014/04/29 regarding the above mentioned application.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

AS ROUX
AS ROUX Pr Eng

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT
2014-07-30

Copy:

Friedlaender, Burger & Volkmann Professional Land Surveyors
PO Box 154
STELLENBOSCH
7599

T.M.



Cor Van Der Walt
LandUse Management
Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/801
YOUR REFERENCE : DEZ11
ENQUIRIES : Cor van der Walt

Friedlaender, Burger & Volkmann Professional Land Surveyors
PO Box 154
STELLENBOSCH
7599

Att: DP Burger

PROPOSED SUBDIVISION: DIVISION STELLENBOSCH
ERF NO 579, DE ZALZE

Your application of 03 April 2014 has reference.

The Western Cape Department of Agriculture has no objection:

Please note:

- That this is a comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970 and the Land Use Planning Ordinance 15 of 1985.
- Kindly quote our reference number in any future correspondence in respect of the application.



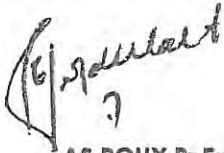
E579B2S

338607

T.M

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



AS ROUX Pr Eng

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT

2014-04-29

<u>Copies:</u>	
Directorate Land Use and Sustainable Resource Management	Stellenbosch Municipality
National Department of Agriculture	PO Box 17
Private Bag X 120	Stellenbosch
PRETORIA	7599
0001	



Appendix 15

Comments Director Engineering Services

A handwritten signature in black ink, appearing to be 'T. M.', located in the bottom right corner of the page.

579 DZ (12)

VERWYSING/REF: Erf 579, De Zalze DATUM/DATE: 5 June 2014

MEMO AAN :

	Bou Afdeling / Building Department
	Stadstesourier / Treasury
	Hoof : Gesondheidsdienste / Health Department
	Cape Winelands
	Director : Elek Ing dienste/ Electrical
>	Director : Ing en Tegn Dienste / Engineering Dep
	Director : Bosbou / Recreation
	Director : Brandweerdienste / Fire Department
	Director : Verkeersdienste / Traffic Department
	Nigel Winter
	Director: Corporate Services
	Heritage

716. Lupe
Jmf 11/6/2014

FILE NR:
E. 579 DZ

SCAN NR:

COLLABORATOR NR:
331433

Aansoek / Application	Subdivision
Adres / Address	Allotment Area, De Zalze
Aansoek Datum / Application Date	04 April 2014
Aansoeker / Applicant	Friendlander, Burger & Volkmann

Aangeheg vind u tersaaklike dokumentasie in verband met bogenoemde aansoek. Ten einde my ir staat te stel om die aansoek aan die Beplanning- en Ontwikkelingskomitee vir oorweging voor te lê word u versoek om my skriftelik van u kommentaar, indien enige, te voorsien.

Onderskei asseblief tussen algemene kommentaar op die meriete van die aansoek en enige voorwaardes wat u departement wil oplê indien die aansoek goedgekeur word.

Attached please find the relevant documentation regarding the abovementioned application. In orde to enable us to submit the application to the Planning and Development Services committee fo consideration, we request that you supply us with your written comment, if any.

Please intercept between general comment on the merits of the application and any conditions tha your department would like to lay on if the application has been approved.

Geliewe die memorandum per hand aan my terug te besorg voor of op ...

Please forward the memorandum by hand to me on or before: **5 July 2014**.....
(Datum)

S. Newman

for DIRECTOR: PLANNING & DEVELOPMENT SERVICES

ALGEMENEKOMMENTAAR / GENERAL COMMENT:

Recommended for approval.

VOORWAARDES/CONDITIONS

No Pro Rata (BICL is) payable.

HANDTEKENING / SIGNATURE

24/06/2014
DATUM / DATE

T.M

Appendix 16

Previous approval

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a first name followed by a last name.

**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries

R Fooy / U Von Molendorff

U verwysing / Your ref.

-

Ons verwysing / Our Ref.

Erven 3, 11, 37, 40, 41 & 195, De Zalze

Datum / Date

2009-10-20

Telefoon / Telephone

021-808 8660 / 8682

Faks / Fax

021-808 8651

REGISTERED POST

Adri Snyman Sustainable
Development Planning Services
P O Box 963
STELLENBOSCH
7599

Madam

**APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION ON
ERVEN 3, 11, 37, 40, 41 AND 195, DE ZALZE, STELLENBOSCH DIVISION**

My previous correspondence dated 29 September 2009, refers.

I wish to advise that the appeal process has now been concluded and that the decision as per Council's previous letter of approval is therefore now considered final. Accordingly, you may now act on the decision, subject to compliance with the conditions detailed in my letter dated 29 September 2009.

Yours faithfully

for: **DIRECTOR: PLANNING AND DEVELOPMENT**

Appeal process concluded De Zalze Erven



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries
U verwysing / Your ref.
Ons verwysing / Our Ref.
Datum / Date
Telefoon / Telephone
Faks / Fax

R Fooy / U Von Molendorff
-
Erven 3, 11, 37, 40, 41 & 195, De Zalze
2009-09-29
021-808 8660 / 8682
021-808 8651

REGISTERED POST

Adri Snyman Sustainable
Development Planning Services
PO Box 963
Stellenbosch
7599

Madam

APPLICATION FOR SUBDIVISION, REZONING, AND CONSOLIDATION ON ERVEN 3, 11, 37, 40, 41 and 195, DE ZALZE, STELLENBOSCH

Your application in the above regard, refers.

The Director: Planning and Development Services at a recent meeting resolved as follows:

Erf 3:

- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of Portion A (±3, 0335ha) of Erf 3 from Open Space Zone II to Agriculture Zone I, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A and
- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the concerned Portion A (±3, 0335ha) on Erf 3 and the consolidation thereof with the adjacent Erf 1, as shown on Agriculture Land Revision Plan DZ-AGRIREV dated June 2007 (Appendix C), subject to the conditions contained in Appendix A.

Erf 11:

- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the Portion B (±4786m²) on Erf 11 and the consolidation thereof with the adjacent Erf 3, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A and
- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of the Remainder Erf 11

(±4651m²) from Open Space Zone II to Agriculture Zone I (Appendix C), subject to the conditions contained in Appendix A.

Erf 37:

- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of Erf 37 into Portion C (±1329m²) and the Remainder Erf 37 (±655m²), as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A and
- That approval is granted for consolidating Portion C with the adjacent Portion A of Erf 195 and Portion D of Erf 214, and consolidating the Remainder Erf 37 with Portion C of unregistered Erf 214, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A.

Erf 40:

- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of Portion C (±3144m²) of Erf 40 from Open Space Zone II to Agriculture Zone I, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A and
- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the concerned Portion C (±3144m²) on Erf 40 and the consolidation thereof with the adjacent Remainder Erf 41, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A.

Remainder Erf 41:

- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of Portion A (±1704m²) of Remainder Erf 41 from Agriculture Zone I to Residential Zone V, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A. and
- That approval be granted in terms Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the concerned Portion A on Remainder Erf 41 and the consolidation thereof with the adjacent unregistered Erf 216 as shown on Plan DZ-41SUB dated June 2007, subject to the conditions contained in Appendix A;
- That approval be granted in terms Section 25(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of undivided shares on Remainder Erf 41 for the purposes of separate registration of servitude area 1 (±593m²), servitude area 2 (±972m²), servitude area 3 (±2300m²), and servitude area 4 (±2778m²) in favour of the Home Owners' Association as shown on Plan DZ-41SUB dated June 2007 (See Plans and Diagrams). The concerned portions form part of existing access roads and landscaping, as shown on plans DZ-COMBINED; DZ41-

SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A.

Erf 195 (Portion of Erf 36):

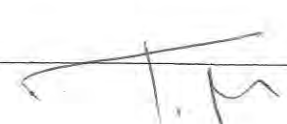
- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of Erf 195 into Portion A ($\pm 3338\text{m}^2$), Portion B ($\pm 299\text{m}^2$) and the Remainder Erf 195, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A and
 - That approval be granted for the consolidating of Portion A with the adjacent Portion C of Erf 37 and Portion D of Erf 214, and consolidating Portion B with Erf 208, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C), subject to the conditions contained in Appendix A.
1. This approval is subject in terms of section 42(1) of Ordinance 15 of 1985 to the conditions as set out in the attached Appendix A.
 2. The requirements as stated in the attached regulations 3.5 and 3.6 of the scheme regulations which have been promulgated in terms of section 7(2) of Ordinance 15 of 1985 (PN.1047/1988) must be complied with.
 3. Services must be provided to the subdivision in accordance with regulation 39 of the regulations promulgated in terms of section 47(1) of Ordinance 15 of 1985 (PN.1050/1988). In this regard your attention is invited to the Provincial Administration's Circulars LG/PB.15/1986 dated 1986-06-20 and LG/PB.17/1986 dated 1986-07-09.

Your attention is also invited to the following:-

1. Section 26, 27 and 28 of Ordinance 15 of 1985. In terms of section 27(2) this approval lapses within a period of five years from the date of this letter (or such extended period which the Council may approve) if the owner fails to provide the Registrar of Deeds with the documents and information he requires, to meet the requirements of the latter in connection with the cancellation of the existing title conditions, to supply services in accordance with a condition imposed in terms of section 42(1) in respect of the subdivision and to obtain the registration of at least one fundamental unit.

It must be noted that the Surveyor-General, when he approves the diagrams or general plan of the newly created erven, will endorse on the reverse side of the diagram with a rubberstamp the date and reference number of this approval. The Registrar of Deeds will not register the separate erven until my Council has endorsed the Certificate of registered Title or Power of Attorney.

This endorsement will be given at the submission of proof that the establishment conditions, as stated in this letter, have been complied with. Furthermore the title conditions which were imposed, must be mentioned in the power of Attorney or the Certificate of Registered Title, which document, together with the diagrams, must be submitted to my Council for endorsement.



In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee to the amount of R291,00, should be directed to and received by the Municipal Manager, Stellenbosch Municipality, P O Box 17, Stellenbosch, 7599, or if hand delivered, to Town Planning, ground floor, municipal building, Plein Street, Stellenbosch, within 21 days of the date of registration at the Post office of this notification letter (with such registration day not included in the appeal period), provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter.

Please note, appellants are not permitted to canvass the Municipal Manager or members of Council's Appeals Committee before or after the matter is heard. Should no appeal be received within such appeal period, or upon conclusion of this appeal process, you (as well as any objectors, if any) will be advised of a further right of appeal in terms of Section 44 of Land Use Planning Ordinance, No 15 of 1985 in due course.

Kindly note the above Council decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



For DIRECTOR: PLANNING AND DEVELOPMENT SERVICES

Endorsements:
The Surveyor-General
Private Bag X 9028
CAPE TOWN
8000



PN 1047/1988

After a subdivision has been approved in terms of section 25(1) of the Ordinance, the person who at any stage is the owner of any land unit which is directly involved with the subdivision, must without compensation:

Allows that main gas pipes, electrical, telephones and television cables and/or wires, main and/or other water pipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and services pillars be erected thereon, if it is considered necessary by the Council, in the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above-mentioned, to alter, remove or investigate; and

To receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and to provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.

In terms of section 31(2) of the Ordinance the Council may permit a building or structure to be erected on a land unit forming part of a subdivision which has not been confirmed.

PN.1050/1988

Subdivision: Land and Services

Whenever an application for the subdivision of land is granted in terms of section 25 of the Ordinance the standard of the services which must be provided in connection with such an application and the distribution of the cost of such services between the developer and the local authority must be in accordance with guidelines which is formulated from time to time by the Chief Director and which will form the conditions to which such subdivision is subject to.





STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT
Department: Planning and Development Services
Department: Beplanning en Ontwikkeling Dienste

APPENDIX A

FILE NO: 3, 11, 37, 40, 41 and 195

In this approval document:

"Council" means the Stellenbosch Municipality

"the owner" means the registered owner of the property.

"the site" means ERF 3, 11, 37, 40, 41 and 195, STELLENBOSCH

"scheme regulation" in this instance means the Stellenbosch Municipality Zoning Scheme Regulations and has the meaning assigned thereto by Ordinance 15 of 1985.

EXTENT OF APPROVAL:

Erf 3:

- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of Portion A ($\pm 3, 0335\text{ha}$) of Erf 3 from Open Space Zone II to Agriculture Zone I, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).
- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the concerned Portion A ($\pm 3, 0335\text{ha}$) on Erf 3 and the consolidation thereof with the adjacent Erf 1, as shown on Agriculture Land Revision Plan DZ-AGRIREV dated June 2007 drawn by FBV (Appendix C).

Erf 11:

- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the Portion B ($\pm 4786\text{m}^2$) on Erf 11 and the consolidation thereof with the adjacent Erf 3, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).
- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of the Remainder Erf 11 ($\pm 4651\text{m}^2$) from Open Space Zone II to Agriculture Zone I, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).

Erf 37:

- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of Erf 37 into Portion C ($\pm 1329\text{m}^2$) and the Remainder Erf 37 ($\pm 655\text{m}^2$), as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C) and
- That approval is granted for consolidating Portion C with the adjacent Portion A of Erf 195 and Portion D of Erf 214, and consolidating the Remainder Erf 37 with Portion C of unregistered Erf 214, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT
Department: Planning and Development Services
Department: Beplanning en Ontwikkeling Dienste

Erf 40:

- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of Portion C ($\pm 3144\text{m}^2$) of Erf 40 from Open Space Zone II to Agriculture Zone I, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV, (Appendix C) and
- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the concerned Portion C ($\pm 3144\text{m}^2$) on Erf 40 and the consolidation thereof with the adjacent Remainder Erf 41, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).

Remainder Erf 41:

- That approval be granted in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the rezoning of Portion A ($\pm 1704\text{m}^2$) of Remainder Erf 41 from Agriculture Zone I to Residential Zone V, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).
- That approval be granted in terms Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of the concerned Portion A on Remainder Erf 41 and the consolidation thereof with the adjacent unregistered Erf 216, as shown on plan DZ41-SUB dated JUNE 07; drawn by FBV (Appendix C).
- That approval be granted in terms Section 25(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of undivided shares on Remainder Erf 41 for the purposes of separate registration of servitude area 1 ($\pm 593\text{m}^2$), servitude area 2 ($\pm 972\text{m}^2$), servitude area 3 ($\pm 2300\text{m}^2$), and servitude area 4 ($\pm 2778\text{m}^2$) in favour of the Home Owners' Association, as shown on Plan DZ-41SUB dated June 2007. The concerned portions form part of existing access roads and landscaping, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).

Erf 195 (Portion of Erf 36):

- That approval be granted in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the subdivision of Erf 195 into Portion A ($\pm 3338\text{m}^2$), Portion B ($\pm 299\text{m}^2$) and the Remainder Erf 195, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).
- That approval be granted for the consolidating of Portion A with the adjacent Portion C of Erf 37 and Portion D of Erf 214, and consolidating Portion B with Erf 208, as shown on plans DZ-COMBINED; DZ41-SUB; DZ-AGRIREV; DZ-URBANREV; dated JUNE 07; drawn by FBV (Appendix C).



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT
Department: Planning and Development Services
Department: Beplanning en Ontwikkeling Dienste

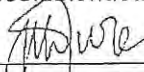
VALIDITY OF APPROVAL: The approval of the subdivision, rezoning and consolidation is valid for 5 (Five) years from the final date of notification.

CONDITIONS IMPOSED: Subdivision, Rezoning and Consolidation conditions.

That the following conditions are applicable in terms of Section 42 of the Land Use Ordinance, 1985 (Ordinance 15 of 1985), that:

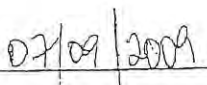
1. That rates clearances in terms of Section 31(1) of Ordinance 15 of 1985 only be granted once all the conditions of approval have been complied with. All subdivided and servitude portions are to be transferred or registered with the OA, the Council or any other party as determined in terms of the approval, should be done prior to or simultaneously with the transfer of the any of the erf in the subdivision and consolidation application;
2. that the applicant submits an electronic copy (shp, dwg, dxf) or A4 hard copy of the SG diagrams, which was preliminary approved by the SG. The following information must be indicated:
 - Newly allocated Erf Numbers
 - Co-ordinates
 - Survey Dimensions
3. that the common property be formally transferred in favour of the Owners' Association;
4. that the OA shall be responsible for the eradication of alien vegetation on the site;
5. that this approval applies only to the applications in question and shall not be construed as authority to depart from any legal prescriptions or other requirements;
6. that the conditions imposed by the Department of Environment Affairs and Development Planning as contained in their letter dated 22/06/2009 be complied with, attached as Appendix D;
7. that the conditions imposed by the Department of Agriculture as contained in their letter dated 11-08-2008 be complied with; attached as Appendix D;

Recommended for approval by:



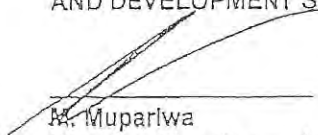
Z. Duze

Manager: Land Use Planning

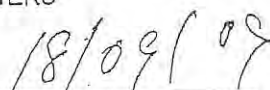


Date

THE ABOVE RECOMMENDATION IS HEREBY APPROVED BY THE DIRECTOR: PLANNING AND DEVELOPMENT SERVICES UNDER DELEGATED POWERS



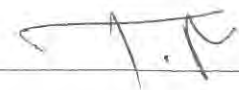
M. Mupariwa
Director: Planning and Development Services



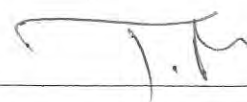
Date

Confidential

Page: 9



APPENDIX C

A handwritten signature, possibly reading 'T.K.', is written in black ink above a horizontal line.

Note:

Ptn A to be consolidated with Erf 1

Ptn B to be consolidated with Erf 3

Ptn C to be consolidated with Rem Erf 41

Shaded areas depict agricultural use

STELLENBOSCH MUNICIPALITY

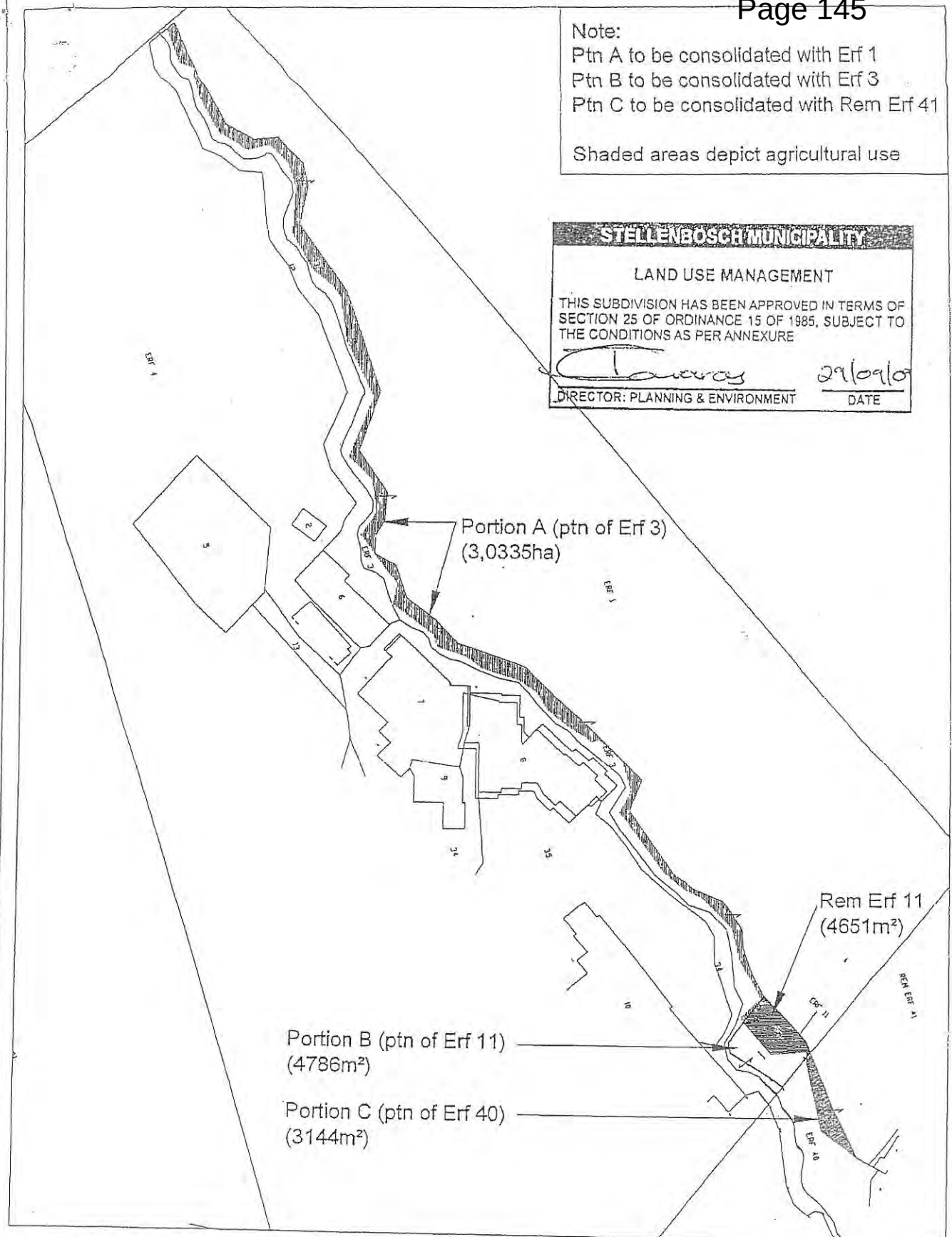
LAND USE MANAGEMENT

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF
SECTION 25 OF ORDINANCE 15 OF 1985, SUBJECT TO
THE CONDITIONS AS PER ANNEXURE*Claveray*

DIRECTOR: PLANNING & ENVIRONMENT

29/09/08

DATE



CLIENT

KLEINE ZALZE (PTY)LTD

PROJECT

ERVEN 3, 11 & 40, DZ
STELLENBOSCH

DRW. TITLE

AGRICULTURE LAND REVISIONS

DESIGN CAD

DRAWN FBV
Base InfoDATE
JUNE 07SCALE
1:7500

Copyright

ADRI SNYMAN SUSTAINABLE
DEVELOPMENT PLANNING SERVICE

DRAWING No.

DZ-AGRIREV

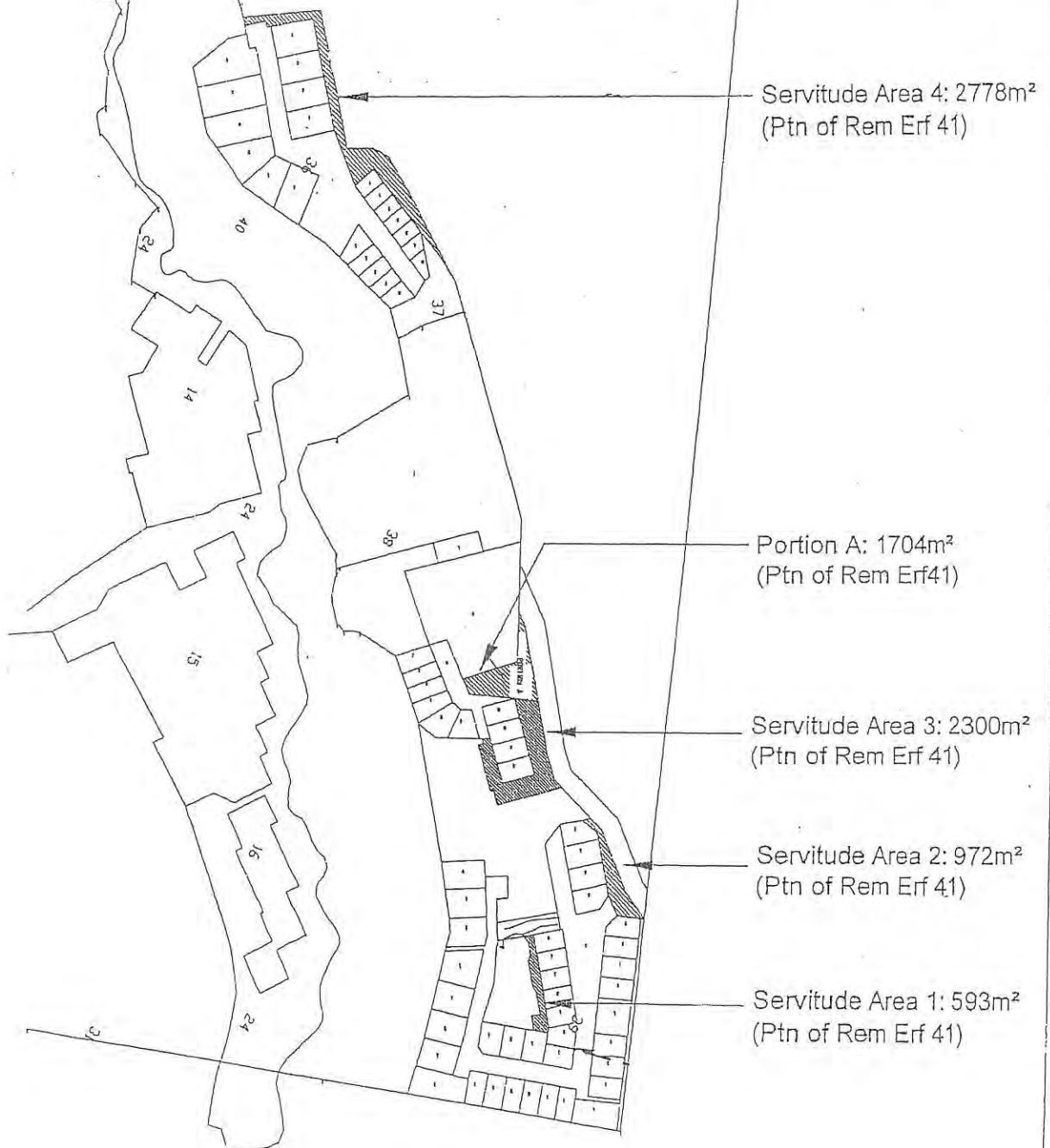
STELLENBOSCH MUNICIPALITY

LAND USE MANAGEMENT

THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF
SECTION 25 OF ORDINANCE 15 OF 1985, SUBJECT TO
THE CONDITIONS AS PER ANNEXURE

[Signature] 29/9/09
DIRECTOR: PLANNING & ENVIRONMENT DATE

Ren Erf 41



Note: Portion A to be consolidated with unregistered Erf 216 (Ptn of Erf 38)

CLIENT

KLEINE ZALZE (PTY)LTD

PROJECT

REMAINDER ERF 41, DZ
STELLENBOSCH

DRW. TITLE

SUBDIVISION & SERVITUDE AREAS

DESIGN CAD

DRAWN FBV

Base Info

DATE JUNE 07

SCALE 1:500

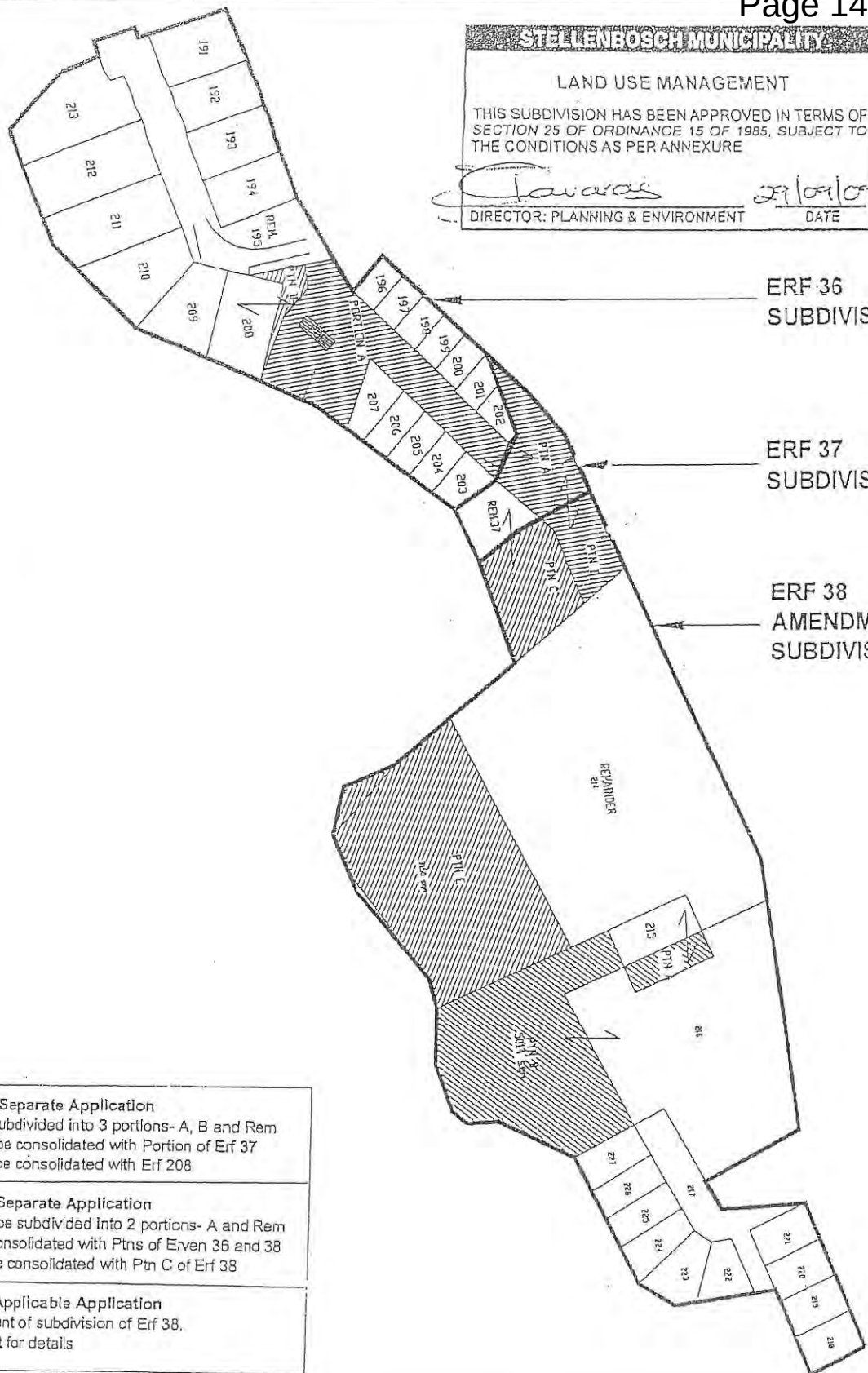
Copyright



ADRI SNYMAN SUSTAINABLE
DEVELOPMENT PLANNING SERVICE

DRAWING No.

DZ41-SUB



CLIENT

KLEINE ZALZE (PTY)LTD

PROJECT

ERVEN 36, 37 & 38, DZ
STELLENBOSCH

DRW. TITLE

COMBINED PROPOSAL

DESIGN CAD

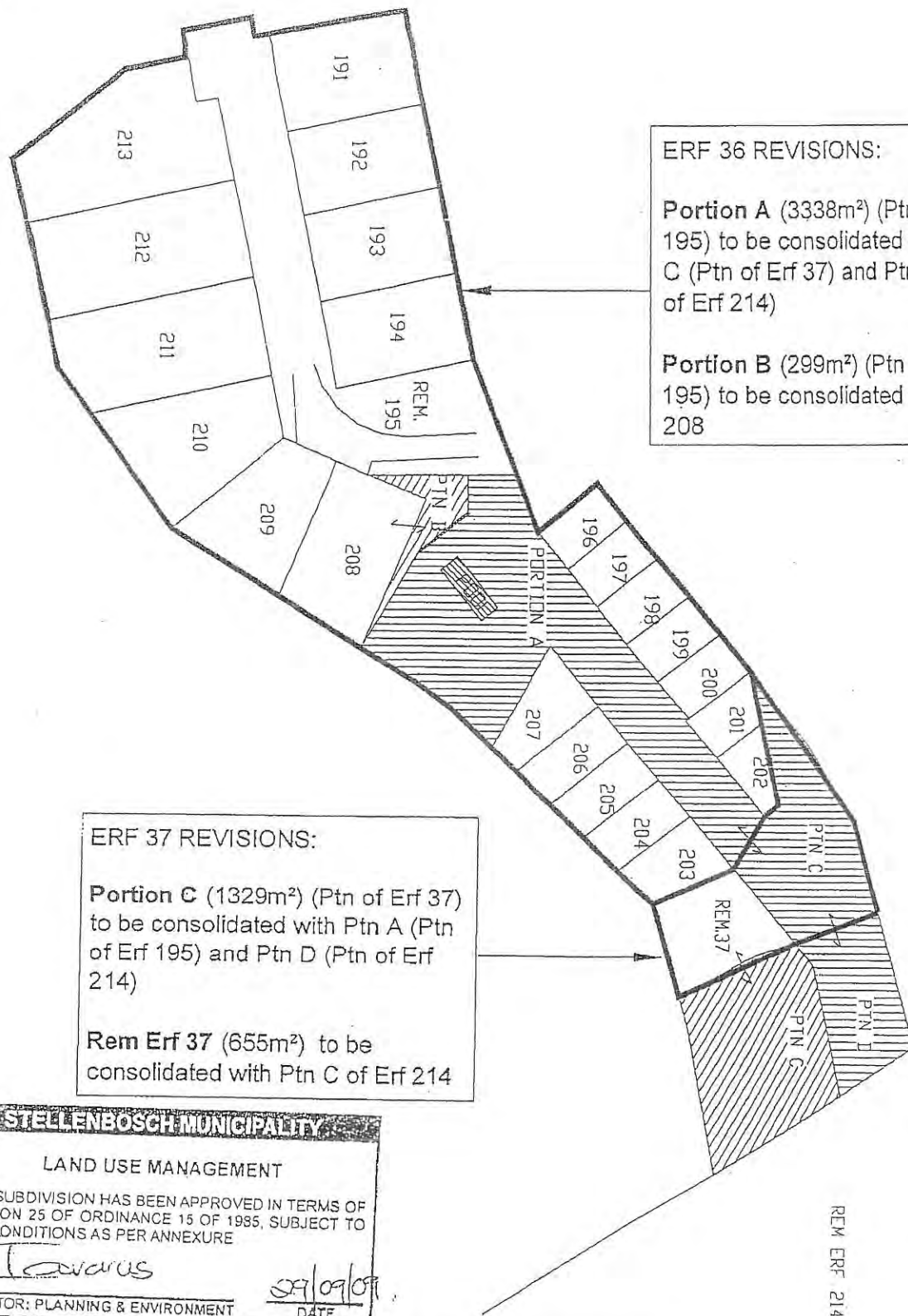
DRAWN FBV
Base infoDATE
JAN 07SCALE
1:2500

Copyright

ADRI SNYMAN SUSTAINABLE
DEVELOPMENT PLANNING SERVICE

DRAWING No.

DZ-COMBINED



CLIENT

KLEINE ZALZE (PTY)LTD

PROJECT

ERVEN 36 & 37, DZ
STELLENBOSCH

DRW. TITLE

URBAN LAND REVISIONS

DESIGN CAD

DRAWN FBV
Base info

DATE JUNE 07

SCALE 1:2000

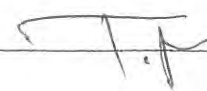
Copyright

ADRI SNYMAN SUSTAINABLE
DEVELOPMENT PLANNING SERVICE

DRAWING No.

DZ-URBANREV

APPENDIX D



From:

To: 00218088651

23/06/2009 10:27 Page 150 88000001/000

ROD

41 DZ

Verwysing
Reference
Isalathiso

E12/2/3/1-B4/37-0711/08

Navrae
Enquiries
Imibuzo

BERNADETTE OSBORNE

Datum
Date
Umhla

23 JUN 2009

Departement van Omgewingsake en Ontwikkelingsbeplanning
 Department of Environmental Affairs and Development Planning
 ISebe leMicimbi yeNdalo esiNgqongileyo noCwangciso loPhuhliso

The Board of Directors
 Kleine Zalze Pty (Ltd)
 PO Box 12837
 Die Boord
 STELLENBOSCH
 7613



FILE NR:

Form 41 Stellenbosch

SCAN NR:

374

COLLABORATOR NR:

158391

Attention: Kobus Basson

Tel: (021) 880 0717

Fax: (021) 880 1716

Dear Sir

APPLICATION: PROPOSED SUBDIVISION AND REZONING OF THE DE ZALZE WINELANDS
 GOLF ESTATE ON THE REMAINDER OF ERF NO. 41, STELLENBOSCH.

With reference to your application, find below the environmental authorisation in respect of this application.

ENVIRONMENTAL AUTHORISATION**A. DESCRIPTION OF ACTIVITY:**

The proposed activity entails the subdivision of the Remainder of Farm No. 41 into a portion A of 1704m² and four servitude areas namely: No 1: 593m², No 2: 972m², No 3: 2300m² and No 4: 2778m². Portion A will be rezoned to Residential Zone V and consolidated with unregistered Erf No. 216.

This is the activity identified in Government Notice No. R 386 of 21 April 2006, being:

Activity Number 18:

The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less,

hereinafter referred to as "the activity".

B. LOCATION:

The activity will take place at the De Zalze Winelands Golf Estate, off the R44 Road and Technopark Road, Erf No. 41, Stellenbosch,

Co-ordinates:

Latitude: 33° 58' 12.82" S

Longitude: 18° 50' 13.35" E,

hereinafter referred to as "the site".

Utiliteitsgebou, Dorpsstraat 1
 Private X9086 Kaapstad 8000

Utilitas Building, 1 Dorp Street
 Private Bag X9086 Cape Town 8000

Tel No.: 021-483 3679/5113
 Fax No.: 021-483 3633
 E-mail: Bosborne@pgwa.gov.za

*Department of Environmental Affairs & Development Planning
Directorate: Integrated Environmental Management (Region A)*

C. APPLICANT:
Kleine Zalze Pty (Ltd)
% Kobus Basson
PO Box 12837
Die Boord
STELLENBOSCH
7613

Tel: (021) 880 0717
Fax: (021) 880 0716

D. ENVIRONMENTAL ASSESSMENT PRACTITIONER:
Ecosense CC
% Desirée du Preez
P.O. Box 12697
Die Boord
STELLENBOSCH
7613

Tel: (021) 887 2654
Fax: (086) 510 7015

E. SITE VISIT(S):
No site visit was conducted. The information submitted in the application documentation (i.e. photographs and maps of the site) together with relevant information contained in the Departmental information base, was considered sufficient to provide adequate information on the nature of the receiving environment.

F. DECISION:
The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activity specified above.

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2006 the competent authority hereby authorises the activity described above.

The granting of this environmental authorisation is subject to the conditions set out below.

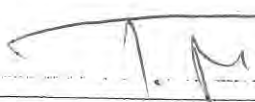
G. CONDITIONS OF AUTHORISATION:

1. The activity, may not commence within 20 (twenty) days after receipt of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation will be suspended until such time as the appeal is decided.
2. One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region A), (hereinafter referred to as "this Directorate"), before commencement of the subdivision activities.
 - 2.1 Such notice shall make clear reference to the site location details and reference number given above.
 - 2.2 The said notice must also include proof of compliance with the following conditions described herein:
Conditions: 1, 3 and 4.



*Department of Environmental Affairs & Development Planning
Directorate: Integrated Environmental Management (Region A)*

3. The final consolidation and subdivision plans for the activity must be approved by the relevant municipality prior to commencement of site clearing activities.
4. The applicant must, in writing, **within 10 (ten) calendar days** of being notified of the Department's decision to authorise the activity (the date of "being notified" is deemed to be the date the notice of the Department's decision was sent).
 - 4.1 Specify the date on which the authorisation was issued.
 - 4.2 Inform all Registered Interested and Affected Parties of the appeal procedure provided for in Chapter 7 of the regulations.
 - 4.3 Advise all Registered Interested and Affected Parties that, should they wish to appeal that they must lodge a Notice of Intention to Appeal with the Minister, within 10 days of being notified of the Department's decision (the 10 day period available to Registered Interested and Affected Parties is deemed to only start 10 calendar days after the date of issue of the Department's decision) and must submit their appeal within 30 days of the lodging of their Notice of Intention to Appeal.
 - 4.4 Inform every Interested and Affected Party that a prescribed Notice of Intention to Appeal form and Appeal form are obtainable from the Minister's office at tel (021) 483 3721, email jedevill@pqwc.gov.za or URL <http://www.capegateway.gov.za/eadp>.
 - 4.5 Inform all Interested and Affected Parties that should they wish to appeal, the appellant must serve on the applicant, on the same day that the Notice of Intent is lodged with the Minister, a copy of the Notice of Intention to Appeal form as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.
 - 4.6 If the applicant should decide to appeal, the applicant must –
 - 4.6.1 lodge a Notice of Intention to Appeal with the Minister, within 10 days of being notified of this decision (the date of "being notified" deemed to be the date the notice of the Department's decision was sent);
 - 4.6.2 submit the appeal within 30 days of the lodging of the Notice of Intention to Appeal; and
 - 4.6.3 serve a copy of the Notice of Intention to Appeal, on the same day that the Notice of Intent is lodged with the Minister, on all Registered Interested and Affected Parties as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.
5. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
6. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
7. The holder of the authorisation must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.



*Department of Environmental Affairs & Development Planning
Directorate: Integrated Environmental Management (Region A)*

8. A copy of this authorisation must be kept at the property where the activity will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
9. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
10. Non-compliance with a condition of this authorisation may result in the withdrawal of the authorisation and may render the holder liable for criminal prosecution.
11. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. Conditions imposed in this authorisation must be made known to the new owner and/or developer and are binding on the new owner and/or developer.
12. Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this environmental authorisation, at all reasonable times.
13. The activity which are authorised may only be carried out at the property indicated above.
14. Notwithstanding this authorisation, the holder of the authorisation must still comply with any other statutory requirements that may be applicable to the undertaking of the activity.
15. The activity must commence within a period of two (2) years from the date of issue. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.

H. REASONS FOR THE DECISION:

The information contained in the Application Form and Basic Assessment Report (BAR) dated 15 April 2009, compiled by Ecosense cc was taken into account in the Department's consideration of the application. The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the NEMA, 1998 (Act No. 107 of 1998) have also been considered in this decision. A summary of the issues which, in the Department's view, were of the most significance is set out below.

Environment

The site is currently cultivated and forms part of an existing agriculture area.

Need and Desirability

The remainder of Erf No. 41 forms part of the agricultural properties of the De Zalze Winelands Golf Estate and is intensively cultivated with vineyards. It stretches into the urban pockets of Erven 36, 37, 38 and 39, which will all be part of the original Erf No. 41. The final alignment of the roads, golf course and the landscaped areas have left inconsistencies between what is shown on approved plans and with what has physically developed on the ground over the years. The situation therefore necessitates a few minor but technical adjustments to assist future management and governance.

Alternatives

Layout Alternatives:

Alternative 1 (preferred layout)

The proposed activity entails the subdivision of the Remainder of Farm No. 41 into a portion A of 1704m² and four servitude areas namely: No 1: 593m², No 2: 972m², No 3:

*Department of Environmental Affairs & Development Planning
Directorate: Integrated Environmental Management (Region A)*

Notice of Intent is lodged with the Minister, on the applicant, as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

All appeals must be submitted, within 30 days of the lodging of the Notice of Intention to Appeal, by means of one of the following methods:

By post: Western Cape Ministry of Local Government, Environment Affairs and
Development Planning
Private Bag X9186
Cape Town
8000

By facsimile: (021) 483 4174; or

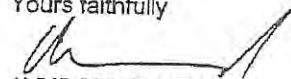
By hand: Attention: Mr Jaap de Villiers
3rd floor Leeusig Building
1 Dorp Street
Cape Town
8001

A prescribed Notice of Intention to Appeal form and Appeal form are obtainable from the Minister's office at tel (021) 483 3721, email jedevill@pgwc.gov.za or URL <http://www.capegateway.gov.za/eadp>.

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



AYUB MOHAMED

DIRECTOR: INTEGRATED ENVIRONMENTAL MANAGEMENT (REGION A)

DATE OF DECISION: 22/06/2009

Copies to: (1) Desirée du Preez (Ecosense cc)
(2) U von Molendorf (Stellenbosch Municipality)

Fax : (086) 510 7015
Fax : (021) 808 6651



**WYNLAND DISTRIKSRAAD
WINELANDS DISTRICT COUNCIL
IBHUNGA LESITHILI SEWINELANDS**

Alexanderstraat 46 Alexander Street
Posbus / P.O. Box / IBhokisi 100
STELLENBOSCH
7599

NAVRAE / ENQUIRIES / IMBUZO

TELEFOON / TELEPHONE / IFONI

FAKS / FAX / I-FAX

U. VON MOLENDORFF
ONS VERW. / OUR REF. / ISALATHISO
15/3/2/1/40-5UVM8.CCS

021-8872900 x 2272
U VERW. / YOUR REF. / ISALATHISO

021-8872271
DATUM / DATE / UMHLA
1998-05-25

Messrs. Dennis Moss Partnership
17 Market Street
STELLENBOSCH
7600

REGISTERED POST

Sirs

**DE ZALZE GOLF AND AGRICULTURAL ESTATE : APPLICATION FOR APPROVAL
OF DETAIL DEVELOPMENT PLAN AND OVERALL SUBDIVISIONAL PLAN.**

Your application in the above-mentioned regard, refers.

The Council, at its meeting held on 26 March 1998, resolved as follows:

- (1) That approval be granted for the Detailed Development Plan (Plan No. 1 February 1998) and the detailed Subdivisional Plan (Plan No. 2 February 1998).
- (2) That the following further conditions be imposed in terms of Section 42(3) of Ordinance 15 of 1985:
 - (a) Detail urban design and subdivisional plans for every "village", must be submitted to Council for approval before any building plans will be considered.
 - (b) All building plans are to be prepared and submitted by persons or firms registered with the S.A. Institute for Architects.
 - (c) A Home Owners Association for the De Zalze Development is to be established in terms of Section 29 of Ordinance 15 of 1985. A constitution and guide-lines are to be submitted to Council for approval.
 - (d) All building plans are to be certified by the Association to the effect that building plans are consistent with the approved building and development guide-lines.
 - (e) The maximum number of dwelling units is fixed at 558 and the detailed planning must take cognisance of this figure. This number is not to be exceeded even if this implies that one of the villages is to be reduced in size.

2/.....

6UVM19CS.DOC

ALLE KORRESPONDENSIE MOET AAN DIE HOOF-UITVOERENDE BEAMPTTE GERIG WORD. HIERDIE BRIEF IS OP VERSOEK IN DIE ANDER LANDSTALE BESKIKBAAR.
ALL CORRESPONDENCE TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER. THIS LETTER IS OBTAINABLE IN THE OTHER OFFICIAL LANGUAGES ON REQUEST.
UQHAGAMISHELWANO LUNGATHUNYELWA KWINTSUMPYA YENQI. LE MBALELWANO IYAFUMANEKA KWEZINYE ILWINI NGESICELO.

2.

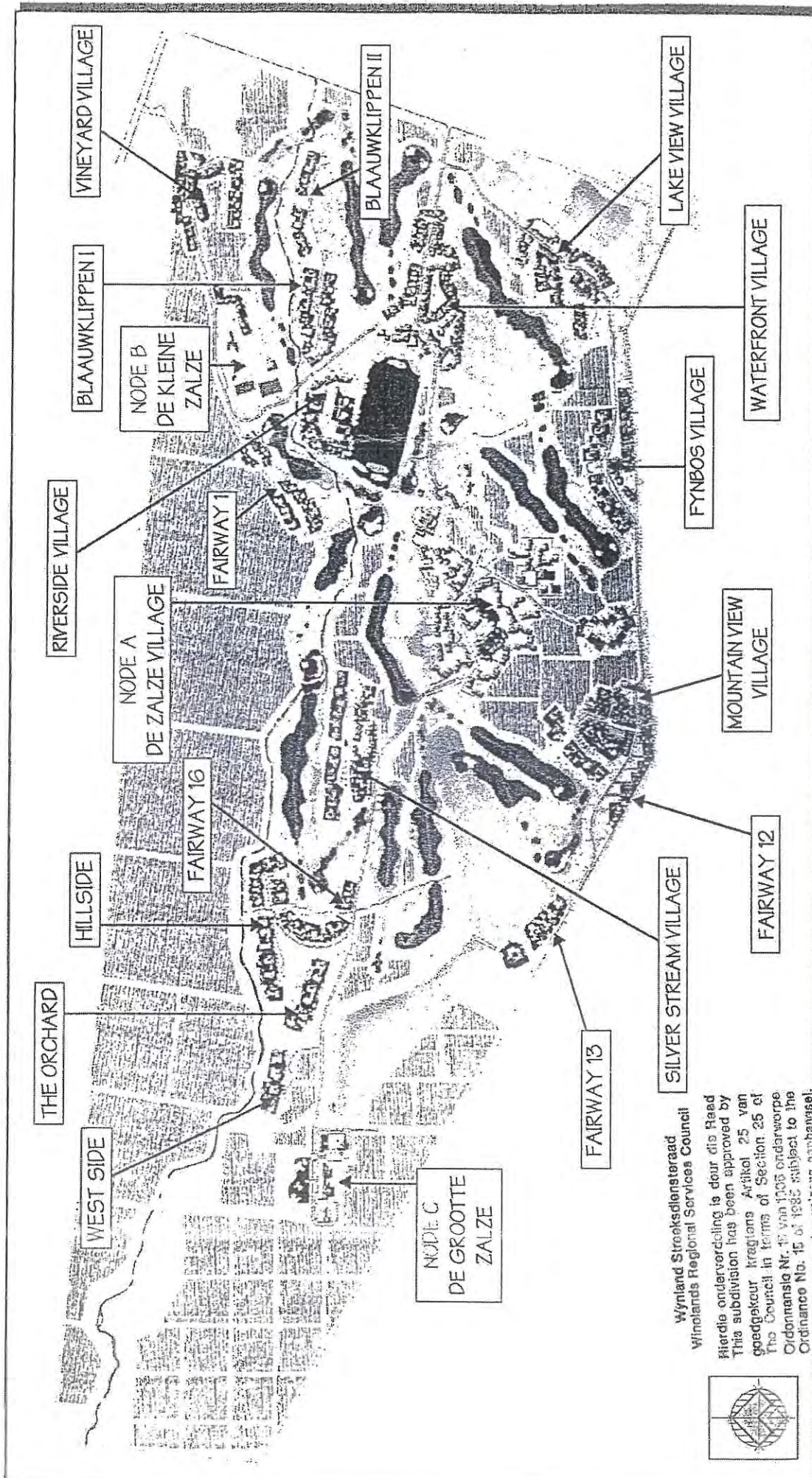
- (f) The approval applies only to the detail Development Plan (Plan No. 1 February 1998), and must not be construed as permission to depart from any of the other conditions imposed with the approvals given on 17 December 1996 and 4 November 1997 by PAWC.

Yours faithfully


for CHIEF EXECUTIVE OFFICER

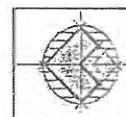


NEW DEVELOPMENT PLAN, PLAN NO. 1 : FEBRUARY 1998



Wynland Streeksdiensraad
Winlands Regional Services Council

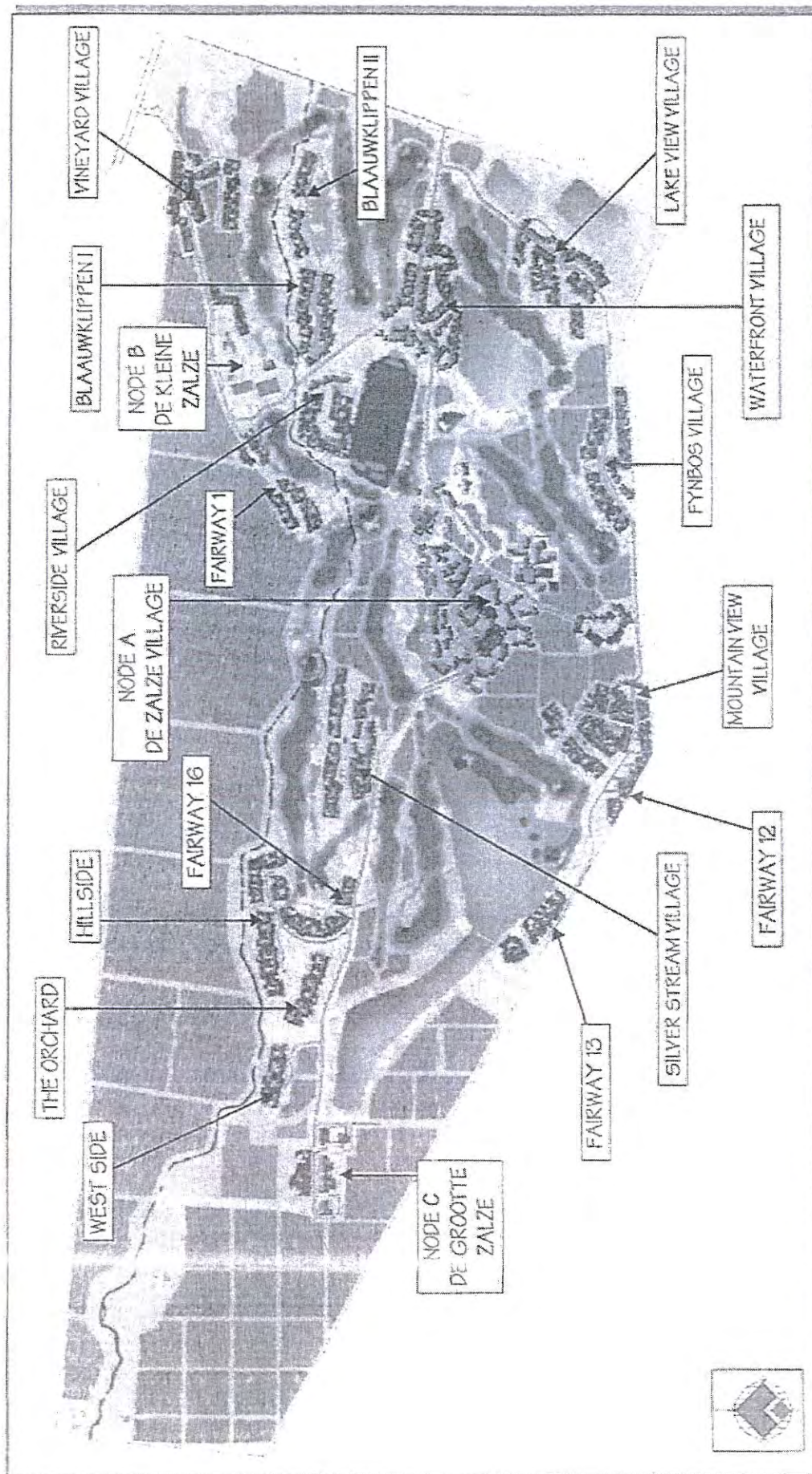
Hierdie onderverdeling is deur die Raad
This subdivision has been approved by
This subdivision has been approved by
goedgekeur kragtens Artikel 25 van
The Council in terms of Section 25 of
Ordinance No. 15 van 1985 onderworpe
Ordinance No. 15 of 1985 subject to the
conditions as per attached.



25/10/98
Hoof Uitvoerende Beampte
Chief Executive Officer
Dato
Datum

DENNIS MOSS PARTNERSHIP INC.
17 Market Street PO Box 371 Stellenbosch 7609
Tel: 021 881 4141 Fax: 021 881 4142 Email: dmo@denmo.co.za

NEW DEVELOPMENT PLAN, PLAN NO. 1 : FEBRUARY 1998



DENNIS MOSS PARTNERSHIP INC.
17 Market Street PO Box 315 Bellingham WA 98220
Tel: 360-738-1111 Fax: 360-738-1112

3



Wynland Streek...steraad
Wynlands Regional Services Council

Hierdie onderverdeling is deur die Raad
The subdivision has been approved by
The Council in terms of Section 25 of
Ordinance No. 15 van 1985 onderworpe
aan die voorwaardes volgens aanhangsel
conditions as per annexure.

OVERALL SUBDIVISION PLAN | PLAN NO. 2

FEBRU A

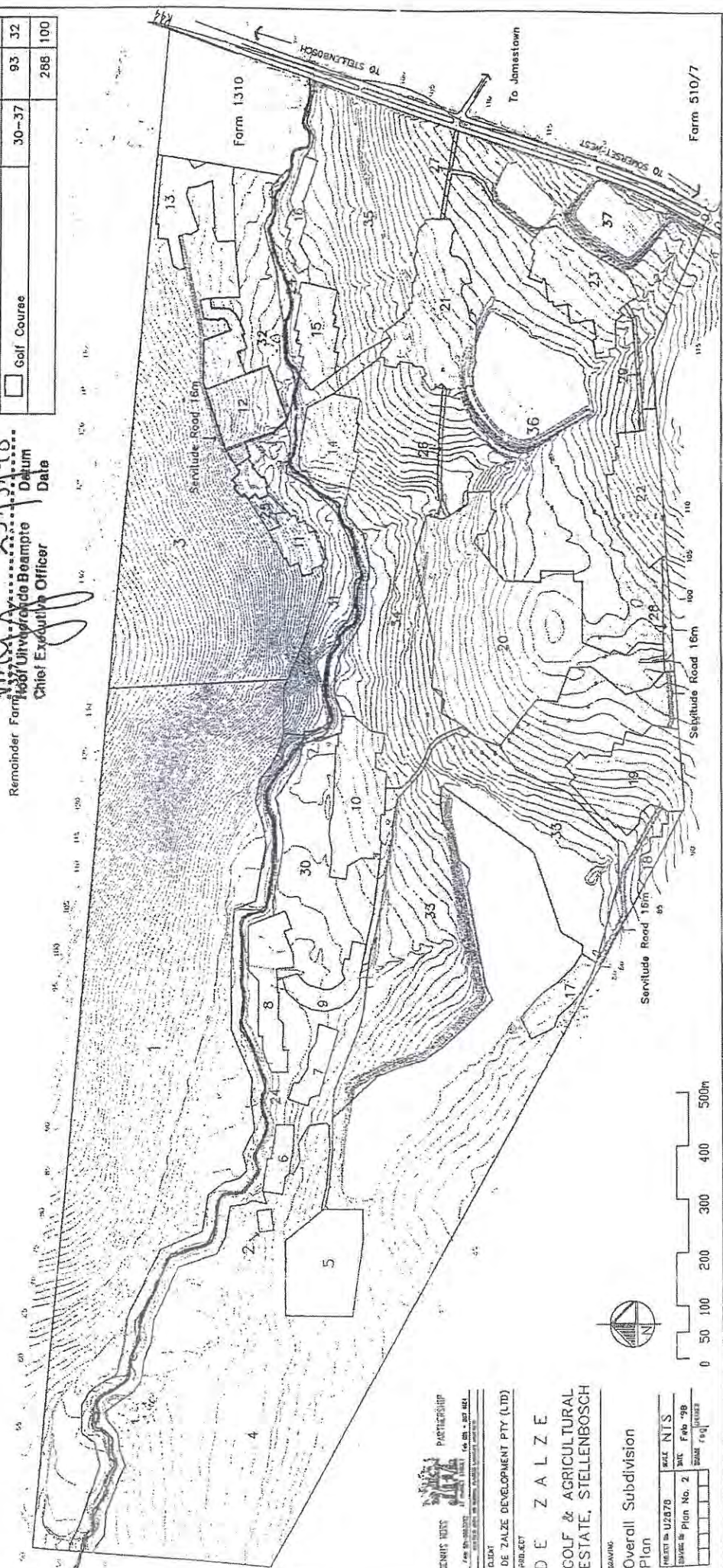
25/15/1988

Remoinder Form 1310

Chief Executive Officer

Date

LAND USE	Portion No.	Area (±Ha)	%
☐ Form	1-4	128	44
☐ Urban Nodes	5-23	48	17
☐ Common Area	24-29	19	7
☐ Golf Course	30-37	93	32
		288	100



DE ZALZE
GOLF & AGRICULTURAL
ESTATE, STELLENBOSCH

Overall Subdivision
Plan

Scale 1:5000

Project No. 12270

Client: DE ZALZE DEVELOPMENT PTY (LTD)

Project: DE ZALZE

Overall Subdivision Plan

Scale 1:5000

Project No. 12270

Client: DE ZALZE DEVELOPMENT PTY (LTD)

Project: DE ZALZE

Overall Subdivision Plan

Scale 1:5000

Project No. 12270

Client: DE ZALZE DEVELOPMENT PTY (LTD)

Project: DE ZALZE

Overall Subdivision Plan

Scale 1:5000

Project No. 12270

SUBDIVISION TABLE

LAND USE	PORTRION NO	AREA #Ha	%	LAND USE	PORTRION NO	AREA #Ha	%
Farm	1	46		Common Area	24	18,0	
	2 (Historic House)	(0,1)			25	(0,3)	
	3	24			26	(0,2)	
	4	58			27	(0,3)	
					28	(0,4)	
					29	(0,2)	
Subtotal	4	128	44	Subtotal	6	19	7
Urban Nodes							
Primary Land Uses							
Individual/Attached Housing Units/Common Area	20 Node A De Zalze Village	12,4	10	Subtotal	30	7,0	
Individual/Attached Housing Units/Common Area	12 Node B De Kleine Zalze	3,5	4	Golf Course	31	5,0	
Individual/Attached Housing Units/Common Area	5 Node C De Groote Zalze	3,0	5		32	4,0	
Individual/Attached Housing Units/Common Area	21 Waterfront Village	4,3	1		33	19,0	
Individual/Attached Housing Units/Common Area	23 Lake View Village	3,0	-		34	14,0	
Individual/Attached Housing Units/Common Area	22 Fynbos Village	2,7	-		35	11,0	
Individual/Attached Housing Units/Common Area	19 Mountain View Village	3,6	-		36	24,0	
Individual/Attached Housing Units/Common Area	10 Silver Stream Village	3,0	-		37	9,0	
Individual/Attached Housing Units/Common Area	14 Riverside Village	2,0	-	Subtotal	8	93	32
Individual/Attached Housing Units/Common Area	13 Vineyard Village	2,1	-	Total		288	100
Individual Housing Units/Common Area	15 Rural Group Blaauwklippen I	15	-				
Individual Housing Units/Common Area	16 Rural Group Blaauwklippen II	0,7	-				
Individual Housing Units/Common Area	18 Rural Group Fairway 12	0,4	-				
Individual Housing Units/Common Area	17 Rural Group Fairway 13	1,0	-				
Individual Housing Units/Common Area	9 Rural Group Fairway 16	1,0	-				
Individual Housing Units/Common Area	6 Rural Group Westside	0,6	-				
Individual Housing Units/Common Area	8 Rural Group Hillside	1,9	-				
Individual Housing Units/Common Area	11 Rural Group Fairway 1	0,9	-				
Individual Housing Units/Common Area	7 Rural Group The Orchard	0,7	-				
SUBTOTAL	19	148	20				



ENQUIRIES:
NAVRAE:
IMISUZU:

H Deacon

TELEPHONE:
TELEFON:
IFOWUNI:

483 4172

REFERENCE:
VERWYSING:
ISALATHISO:

AFR22/19/4/2-D4

DATE:
DATUM:
UMHLA:

1996 12. 17.

PROVINCIAL ADMINISTRATION: WESTERN CAPE
DEPARTMENT OF HOUSING, LOCAL
GOVERNMENT AND PLANNING

PROVINSIALE ADMINISTRASIE: WES-KAAP
DEPARTEMENT VAN BEHUISING,
PLAASLIKE BESTUUR EN BEPLANNING

ULAWULO LWEPHONDO: INTSHONA KOLONI
ISEBE LOLWAKHINO-ZINDLU,
ULAWULO LWEEDOLOPHU NOCWANGCISO

Mnre Jan Hanekom Vennootskap
Meulstraat 60
PAARL
7646

Meneer

HERSONERING VAN DIE PLASE DE KLEINE ZALZE NO 508, DE GROOTE ZALZE NO 998 EN DE VLEIE NOS 507 EN 510/3, STELLENBOSCH

Die Premier het, ingevolge artikel 16 saamgelees met artikel 42 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonansie 15 van 1985), die aansoek om die hersonering van die plase De Kleine Zalze no 508 en De Groote Zalze no 998 en De Vleie nos 507 en 510/3, Stellenbosch, vanaf Landbousone 1 na Onderverdelingsgebied ten einde voorsiening te maak vir die volgende sonerings: Landbousone I, Landbousone II, Oordsone II, Residensiële sone V en Oopruimte sone II, goedgekeur onderhewig aan die volgende voorwaardes:

1. Die bestaande waterregte uit die rivier en die aflope na die damme moet aan die landbougedeelte toegeken word en 'n servituut tot dien effekte ten gunste van die landbougedeelte geregistreer word;
2. 'n Volledige studie moet gedoen word om die waterbehoefte van die voorgestelde ontwikkeling met inbegrip van die landbou-ontwikkeling te bepaal en die invloed daarvan op die huidige waterbronne;
3. Riol- en vullisverwydering moet tot bevrediging van die Departement Waterwese en die Streekdiensteraad aangespreek word.
4. Voorwaardes 2.1 tot 2.7 en aanbeveling 3 soos uiteengesit in die aangehegte Bylae C.
5. Voorwaardes 1 tot 6 soos uiteengesit in die aangehegte Bylae D.

PLEASE STATE REFERENCE NUMBER IN FURTHER CORRESPONDENCE/VOORSIEN VERWYSINGSNOMMER IN VERDERE KORRESPONDENSIE ASSEBLIEF
NCEDA USERENZISE INOMBOLO YESALATHISO KWINBALELWANO ELANDELA YO

SEND ALL CORRESPONDENCE TO:
Chief Directorate Planning
Directorate Land Affairs
27 Wale Street
Private Bag X9083
CAPE TOWN 8000
FAX (021) 483-3633

RIG ALLE KORRESPONDENSIE AAN:
Hoofdirektoraat Beplanning
Direktoraat Grondsaak
Waalstraat 27
Privaatsak X9083
KAAPSTAD, 8000
FAXS (021) 483-3633

6. 'n Detail uitlegplan wat die ~~wat~~ finale ligging van die onderskeie komponente, byvoorbeeld alle wooneenhede, hotel, alle golfputjies, parkering, ens, van die totale ontwikkeling, sowel as die finale aantal wooneenhede aandui, moet tot bevrediging van die Provinsiale Administrasie: Wes-Kaap uitgeklaar word, voordat enige ontwikkeling in aanvang neem. Bylae B moet as riglyn gebruik word by die opstel van die detail uitleg/ontwikkelingsplan en waar hoofsaaklik lae potensiaal landbougrond aangewend sal word vir nie-landbougebruike.

7. Die verdere uitbouing van die landbou-aktiwiteite op landbougrond ooreenkomstig die konsep (Bylae B) en wat in meer detail bepaal sal word in die ontwikkelingsplan (± 195 ha).

8. Voorsorgmaatreëls om die vlei-gebiede en rivier tydens die konstruksie-fase te beskerm, asook om hierdie gebiede, insluitend bufferstroke, as natuurlike sisteme in die langtermyn te bestuur, moet tot bevrediging van Kaapse Natuurbewaring getref word. Spesifiek doelwitte in hierdie verband moet in samewerking met Kaapse Natuurbewaring geformuleer word. 'n Jaarlikse onafhanklike ouditering ten opsigte van bogenoemde doelwitte, asook die uitvoering van die ouditering, moet vanuit die Trust (sien voorwaarde 10) verhaal word.

9. Dat 'n volledige diensteplan vir die eiendomme in hul geheel opgestel word. Die hantering van riool en die moontlike impakte daarvan op die omgewing moet deel hiervan uitmaak. Dienste wat voorsien word, moet inskakel by die munisipale dienste infrastruktuur.

10. Aan die restant van die eiendomme (daardie gedeelte van die eiendomme wat as Landbousone I aangedui word), moet 'n Spesiale Beheer Sonering toegeken word. Toepaslike voorwaardes moet deur die Distriksraad vir insluiting in die betrokke sonering opgestel word. Die ontwikkeling van hierdie eiendom is egter nie onderhewig aan die vooraf goedkeuring daarvan nie.

11. Indien finansiële- en bestuursmeganisme in die vorm van 'n Trust vir Stellenbosch en Omgewing geskep word, moet daar ingestem word om hierdie ontwikkeling daarby in te skakel.

12. 'n Bestuursplan, wat die bogenoemde voorwaardes en beginsels aanspreek, moet vir goedkeuring aan hierdie Administrasie voorgelê word.



HOOF VAN DIE DEPARTEMENT



DeZalze GOLF & AGRICULTURAL ESTATE

3. BACKGROUND AND EXISTING APPROVALS

3.1 REZONING APPLICATION

The application that was submitted during January 1996 by Messrs. Jan Hanekom and

Partners was for the rezoning of the four farms shown as Figure 1 below, from Agricultural Zone 1 to a Subdivisional Area.

The total area of the farms is 288 hectare.



FIGURE 1:
Farm Boundaries

Scale



DE ZALZE DEVELOPMENT (PTY) LTD

DENNIS MOSS PARTNERSHIP INC.

May 1997

3

DeZalze GOLF & AGRICULTURAL ESTATE

3.2 APPROVALS GRANTED

On 17 December 1996, the Premier rezoned the land to *Subdivisional Area* to provide for the following zonings:

- Agricultural Zone I
- Agricultural Zone II
- Resort Zone II
- Residential Zone V
- Open Space Zone II

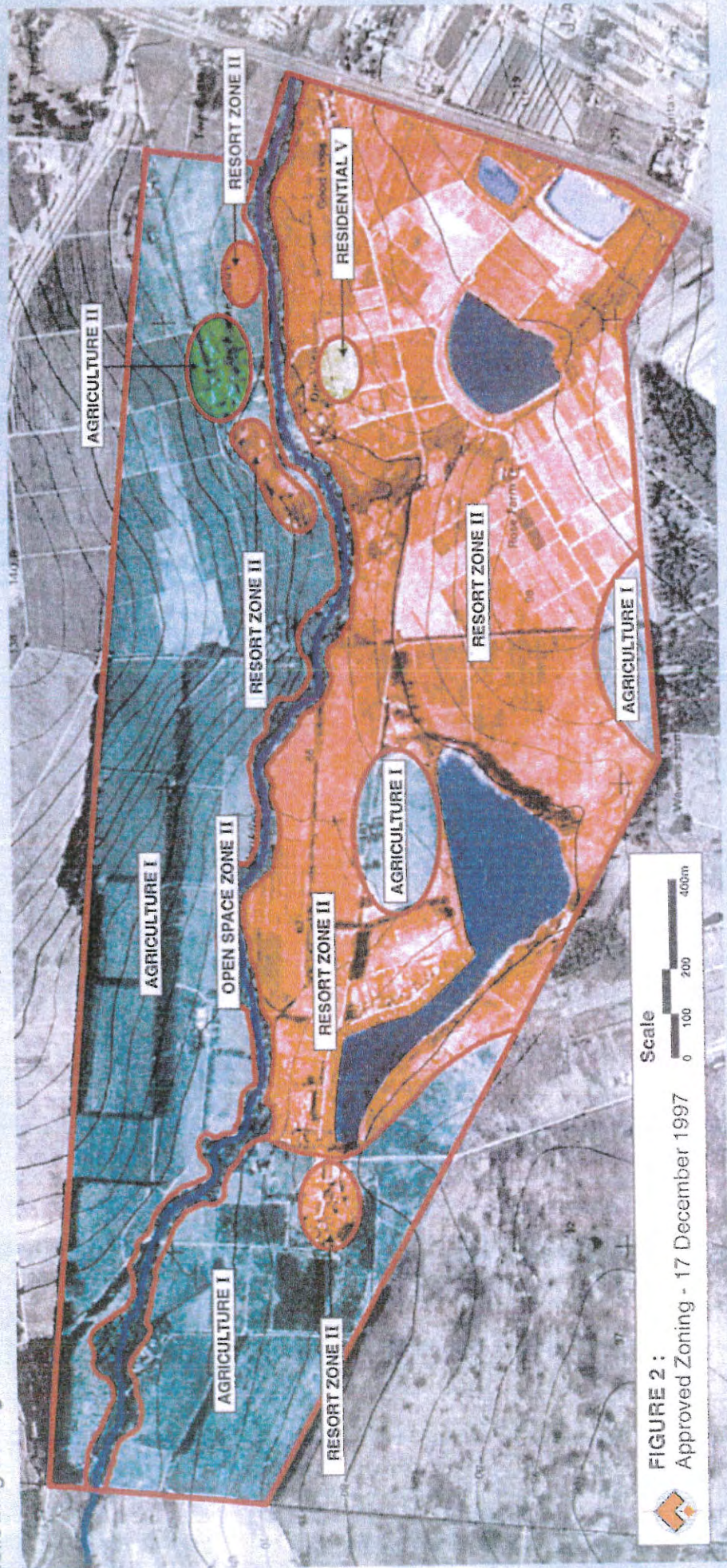


FIGURE 2:
Approved Zoning - 17 December 1997

Scale
0 100 200 400m

DE ZALZE DEVELOPMENT (PTY)LTD

DENNIS MOSS PARTNERSHIP INC.
REGISTERED ARCHITECTS & LANDSCAPE ARCHITECTS

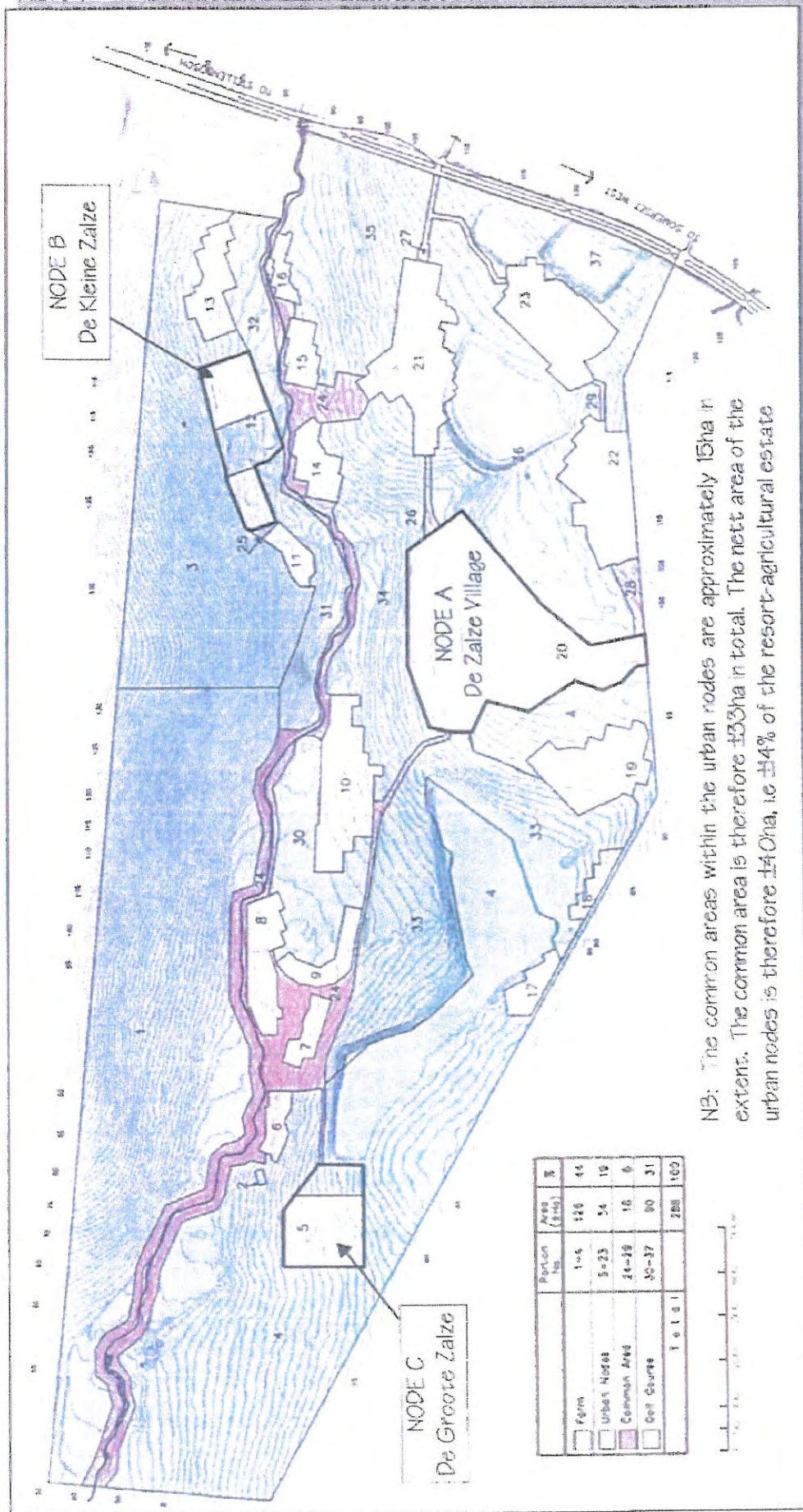
May 1997

4

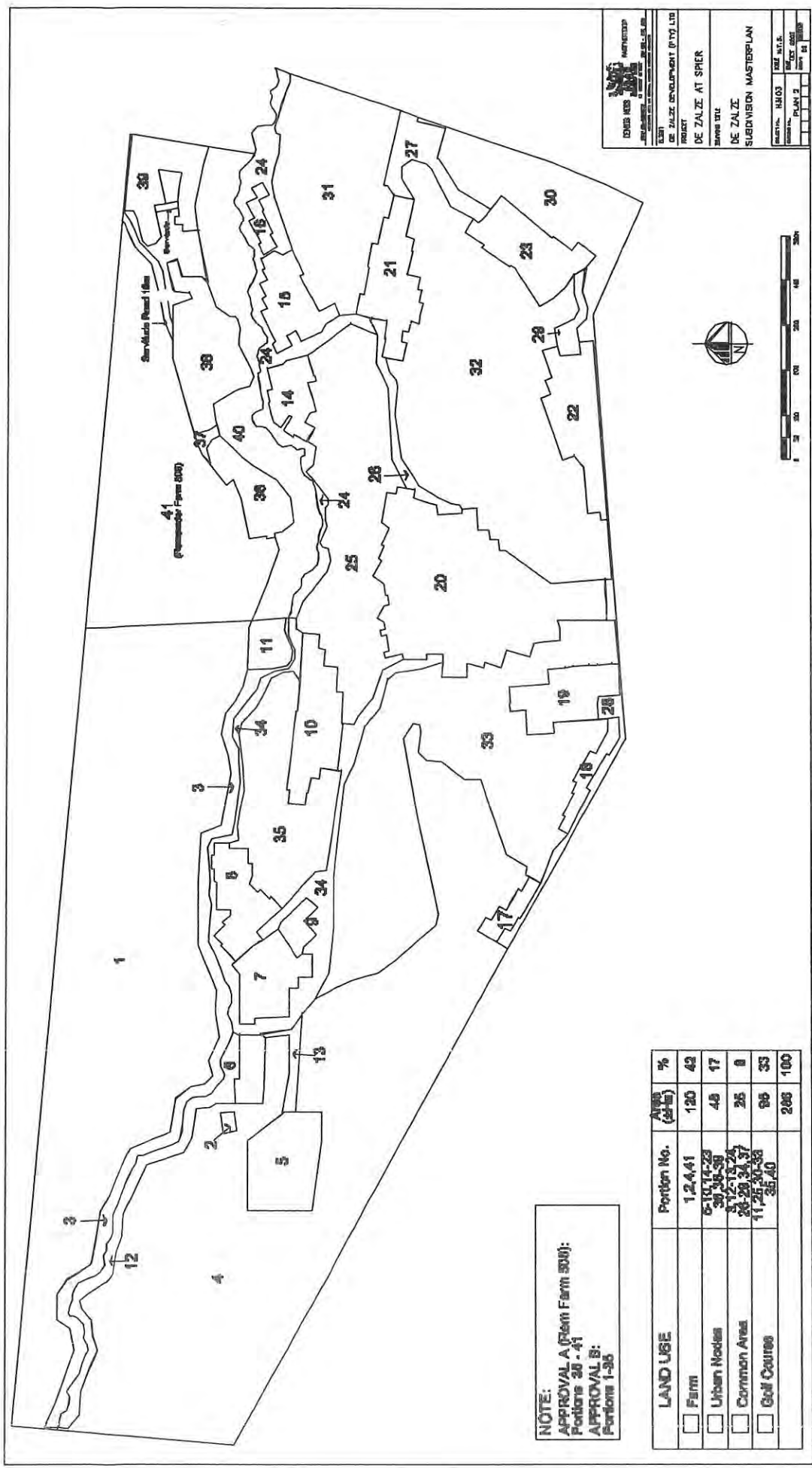
DEVELOPMENT PLAN APPROVED BY COUNCIL AND THE PAWC : 4 NOVEMBER 1997



SUBDIVISION PLAN APPROVED BY COUNCIL AND THE PAWC : 4 NOVEMBER 1997



N3: The common areas within the urban nodes are approximately 15ha in extent. The common area is therefore 13.3ha in total. The net area of the urban nodes is therefore 14.0ha, i.e. 4.4% of the resort-agricultural estate



PLAN 2: 22 OCTOBER 2002
 SUBDIVISION OF FARMS 507, 508, 998 & 510/3 STELLENBOSCH
 DE ZALZE GOLF AND AGRICULTURAL ESTATE

Appendix 17

Comments from Manager: Spatial Planning, Heritage and Environment

T.M.

Pedro April

From: Schalk Van der Merwe
Sent: 07 July 2015 08:20 AM
To: Pedro April
Subject: RE: Request for comments: Application for Subdivision: Erf 579, De Zalze

Pedro

The application for the consolidation and subdivision of Erf 579, De Zalze, refers.

From an environmental planning point of view I have no objection to the application subject to the following:

- Development on the proposed new land parcel (Portion A as it appears in the relevant application) must avoid conservation worthy ecological and landscape features occurring on the site,
- Conservation worthy ecology and landscape features occurring on the proposed new land parcel must be protected, preferably as part of the sensitive areas protected and managed by De Zalze, and
- Development on the proposed new land parcel should be positioned to be as visibly unobtrusive as possible.

Regards

Schalk van der Merwe

Environmental Planner: Spatial Planning, Heritage and Environment
Directorate Planning and Economic Development

T: +27 21 808 8679 • F: +27 21 886 6899
 71 Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za



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

From: Pedro April
Sent: 18 June 2015 08:22 AM
To: Schalk Van der Merwe
Cc: Bernabe De La Bat; Hedre Dednam
Subject: Request for comments: Application for Subdivision: Erf 579, De Zalze
Importance: High

Hi Schalk

Attached please find a copy of the application documentation for comments as previously discussed with you, together with the comments on the application for Erf4 De Zalze.

The comments from the De Zalze Winelands Golf Estate Special Management Area trust is also attached for your perusal together with the initial letter of objection from the HOA and their subsequent letter of consent. The file for the application is available in my office.

Your soonest written reply would be appreciated.

Regards
Pedro April
Land Use Management Section
Planning & Economic Development

Ext: 8683

A handwritten signature in black ink, appearing to be 'T. R.' or similar, located at the bottom right of the page.

Appendix 18

Urban Edge alignment

A handwritten signature or mark, possibly initials, located at the bottom center of the page. It consists of a horizontal line with a vertical stroke intersecting it, followed by a small flourish.

STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

Prepared for



STELLENBOSCH MUNICIPALITY
Plein Street, Stellenbosch, 7599
Tel: (021) 808 8111 Fax: (021) 886 6899

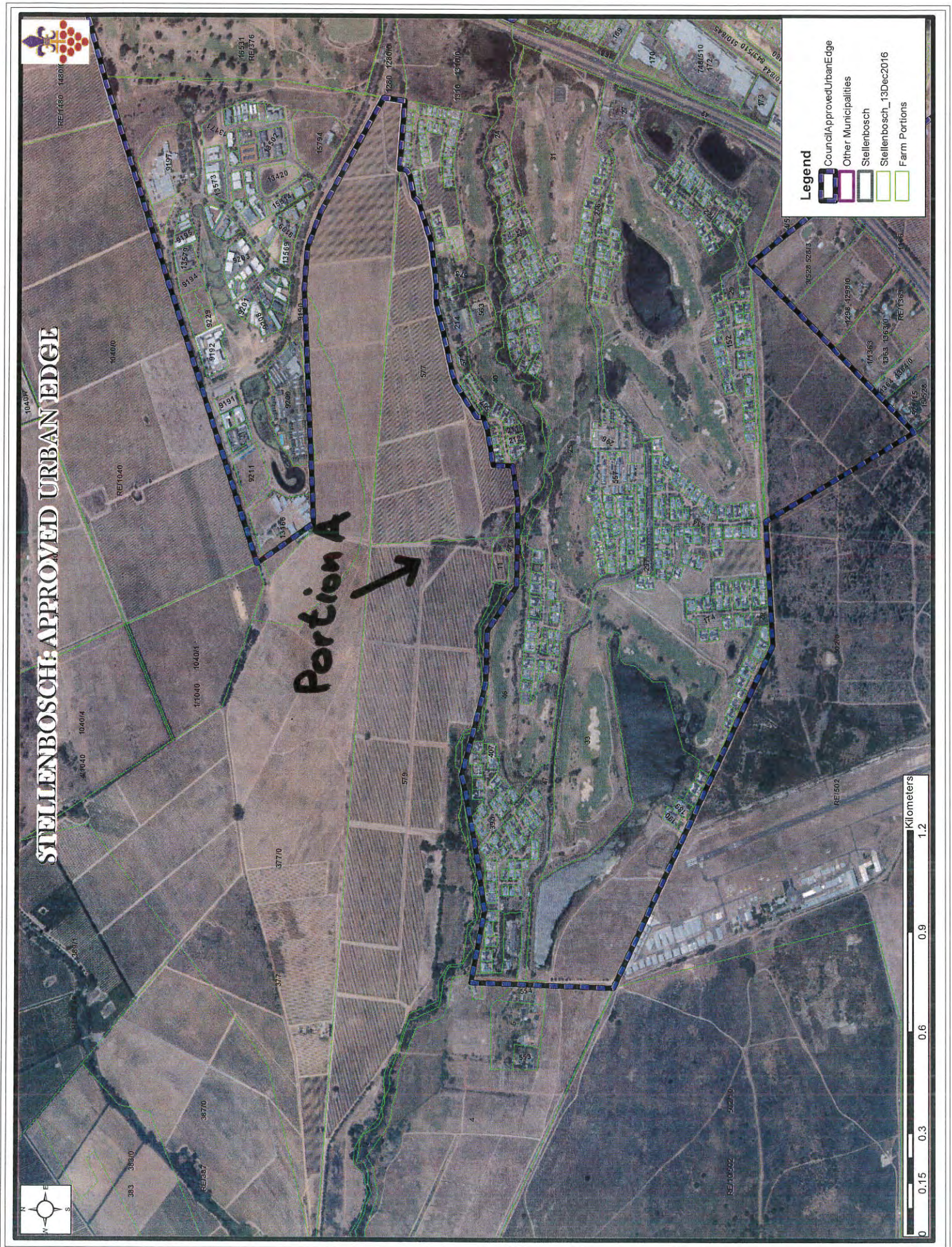
Prepared by the Sustainability Institute based on the
Stellenbosch Municipal Spatial Development Framework
Draft Status Quo and Draft Strategies reports by CNdV Africa (2010)
and inputs from Stellenbosch Municipality (2012)

Approved 28 May 2018

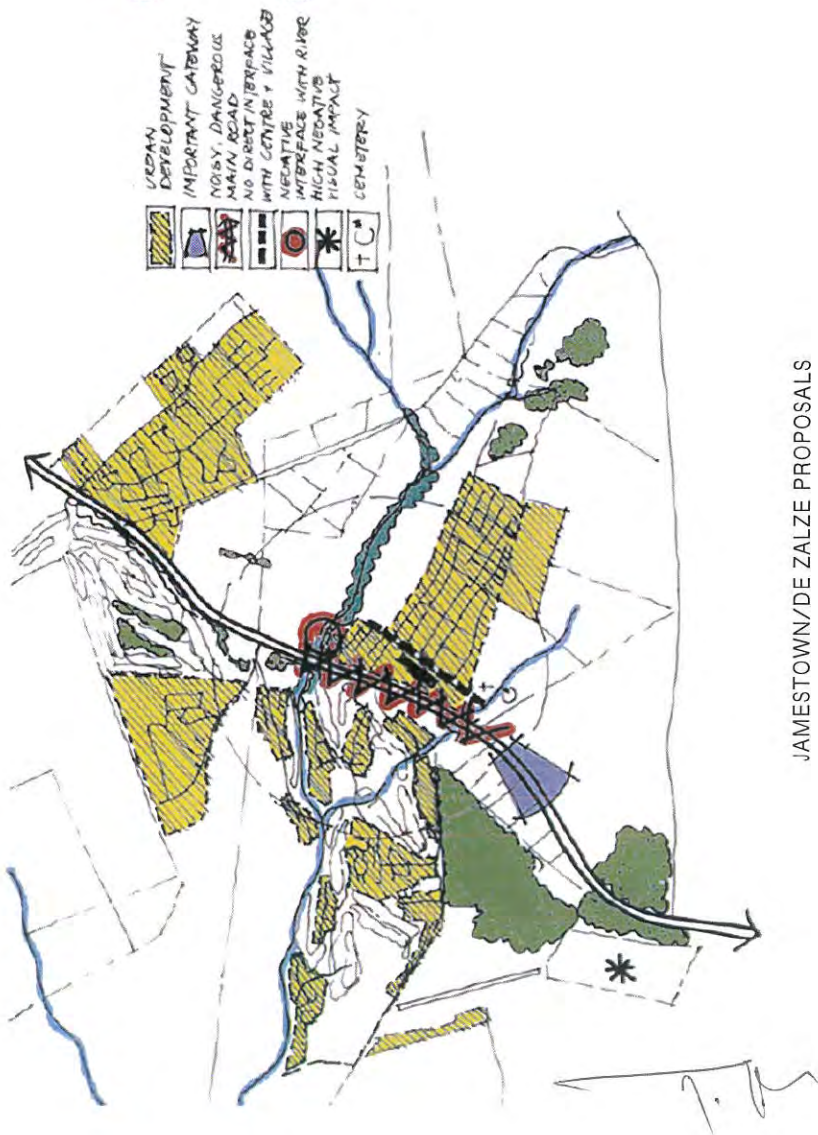
3.1. STELLENBOSCH TOWN

Strategic location • On the main R44 arterial and railway line





3.10. JAMESTOWN/DE ZALZE



JAMESTOWN/DE ZALZE PROPOSALS



JAMESTOWN/DE ZALZE ANALYSIS

AGENDA

PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING

2019-02-05

5.2.2	PLANNING AND ECONOMIC DEVELOPMENT: MONTHLY REPORT FOR AUGUST 2018
-------	---

Collaborator No: 627568
 IDP KPA Ref No:
 Meeting Date: 5 February 2019
 File Plan: 8/1/4/2/5

1. SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT: MONTHLY REPORT FOR AUGUST 2018

2. PURPOSE

To report on the activities of the Directorate: Planning and Economic Development for August 2018.

3. DELEGATED AUTHORITY

Executive Mayor.

4. EXECUTIVE SUMMARY

In view of the monthly report, each department has outlined its activities in the appendices below:

Appendix 1: Building Development Management
 Appendix 2: Land-use Management
 Appendix 3: Local Economic Development and Tourism
 Appendix 4: Spatial planning and Heritage
 Appendix 5: Customer Interface and Administration

5. RECOMMENDATION

that the report of the Directorate Planning and Economic Development for August 2018, be noted.

6. DISCUSSION / CONTENTS

6.1 Background

The monthly report list all functions performed by the various departments in the Directorate.

6.2 Discussion

Service delivery is in line with the identified KPI's of the Directorate.

6.3 Financial Implications

Financial implications as per approved budget.

6.4 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions

None

6.7 Risk Implications

This report has no risk implications for the Municipality.

FOR FURTHER DETAILS CONTACT:

NAME	Ilzé Couvaras
POSITION	<i>Head: Customer Interface and Administration</i>
DIRECTORATE	<i>Planning and Economic Development</i>
CONTACT NUMBERS	8604
E-MAIL ADDRESS	<i>Ilze.couvaras@ Stellenbosch.gov.za</i>
REPORT DATE	02 October 2018

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

The contents of this report have been discussed with the Portfolio Committee Chairperson and the Councillor agrees with the recommendations.

ITEM 1

APPENDIX 1.1

BUILDING DEVELOPMENT
MANAGEMENT

**PLANNING AND ECONOMIC
DEVELOPMENT COMMITTEE MEETING**

2018-10-02



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK



MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

BUILDING DEVELOPMENT MANAGEMENT

MEMORANDUM

TO/ AAN : ACTING DIRECTOR : PLANNING & ECONOMIC DEVELOPMENT
TABISO MFEYA

FROM : MANAGER: BUILDING DEVELOPMENT MANAGEMENT
ANDREW CROUZER

DATE/ DATUM : 4 September 2018

REF : 8/1/4/2/5

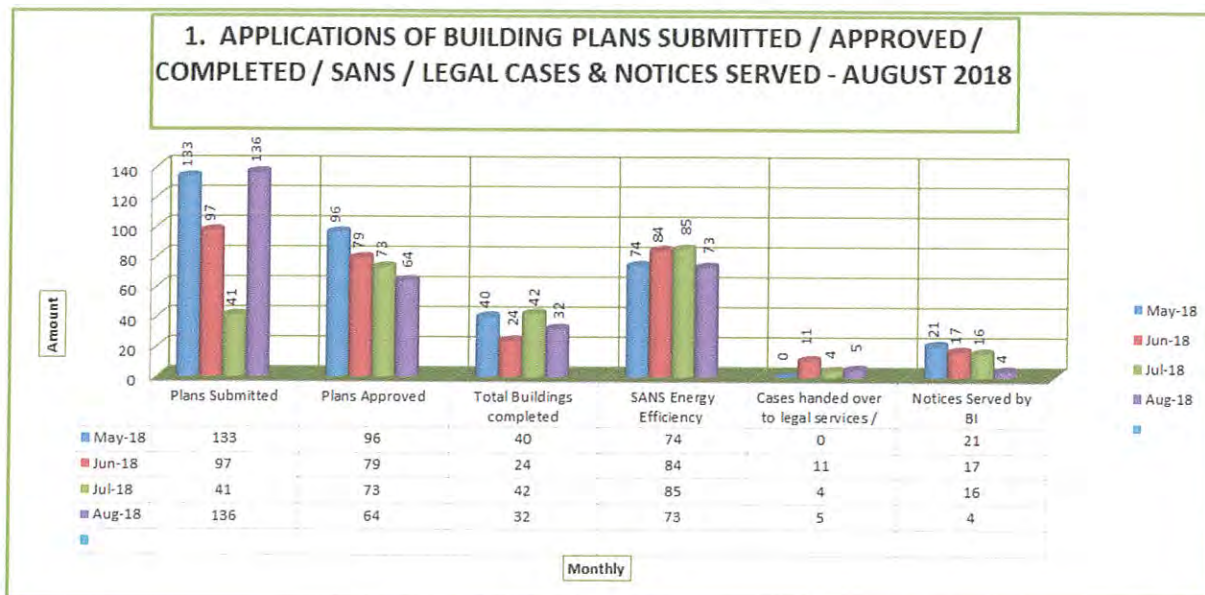
REF NUMBER :

RE / INSAKE : MONTHLY REPORT : 1 – 31 AUGUST 2018

Herewith the monthly report of the Section Building Development Management.

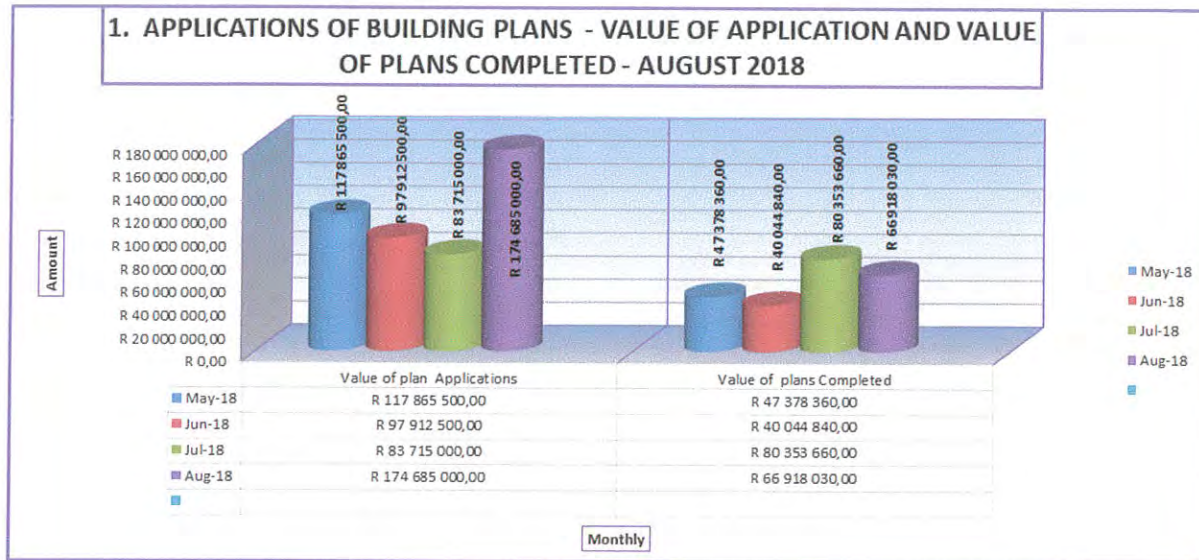
1. BUILDING PLAN

1.1 NUMBER OF BUILDING PLANS SUBMITTED / APPROVED/ COMPLETED



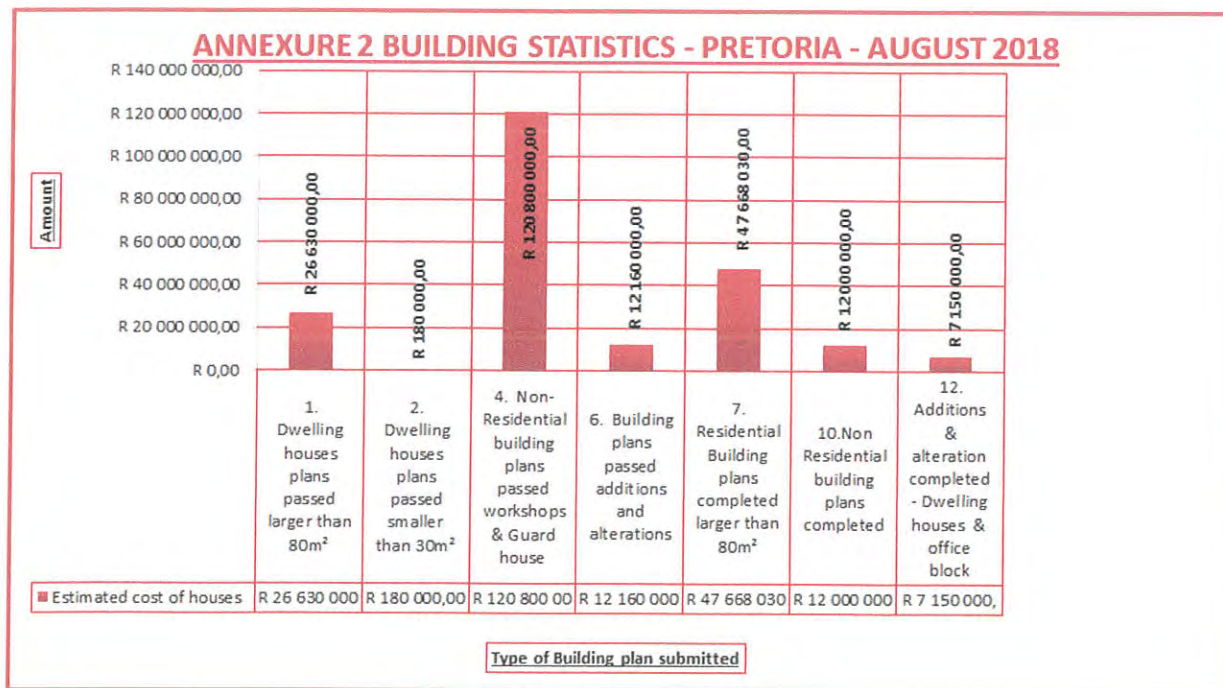
[Signature] 10/09/2018

1.2 VALUE OF BUILDING PLANS

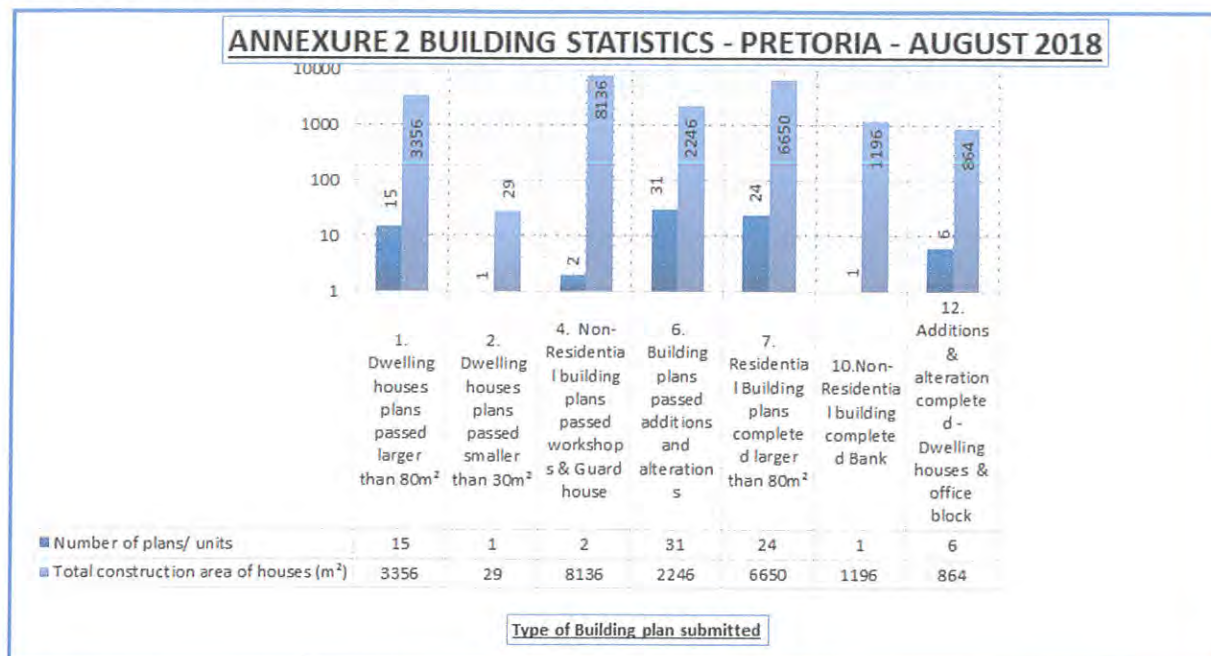


2. BUILDING PLAN STATISTICS – PRETORIA ESTIMATED COST OF HOUSES – NUMBER OF PLANS & TOTAL CONSTRUCTION AREA

2.1 VALUE OF BUILDING PLANS SUBMITTED TO PRETORIA



2.2 BUILDING STATISTICS SUBMITTED TO PRETORIA



3. TRAINING

NONE

4. STAFF MEETINGS

4.1 A monthly departmental meeting was held on 29 August 2018 at 14:00 in the office of Andrew Crouzer, Manager Building Development Stellenbosch. (See minutes of meeting attached)

4.2 A monthly BCO/BI meeting was held on 23 August 2018 at 14:00 in the Idasvalley Library Hall. (See minutes of meeting attached)

5. OPERATIONAL VOTES FOR AUGUST 2018

Vote 12205201470000 (20180711007255) Maintenance of Assets – Available 93,51%

Vote 12205220180000 (20180711009742) Consumables Standard - Available 94,40 %

Vote 12205220190000 (20180711009816) Consumables Zero Fuel and Oil - Available 70,69 %

Vote 12205221780000 (20180711010390) Cellular Contracts - Available 100%

Vote 12205221950000 (20180711010498) Drivers Licences & Permits – Available 100 %

Vote 1220522420000 (20180711010841) National Seminars, Conferences, Workshops – Available 100 %

Vote 1220522980000 (20180711011046) Uniforms and Protective Clothing - Available 100 %

(See Flexgen Report Attached)

6. OHS REPORT FOR AUGUST 2018

(See Report Attached)

7. BENCHMARK STATISTICS 30 / 60 DAYS

BENCHMARK PERIOD 30 DAYS



Reports » Home > Reports

Reports

Home Records Inbox File Plan Search Personal Directory **Reports** File Plan (New)

Home > Building Plan Reports > Benchmark Period to Determine Outcome

Date From 2018/07/23 Date To 2018/08/31
 Benchmark 30 Type Additions, Alterations, Alteration

1 of 1 100% Find | Next

BENCHMARK PERIOD TO DETERMINE OUTCOME ON APPLICATION - 30 DAYS

This report will display the benchmark for building plan applications from the date created to the date of final outcome according to the selected period and benchmark

Selected Period: 7/23/2018 - 8/31/2018

Benchmark 30 Days	2018 August		2018 July		TOTAL		%
	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	
Additions	16	9	1	0	17	9	65.38
Alterations	9	3			9	3	75.00
Alterations & Additions	25	15			25	15	62.50
Minor Building Works	18	9	1	0	19	9	67.86
New Building	20	11			20	11	64.52
Total	88	47	2	0	90	47	65.69

BENCHMARK PERIOD 60 DAYS



Reports » Home > Reports

Reports

Home Records Inbox File Plan Search Personal Directory **Reports** File Plan (New)

Home > Building Plan Reports > Benchmark Period to Determine Outcome

Date From 2018/07/01 Date To 2018/08/31
 Benchmark 60 Type Additions, Alterations, Alteration

1 of 1 100% Find | Next

BENCHMARK PERIOD TO DETERMINE OUTCOME ON APPLICATION - 60 DAYS

This report will display the benchmark for building plan applications from the date created to the date of final outcome according to the selected period and benchmark

Selected Period: 7/1/2018 - 8/31/2018

Benchmark 60 Days	2018 July		2018 August		TOTAL		%
	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	
Additions	10	0	23	2	33	2	94.29
Alterations	7	0	11	1	18	1	94.74
Alterations & Additions	8	0	39	1	47	1	97.92
Minor Building Works	14	0	27	0	41	0	100.00
New Building	11	0	31	0	42	0	100.00
Total	50	0	131	4	181	4	97.84

8. DELEGATION FOR PERIOD 1 AUGUST 2018 – 31 AUGUST 2018ANNEXURE 8 - DELEGATIONS

DELEGATIONS EXERCISED FOR PERIOD: 1 AUGUST 2018 TO 31 AUGUST 2018

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Delegation	Authorised official	Category	Report Subject and Recommendations	Date Received	Date Resolved	Resolution and Comments (if any)
395	Andrew Crouzer	NBR & BUILDING STANDARD S ACT (ACT 103 OF 1977)	As far as the prosecutions are concerned the institution of prosecutions against persons who contravene the National Building Regulations & Building Standards Act (Act 103 of 1977), the Municipality's Signage Bylaws, and the relevant Zoning Schemes			5
400	Andrew Crouzer	S 7 OF THE NBR	To, after having considered a recommendation by a building control officer, grant <u>approval</u> or <u>refuse</u> to grant approval for the erection of any building in respect of which plans and specifications have been drawn and submitted			133
445	Andrew Crouzer	REGULATION A25(10) OF THE NBR	To serve a notice on the owner of a building that is being or has been erected without the prior approval contemplated in S 4(1) of the Act to obtain the approval in writing as required by the Act by the date specified in the notice.			4
484	Andrew Crouzer	S 14(1) OF THE NBR	To issue or to refuse to issue a certificate of occupancy on completion of the erection of a building			32

9. LEGAL IMPLICATION

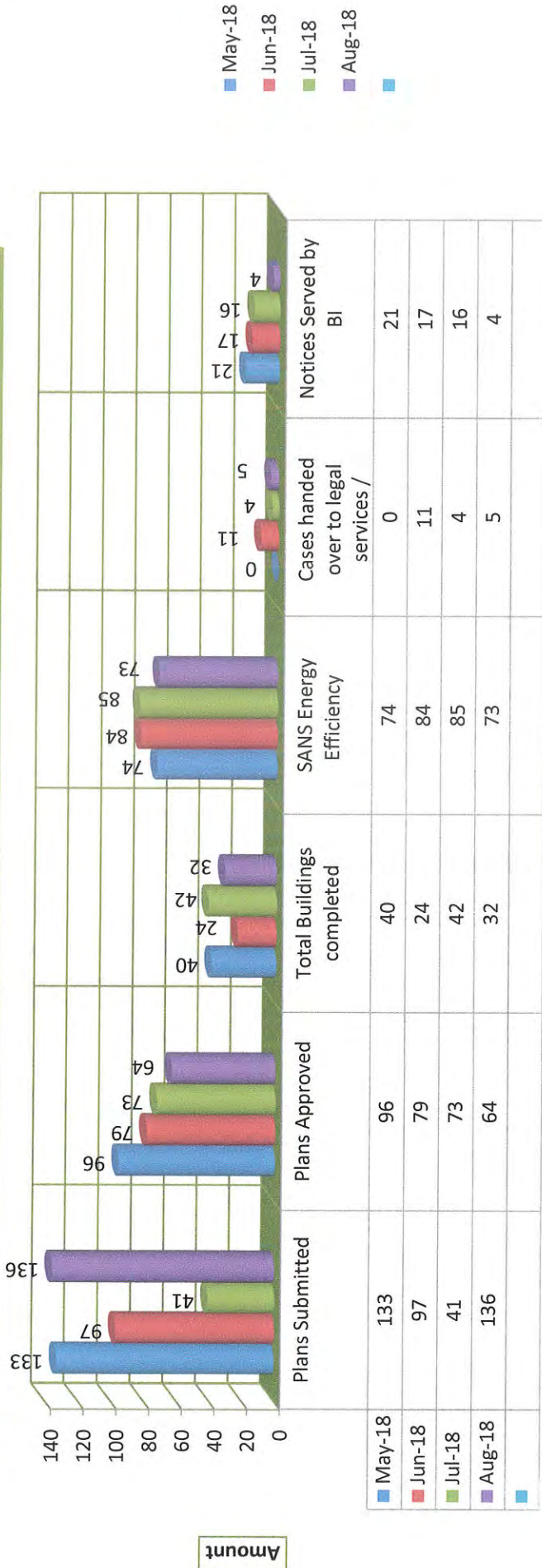
5 Cases were handed over to Municipal Court on 22 August 2018.

Yours faithfully



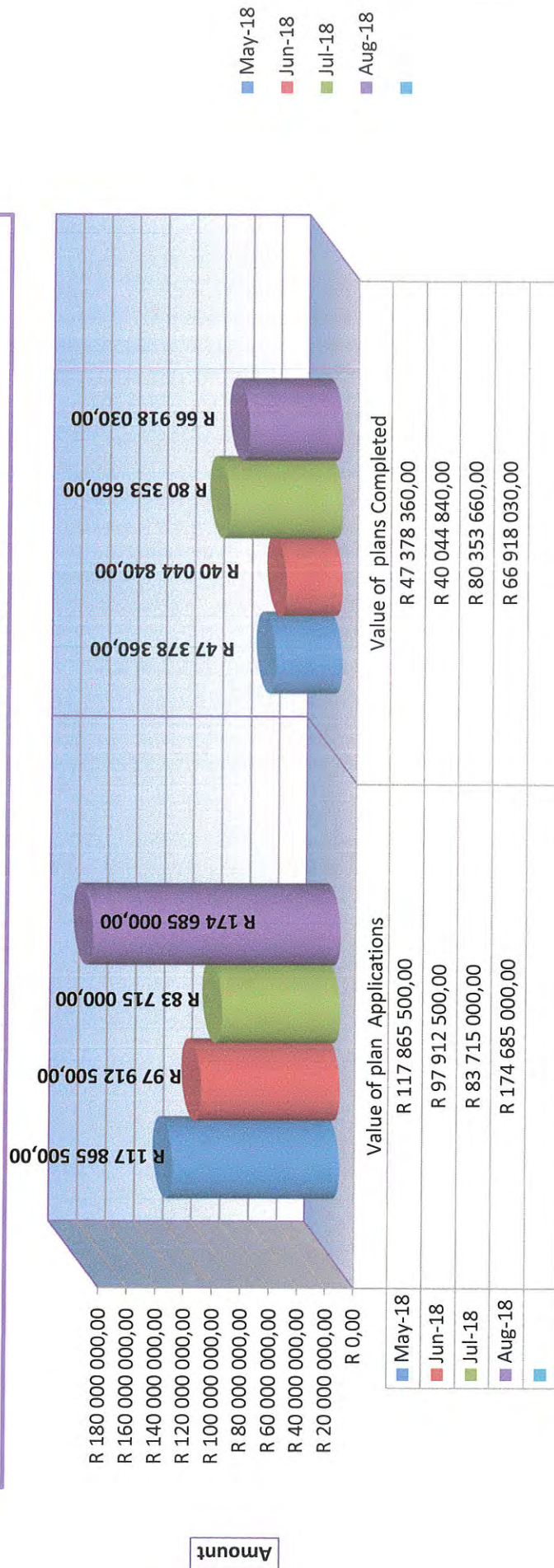
ANDREW CROUZER
MANAGER: BUILDING DEVELOPMENT MANAGEMENT
DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

1. APPLICATIONS OF BUILDING PLANS SUBMITTED / APPROVED / COMPLETED / SANS / LEGAL CASES & NOTICES SERVED - AUGUST 2018



Monthly

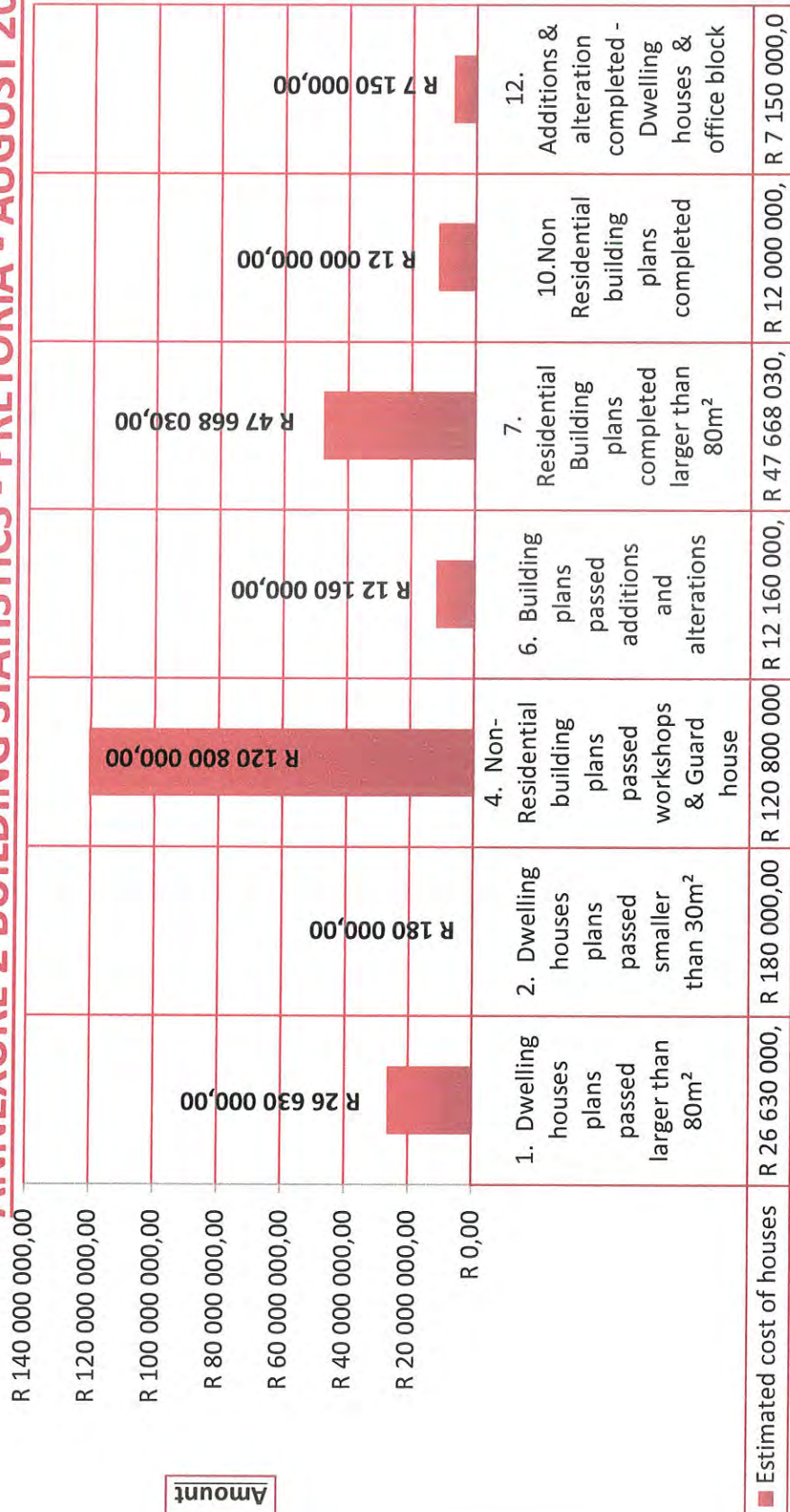
1. APPLICATIONS OF BUILDING PLANS - VALUE OF APPLICATION AND VALUE OF PLANS COMPLETED - AUGUST 2018



New Applications		Jan'18	Feb'18	March'18	April'18	May'18	June'18	July'18	Aug'18
Building plans submitted									
New Dwellings	33		51	66	28	66	22	10	32
Additions & Alterations	42		69	46	60	67	75	31	104
Totals	75		120	112	88	133	97	41	136
Building Plans Approved									
New Dwellings	42		25	57	47	29	25	25	17
Additions & Alterations	62		64	50	59	67	54	48	47
Totals	104		89	107	106	96	79	73	64
Totals value (New Dwellings)	R 62 242 500,00	R 56 879 000,00	R 131 088 500,00	150 361 500	R 86 445 000,00	R 63 408 500,00	R 66 533 000,00	R 150 025 000,00	
Total value (Additions)	R 13 591 500,00	R 38 933 000,	R 28 091 175,00	105 824 175	R 31 420 500,00	R 34 504 000,00	R 17 182 000,00	R 24 660 000,00	
Building Plans Refused								R83 715 000,00	R174 685 000,00
New Dwellings	6		43	34	35	17	13	18	24
Additions & Alterations	19		48	54	41	36	59	38	45
Totals	25		91	88	76	53	72	56	69

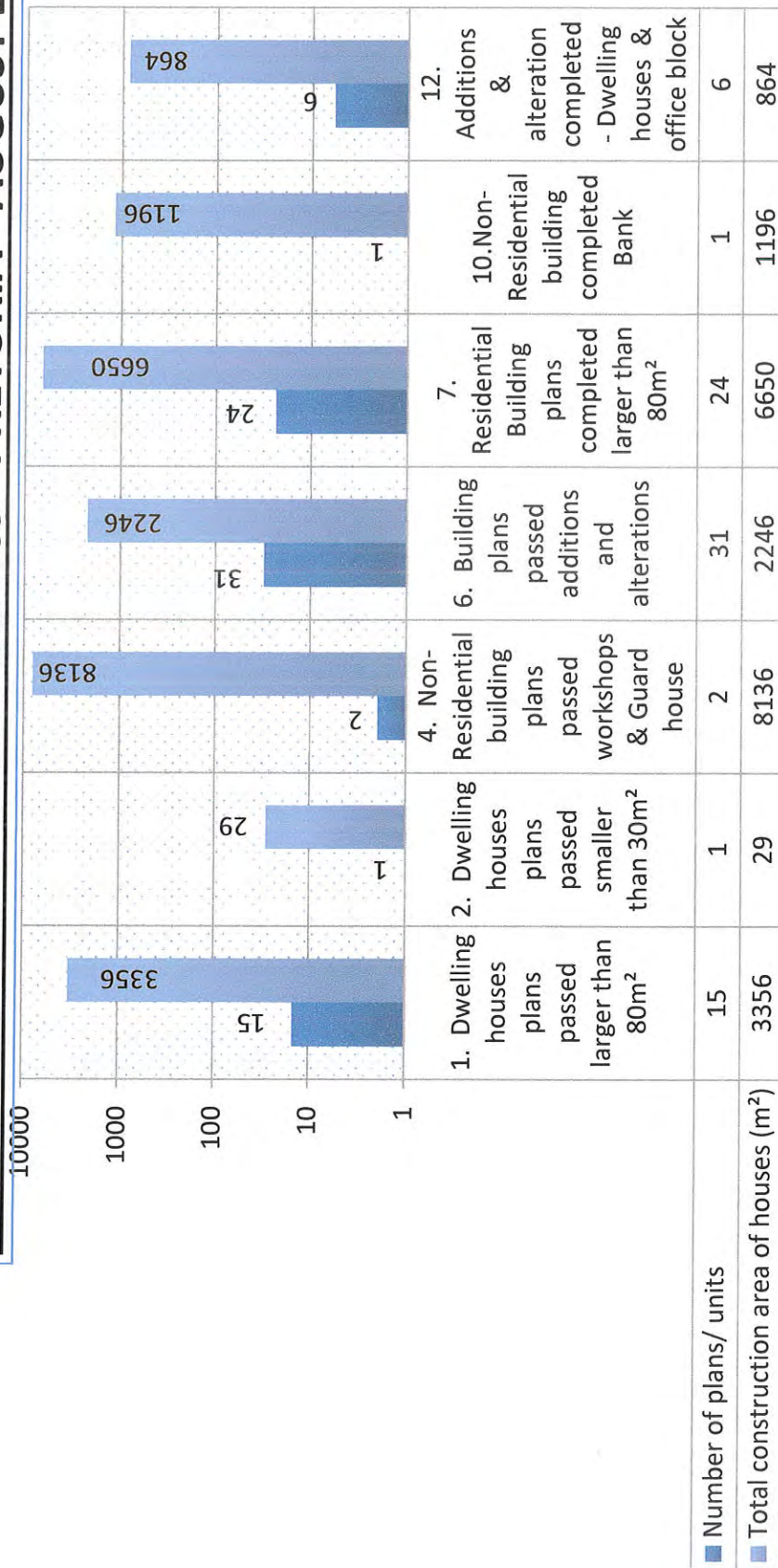
Building Plans in Process		Jan'18	Feb'18	March'18	April'18	May'18	June'18	July'18	Aug'18
30 days		55	4	13	6	87	10	43	
60 days			2	2	0	7	0	4	30
Totals			6	15	6	94	10	47	26
Completions									56
New Dwellings									
Additions & Alterations		5	9	61	24	35	22	38	26
Totals		3	1	5	4	5	2	4	6
Total value(New Dwellings)		8	10	66	28	40	24	42	32
Total value(Additions)		R 21 090 000,00	R 22 632 000,00	R 81 442 000,00	31 865 000,00	R 42 428 360,00	R 38 284 840,00	R 75 493 660,00	R 60 868 030,00
Notices served		R 2 307 500,00	R 750 000,00	R 4 290 000,00	4 187 000,00	R 4 950 000,00	R 1 760 000,00	R 4 860 000,00	R 6 050 000,00
								R80 353 660,00	R66 918 030,00
Totals		9	12	23	38	21	17	16	4

ANNEXURE 2 BUILDING STATISTICS - PRETORIA - AUGUST 2018



Type of Building plan submitted

ANNEXURE 2 BUILDING STATISTICS - PRETORIA - AUGUST 2018



Type of Building plan submitted



When contacting Stats SA please quote this number

Contact person(s): Yolanda Mcetywa
 Telephone no(s): 012-310-8986
 Fax no(s): 086 580 6506
 E-mail addresses: yolandamc@statssa.gov.za

QUESTIONNAIRE FOR THE MONTH OF:

August 2018

Please correct any errors in the above address label.

Part 1 – Residential buildings plans passed during this month:

1. Dwelling houses plans passed

Owned by Private Sector (including RDP housing e.g. government low-cost housing subsidised by PHP or PLS).

Dwelling houses	Total construction area of houses	Estimated cost of houses (excluding land value)
Number	m ²	R'000
1	29	180 000
14	3327	26 450 000
15	3356	26 630 000

1. Dwelling houses with a floor area smaller than, or equal to 30m²
2. Dwelling houses with a floor area larger than 30 m² but, smaller than 80 m²
3. Dwelling houses with a floor area equal to, or larger than 80 m²

Total

2. Plans passed for RDP housing, e.g. low-cost housing subsidised by PHP or PLS (already included above).

Dwelling-houses	Total construction area of houses (outside measurements)	Estimated cost of houses (excluding land value)
m ²	m ²	R'000
1	29	180 000
1	29	180 000

1. Dwelling houses with a floor area smaller than or equal to 30 m²
2. Dwelling houses with a floor area larger than 30 m², but smaller or equal to 80 m²

Total

Residential building plans (excluding dwelling house plans) passed.

3. Owned by the Private Sector

Residential building plans	Total construction Area (outside)	Estimated cost (excluding land value)
No of units/buildings	m ²	R'000
Townhouses		
Blocks of flats		
Tourism accommodation and casinos		
Other residential buildings (specify).....		

Part 2 – Non-residential building plans passed

4. Owned by the Private Sector

Type of building/space predominantly intended for:

1. Office and banking space
2. Shopping space
3. Industrial and warehouse space and workshops
4. Church, sports, and recreation clubs
5. Schools, crèches, hospitals and libraries
6. All other space (specify) Training centre.....

Total

Non-residential buildings	Total construction area (outside)	Estimated cost (excluding land value)
Number of buildings	m ²	R'000
1	648	1 800 000
1	7488	119 000 000
2	8136	120 800 000

5. Owned by the *Public Sector*

Type of building/space predominantly intended for:

1. Hospitals and clinics
2. Schools, crèches, universities, technikons and libraries
3. All other space (specify)
- Total**

Non-residential buildings	Total construction area	Estimated cost (excluding land value)
Number of buildings	m ²	R'000

Part 3 – Plans for *additions and alterations* passed**6. Owned by the *Private Sector*****Type of building**

1. Dwelling houses
2. Townhouses, blocks of flats, and other residential buildings.....
3. Non-residential buildings.....
4. Internal alterations to buildings (excluding “minor building work”)
- Total**

Additions and alterations	Total construction area	Estimated cost (excluding land value)
No of plans	m ²	R'000
26	2246	10 660 000
5		1 500 000
31	2246	12 160 000

Part 4 – Residential buildings completed during this month**7. Dwelling houses completed**Owned by *Private Sector* (including RDP housing e.g. government low-cost housing subsidised by PHP or PLS)

1. Dwelling houses with a floor area smaller than or equal to 30 m²
2. Dwelling houses with a floor area larger than 30 m² but smaller than 80 m²
3. Dwelling houses with a floor area equal to or larger than 80 m²
- Total**

Dwelling houses	Total construction area	Estimated cost houses (excluding land value)
Number	m ²	R'000
24	6650	47 668 030
24	6650	47 668 030

8. *RDP* housing completed e.g. low-cost housing subsidised by PHP and PLS (already included above)

1. Dwelling houses with a floor area smaller than, or equal to 30 m²
2. Dwelling houses with a floor area larger than 30 m², but smaller or equal to 80 m²
- Total**

Dwelling-houses	Total construction area of houses (outside measurements)	Estimated cost of houses (excluding land value)
Number	m ²	R'000

Residential buildings completed (excluding dwelling-house plans)**9. Owned by the *Private Sector***

1. Townhouses
2. Block of flats
3. Tourism accommodation and casino's
4. Other residential buildings

Residential building plans	Total construction area	Estimated cost (excluding land value)
Number of buildings/units	m ²	R'000
Units		
Units		
Buildings		
Buildings		

Page 193

Type of building/space predominantly intended for:

- | Non—residential buildings | Total construction area | Estimated cost (excluding land value) |
|---------------------------|-------------------------|---------------------------------------|
| Number of buildings | m ² | R'000 |
| | | |
| | | |
| | | |
| 1 | 1196 | 12 000 000 |
| | | |
| 1 | 1196 | 12 000 000 |

1. Hospitals and clinics

2. Schools, crèches, universities, technikons and libraries

3. All other space (specify)

Total

12. Owned by the *Private Sector*

1. Dwelling houses.....	
2. Townhouses, block of flats and other residential buildings	
3. Non-residential buildings.....	
4. Internal alterations to buildings (excluding "minor building work")	
Total	

Additions and alterations	Total construction area	Estimated cost (excluding land value)
Number of plans	m ²	R'000
6	864	7 150 000
6	864	7 150 000

13. To minimize queries from Stats SA regarding the data provided, please provide comments on:

- Any information you have supplied in this questionnaire.
- Significant differences between monthly figures.
- Any unusual circumstances affecting the data provided.
- Changes in local government institutions (e.g. amalgamation or split-up of local government institutions).
- Questions where only estimates could be provided.
- Any other difficulties with the completion of the questionnaire.

[illegible]

14. Please indicate your preferred way of reporting the information contained in this questionnaire

Mail/Post

☐

Fax

☐

Fax number.....

E-mail

☐

Email address.....

Please retain a copy for your records.**Please ensure that the front page is completed.*****Thank you for completing this questionnaire.***Office use only

	Name	Date
--	------	------

Received		
----------	--	--

Checked		
---------	--	--

Captured		
----------	--	--

Edited		
--------	--	--

Person(s) whom Stats should contact if any queries arise regarding this questionnaire:

Name		Telephone number	
Position or Title		Fax number	
Deputy/Assistant		Cell number	
Position or Title		E-mail address	
Date		Web address	
Signature			

SANS BUILDING CONTROL COMPLIANCE REGISTER FOR AUGUST 2018

Site Actions ▾

Browse

Page

Home > Building Plan Reports > SANS XA Building Control Compliance Register

Date From 2018/08/01  Date To 2018/08/31 

1 of 1  100%  Find | Next    

SANS XA Building Control Compliance Register

This report will display a list of building plan applications within the selected period which comply to SANS XA

Selected Period: 8/1/2018 - 8/31/2018

 View SANS XA Register

Total Applications: 73

ANNEXURE 4.1 - BUILDING DEVELOPMENT MANAGEMENT STAFF MEETING

STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



BUILDING DEVELOPMENT MANAGEMENT STAFF MEETING
DATE AND TIME – 29 AUGUST 2018 @ 14:00
VENUE – COMMITTEE ROOM BDM OFFICE 1ST FLOOR EIKESTAD MALL

MINUTES**PRESENT**

Lincoln Africa (LC)
 Enrico Du Preez (EDP)
 Shafiek Valentyn (SF)
 Marina Lubbe (ML)
 Marco Fouché (MF)
 Denny Jason (DJ)
 Hylton Daniels (HD)
 Babalwa Nkonzo (BN)
 Ester Berry (EB)
 Donnadene Nicolas (DN)
 Alicia Ncanywa (AN)
 Rodney Adams (RA)

		ACTION	DUE DATE
1.	<u>WELCOME</u> Shafiek Valentyn, welcomed all present at the 8th staff meeting for 2018 in Stellenbosch and told the staff that Andrew Crouzer is sick and that he will chair the meeting.	All	
2.	<u>ATTENDANCE REGISTER</u> See attendance register attached <u>APOLOGIES</u> Andrew Crouzer - Sick	All	
3.	<u>MATTERS FOR DISCUSSION</u>		
3.1	<u>FEEDBACK FROM MANAGEMENT MEETING</u> There was no feedback from the Management Meeting.		

ANNEXURE 4.1 - BUILDING DEVELOPMENT MANAGEMENT STAFF MEETING

3.2	<p>APPROVAL OF MINUTES</p> <p>Shafiek Valentyn read the Minutes of meeting held on 25 July 2018 and it was approved by Marco Fouché and 2nd by Denny Jason.</p> <p>Before approval of the minutes, Marco Fouché enquired about the occupation certificate of the new offices. His concern was that there are too many people in the committee room. Shafiek explain that according to the OHS requirements we are still in the boundaries and the situation will better if we moved to a bigger space to accommodate all the staff</p>		
3.3	<p>CLEANING OF NEW OFFICES / USE AND CLEANING OF KITCHEN</p> <p>A few guideline points were put on the table for discussion :</p> <p>Everybody must wash their own equipment [mugs, cutlery etc.]</p> <p>If you make use of the microwave please put the lid that is provided on your food to avoid the splashing of food in the microwave. On this point Rodney Adams asks if he can bring his own microwave.</p> <p>Everybody was asked to empty their own dustbins into the big one in the kitchen. Jessie from the 3rd floor will regularly empty it.</p> <p>There are only 2 keys for the toilet on the 2nd floor. One for the ladies and one for the gents. If you use it please bring it back in order for somebody else to make use of it.</p> <p>Widmark Moses was so generous to provide us with their cleaner on a Wednesday to vacuum and polish all the furniture.</p> <p>Shaffiek ask all present to please help one another with this arrangement as the area we use for the kitchen is the same area we use to see members of the public. Please keep it neat and clean.</p> <p>At this point of the meeting Babalwa Nkonzo asked to say something. She accused Marina Lubbe in front of all the staff members of being rude to her. Shafiek asked her if she can take this matter up with the Manager as the staff meeting is not the correct platform to address this complaint.</p>		
3.4	<p>PARKING OF VEHICLES IN FRANSCHHOEK</p> <p>As we could not find a solution to safeguard the new additional Ford Ranger vehicle which has been delivered to our Department (Franschhoek), a meeting has been scheduled on 30 August 2018 at 15h00 with various departments. Marco Fouché will attend this meeting on behalf of Andrew Crouzer.</p> <p>Andrew suggest that they must install Beta Fencing area at the back of the Council building with lockable gates that all cars can be parked after hours in a safe area.</p>		
3.5	<p>COLLECTING OF SUPPLIES AT BELTANA</p> <p>There is a big concern regarding the collecting of supplies [boxes</p>		

ANNEXURE 4.1 - BUILDING DEVELOPMENT MANAGEMENT STAFF MEETING

3.6	<p>Photostat paper, milk etc.] All the staff members want to use the supplies but nobody is willing to collect it from Beltana. As we order quarterly (every 3 month) it is quite a lot of supplies. The supplies must be carried from the parking area to the 1st and 3rd floor of the Eikestad Mall.</p> <p>At this point of the meeting Babalwa Nkonzo raised the point of the fees calculation of building plans. Shafiek told her that point 3.5 is only the collecting of supplies and not the calculation of building plan fees. We will discuss it under point 3.6</p> <p>FOLLOW-UP REPORT ON NEW PROCEDURES AND PROGRESS</p> <p>The moving of offices and splitting of staff have created operational challenges which we need to address. The situation is not ideal and Andrew already forward a request for office space to incorporate all BDM Staff in the Eikestad Mall building. This will be an on-going Item with Management and Piet Smit in consultation with the Eikestad Mall Management. It is however the responsibility of the Manager: Building Development, to make sure that service delivery will not be compromised. In the discussion on Friday 17 August 2018, Andrew has made proposals to deal with the immediate needs and all Staff was given time till Tuesday 21 August 2018 end of business, to submit proposals and amendments to the list below. Should there not be positive participation; the items will become the new standard operational requirements/procedures (SOP).</p> <p>Andrew Crouzer only received objections from Rodney Adams regarding fees calculation.</p> <ol style="list-style-type: none"> 1. Fees calculations: BCO and PX to calculate fees daily at Main Building. Use counter and reception area as these areas are closed to the public in the afternoons after 13h30 and before 08h30 in the morning. 2. On the point of fees calculation Babalwa Nkonzo mention that she received an e-mail from Andrew Crouzer but did not understand it. She wants to know if walking across the street to go and calculate the fees become now part of her job description. Rodney and Marco explain the procedure to her. 3. BI copies of plans and signed occupation certificates that need to be returned. – BI's to collect and deliver at BDM and Registry at Main Building daily. 4. Building Plans scrutiny and final Outcome of applications. Building Plan administration Officers to deliver and collect to and from Eikestad Mall 1st floor daily. 5. Documents to the Director, Finance and HR. Maria Lubbe and Andrew Crouzer to deliver to Jessie on 3rd floor Eikestad or to deliver directly to 		
-----	--	--	--

ANNEXURE 4.1 - BUILDING DEVELOPMENT MANAGEMENT STAFF MEETING

3.7	<p>various Departments.</p> <p>6. Disable persons. To be referred to 3rd floor which is accessible and call BDM for assistance.</p> <p>7. All fees calculations older than 30 days that has not been paid – inform Architects and Owner's per email to collect the drawing within 7 days.</p> <p>GENERAL</p> <p>3.7.1 Marco Fouche raised the point that this whole set up of us moving to the Eikestad Mall and the transfer of files is a huge OHS risk.</p> <p>3.7.2 Denny Jason also raised the point that it is very unsafe to walk across the street with files. He can slip and can be run over by a car.</p> <p>3.7.3 Shafiek told them that all these concerns were address in e-mail by Andrew Crouzer and that it is on record.</p> <p>3.7.4 Hylton complains that his finger on the scanner is not working and that Anthea Thorp is aware of this problem. Apparently he is not loaded onto the system.</p> <p>3.7.5 Rodney also mentioned that he did not have the privilege to see if his code for the alarm system is working or not.</p> <p>3.7.6 Donna asked for additional staff. The work load has increased a lot and they cannot cope with it. The vault is also 100% full. No space to do the filing of building plans.</p> <p>3.7.7 Rodney enquires about the submitting of the OHS report. Why must they still submit it?</p> <p>3.7.8 Rodney complains about the dirty windows of the new office and that somebody must asked the mall management to come and clean it.</p> <p>3.7.9 Lincoln enquires about the hand rails on the steps of the new office of the Building Development Management. Shafiek told him that the mall is supposed to install the hand rails.</p>		
-----	--	--	--

ANNEXURE 4.1 - BUILDING DEVELOPMENT MANAGEMENT STAFF MEETING

	Meeting terminated at 14:45		

Chairperson: Mr Shafiek Valentyn

P. S. VALENTYN

Noted

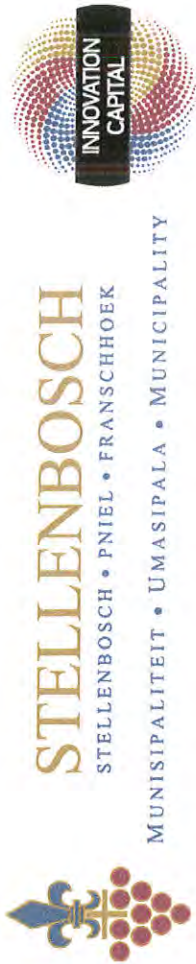
Ja
ACRAUER
3/9/2018

Secretary: Marina Lubbe

M. Lubbe

Date signed:

3 September 2018



ATTENDANCE REGISTER: BUILDING DEVELOPMENT MANAGEMENT - STAFF MEETING

DATE: WEDNESDAY 29 AUGUST 2018 @ 14H00 – 16H00

VENUE: COMMITTEE ROOM, BDM OFFICE, FIRST FLOOR, EIKESTAD MALL

	Name & Surname	Signature	Position	Email	Cell	Telephone
1	Andrew Crouzer	<i>Sick Leave</i>	Manager : Building Development Management	Andrew.Crouzer@stellenbosch.gov.za	0832936693	X 8664
2	Marina Lubbe	<i>Marina Lubbe</i>	Administrative Assistant	Marina.Lubbe@stellenbosch.gov.za		X 8605
3	Rodney Adams	<i>Rodney Adams</i>	Building Control Officer	Rodney.adams@stellenbosch.gov.za		X 8686
4	Lincoln Africa	<i>Lincoln Africa</i>	Snr Building Inspector	Lincoln.africa@stellenbosch.gov.za		X 8668
5	Enrico du Preez	<i>Enrico du Preez</i>	Snr Building Inspector	Enrico.DuPreez@stellenbosch.gov.za		X 8693
6	Marco Fouché	<i>Marco Fouché</i>	Chief Building Inspector	Marco.Fouche@stellenbosch.gov.za		X 8329
7	Denny Jason	<i>Denny Jason</i>	Snr Building Inspector	Denny.Jason@stellenbosch.gov.za		X 8687
8	Babalwa Nkonzo	<i>Babalwa Nkonzo</i>	Building Control Officer	Babalwa.Nkonzo@stellenbosch.gov.za		X 8940
9	Shafiek Valentyn	<i>Shafiek Valentyn</i>	Chief Building Inspector	Shafiek.Valentyn@stellenbosch.gov.za		X 8342
10	Hylton Daniels	<i>Hylton Daniels</i>	Plan Examiner	Hylton.Daniels@stellenbosch.gov.za		X 8678
11	Ester Berry	<i>Ester Berry</i>	Building Plan Administrator	Ester.berry@stellenbosch.gov.za		X 8685



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



ATTENDANCE REGISTER: BUILDING DEVELOPMENT MANAGEMENT - STAFF MEETING

DATE: WEDNESDAY 29 AUGUST 2018 @ 14H00 – 16H00

VENUE: COMMITTEE ROOM, BDM OFFICE, FIRST FLOOR, EIKESTAD MALL

12	Donnadene Nicolas		Building Plan Administrator	Donnadene.nicolas@stellenbosch.gov.za		X8665
13	Alicia Ncanywa		Building Plan Administrator	Alicia.Ncanywa@stellenbosch.gov.za	084 5630394	X8663

ANNEXURE 4.2

BUILDING DEVELOPMENT: BCO & BI & PE MEETING	Date: 23 August 2018 Venue: Stellenbosch Time: 14h00 – 15h30 Office: Ida's valley Library 
	CHAIRPERSON: Rodney Adams
<p>AGENDA TOPICS</p> <p>1. Welcome and apologies <i>Present:</i></p> <p>Rodney Adams (RA) Marco Fouche (MF) Lincoln Africa (LA) Enrico du Preez (EDP) Shafiq Valentyn (SV) Hylton Daniels (HD) Denny Jason (DJ)</p> <p><i>Absent:</i> Babalwa Nkonzo (BN) Sick</p> <p>Welcoming: Rodney Adams</p> <p><u>Agenda</u></p> <p>2. Previous Minutes</p> <p>3. Additions / correction of previous meeting: None</p> <p>4. Discussion from previous minutes: None</p> <p>5. Acceptance of previous minutes: 5.1 Enrico Du Preez Second 5.2 Marco Fouche</p> <p>6. New points 6.1 Delegations BCO. RA 6.2 Court Procedures. LA 6.3 Courses. SV</p> <p>6.1 RA. Inform the meeting of the BCO delegations, i.e. he can inform the building inspectors to perform a function if he cannot do the function himself. The meeting concurs with this and discusses various points around this.</p> <p>6.2 LA. He informs the meeting of the procedures at the court. He feels that we are doing the Prosecutors function. The meeting debated this topic.</p>	

<p>6.3 SV. There was a Building inspector course schedule for September 2018 in Durbanville.</p> <p>Due to the high cost of the course we will not attend this. We will look for more courses regarding building construction.</p> <p>7 <u>General</u></p> <p>7.1 Building inspector post</p> <p>This is vacant again. The candidate did not except the post.</p> <p>7.2 Cars</p> <p>All the cars and Idv is now operational except EDP car.(Battery)</p> <p>Meeting adjourned at 15h30</p> <p>Next meeting: Date and time to be announced.</p> <p>Closure</p>	

ANNEXURE 5 - OPERATIONAL VOTES

Vote Number	Description	Original Budget	Amended Budget	Available	Percentage
12205201470000 - 20180711007255	Maintenance of Assets	R 8 510,00	R 8 510,00	R 7 957,55	93,51%
12205220180000 - 20180711009742	Consumables - Standard	R 10 380,00	R 10 380,00	R 9 798,75	94,40%
12205220190000 - 20180711009816	Consumables Zero Fuel and oil	R 21 380,00	R 41 380,00	R 29 253,15	70,69%
12205221780000 - 20180711010390	Cellular Contracts	R 21 910,00	R 21 910,00	R 21 910,00	100,00%
12205221950000 - 20180711010498	Drivers Licences & Permits	R 33 000,00	R 33 000,00	R 33 000,00	100,00%
12205222420000 - 20180711010841	National Seminars, Conferences, Workshops	R 65 990,00	R 65 990,00	R 65 990,00	100,00%
12205222980000 - 20180711011046	Uniforms and Protective Clothing	R 10 380,00	R 10 380,00	R 10 380,00	100,00%

VS-F003R Votes Balance & Budget Enquiry			
Local Authority	STB	Stellenbosch Municipality	Exit/Cancel
Financial Year	2018	2018/2019	LookUp/Search
Vote No.	12205201470000	1 2205 2 014700 00	Previous
Opening Balance		VAT Indicator (V02) 007 (V03) 007	Next
Actual Balance	239.40	Locked onto	Options
Shadow Balance	313.05	Asset ID	Help
Balance Total	552.45	Job-costing type	
Provisional Costs		Unallocated Job Budget	
Amended Budget	8510.00		
Available	7957.55		
Metro	STELLENBOSCH MUN	Function	301
Type of A/C	Expenditure/Income		Planning and Development
Service	RATES & GENERAL SERVICES		Economic
Department	BUILDING CONTROL	N.T.Item	4200 NT Cashflow Item
Sub-Section :	Contracted Services		Contracted Services
Item	Contracted Serv Contractors		
Sub-Item		Closed?	N

VS-F003R Votes Balance & Budget Enquiry			
Local Authority	STB	Stellenbosch Municipality	Exit/Cancel
Financial Year	2018	2018/2019	LookUp/Search
Vote No.	12205220180000	1 2205 2 201800 00	Previous
Opening Balance		VAT Indicator (V02) 007 (V03) 007	Next
Actual Balance	581.25	Locked onto	Options
Shadow Balance		Asset ID	Help
Balance Total	581.25	Job-costing type	
Provisional Costs		Unallocated Job Budget	
Amended Budget	10380.00		
Available	9798.75		
Metro	STELLENBOSCH MUN	Function	301
Type of A/C	Expenditure/Income		Planning and Development
Service	RATES & GENERAL SERVICES		Economic
Department	BUILDING CONTROL	N.T.Item	4110 NT Cashflow Item
Sub-Section :	Inventory Consumed		Other Materials
Item	Inventory Consumables		
Sub-Item		Closed?	N

VS-F003R Votes Balance & Budget Enquiry				Exit/Cancel	
Local Authority	STB	Stellenbosch Municipality			
Financial Year	2018	2018/2019			
Vote No.	12205220190000	1 2205 2 201900 00	LookUp/Search		
Opening Balance		VAT Indicator (V02)	009	(V03)	009
Actual Balance	2126.85	Locked onto	V	Next	
Shadow Balance	10000.00	Asset ID		Options	
Balance Total	12126.85	Job-costing type		Help	
Provisional Costs		Unallocated Job Budget			
Amended Budget	41380.00				
Available	29253.15				
Metro	STELLENBOSCH MUN	Function	301		
Type of A/C	Expenditure/Income		Planning and Development		
Service	RATES & GENERAL SERVICES		Economic		
Department	BUILDING CONTROL	N.T.Item	4110	NT Cashflow Item	
Sub-Section :	Inventory Consumed		Other Materials		
Item	Inventory Consumables	Closed?	N		
Sub-Item					

VS-F003R Votes Balance & Budget Enquiry				Exit/Cancel	
Local Authority	STB	Stellenbosch Municipality			
Financial Year	2018	2018/2019			
Vote No.	12205221780000	1 2205 2 217800 00	LookUp/Search		
Opening Balance		VAT Indicator (V02)	007	(V03)	007
Actual Balance		Locked onto		Next	
Shadow Balance		Asset ID		Options	
Balance Total		Job-costing type		Help	
Provisional Costs		Unallocated Job Budget			
Amended Budget	21910.00				
Available	21910.00				
Metro	STELLENBOSCH MUN	Function	301		
Type of A/C	Expenditure/Income		Planning and Development		
Service	RATES & GENERAL SERVICES		Economic		
Department	BUILDING CONTROL	N.T.Item	4400	NT Cashflow Item	
Sub-Section :	Operational Cost		Other Expenditure		
Item	Operational Cost Communication	Closed?	N		
Sub-Item					

VS-F003R Votes Balance & Budget Enquiry			
Local Authority	STB	Stellenbosch Municipality	Exit/Cancel
Financial Year	2018	2018/2019	LookUp/Search
Vote No.	12205221950000	1 2205 2 219500 00	Previous
Opening Balance		VAT Indicator (V02) 007 (V03) 007	Next
Actual Balance		Locked onto	Options
Shadow Balance		Asset ID	Help
Balance Total			
Provisional Costs		Job-costing type	
Amended Budget	33000.00	Unallocated Job Budget	
Available	33000.00		
Metro	STELLENBOSCH MUN	Function	301
Type of A/C	Expenditure/Income		Planning and Development
Service	RATES & GENERAL SERVICES		Economic
Department	BUILDING CONTROL	N.T.Item	4400 NT Cashflow Item
Sub-Section :	Operational Cost		Other Expenditure
Item	Operational Cos Drivers Licenc		
Sub-Item		Closed?	N

VS-F003R Votes Balance & Budget Enquiry			
Local Authority	STB	Stellenbosch Municipality	Exit/Cancel
Financial Year	2018	2018/2019	LookUp/Search
Vote No.	12205222420000	1 2205 2 224200 00	Previous
Opening Balance		VAT Indicator (V02) 007 (V03) 007	Next
Actual Balance		Locked onto	Options
Shadow Balance		Asset ID	Help
Balance Total			
Provisional Costs		Job-costing type	
Amended Budget	65990.00	Unallocated Job Budget	
Available	65990.00		
Metro	STELLENBOSCH MUN	Function	301
Type of A/C	Expenditure/Income		Planning and Development
Service	RATES & GENERAL SERVICES		Economic
Department	BUILDING CONTROL	N.T.Item	4400 NT Cashflow Item
Sub-Section :	Operational Cost		Other Expenditure
Item	Operational Cos Registration F		
Sub-Item		Closed?	N

VS-F003R Votes Balance & Budget Enquiry			
Local Authority	STB	Stellenbosch Municipality	Exit/Cancel
Financial Year	2018	2018/2019	LookUp/Search
Vote No.	12205222980000	1 2205 2 229800 00	Previous
Opening Balance		VAT Indicator (V02) 007 (V03) 007	Next
Actual Balance		Locked onto	Options
Shadow Balance		Asset ID	Help
Balance Total			
Provisional Costs		Job-costing type	
Amended Budget	10380.00	Unallocated Job Budget	
Available	10380.00		
Metro	STELLENBOSCH MUN	Function	301
Type of A/C	Expenditure/Income		Planning and Development
Service	RATES & GENERAL SERVICES		Economic
Department	BUILDING CONTROL	N.T. Item	4400 NT Cashflow Item
Sub-Section :	Operational Cost		Other Expenditure
Item	Operational Cos:Uniform and Pr		
Sub-Item		Closed?	N

**Workplace OHS Inspection Checklist – Office,
General Laboratory and Workshop**
STELLENBOSCH MUNICIPALITY


Building: Office Level: First storey – Eikestad Mall Room:	Date: 05/09/2018	Inspector/s: Rodney B.Adams	Signature/s: 
Room/area manager/supervisor (print name) Rodney B. Adams		Room manager signature to signify this is an agreed record of inspection and corrective actions:	

Complete the following box with document control information if you alter this form to suit the local area.

Section: Building Control		Divisional Unit: Building Development Management		
Document number	Initial Issue date 05/2014	Current version 1.1/05/2014	Current Version Issued	Next review date 30/09/2018

This list serves as a guide for evaluation of Building Control workplaces (additional items and categories may be added to suit local needs, but none may be removed). A tick in the **NO** box requires corrective actions (CA) to be determined by the room/area manager/supervisor in consultation with inspectors. CA's must be added to the CA Register in your department or unit.

Risk Rating follows the Risk Assessment and Control Procedure and is required in order to prioritise corrective actions. If you cannot verify an item then place a mark in the "Can't Tell" column for revision at a later time.

Item	Yes	No	N/A	Can't Tell	Risk Rating e.g. 3C H	Corrective action recommended, inspection comments, reference numbers	Person responsible for CA.
1.Housekeeping and Environment							
1.1 Are work areas free of rubbish, obstruction, slip and trip hazards?	y						
1.2 Are floor coverings in good condition?	y						
1.3 Is high storage avoided for heavy or frequent use items?	y						
1.4 Is stock or material stored appropriately and safely?	y						
1.5 Are filing cabinets and desk drawers closed when not in use?	y						
1.6 Are doors fully functional?	y						
1.7 Are stairs, steps and handrails in good order?	y						
1.8 Are all areas adequately lit?	y						
1.9 Are areas free from glare?	y						
1.10 Is there adequate ventilation?	y					Archive room to be ventilated.	
1.11 Are noise levels acceptable?	y						

Item	Yes	No	N/A	Can't Tell	Risk Rating e.g. 3C H	Corrective action recommended, inspection comments, reference numbers	Person responsible for CA.
1.12 Is the temperature within the UNSW standard 19°C-26°C?	y						
2.Ergonomics							
2.1 Is all furniture fit for purpose?	y						
2.2 Is all furniture in good repair?	y						
2.3 Are all cords/wires out of the way?	y						
2.4 Are Workstation ergonomics in place for: Chairs Desks Monitors Keyboard Mouse Phone Work Layout	y						
3.Manual Handling							
3.1 Has the need to lift, carry, push or drag heavy loads been eliminated?	y						
3.2 Is suitable Manual handling equipment available and in good condition?				y			
3.3 Are suitable ladders or steps available and in good condition?	y						
4. Electrical							
4.1 Are electrical appliances tagged and within test date where required?				y			
4.2 Are all plugs, sockets, leads, cords and switches in working order?	y						
4.3 Are electrical appliances kept clear of wet areas?	y						
4.4 Are powerboards used in preference to double adaptors?	y						

Item	Yes	No	N/A	Can't Tell	Risk Rating e.g. 3C H	Corrective action recommended, inspection comments, reference numbers	Person responsible for CA.
4.5 Are RCD's (safety switches) installed where required?	y						
5.Emergency							
5.1 Is a first aid kit easily accessible and clearly labelled with first aid officers name and contact details?	y						
5.2 Are the contents of the first aid kits clean and valid?	y						
5.3 Do fire sprinklers have at least 500mm of clear space beneath?	y						
5.4 Are fire exits clearly marked and unobstructed?	y						
5.5 Are emergency procedures current and displayed?	y						
5.6 Are fire extinguishers appropriate, unobstructed and clearly marked?	y						
6.Equipment (plant)							
6.1 Are all machines guarded where required?			y				
6.2 Is the working area for fixed plant clearly marked?			y				
6.3 Are Safe Work Procedures displayed for all equipment?			y				
6.4 Is personal protective equipment available and in good condition?			y				
7.Comments or additional items							
Different (Uneven) floor levels throughout the building causing tripping.							

****This form should be returned to the person looking after the local area records for recordkeeping.**

ANNEXURE 7 - BENCHMARK PERIOD 30 DAYS
[Reports](#) > [Home](#) > [Reports](#)

Reports

[Home](#) [Records](#) [Inbox](#) [File Plan](#) [Search](#) [Personal](#) [Directory](#) [Reports](#) [File Plan \(New\)](#)
[Home](#) > [Building Plan Reports](#) > [Benchmark Period to Determine Outcome](#)
Date From Date To Benchmark Type

1 of 1 100% Find | Next

**BENCHMARK PERIOD TO DETERMINE OUTCOME
ON APPLICATION - 30 DAYS**

This report will display the benchmark for building plan applications from the date created to the date of final outcome according to the selected period and benchmark

Selected Period: 7/23/2018 - 8/31/2018

Benchmark 30 Days	2018 August		2018 July		TOTAL		%
	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	
Additions	16	9	1	0	17	9	65.38
Alterations	9	3			9	3	75.00
Alterations & Additions	25	15			25	15	62.50
Minor Building Works	18	9	1	0	19	9	67.86
New Building	20	11			20	11	64.52
Total	88	47	2	0	90	47	65.69

ANNEXURE 7 - BENCHMARK PERIOD 60 DAYS
[Reports](#) > [Home](#) > [Reports](#)
[Reports](#)
[Home](#) [Records](#) [Inbox](#) [File Plan](#) [Search](#) [Personal](#) [Directory](#) [Reports](#) [File Plan \(New\)](#)
[Home](#) > [Building Plan Reports](#) > [Benchmark Period to Determine Outcome](#)

Date From	<input type="text" value="2018/07/01"/>	Date To	<input type="text" value="2018/08/31"/>
Benchmark	<input type="text" value="60"/>	Type	<input type="text" value="Additions, Alterations, Alteration:"/>

1 of 1 100% Find | Next

BENCHMARK PERIOD TO DETERMINE OUTCOME ON APPLICATION - 60 DAYS

This report will display the benchmark for building plan applications from the date created to the date of final outcome according to the selected period and benchmark

Selected Period: 7/1/2018 - 8/31/2018

Benchmark 60 Days	2018 July		2018 August		TOTAL		%
	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	WITHIN BENCH.	OUT OF BENCH.	
Additions	10	0	23	2	33	2	94.29
Alterations	7	0	11	1	18	1	94.74
Alterations & Additions	8	0	39	1	47	1	97.92
Minor Building Works	14	0	27	0	41	0	100.00
New Building	11	0	31	0	42	0	100.00
Total	50	0	131	4	181	4	97.84

ANNEXURE 8 - DELEGATIONS

DELEGATIONS EXERCISED FOR PERIOD: 1 AUGUST 2018 TO 31 AUGUST 2018

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Delegation	Authorised official	Category	Report Subject and Recommendations	Date Received	Date Resolved	Resolution and Comments (if any)
395	Andrew Crouzer	NBR & BUILDING STANDARD S ACT (ACT 103 OF 1977)	As far as the prosecutions are concerned the institution of prosecutions against persons who contravene the National Building Regulations & Building Standards Act (Act 103 of 1977), the Municipality's Signage Bylaws, and the relevant Zoning Schemes			5
400	Andrew Crouzer	S 7 OF THE NBR	To, after having considered a recommendation by a building control officer, grant <u>approval</u> or <u>refuse</u> to grant approval for the erection of any building in respect of which plans and specifications have been drawn and submitted			133
445	Andrew Crouzer	REGULATION A25(10) OF THE NBR	To serve a notice on the owner of a building that is being or has been erected without the prior approval contemplated in S 4(1) of the Act to obtain the approval in writing as required by the Act by the date specified in the notice.			4
484	Andrew Crouzer	S 14(1) OF THE NBR	To issue or to refuse to issue a certificate of occupancy on completion of the erection of a building			32

Date Datum	To Whom Addressed Aan Wie Geadresseer	Description Beskrywing	Signature Handtekening
		Erf 11437	
		8916	
		815 Prie1	
		374 Prie1	
		11504	
		1522	
		9947	
22/8/2018	Eben Cyster	Erf SB 8645	
		Erf SB 729/4	
		Erf SB 2680	
		Erf JT 347	
		Erf KM 1110	

ANNEXURE 9 CASES HANDED OVER TO COURT

ITEM 1

APPENDIX 1.2

LAND USE MANAGEMENT

**PLANNING AND ECONOMIC
DEVELOPMENT COMMITTEE MEETING**

2018-10-02



LAND USE MANAGEMENT

To: Director: Planning and Economic Development
From: Manager: Land Use Management
Date: August 2018
Re: Monthly Report for the Department Land Use Management – August 2018

5.1 Writer hereby reports as follows for the Department Land Use Management

LAND USE MANAGEMENT: TASK/SUBJECT	TOTAL
New Land use applications assessed (check listed items) to indicate whether all the information required was submitted.	41 applications
Land use applications considered (Items for appeal committee-PED-committee, Authorised Employee, MPT, Technical Committee and Delegated items). When the report has been assessed for recommendation to decision maker.	33 land use application reports
Appeals in terms of the Land Use Planning By-law received	4 appeals
LAND USE COMPLIANCE: TASK/SUBJECTS	
Building plans commented on in order to verify zoning and development parameters	101 building plans
Zoning Certificates issued per property	45 certificates
Comments submitted on Business- and Liquor Licenses application	24 comments
Clearance certificates signed in order to facilitate transfer of properties.	2 clearance certificates
Comments submitted on Event applications	34 comments
Telephone / E-mail enquiries	671
Internal and External Meetings attended	81 meetings
Meetings – Planners/Admin	33 meetings
Inbox clean-up/outstanding items attended to as attached	11



LAND USE MANAGEMENT

5.2 Projects in Process:

PROJECTS	PROGRESS
REVISION OF POLICIES AND BY-LAWS	
Policy - Derelict and Dilapidated Buildings	Only one comment was received during the public participation period. .
Land Use Enforcement Policy	Recommended by Executive Mayor to be considered by the Council-in process
Land Use Planning By-Law, 2015	In process.
Integrated zoning scheme By-Law	In process.
Street naming and renaming	Was recommended by the PED Portfolio Committee to be submitted to Mayco and Council-in process
PROJECTS: LAND USE MANAGEMENT	
Micro Organizational Structure	Placement letters were issued, two personnel is in the pool, awaiting offers.
Erf 1370 Franschhoek	A report is to be prepared.
Website	All Land Use decisions, as well as the Agendas of the MPT are placed on the Planning Portal.
Municipal Planning Tribunal	Two MPT meetings took place on the 24 th and 27 th of August 2018 and five land use applications were considered.
PROJECTS: RELATING TO HUMAN SETTLEMENTS	
Housing	An appeal on Longland's housing project is in process.



LAND USE MANAGEMENT

GENERAL	
OHS Report	A new OHS officer, Annecke Hardouin, has been appointed to represent the staff in the Eikestad mall, but due to the fact that the person has not received any training, an OHS report cannot be completed. However, certain issues that need attentions, has been raised at an OHS meeting.
First Aider	Siyanda Zangqa has been appointed as First Aider for the Eikestad mall offices and will be receiving training in due course.
Job descriptions	According to Director Corporate Services the JD's of all the posts needs to be submitted to the Evaluation Committee.
Acting Delegations	None.
New staff.	Interviews for six posts (2x Senior Town Planners, 2x Senior Land Use inspectors, and 2x Land Use Inspectors) took place on 23 to 25 of July 2018. Only the two Senior Land Use Inspectors and two Land Use Inspectors were appointed during August to start in September 2018.
Outstanding Land Use Assessment Reports	The following Land Use Applications will be standing over for the new Senior Town Planners to assess and to submit for consideration. FH 1662 1281 P PN 758 FH 414 FH 622 730/20 P 1412/6 P FH 837 183/3 S 1066 P 1078/1 P 773 P 103 S 1674/7 P FH 3380 FH 1680
Performance Agreements	Six performance agreements were signed with the respective personnel.
Collaborator	During July, Collaborator was requested to design a report in order to indicate how long it takes for a land use application to be assessed by the Planner. The report which was created did not identify the properties and was referred back for further amendments.

**LAND USE MANAGEMENT**

	The "committee tasks" with regards to the MPT on collaborator is still a challenge The "assign decision for implementation" needs to be created in order for admin to issue the decision letter. Up till now it is done manually, which is very time consuming.
Vacant positions	The position of the MPT Admin Officer was prepared and is in circulation between finance and HR to be advertised. The position of the Admin Support Assistant is in preparation to be advertised, seeing that the temporary contract will end by 30 September.
Expenditure	According to the Directors delegations.

5.3 Summary:New Structure:

Since the 1st of July 2018, which earmarked the starting date for the implementation of the new staff structure, most of the Planners and Admin personnel received their placement letters, except for two Senior Admin staff members. However, the two departments Land Use Management and Customer Interface and Administration kept on functioning as previously. Although three admin officials were transferred to the Department, they still reported to the Head Customer Interface and Administration. However, it was decided that the "transfer" of the admin personnel (to exercise their new reporting structure) will be finalised during September.

New staff:

I would like to place on record, that due to the resignation of six staff members, the last six months, the department is under tremendous pressure to reply to clients and adhere to due dates. In the meantime interviews were held before the end of July for six positions. Only the four Land Use Enforcement personnel accepted their offers to start beginning of September.

The offers that were made to the two Senior Town Planners could not match their current remuneration packages and the negotiations are still in process. Unfortunately the Directorate Corporate Services had a very long response time to the one



LAND USE MANAGEMENT

candidate where the other candidate had a very long response time to HR. This means that the time period for the candidates to accept and resign is uncertain.

Workload:

As mentioned, it is uncertain when the two Senior Town Planners will be appointed. Up to date the Department has a workload of 143 land use applications to be assessed from a town planning point of view. In the meantime, some of the responsibilities of the two vacant positions (Senior Town Planners, who resigned) are divided evenly amongst the current personnel. This is only applicable to comments on Building plans, comments on events and liquor licences, compilation of zoning certificates, minor departure land use applications and pre-application consultation meetings. However, the assessment reports of complex land use applications are being dealt with by the Senior Town Planners, currently only two. These two Senior Planners also have to oversee the duties of the Town Planners that reported to the Senior Town Planners who resigned.

In the interim, most of the applications which were allocated to the previous Senior Town Planners and ready for assessment reports during May and June were evenly distributed between the two Senior Town Planners. The remainder of those as well as the applications which were marked out during July onwards for assessment reports are kept in abeyance until the new Senior Town Planners will start. Reason being that it is just not possible to attend to all these assessment reports. Approximately 18 land use applications, which are ready for assessment, are kept in abeyance for the new Senior Town Planners to address.

With regards to land use enforcement complaints, I could only attend to urgent zoning violation matters. The verification of the contravention letters and dockets which are referred to the Municipal Court, are very time consuming. However the positions are being filled during September and it is foreseen that the land use enforcement section will be fully functional by the end of October.

It needs to be mentioned that the department receives Appeals on a regular basis. The overseeing of these processes, let alone the SPLUMA compliance, has its own challenges and workload. It takes a lot of my time during the day. I also need to attend to the finalization of the IZS to be submitted to Council by the end of September and at this stage I cannot give any attention to the review of the Land Use Planning By-Law.



LAND USE MANAGEMENT

Furthermore, the amount of enquiries on land use processes from the public and newspapers, are just increasing. These meetings and e mail inquiries take a lot of time out of my day. The constant ad hoc feedback on land use matters that are/were being dealt with, divide my attention and affect the accuracy of my work.

I can only attend to urgent issues and tasks that were supposed to be handled by the staff who resigned. Despite of my day to day responsibilities, this place me in a position where it is very difficult to adhere to due dates.

5.4 **Copies** of the following are attached:

- a. Attendance Registers for August 2018 on file
- b. Leave/Sick leave matrix for August 2018 on file
- c. Work report: Lenacia Kamineth – August 2018
- d. Staff meeting – 31 August 2018
- e. Delegations exercised – August 2018
- f. OHS meeting – 16 August 2018

Hedré Dednam

Manager: Land Use Management

Tabiso Mfeya

Acting Director: Planning and Economic Development

C

SENIOR ADMINISTRATIVE OFFICER:
MPT – WORK REPORT
AUGUST 2018



Report by the Senior Administrative Officer: MPT- Lenacia Kamineth

Tasks performed for the period 1 – 31 August 2018

Week	Description
1-10 Augustus 2018	<ul style="list-style-type: none"> • Liaised with Emile van der Merwe in respect of the appeal relating to Erf 5343 Stellenbosch • Received an appeal in respect of Farm 372/2 Stellenbosch • Placed new LUM decisions on the Municipal Website • Liaised with Clifford Heyes in respect of Erf 13500 Stellenbosch • Liaised with Mr Rabie in respect of his petrol claim • Liaised with Mr Andre Swart in respect of appeal relating to Farm 393/11 Stellenbosch • Liaised with Angelina Mabie from DEADP in respect of comments received in respect Farm 510/34 Jamestown • Furnish LUM Manager: Mrs Dednam with draft Report to Council in respect of MPT • Forwarded Notice of decision in respect of the Capitec appeal-Erf 9190 Stellenbosch • Liaised with Hennie Du Plooy in respect of appeal relating to Farm 372/1 Welgegund Stellenbosch • Furnished members with draft minutes in respect of MPT sitting of 20 July 2018 • Scheduled the MPT meeting for the 24th of August 2018 • Received comments from the MPT members and staff in respect of 20 July 2018 • Liaised with Mr Peter Mons in respect of the outstanding conveyance certificate in respect of Erf 945 Franschoek • Drafted Memorandum to MM in respect of appeal relating to Farm 3939/11 Stellenbosch • Liaised with Dr Werner Roux in respect of appeal received for Erf 393/11 Stellenbosch • Liaised with Bulelwa Dolomba from SCM in respect of Catering arrangements for MPT sitting of 24 August 2018
13-17 Augustus 2018	<ul style="list-style-type: none"> • Liaised with Hennie Du Plooy in respect of appeal relating to farm 372/1 Stellenbosch • Drafted memorandum to MM in respect of appeal relating to Erf 5343 Stellenbosch • Attended meeting in respect of Disciplinary Codes and Anti-Corruption • Received an appeal relating to Erf 97 Kylemore • Compilation of MPT agenda for the Sitting of the 24th of August 2018 • Attended OHS meeting • Loaded Catering request for MPT sitting on Flexgen • Distributed the MPT agenda to all role-players • Placed LUM decisions on the Municipal Website • Drafted Memorandum to MM in respect of appeals received in respect



	of Erf 6519 Stellenbosch
20-24 Augustus 2018	<ul style="list-style-type: none"> • Received new appeal in respect of Erf 97 Kylemore • Liaised with Thato Rubusha in respect of errors that is occurring on the website • Liaised with Caterer in respect final arrangements for MPT sitting • Prepared Addendum to the MPT agenda of 24 August 2018 • Drafted Memorandum to MM in respect of appeals received in respect of Erf 97 Kylemore • Received a third appeal in respect of Erf 97 Kylemore • Sent out Notice of decision in respect of Erf 5343 Stellenbosch • Attended MPT sitting in Franschhoek • Arranged an urgent MPT sitting for 27 August 2018
27-31 Augustus 2018	<ul style="list-style-type: none"> • Drafted Agenda for MPT sitting scheduled for 27th of August 2018 • Liaised with Mr Terry Winstanley in respect of Non-compliance notice that was served in respect of Farm 498 portion 128 Stellenbosch • Drafted memorandum to MM in respect of appeal relating to Erf 97 Kylemore • Drafted Memorandum to Director Planning and Economic Development in respect of the remuneration of MPT Members • Submitted Catering invoice the Creditors for services rendered • Placement of LUM decisions on the Municipal Website • Received appeal assessment report relating to Erf 67 Lanquedoc from Mr Johan de Jongh from DEADP

Lenacia Kamineth
Senior Administrative Officer: MPT



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Minutes

August 31, 2018

13:30 – 14:30

Eikestad Mall Committee Room, 3rd Floor

Meeting called by: Hedré Dednam (Manager: LUM) **Type of meeting:** Monthly Staff Meeting: LUM

1. Welcome

The Manager welcomed everyone to the Staff Meeting.

2. Attendance Register (Attached)

Hedré Dednam
Pedro April
Robert Fooy
Nopinki Dafeti
Louisa Ollyn
Lenacia Kamineth
Lara-Lynn Blignaut

3. Apologies

Siyanda Zangqa: Attended another meeting.
Akhona Gwintsa: Annual leave.
Ulrich von Molendorff: Half-day leave.
Salomé Newman: Annual leave.

4. Announcements

No announcements.

5. Approval of previous minutes

The minutes from the Staff Meeting held on the 7th of May was adopted.

5.1 Matters arising from previous minutes.

Matters arising from previous minutes		Action
Other. (Cars)	- The new Land Use Inspectors will need cars to go on site inspections (which is one of the main functions of a Land Use Inspector).	Lara-Lynn: Find out what is the process for booking the Communication Van. Hedré: Mention this urgent issue in the Managers Meeting.
	- One Communication Van; that needs to be booked beforehand, will not be able to accommodate all four of the new Land Use Inspectors.	
	- Ultimately, the lack of transport will prevent the Land Use Inspectors from doing their jobs to the fullest.	



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

6.3. Amendment of Planning By-law.	- Pedro gave feedback with regards to his discussion with André Swart 23 August on the amendment of the Stellenbosch Land Use Planning By-Law.	Pedro: Send Hedré the amendment. Hedré: Follow up with André.
6.8. Other Tabiso – Acting Director?	- There is still a bit of confusion regarding the current position of Tabiso Mfeya.	- Hedré: Follow up with Tabiso.

6. Matters for Discussion

Matters for Discussion		Action
6.1. OHS Representative.	- Annecke Hardouin is our new OHS representative.	- Annecke: Follow up on the OHS meeting and whether you have to write a report for the Monthly Report.
6.2. Implementation of the new organogram.	<ul style="list-style-type: none"> - Hedré is in the process of writing a memo to indicate the functionality of the organogram to Tabiso. - Ilze is writing a proposal for the admin part of the organogram. - There are two senior admin posts in the new organogram which will be offered to Ulrich and Bulelwa. - Annecke Hardouin, Nicole Petersen, and Salomé Newman are already reporting to Hedré. - From Monday 3 September we will work with the new organogram and the reporting lines will change. 	Hedré: To have a meeting with the Senior Town Planners to discuss how everyone will function in the new organogram and the decision will be implemented by the end of the week.
6.3. Office hours.	- It was discussed in the Managers Meeting () that we need to have formal office hours for security reasons. They proposed that the office be opened at 07:00 and locked at 17:30. No one may be in the office outside of this time period, unless you made prior arrangements.	Planners: Email Hedré your desired cut-off times by Monday. Hedré: Ensure that everyone has a key.
6.4. Flexi-time.	- The official work hours are from 08:00 till 16:30. Those who work other hours must apply for Flexi-time.	All: Give your forms by Monday and send a scanned copy to Hedré.



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

6.5. Replacement for Nicole.	<ul style="list-style-type: none"> - Odile Sims will be replacing Nicole while she is on maternity leave. Odile's temporary contract will be until the 27th of December. 	Ilze: Follow-up on the contract.
6.6. New Land Use Inspectors and seating.	<ul style="list-style-type: none"> - Three new employees will start on Monday. - One Senior Land Use Inspector and two Land Use Inspectors. The second Senior Land Use Inspector will start working during September or in the beginning of October. - The Senior Land Use Inspector will sit across from Lenacia and the two Land Use Inspectors will sit next to Annecké and Lara-Lynn. - Director de Beer is still negotiating with the new Senior Town Planners. She does not want to allow the car allowances due to the lack of the policy. They want to break even, but she won't allow it. 	Hedré: Remember to keep everyone informed about decisions regarding the Senior Town Planners.
6.7. Casual day.	<ul style="list-style-type: none"> - The whole floor is going to dress up for Casual Day (Loslitdag) - This year's theme is Superheroes, and we want to encourage you all to make an effort and dress up. - The manager also requested that people bring snacks to share during lunch. 	Tickets are available at Nomie for R10.
6.8. General	<ul style="list-style-type: none"> - The manager mentioned that they are in the process of trying to extend the temporary contracts of Jessie, Noor and Dillon. 	
6.9. 'Fishbowl'	<ul style="list-style-type: none"> - It has come to the Manager's attention that people misuse the Fishbowl. (Have hour long conversations and eating breaks, instead of working) - The Manager concluded that we can only make use of the Fishbowl for 40 min a day: 10 min for Breakfast and 30 min for Lunch. - This is already longer than the 30 min lunch break as stipulated in the Employment Agreement and the Flexi-time policy. - Other than the time agreed upon in this meeting, you need to work. Your Flexi-time can be discontinued if you fail to stick to it. 	Lara-Lynn: Make a sign for the Fishbowl, to remind everyone to keep their time in their brief.

4



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

6.10. MPT post.	- The MPT Admin Officer post is circulating for approval to advertise.	Lara-Lynn: Follow up with Kevin and finalize the Admin Assistant post's advertisement.
6.11. Biometric system.	<ul style="list-style-type: none"> - The Biometrics system has been approved, and everyone should start using it. - The Planners requested that a formal correspondence must be sent, stating the approved implementation of the new biometric system. 	Hedré: Request the correspondence form Ulrich Cupido.
6.12. Allocation of cars.	- <i>Not discusses.</i>	
6.13. Legal planning meeting.	- Legal meeting was held on the 23 rd of August.	Hedré: Request André to send minutes of the meeting.

6. Closure of work session.

Lara-Lynn must arrange a catch-up meeting for Hedré, Ulrich, Salomé, Siyanda and Akhona, to discuss the outcomes of this meeting. The meeting was adjourned by Hedré.

H. eckman
14/09/2018

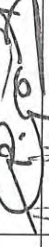


STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

MEETING : MONTHLY STAFF MEETING
 DATE : 31 AUGUST 2018
 TIME : 13:30 – 14:30
 VENUE : PLANNING BOARDROOM, 3RD FLOOR, EIKESTAD MALL, STELLENBOSCH

NAME & SURNAME	DESIGNATION	TELEPHONE NUMBER	EMAIL	SIGNATURE
Hedré Dednam	Manager: LUM	021 808 8674	Hedre.dednam@stellenbosch.co.za	
Robert Fooy	Senior Town Planner	021 808 8680	Robert.fooy@stellenbosch.gov.za	
Pedro April	Senior Town Planner	021 808 8683	Pedro.april@stellenbosch.gov.za	
Nopinki Dafeti	Town Planner	021 808 8640	Nopinki.dafeti@stellenbosch.gov.za	
Siyanda Zangqa	Town Planner	021 808 8667	Siyanda.zangqa@stellenbosch.gov.za	
Louisa Ollyn	Town Planner	021 808 8672	Louisa.ollyn@stellenbosch.gov.za	
Lenacia Kamineth	Senior Admin Officer: MPT	021 808 8697	Lenacia.kamineth@stellenbosch.gov.za	
Bulelwa Mdoda	Senior Admin Officer	021 808 8690	Bulelwa.Mdoda@stellenbosch.gov.za	
Annecke Hardouin	Admin Officer	021 808 8673	Annecke.Hardouin@stellenbosch.gov.za	
Lara-Lynn Blignaut	Admin Assistant	021 808 8669	Planning.pa@stellenbosch.gov.za	

ANOTHER MEETING

DELEGATIONS EXERCISED FOR PERIOD: 01 - 31 July 2018

LAND USE MANAGEMENT

Date Received	Delegation	Authorised official	Category	Report Subject and Recommendations	Date Received	Date Resolved	Resolution and Comments (if any)
---------------	------------	---------------------	----------	------------------------------------	---------------	---------------	----------------------------------

CHECKLISTS

Date Received	344	Manager: LUM	To ensure that any application (which involves substantial changes to or intensification in land use or development) is accompanied by the required Impact Assessments, if any, as well as sufficient other information when forwarded to the Planning Authority	To check for sufficient information of the new land use applications received on the following properties:	Date Received	Date Resolved	Resolution and Comments (if any)
19/07/2018				Erf 345 Jamestown	19/07/2018	07/08/2018	Approved
19/07/2018				Erf 333, 334, 335 Jamestown	19/07/2018	07/08/2018	Approved
31/07/2018				Farm 124/10 Kylemore	31/07/2018	08/08/2018	Approved
01/08/2018				Erf 2172 Stellenbosch	01/08/2018	13/08/2018	Approved
07/08/2018				Erf 7873 Stellenbosch	07/08/2018	10/08/2018	Approved
07/08/2018				Erf 8342 Stellenbosch	07/08/2018	10/08/2018	Approved
01/08/2018				Farm 1101 Stellenbosch	01/08/2018	13/08/2018	Approved

01/08/2018				Farm 1101 Stellenbosch	01/08/2018	13/08/2018	Approved
31/07/2018				Erf 1619 Kayamandi	31/07/2018	15/08/2018	Approved
08/08/2018				Erf 3450 Klapmuts	08/08/2018	16/08/2018	Approved
07/08/2018				Erf 1082 Jamestown	07/08/2018	16/08/2018	Approved
06/08/2018				Farm 402 Stellenbosch	06/08/2018	17/08/2018	Approved
16/08/2018				Erf 7011 Stellenbosch	16/08/2018	16/08/2018	Approved
17/08/2018				Erf 2717 Stellenbosch	17/08/2018	16/08/2018	Approved
22/08/2018				Farm 328/5 Stellenbosch	22/08/2018	22/08/2018	Approved
22/08/2018				Erf 2815 Stellenbosch	22/08/2018	22/08/2018	Approved
22/08/2018				Erf 4731 Stellenbosch	22/08/2018	22/08/2018	Approved
13/08/2018				Farm 1311 Paarl	13/08/2018	24/08/2018	Approved
20/07/2018				Erf 872 Franschoek	20/07/2018	28/08/2018	Approved

LETTER APPROVALS

Date Received	Item 7.3.3 Council Meeting 2017-07-26	Director	Category 2 applications for consent of the municipality for any land use purpose or departure or deviation in terms of a land use scheme or existing scheme which does not constitute a land development application	To consider applications in terms of section 15 (2) (b) of the Land Use Planning By-Law, October 2015 for a building line relaxation on a street boundary and/ or a common boundary on the following properties:	Date Received	Date Resolved	Resolution and Comments (if any)
20/07/2018				Erf 3806 Franschoek	20/07/2018	28/08/2018	Approved

20/07/2018				Farm 1658 Paarl	20/07/2018	28/08/2018	Approved
23/08/2018				Erf 2346 Mooiwater	23/08/2018	28/08/2018	Approved
23/08/2018				Erf 15530 Stellenbosch	23/08/2018	28/08/2018	Approved
23/08/2018				Erven 3736 & 3737 Stellenbosch	23/08/2018	28/08/2018	Approved
23/08/2018				Erf 3774 Stellenbosch	23/08/2018	28/08/2018	Approved
23/08/2018				Farm 140/3 Stellenbosch	23/08/2018	28/08/2018	Approved
29/08/2018				Erf 170 Stellenbosch	29/08/2018	31/08/2018	Approved
30/08/2018				Erf 2831 Stellenbosch	30/08/2018	31/08/2018	Approved

ZONING CERTIFICATES

Date Received	362	Manager: LUM	To enforce compliance with the provisions incorporated in a zoning scheme	To issue Zoning Certificates applicable to the following properties:	Date Received	Date Resolved	Resolution and Comments (if any)
19/06/2018				Farm 76/1, 10, 11 Stellenbosch	19/06/2018	07/08/2018	Approved
06/07/2018				Farm 1631/4 Paarl	06/07/2018	13/08/2018	Approved
06/07/2018				Farm 1632/1 Paarl	06/07/2018	13/08/2018	Approved
10/07/2018				Farm 1545 Paarl	10/07/2018	16/08/2018	Approved
25/07/2018				Erf 3505 Franschoek	25/07/2018	08/08/2018	Approved

27/07/2018				Farm 122/17 Stellenbosch	27/07/2018	07/08/2018	Approved
07/08/2018				Erf 16040 Stellenbosch	07/08/2018	17/08/2018	Approved
07/08/2018				Erf 15898 Stellenbosch	07/08/2018	17/08/2018	Approved
07/08/2018				Erf 415 Franschoek	07/08/2018	17/08/2018	Approved
08/08/2018				Erf 11360 Stellenbosch	08/08/2018	17/08/2018	Approved
08/08/2018				Erf 796 Stellenbosch	08/08/2018	17/08/2018	Approved
08/08/2018				Erf 1769 Stellenbosch	08/08/2018	16/08/2018	Approved
17/08/2018				Erf 184 Stellenbosch	17/08/2018	30/08/2018	Approved
17/08/2018				Erf 1799 Stellenbosch	17/08/2018	30/08/2018	Approved

COMMENTS ON LIQUOR LICENSES

Date Received					Date Received	Date Resolved	Resolution and Comments (if any)
None	307	Manager: LUM	To comment on applications in terms of the Western Cape Gambling and Racing Act 1996 (Act 4 of 1996)	None	None	None	None
			To comment on applications for liquor licences.				
			To comment on applications for extension of trading hours on premises where liquor licences have been granted				

BUILDING PLANS COMMENTED ON

Date Received	362	Town Planner	To enforce compliance with the provisions incorporated in a zoning scheme	To comment to the Manager; Building Development on Building Plans received on the following properties:	Date Received	Date Resolved	Resolution and Comments (if any)
13/07/2018				Erf 3328 Franschoek	13/07/2018	27/07/2018	Refused
13/07/2018				Erf 2835 Stellenbosch	13/07/2018	02/08/2018	Approved
17/07/2018				Erf 367 Raithby	17/07/2018	31/07/2018	Approved
27/07/2018				Farm 1328/6 Stellenbosch	27/07/2018	31/07/2018	Refused
19/07/2018				Erf 337 Raithby	19/07/2018	01/08/2018	Refused
19/07/2018				Erf 338 Raithby	19/07/2018	31/07/2018	Approved
25/07/2018				Erf 6730 Stellenbosch	25/07/2018	31/07/2018	Refused
09/07/2018				Erf 388 Jamestown	09/07/2018	31/07/2018	Approved
26/07/2018				Farm 1312 Stellenbosch	26/07/2018	31/07/2018	Approved
17/07/2018				Erf 823 Pniel	17/07/2018	30/07/2018	Refused
17/07/2018				Erf 284 Raithby	17/07/2018	30/07/2018	Refused
18/07/2018				Erf 500 Jamestown	18/07/2018	30/07/2018	Approved
23/07/2018				Erven 6083, 7365 & 4284 Stellenbosch	23/07/2018	30/07/2018	Approved
19/07/2018				Erf 6453 Stellenbosch	19/07/2018	30/07/2018	Refused

25/07/2018				Erf 867 Stellenbosch	25/07/2018	30/07/2018	Approved
24/07/2018				Erf 14476 Stellenbosch	24/07/2018	27/07/2018	Approved
17/07/2018				Erf 7609 Stellenbosch	17/07/2018	27/07/2018	Refused
10/07/2018				Erf 15422 Stellenbosch	10/07/2018	27/07/2018	Refused
09/07/2018				Erf 344 Raithby	09/07/2018	26/07/2018	Refused
19/07/2018				Erf 252 Jamestown	19/07/2018	25/07/2018	Approved
20/07/2018				Erf 1911 Stellenbosch	20/07/2018	25/07/2018	Approved
25/07/2018				Erf 17370 Stellenbosch	25/07/2018	01/08/2018	Approved
23/07/2018				Erf 792 Stellenbosch	23/07/2018	01/08/2018	Approved
23/07/2018				Erf 12017 Stellenbosch	23/07/2018	01/08/2018	Approved
18/07/2018				Erf 4731 Stellenbosch	18/07/2018	01/08/2018	Refused
16/07/2018				Erf 77 De Zalze	16/07/2018	01/08/2018	Approved
16/07/2018				Farm 140 Raithby	16/07/2018	01/08/2018	Approved
18/07/2018				Erf 4261 Stellenbosch	18/07/2018	01/08/2018	Refused
				Erf 443 Stellenbosch	17/07/2018	01/08/2018	Approved
17/07/2018				Farm 1042/1 Stellenbosch	17/07/2018	01/08/2018	Approved
23/07/2018				Farm 207 Jamestown	23/07/2018	01/08/2018	Approved
20/07/2018				Erf 2834 Franschoek	20/07/2018	01/08/2018	Approved
18/07/2018				Farm 1416 Paarl	18/07/2018	01/08/2018	Supported
23/07/2018				Farm 1012/16 Paarl	23/07/2018	01/08/2018	Refused

20/07/2018			Erf 293 Franschhoek	20/07/2018	01/08/2018	Approved
26/07/2018			Erf 3374 Franschhoek	26/07/2018	01/08/2018	Approved
29/06/2018			Farm 1038/6 Paarl	29/06/2018	30/07/2018	No plans
09/07/2018			Erf 3328 Stellenbosch	09/07/2018	27/07/2018	Approved
18/07/2018			Erf 1121, Jamestown	18/07/2018	31/07/2018	Refused
19/07/2018			Farm 136 Stellenbosch	19/07/2018	31/07/2018	Refused
17/07/2018			Erf 3346 Franschhoek	17/07/2018	30/07/2018	Approved
09/07/2018			Erf 440 Pniel	09/07/2018	30/07/2018	Refused
16/07/2018			Erf 15990 Stellenbosch	16/07/2018	01/08/2018	Approved
09/07/2018			Farm 1202/81 Johannesburg	09/07/2018	30/07/2018	Approved
09/07/2018			Erf 1757 Franschhoek	09/07/2018	30/07/2018	Approved
11/07/2018			Farm 1716 Paarl	11/07/2018	30/07/2018	Approved
11/07/2018			Farm 1227/RE Franschhoek	11/07/2018	30/07/2018	Approved
19/07/2018			Erf 603 Franschhoek	19/07/2018	30/07/2018	Approved
20/07/2018			Erf 8325 Stellenbosch	20/07/2018	31/07/2018	Refused
13/06/2018			Farm 730/20 Paarl	13/06/2018	14/08/2018	Refused
06/08/2018			Erf 241 La Motte	06/08/2018	08/08/2018	Approved
06/08/2018			Erf 3372 Franschhoek	06/08/2018	08/08/2018	Approved
27/07/2018			Erf 654 Koelpark	27/07/2018	14/08/2018	Refused
24/07/2018			Erf 284 Raithby	24/07/2018	06/08/2018	Refused

24/07/2018	Farm 468/128 Stellenbosch	24/07/2018	06/08/2018	Refused
24/08/2018	Erf 652 Kylemore	24/08/2018	06/08/2018	Refused
06/08/2018	Erf 913 Jamestown	06/08/2018	06/08/2018	Approved
27/07/2018	Erf 8703 Stellenbosch	27/07/2018	08/08/2018	Approved
06/08/2018	Erf 2899 Stellenbosch	06/08/2018	06/08/2018	Approved
06/08/2018	Erf 140 Raithby	06/08/2018	06/08/2018	Refused
24/08/2018	Erf 314 Klapmuts	24/08/2018	14/08/2018	Approved
24/07/2018	Erf 681 Pniel	24/07/2018	08/08/2018	Refused
13/08/2018	Erf 2775 Klapmuts	13/08/2018	14/08/2018	Approved
27/07/2018	Erf 2290 Klapmuts	27/07/2018	14/08/2018	Approved
24/07/2018	Erf 447 Franschoek	24/07/2018	08/08/2018	Refused
06/08/2018	Erf 364 Stellenbosch	06/08/2018	13/08/2018	Approved
06/08/2018	Farm 1268/13 Stellenbosch	06/08/2018	13/08/2018	Approved
06/08/2018	Erf 7254 Stellenbosch	06/08/2018	13/08/2018	Approved
24/07/2018	Erf 5457 Stellenbosch	24/07/2018	10/08/2018	Refusal
06/08/2018	Farm 1404 Stellenbosch	06/08/2018	10/08/2018	Approved
06/08/2018	Farm 1101 Stellenbosch	06/08/2018	10/08/2018	Approved
27/07/2018	Erf 14873 Stellenbosch	27/07/2018	10/08/2018	Approved
24/07/2018	Erf 596 Jamestown	24/07/2018	10/08/2018	Approved
06/08/2018	Erf 5811 Stellenbosch	06/08/2018	10/08/2018	Refused

06/08/2018	Erf 609 Franschhoek	06/08/2018	10/08/2018	Approved
06/08/2018	Erf 505 Stellenbosch	06/08/2018	10/08/2018	Approved
06/08/2018	Erf 3489 Franschhoek	06/08/2018	10/08/2018	Refused
06/08/2018	Erf 653 Priel	06/08/2018	10/08/2018	Approved
06/08/2018	Erf 7640 Stellenbosch	06/08/2018	10/08/2018	Approved
06/08/2018	Farm 1646/9 Paarl	06/08/2018	10/08/2018	Approved
06/08/2018	Erf 16816 Idasvalley	06/08/2018	10/08/2018	Approved
06/08/2018	Farm 773 Paarl	06/08/2018	10/08/2018	Refused
06/08/2018	Erf 1377 Franschhoek	06/08/2018	10/08/2018	Refused
06/08/2018	Erf 2736 Franschhoek	06/08/2018	14/08/2018	Approved
06/08/2018	Erf 473 Welgelegen	06/08/2018	10/08/2018	Approved
06/08/2018	Erf 15759 Stellenbosch	06/08/2018	10/08/2018	Approved
13/08/2018	Erf 898 Kylemore	13/08/2018	10/08/2018	Refused
13/08/2018	Erf 599 Koelpark	13/08/2018	14/08/2018	Approved
27/07/2018	Farm 34 Stellenbosch	27/07/2018	14/08/2018	Refused
06/08/2018	Erf 1632 Franschhoek	06/08/2018	14/08/2018	Approved
13/08/2018	Farm 1038/6 Paarl	13/08/2018	15/08/2018	Approved
27/07/2018	Erf 1625 Franschhoek	27/07/2018	17/08/2018	Approved
06/08/2018	Erf 289 Raithby	06/08/2018	17/08/2018	Refused
27/07/2018	Erf 14469 Stellenbosch	27/07/2018	17/08/2018	Approved

06/08/2018			Erf 760 Kylemore	06/08/2018	16/08/2018	Approved
27/07/2018			Farm 1631/4 Paarl	27/07/2018	14/08/2018	Approved
13/08/2018			Erf 130 Franschoek	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 694 Pniel	13/08/2018	17/08/2018	Refused
13/08/2018			Erf 287 Stellenbosch	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 1562 Franschoek	13/08/2018	17/08/2018	Refused
13/08/2018			Erf 12792 Stellenbosch	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 3305 Idasvalley	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 16746 Stellenbosch	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 89 Franschoek	13/08/2018	17/08/2018	Refused
13/08/2018			Erf 12234 Stellenbosch	13/08/2018	17/08/2018	Refused
13/08/2018			Erf 16545 Stellenbosch	13/08/2018	17/08/2018	Refused
13/08/2018			Erf 12707 Stellenbosch	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 16109 Stellenbosch	13/08/2018	17/08/2018	Approved
13/08/2018			Erf 2824 Franschoek	13/08/2018	17/08/2018	Refused
25/05/2018			Erf 184 Raithby	25/05/2018	27/08/2018	Refused
20/08/2018			Erf 6730 Cloeterville	20/08/2018	22/08/2018	Approved
17/08/2018			Farm 1048/1 Franschoek	17/08/2018	22/08/2018	Approved
17/08/2018			Farm 1012/16 Paarl	17/08/2018	20/08/2018	Approved
17/08/2018			Erf 256 Franschoek	17/08/2018	20/08/2018	Approved

17/08/2018				Erf 2377 Mooiwater	17/08/2018	22/08/2018	Approved
17/08/2018				Erf 11028 Idas Valley	17/08/2018	22/08/2018	Refused
17/08/2018				Erf 13343 Stellenbosch	17/08/2018	22/08/2018	Refused
17/08/2018				Erf 2835 Stellenbosch	17/08/2018	22/08/2018	Approved
17/08/2018				Erf 4411 Stellenbosch	17/08/2018	22/08/2018	Refused
17/08/2018				Erf 12789 Stellenbosch	17/08/2018	22/08/2018	Refused
17/08/2018				Farm 1471/1&2 Stellenbosch	17/08/2018	17/08/2018	Approved
06/08/2018				Farm 1538 Stellenbosch	06/08/2018	17/08/2018	Approved
13/08/2018				Erf 645 Kylemore	13/08/2018	17/08/2018	Approved
13/08/2018				Erf 642 Kylemore	13/08/2018	17/08/2018	Approved
17/08/2018				Erf 379 Raithby	17/08/2018	23/08/2018	Approved
20/08/2018				Erf 4731 Stellenbosch	20/08/2018	22/08/2018	Refused
20/08/2018				Erf 15422 Stellenbosch	20/08/2018	22/08/2018	Approved
17/08/2018				Erf 5402 Stellenbosch	17/08/2018	21/08/2018	Approved
17/08/2018				Erf 15680 Stellenbosch	17/08/2018	21/08/2018	Approved
17/08/2018				Erf 1963 & 1964 Stellenbosch	17/08/2018	20/08/2018	Approved
27/08/2018				Farm 1033/7 La Motte	27/08/2018	27/08/2018	Approved
27/08/2018				Erf 17378 Stellenbosch	27/08/2018	29/08/2018	Approved
27/08/2018				Erf 17377 Stellenbosch	27/08/2018	29/08/2018	Approved
06/08/2018				Erf 138 Koelenbosch	06/08/2018	29/08/2018	Approved

06/08/2018				Erf 311 Kylemore	06/08/2018	29/08/2018	Approved
27/08/2018				Farm 1362/2 Stellenbosch	27/08/2018	30/08/2018	Refused
27/08/2018				Farm 309 Stellenbosch	27/08/2018	30/08/2018	Approved
27/08/2018				Erf 419 Kylemore	27/08/2018	30/08/2018	Refused

ITEMS/DELEGATED REPORTS

Date Received	Item 7.3.3 Council Meeting 2017-07-26	Director	Items/ reports to consider the Administrator's consent as a condition in the title deed of the property.	To consider applications in terms of section 15 (2) (b) of the Land Use Planning By-Law, October 2015 on the following properties	Date Received	Date Resolved	Resolution and Comments (if any)
None						None	
Date Received	Item 7.3.3 Council Meeting 2017-07-26	Authorised Employee	Items/ reports to consider Category 2 applications	To issue certificates of compliance applicable to the following properties:	Date Received	Date Resolved	Resolution and Comments (if any)
25/04/2018				Farm 746 Stellenbosch	25/04/2018	15/08/2018	Approved
13/06/2018				Erf 15729 Stellenbosch	13/06/2018	28/08/2018	Approved
21/06/2018				Erf 5659 Stellenbosch	21/06/2018	16/08/2018	Approved
29/06/2018				Farm 1512 Stellenbosch	29/06/2018	28/08/2018	Approved

EXEMPTION CERTIFICATE

Date Received	Item 7.3.3 Council	Authorised Employee	Exemption Certificate issued in terms of section 15 (2) (b)	Date Received	Date Resolved	Resolution and Comments
---------------	--------------------	---------------------	---	---------------	---------------	-------------------------

	Meeting 2017-07-26		of the Land Use Planning By-Law, October 2015			(if any)
None			None	None	None	None
<p style="text-align: center;">CERTIFICATE OF COMPLIANCE</p>						
Date Received	362	Manager: LUM	To enforce compliance with the provisions incorporated in a zoning scheme		Date Received	Resolution and Comments (if any)
12/03/2018			Erven 2296 & 2297 Stellenbosch		12/03/2018	Approved
10/04/2018			Erf 2845 Stellenbosch		10/04/2018	Approved



STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Planning and Economic Development

MINUTES OF THE OCCUPATIONAL HEALTH AND SAFETY MEETING

Meeting:	OHS Meeting		
Date of Meeting:	16 August 2018	Time:	12:00
Location:	Planning and Economic Development Committee Room		
ATTENDANCE			
As per attendance register attached			
PURPOSE OF MEETING			
Election for OHS Representative, First Aider and Fire Marshall			
TOPIC			
Hedré Dednam welcomed all present and handed over to Shiella Hlekwana who explained to procedure to be followed.			
Nominations: OHS Representative/First Aider/Fire Marshall			ACTION
Elections convened for Planning and Economic Development at 3 rd Floor, Eikestad mall respectively are as follow: Annecke Hardouin elected as Occupational Health and Safety Representative. Barbara-Ann McEvoy-Henning and Siyanda Zangqa elected as First Aiders. Bernabé de la Bat elected as Fire Marshall.			
Resolved Election of candidates was seconded by all present.			
Meeting adjourned at 12:30			



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITEIT • UMASIPALA • MUNICIPALITY

PLANNING AND ECONOMIC DEVELOPMENT

MEETING

: OHS REPRESENTATIVE/FIRE MARSHAL/FIRST AIDER

DATE : THURSDAY, 16 AUGUST 2018

TIME : 12:00

VENUE : 3rd FLOOR, ANDRINGA STREET, EIKESTAD MALL, STELLENBOSCH

NO	NAME & SURNAME	DIRECTORATE	TELEPHONE NUMBER	SIGNATURE
	SHEILLA HLEKWANA	HR DEPT - OHS	8054	N.S. HLEKWANA
	Nomir Tshaly	PLANNING	8676	
	Heidi Deckman	WATERWAYS WLM	8674	
	PASSO APPEL	Surf & Land Use Planner	8686	
	Louisa Ollun	Planner	8672	
	Bulelwa Maboela	Admin	8690	
	NOPIHU DAFETI	PLANNER	8640	
	Lenecia Kamminah	SAC	8697	
	BTG de la Bont	Spatial Planning	8653	
	Mabouzi Ntoko	Spatial planning	8658	



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

PLANNING AND ECONOMIC DEVELOPMENT

	Kaiser Makati	Heritage Section	8-88603	K Makati
	Rebelle Faay	Land Use Section	8680	Rebelle Faay
	Barbara-Ann Henry	Special Planning	8656	Barbara-Ann Henry
	Lara-wynn Bignault	Admin Assistant	8669	Lara-wynn Bignault
	Danette Haddon	Planning	8676	Danette Haddon
	Sydney Zangys	Planning	8667	Sydney Zangys
	Akhona Girda	Planning	8681	Akhona Girda
	Van der Merwe		8682	Van der Merwe

ITEM 1

APPENDIX 1.3

CUSTOMER INTERFACE AND
ADMINISTRATION

**PLANNING AND ECONOMIC
DEVELOPMENT COMMITTEE MEETING**

2018-10-02

APPENDIX 3

MEMORANDUM

TO/AAN: DIRECTOR PLANNING & ECONOMIC DEVELOPMENT
 FROM/VAN: HEAD CUSTOMER INTERFACE AND ADMINISTRATION
 DATE/DATUM: 2018-09-14
 RE/INSAKE: MONTHLY REPORT FOR AUGUST 2018

Sir

Herewith the monthly report of the Department Customer Interface and Administration.

STATISTICS

Table 1 provides the statistics for this department.

Description	Total	Average of Days	Comments
Land Use Applications received	32		SEE APPENDIX 3.1
Revenue on Land Use Applications	R 174 270.70		
Acknowledged receipt of Land Use Applications within an average of 5 days	31	2 days	SEE APPENDIX 3.2
Incoming post to be acknowledged	97		
Incoming post acknowledged within an average of 5 days	97	5.09 days	
Correspondence captured and indexed	316		
Applications to be advertised in press & via registered letters, provided to applicants i.t.o. Protocol	2		SEE APPENDIX 3.3
Applications to be advertised via registered letters, provided to applicants i.t.o. Protocol	4		SEE APPENDIX 3.3
Applications advertised in press by Council	0		SEE APPENDIX 3.3
Applications advertised via registered letters by Council	0		SEE APPENDIX 3.3

Final notifications on Land use applications	26		SEE APPENDIX 3.4
Submissions (Land Use, Building Plans, Liquor licences, Demolitions, Objections, Comments on objections, Amendments, etc.) received at Counter by Customer Interface Officers.	210		SUBMISSIONS : 197 in Stellenbosch 13 in Franschhoek
Franking statistics : Total amount	178 (P) 16 (C)		(P) = Planning (C) = Corporate outgoing correspondence
Franking statistics : Value	R 3 701.40 (P) R 406.80 (C)		(P) = Planning (C) = Corporate outgoing correspondence cost

Table 1. Statistics

1. PLACEMENTS

- The following staff members were officially placed as Building Plan Administrators with Building Development Management :
Ester Berry
Alicia Ncanywa
Donnadene Julius-Nicolas
- The following staff members were officially placed as Administrative Officers with Land Use Management :
Salome Newman
Nicole Katts
Annecke Hardouin
- The following staff members received placement letters, but appealed their placement with Directorate : Corporate Services :
Daniel Meyer (Senior Archive Officer)
Charlene Williams (Archive Officer)
Violet Mgijima (Archive Officer)
- The following staff are in the pool and awaiting offers :
Ilze Couvaras (Head: Customer Interface and Administration)
Ulrich von Molendorff (Senior Administrative Officer: Land Use)
Bulelwa Mdoda (Senior Administrative Officer: Land Use)
Veronica Bodi (Assistant Building Plan Administrator)

- The following staff are appointed on fixed term contract until 30 September 2018 :
Noor Daniels (Customer Interface Officer)
Dillon Williams (Customer Interface Officer)

2. TRAINING

The following EPWP staff attended the Learner Driver training initiative as arranged by Local Economic Development. The training initiative is being held at the LED offices and includes the driving training for all learners who passed their Learner Driver tests.

Attendees :

- Alana Rhode

3. STAFF MEETINGS

A staff meeting was held in the Recreational Room on the third floor of Eikestad Mall on 31 August 2018. Please refer to the minutes of the meeting for key discussion points and status. Attached also please find the attendance register for the meeting.

4. CAPITAL PROJECTS

None for the 2017/2018 financial year.

5. PARTICIPATION IN OTHER PROJECTS

Electronic Invoicing & Receipting:

The parameters should await the complete roll out and implementation of MSCOA and the development of such an electronic invoicing and receipting process will be parked for development under modernization. Awaiting further instructions from Finance in this regard.

6. CLEAN AUDIT REPORT MEASURES

There is nothing to report for August 2018.

7. IGNITE

Completed capturing for the month of August 2018.

8. PERFORMANCE ASSESSMENT OF EXTERNAL SERVICE PROVIDERS ON A MONTHLY BASIS IN LINE WITH THE PERFORMANCE MANAGEMENT FRAMEWORK

No monthly providers to be assessed at present.

Yours faithfully

A handwritten signature in dark ink, consisting of a large, stylized 'C' followed by a horizontal line extending to the right.

**I COUVARAS
HEAD CUSTOMER INTERFACE & ADMINISTRATION
DEPARTMENT PLANNING AND ECONOMIC DEVELOPMENT**

APPENDIX 3.1

LAND USE APPLICATIONS RECEIVED (ALL APPLICATION TYPES) : AUGUST 2018

This report will display a list of all land use applications received for the selected period.

8/1/2018 - 8/31/2018

Application Number	Application Date	Application Type	Application Status	Erf / Farm Number	Street Number	Street Name	Suburb	Town	Town Planner	Administrator
<u>LU/8056</u>	2018-08-01	AMENDMENT OF SDP / SUB PLANS; AMENDMENT OF CONDITIONS	Preparing Application for Decision	393		Pokkaraai Road	Stellenbosch	STELLENBOSCH FARMS	BULELWAM	BULELWAM
<u>LU/8056</u>	2018-08-01	REZONING/DEPARTURE; REMOVAL OF RESTRICTIONS	Allocated to Town Planner	614		6 Heide Street		FRANSCHHOEK	SIYANDAZ	
<u>LU/8088</u>	2018-08-01	DEPARTURE	Preparing Application for Decision	15675		Teleman Street		STELLENBOSCH	LOUISAG	
<u>LU/8139</u>	2018-08-01	DEPARTURE	Allocated to Planning Administrator	8342		13 Mount Albert Road		STELLENBOSCH	LOUISAG	SALOMEN
<u>LU/8152</u>	2018-08-03	DEPARTURE	Preparing Application for Decision	1331/2		7 Morgenster Street		JOHANNESDAL	AKHONAG	
<u>LU/8217</u>	2018-08-01	DEPARTURE	Preparing Application for Decision	11342		19 Anesta Street	Paradyskloof	STELLENBOSCH	NOFINKIV	
<u>LU/8218</u>	2018-08-15	DEPARTURE/REMOVAL OF RESTRICTIONS	Allocated to Planning Administrator	3525		Lanzarac Road		STELLENBOSCH	LOUISAG	ANNECKEH
<u>LU/8247</u>	2018-08-15	DEPARTURE	Preparing Application for Decision	509		2 KRONENDAL ROAD	DALSIG	STELLENBOSCH	NOFINKIV	
<u>LU/8248</u>	2018-08-01	DEPARTURE	Preparing Application for Decision	1328/6		EIKENDAL ROAD		STELLENBOSCH FARMS	LOUISAG	
<u>LU/8252</u>	2018-08-01	HOME OWNERS ASSOCIATION	Allocated to Town Planner	12913		22 BACH STREET		STELLENBOSCH	ROBERTF	
<u>LU/8277</u>	2018-08-14	DEPARTURE	Allocated to Town Planner	378		54 Webersvallei Road		JAMESTOWN	PEDROA	
<u>LU/8279</u>	2018-08-02	DEPARTURE	Preparing Application for Decision	15530		18 Sonnedou	Welgevonden	STELLENBOSCH	AKHONAG	
<u>LU/8283</u>	2018-08-16	SUBDIVISION	Allocated to Planning Administrator	9193		Electron Road	TechnoPark	STELLENBOSCH	ROBERTF	ANNECKEH
<u>LU/8285</u>	2018-08-15	DEPARTURE	Allocated to Town Planner	9181		41 TECHNO ROAD	TECHNOPARK	STELLENBOSCH	ROBERTF	
<u>LU/8289</u>	2018-08-06	DEPARTURE	Application in Circulation for Comments	3450		32 Paul Kruger Str	Pinotage Village	KLAFMUTS	LOUISAG	SALOMEN
<u>LU/8291</u>	2018-08-15	DEPARTURE	Preparing Application for Decision	534		Hugenote Street		FRANSCHHOEK	AKHONAG	
<u>LU/8293</u>	2018-08-14	AMENDMENT OF CONDITIONS	Allocated to Town Planner	792		99 Dorp Street		STELLENBOSCH	NOFINKIV	
<u>LU/8297</u>	2018-08-14	DEPARTURE	Allocated to Town Planner	294		Rustenburg Farm		RAITHBY	PEDROA	
<u>LU/8299</u>	2018-08-15	SUBDIVISION	Allocated to Town Planner	Erf 1586 (17384)		59 Van Der Stel Str	Mosterschrift	STELLENBOSCH	ROBERTF	
<u>LU/8315</u>	2018-08-15	CONSENT USE/DEPARTURE	Allocated to Town Planner	1538		HELSHOOGTE ROAD		STELLENBOSCH FARMS	BULELWAM	
<u>LU/8317</u>	2018-08-13	DEPARTURE	Preparing Application for Decision	134		134 KIEWIET AVENUE	DE HOLLANSCHIE MOLEN	WEMMERSHOEK	AKHONAG	
<u>LU/8331</u>	2018-08-28	CONSENT USE/DEPARTURE	Allocated to Town Planner	1539/1		REMHOOGTE WINE FARM		STELLENBOSCH FARMS	SIYANDAZ	

APPENDIX 3.1

LAND USE APPLICATIONS RECEIVED (ALL APPLICATION TYPES) : AUGUST 2018

This report will display a list of all land use applications received for the selected period.

8/1/2018 - 8/31/2018

LU/8339	2018-08-15	DEPARTURE	Allocated to Town Planner	9062		3 Segers Street	Cloetesville	STELLENBOSCH	LOUISAG	
LU/8341	2018-08-15	DEPARTURE	Allocated to Town Planner	725		215 Merchant Street		KLAFMUTS	SIYANDAZ	
LU/8365	2018-08-30	SUBDIVISION	Allocated to Town Planner	129/4		Zewannieren Road		STELLENBOSCH FARMS	PEDROA	
LU/8367	2018-08-30	SUBDIVISION	Allocated to Town Planner	3752		40 Ulikyk Street		FRANSCHHOEK	ROBERTF	
LU/8369	2018-08-31	REZONING; SUBDIVISION ; DEPARTURE; REMOVAL OF RESTRICTIONS	Allocated to Town Planner	1692		Reservoir Street		FRANSCHHOEK	ROBERTF	
LU/8377	2018-08-28	DEPARTURE	Preparing Application for Decision	822		22 PASTORIE AVE		PNIEL	ROBERTF	
LU/8379	2018-08-28	HOME OWNERS ASSOCIATION	Allocated to Town Planner	16391		STELLENBOSCH		STELLENBOSCH	ROBERTF	
LU/8381	2018-08-28	REZONING; CONSENT USE; DEPARTURE; SUBDIVISION; OTHER	Allocated to Town Planner	139 & 140		1&3 PAUL KUGER STR		STELLENBOSCH	LOUISAG	
LU/8383	2018-08-30	DEPARTURE	Allocated to Planning Administrator	13		Lynedoch Road	Lynedoch Village	LYNDOCH	LOUISAG	SALOMEN
LU/8425	2018-08-30	DEPARTURE	Allocated to Town Planner	1086		10 WELTEVREDE STREET		KLAFMUTS	AKHONAG	
TOTAL:				32						

APPENDIX 3.2

LANDUSE NOTIFICATIONS REPORT : AUGUST 2018

No	Ref Number	Application Number	Erf Farm Number	Applicant Name	Application Date	Notification Date	Amount of Days
1	600656	LU/8056	614	Tristan Sandwith (Headland Planners)	2018-08-01	2018-07-24	-8
2	600671	LU/LU/8252	12913	ANNA CHRISTINA VERWEY	2018-08-01	2018-08-01	0
3	600694	LU/7898	393	Virtus Consult	2018-08-01	2018-05-28	-65
4	600806	LU/8248	1328/6	JAN PAUL YNTEMA	2018-08-01	2018-08-02	1
5	600857	LU/8217	11342	Zac & Anmarie Louw	2018-08-01	2018-08-02	1
6	600856	LU/8279	15530	Adri & Anton Opperman	2018-08-02	2018-08-02	0
7	601116	LU/LU/8152	1331/2	MARCELLO TITO	2018-08-03	2018-08-03	0
8	601191	LU/8289	3450	Stephanie Mouton	2018-08-06	2018-08-06	0
9	601981	LU/8317	134	ELIZABETH ANNE WALKER	2018-08-13	2018-08-13	0
10	602166	LU/8297	294	Allen Goosen	2018-08-14	2018-08-14	0
11	602167	LU/8293	792	Nobletide Investments (Pty) Ltd	2018-08-14	2018-08-14	0
12	602168	LU/8277	378	David Opperman	2018-08-14	2018-08-14	0
13	602432	LU/LU/8341	725	Saraleen Leibrandt	2018-08-15	2018-08-15	0
14	602434	LU/8339	9062	Llewellyn Solomons	2018-08-15	2018-08-15	0
15	602498	LU/8299	Erf 1596 (17384)	Alwi Theart (Urban Rural SA)	2018-08-15	2018-08-16	1
16	602499	LU/8315	1538	WILLEM STEYN	2018-08-15	2018-08-15	0
17	602500	LU/8247	509	WAYNE PARKER	2018-08-15	2018-08-16	1
18	602501	LU/8285	9191	WAYNE PARKER	2018-08-15	2018-08-16	1
19	602592	LU/8291	534	Jan Desseyn	2018-08-15	2018-08-16	1
20	602593	LU/8218	3528	AHG Town Planning	2018-08-15	2018-08-16	1
21	603525	LU/8218	3525	AHG Town Planning	2018-08-15	2018-08-16	1
22	602595	LU/8283	9193	Dupre Lombaard	2018-08-16	2018-08-16	0
23	604193	LU/8331	1539/1	FRIEDLAENDER, BURGER & VOLKMANN	2018-08-28	2018-08-28	0
24	604294	LU/LU/8377	822	NICO FOURIE	2018-08-28	2018-08-29	1
25	604298	LU/LU/8381	139 & 140	ARCH TOWN PLANNERS	2018-08-28	2018-08-29	1
26	604338	LU/8379	16391	EMILE VAN DER MERWE TOWN PLANNING	2018-08-28	2018-08-29	1
27	604497	LU/8383	13	Elsa Loula Relief	2018-08-30	2018-08-30	0
28	604614	LU/8365	129/4	Mark Straughan	2018-08-30	2018-08-30	0
29	604619	LU/8425	1086	MR & MRS B MULLER	2018-08-30	2018-08-30	0
30	604622	LU/8367	3752	David Hellig & Abrahamse Land Surveyors	2018-08-30	2018-08-30	0
31	604763	LU/8369	1692	Tristan Sandwith	2018-08-31	2018-08-31	0
							Average = 2 Days

APPENDIX 3.3

LAND USE APPLICATIONS ADVERTISED : AUGUST 2018

8/1/2018 - 8/31/2018

LAND USE APPLICATIONS ADVERTISED IN PRESS

Application Number	Application Type	Land Use File Name	Application Date	Task Allocated	Date Advertised	Registered Letters To	Advertised By
LU/7684	REZONING,SUBDIVISION,SITE DEVELOPMENT PLAN	FARM_1101_Stellenbosch Farms (Figrove Area)_STELLENBOSCH FARMS, LU/7684	2018-04-23	2018-08-13	2018-08-13	Adjoining property owners (locality plan attached), Ward Councillor/Community Organisation(s) : Stellenbosch Interest Group, Stellenbosch Agricultural Society	Applicant
LU/8076	REMOVAL OF RESTRICTIONS,DEPARTURE	ERF_4854_STELLENBOSCH, LU/8076	2018-07-05	2018-08-15	2018-08-17	Affected property owners (to be indicated by the applicant), Ward Councillor	Applicant

LAND USE APPLICATIONS ADVERTISED TO OTHER PARTIES

Application Number	Application Type	Land Use File Name	Application Date	Task Allocated	Date Advertised	Registered Letters To	Advertised By
LU/7684	REZONING,SUBDIVISION,SITE DEVELOPMENT PLAN	FARM_1101_Stellenbosch Farms (Figrove Area)_STELLENBOSCH FARMS, LU/7684	2018-04-23	2018-08-13	2018-08-13	Adjoining property owners (locality plan attached), Ward Councillor/Community Organisation(s) : Stellenbosch Interest Group, Stellenbosch Agricultural Society	Applicant
LU/8048	SUBDIVISION,DEPARTURE	ERF_355_STELLENBOSCH, LU/8048	2018-07-05	2018-08-20	2018-08-23	Affected property owners (as indicated by the applicant on the attached plan). Ward Councillor, Stellenbosch Interest Group & Stellenbosch Ratepayers Association	Applicant
LU/8076	REMOVAL OF RESTRICTIONS,DEPARTURE	ERF_4854_STELLENBOSCH, LU/8076	2018-07-05	2018-08-15	2018-08-17	Affected property owners (to be indicated by the applicant), Ward Councillor	Applicant
LU/7595	AMENDMENT OF CONDITIONS,CONSENT USE	FARM_557_STELLENBOSCH FARMS, LU/7595	2018-03-27	2018-05-16	2018-08-06	Affected property owners: Ward Councillor; Stellenbosch Interest Group; Stellenbosch Agricultural Society.	Applicant

APPENDIX 3.4

DECISIONS AND FINAL NOTIFICATIONS OF LAND USE APPLICATIONS : AUGUST 2018

No	Reference Number	Application Date	Application Number	Erf Farm Number	Applicant Name	Applicant Postal Address	Application Type	Notification Date	Final Decision Date	Final Decision
1	472234	2016-11-09	LU/5166	405	Karol Counter	28 Hermitage Street Groendal 7690	DEPARTURE	2018-08-27	2018-08-27	Approved
2	481211	2016-12-19	LU/5468	2221 & 2222	CLIFFORD HEYS	TV3 PROJECTS LA GRATITUDE OFFICES 97 DORP STREET STELLENBOSCH 7600	SUBDIVISION, REMOVAL OF RESTRICTIONS	2018-07-31	2018-08-01	Approved
3	502383	2017-03-28	LU/5950	14163 (15804)	Emile van der Merwe Town Planning	P O Box 204 Stellenbosch 7599	DEPARTURE	2018-08-21	2018-08-21	Approved
4	507508	2017-04-24	LU/6063	97	JACQUES VOLSCHENK DENNIS MOSS PARTNERSHIP	P O BOX 371 STELLENBOSCH 7599	REZONING, SUBDIVISION, SITE DEVELOPMENT PLAN, BY-LAW	2018-08-03	2018-08-03	Approved
5	520243	2017-06-15	LU/6364	3766	FRIEDLAENDER, BURGER & VOLKMAN	P O BOX 154 STELLENBOSCH 7599	REMOVAL OF RESTRICTIONS	2018-08-24	2018-08-21	Approved
6	522987	2017-07-04	LU/6453	1331/2	Jacques Volschenk	Dennis Moss Partnership PO Box 371 Stellenbosch 7599	AMENDMENT OF CONDITIONS, AMENDMENT OF SDP / SUB PLANS	2018-08-06	2018-08-06	Approved
7	525185	2017-07-14	LU/6478	2891	PETER GARNET MONS	P.O BOX 851 ROBERTSON 6705	REZONING, DEPARTURE	2018-08-23	2018-08-23	Approved
8	529034	2017-08-07	LU/6562	9190	Clifford Heys (TV3 Projects Pty Ltd)	La Gratitude Offices 1st Floor 97 Dorp Street Stellenbosch 7600	SUBDIVISION, DEPARTURE	2018-08-06	2018-08-06	Split Decision
9	555423	2017-12-13	LU/7091	1632	MaC Architects	P.O Box 36 Century City 7446	DEPARTURE	2018-08-30	2018-08-31	Approved
10	556765	2017-12-11	LU/7137	5505	Ulrich Bruwer	PO Box 15102 PANORAMA 7506	DEPARTURE	2018-08-15	2018-08-15	Approved
11	569860	2018-02-20	LU/LU/7423	867	GH BELEGINGS TRUST (IT 1417/2006)	7 ACKERMANS STREET STELLENBOSCH 7600	OTHER	2018-08-03	2018-08-03	Approved
12	570307	2018-03-12	LU/7444	15759	Mari-Louise MacIntyre	TV3 Architects and Town Planners (PTY) LTD 1st Floor, La Gratitude 97 Dorp Street Stellenbosch 7600	AMENDMENT OF SDP / SUB PLANS	2018-08-07	2018-08-07	Approved
13	572285	2018-03-06	LU/7498	3605	Die Wynroete Trust	Die Wynroete Trust P. O. Box 192 Kuijs River 7580	DEPARTURE	2018-08-15	2018-08-15	Approved
14	575634	2018-04-06	LU/7597	373/4	Anesta Home Owners Association c/o JPS Trust (Pty) Ltd	PO Box 3075 Matieland 7600	HOME OWNERS ASSOCIATION	2018-08-29	2018-08-27	Approved
15	580627	2018-04-06	LU/LU/7634	1658	M.B Straughan	P.O Box 154 Stellenbosch 7599	SUBDIVISION	2018-08-30	2018-08-30	Approved
16	582337	2018-04-24	LU/LU/7670	22	Leon Marc Goliath	Posbus 634 Franschhoek 7690	DEPARTURE	2018-08-14	2018-08-15	Approved
17	587542	2018-05-18	LU/7817	1431/268	J. P. Wiid	P. O. Box 419 Onusrivier 7201	DEPARTURE	2018-08-22	2018-08-22	Approved
18	589090	2018-05-18	LU/7835	3269	Shaun Wyngaardt	7 Kahler Street Idas Valley Stellenbosch 7600	DEPARTURE	2018-08-16	2018-08-15	Approved
19	591772	2018-06-05	LU/7901	12789	SHAFIEK BISCOMBE	P.O BOX 3503 MATIELAND STELLENBOSCH 7602	DEPARTURE	2018-08-23	2018-08-23	Approved
20	591802	2018-05-30	LU/7903	12707	JESSICA MAY WILLIAMSON	41 MOUNTAIN SILVER DRIVE WELGEVONDEN STELLENBOSCH 7600	DEPARTURE	2018-08-16	2018-08-16	Approved
21	591899	2018-06-05	LU/7911	913	Dennis Moss Partnership	P.O Box 371 Stellenbosch 7599	DEPARTURE	2018-08-27	2018-08-27	Approved
22	591904	2018-06-05	LU/7913	2751	Janine Temple-Camp Temple Camp Architecture	6 Anne-Marie Street Franschhoek 7690	DEPARTURE	2018-08-27	2018-08-27	Approved
23	592445	2018-06-05	LU/7925	11374	S F Malan	Loft Office Blackhorse Centre 52 Dorp Street Stellenbosch 7600	DEPARTURE	2018-08-03	2018-08-03	Approved
24	594615	2018-06-25	LU/7993	510/207	James Keen Keen Family Trust	PO Box 243 Betty's Bay 7141	DEPARTURE	2018-08-16	2018-08-15	Approved

25	<u>596062</u>	2018-07-04	LU/8016	3806	Biff Lewis Geomatics Inc.	A6 Waverley Court 7 Kotzee Road Obsevalory 7925	SUBDIVISION	2018-08-30	2018-08-30	Approved
26	<u>596083</u>	2018-07-04	LU/8024	3736 & 3737	Biff Lewis Geomatics Inc	A6 Waverley Court 7 Kotzee Road OBSEVATORY 7925	SUBDIVISION	2018-08-30	2018-08-30	Approved



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

MINUTES

August 31, 2018

15:00 – 16:00

Planning Boardroom, 3rd Floor, Eikestad Mall

Meeting called by: Ilze Couvaras
(Head: Customer Interface & Administration)

Type of Meeting: Monthly Staff Meeting
(Customer Interface & Administration)

Minute keeper: Bulelwa Mdoda

MATTERS ON THE AGENDA	ACTION REQUIRED BY
1. Welcome Ilze welcomed all staff present at the Staff meeting	Noted
2. Present (Attendance register attached) Annecke Hardouin Bulelwa Mdoda Daniel Meyer Carlin Josephs Charlene Williams Veronica Bodi Noor Daniels Alana Rhode	Noted
3. Apologies Ulrich Von Molendorff on leave Salome Newman on leave Nicole Katts on sick leave	Noted
4. Matters for discussion	
4.1 Announcements: Placement Certain officials have not yet received their placement letters. These officials are therefore in the pool and waiting for an offer for placement. Officials who have received their placement letters and have submitted objections are still awaiting further feedback. These objections are still with Janine Botha(HR).	Noted
4.2 Proposed structure changes A motivation (offer) must be finalised for each of the officials in the pool. Meeting to be scheduled with the Director: Planning & Economic Development and Registry staff & Ilze to discuss placement	I Couvaras; D Meyer; C Williams & V Mgijima

<p>4.3 Building plan cabinets : Project proposed</p> <p>There is no register. A meeting must be scheduled between Ilze, Veronica and Daan to discuss the cabinet issue. Ilze to email Viola to request additional people to help.</p>	<p>V Bodi, I Couvaras, D Meyer</p>
<p>4.4 Follow up on Payments : BDM & LUM</p> <p>Building Administrators and Land Use Administrators to email Ilze and copy Andrew/Hedre regarding the delay on receiving invoices back from Finance (Sharise).</p>	<p>E Berry, D Nicolas, A Ncanywa, A Hardouin & S Newman</p>
<p>4.5 Revamp of current BDM Office : Construction and process forward</p> <p>Revamp of current BDM offices will commence soon. Awaiting instructions from Piet Smit.</p>	<p>I Couvaras</p>
<p>4.6 Paypoint (Advise centre)</p> <p>There is no progress yet. Ilze will follow up with Vinolan.</p>	<p>I Couvaras</p>
<p>4.7 Nicole Katts (Temporary replacement)</p> <p>Nicole Katts is currently on sick leave. Odile Sims will be working on a fixed term contract in Nicole's place until 27th of December 2018. Ilze, Ulrich and Bulelwa to discuss Nicole's work load.</p>	<p>I Couvaras</p>
<p>4.8 OHS matters</p> <p>Fumigation urgently required for Planning Registry and for Franschoek office. Ilze will email Maintenance.</p>	<p>I Couvaras</p>
<p>4.9 Other matters</p> <p>Violet and Carlin to move to another office due to relocation of a Councillor into Andrew's old office on ground floor. This is to avoid disruption of work due to walk-ins into the Councillors office. When the move is ready, Ilze will email the Smart Office Connexion office to arrange for the relocation of the scanner.</p>	<p>I Couvaras</p>
<p>5. Closure of Meeting</p> <p>Meeting adjourned at 16:00</p>	



MEETING : STAFF MEETING : CUSTOMER INTERFACE & ADMINISTRATION
 DATE : 31 AUGUST 2018
 TIME : 15:00-16:00
 VENUE : PLANNING BOARDROOM, THIRD FLOOR, EIKESTAD MALL, STELLENBOSCH

NAME & SURNAME	DESIGNATION	TELEPHONE NUMBER	EMAIL	SIGNATURE
A. Hardeman	Com Admin	8673		
D. Meyer		86911		
B. Manda		8690		
N. Bodl		8689		
N. Daniels	Customer Interface	8696		
D. Williams	Customer Interface	8697		
C. Josephs	Planning	2317		
U. Magee	Planning	8654		
C. Williams	Records (Planning)	8675		

[illegible]

ITEM 1

APPENDIX 1.4

SPATIAL PLANNING AND HERITAGE

**PLANNING AND ECONOMIC
DEVELOPMENT COMMITTEE MEETING**

2018-10-02

SPATIAL PLANNING AND HERITAGE

NO MONTHLY REPORT SUBMISSION FOR AUGUST 2018

ITEM 1

APPENDIX 1.5

LOCAL ECONOMIC DEVELOPMENT AND
TOURISM

PLANNING AND ECONOMIC
DEVELOPMENT COMMITTEE MEETING

2018-10-02



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

APPENDIX 5

MEMORANDUM

Local Economic Development & Tourism
T: +27 21 808 8179 | F: +27 21 886 7323

TO/AAN : DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(TABISO MFEYA)

FROM/VAN : MANAGER: LED & TOURISM - (W MOSES)

DATE/DATUM : 1 – 31 AUGUST 2018

REFERENCE : 8/1/4/2/5

RE/INSAKE : MONTHLY REPORT: 01 – 31 AUGUST 2018

6. Herewith the monthly report of the Section: Local Economic Development & Tourism.

6.1 Business Development	Activities	Number of activities
	<p>Number of Business Registration</p> <p>Facilitated initiation registration process of five companies with the Companies and Intellectual Property Commission (CIPC). Notozamile Projects registration documents are back, others have been captured and waiting for final docs and whilst others at still name reservation stage</p> <ul style="list-style-type: none"> • Notazamile Projects (Pty) Ltd • Adonai Associate Company (Pty) Ltd • Blaque Nation (Pty) Ltd. • Eroza Transport (Pty) Ltd. • HJ'S Maintenance & Projects (PTY) LTD <p>Assisted with the following companies by retrieving their full complete company registration documents form the CIPC</p>	5


 14/09/2018

	<p>system. We also assisted with drawing of SWORN - BEE AFFIDAVITS:</p> <ul style="list-style-type: none"> • Stellenbosch Transformation Capital • Lihlumelo Services (Pty) Ltd • Nomabengu Trading (Pty) Ltd 	
	<p>Number of Municipal Supplier's Database registrations.</p> <ul style="list-style-type: none"> • Assisted three companies with information on Central Suppliers Database (CSD) registrations: 	3
	<p>Number of people benefitted from business advice through (walk-ins), telephonically, electronically communications etc.</p> <ul style="list-style-type: none"> • Provided advice to a number of clients on number of issues as follows: <ul style="list-style-type: none"> ✓ Business Support. (25) ✓ General Advice and Information. (17) ✓ Space in the Corridor. ✓ Funding. (3) • Central Supplier Database (CSD) Registration. (3) • Informal trade enquiries. (5) 	53
	<p>ENTERPRISE DEVELOPMENT & SUPPORT</p> <p>TRAINING FOR SMME'S</p> <p>Facilitated in the organising, planning and hosting of the Start-Up Training Workshop for Entrepreneurs (see the attached attendance register) that was held on 31st August 2018 at 10h00 in the LED & Tourism Board Room. This was a follow up of the previous training that is held once a month for a 1 hour 30 minutes.</p>	



ENTERPRISE DEVELOPMENT & SUPPLIER DEVELOPMENT

On behalf of the Stellenbosch Municipality, LED Department attended an Enterprise and Supplier Development (ESD) that was held in Cape Town International Convention Centre (CTICC) on the 28 August 2018. This was hosted by Airports Company of South Africa (ACSA). The main of the road show was to share with the following:

- Share with stakeholders their transformation agenda, its implementation and implications on Airports Company South and their suppliers.
- The Enterprise and Supplier Development (ESD) agenda, the programmes and supplier selection criteria.
- Business opportunities for emerging black-owned businesses at ACSA airports.

Amongst the stakeholders it was General Manager: Cape

	<p>Town International Airport, Group Manager: Supply Chain Management, Mr Mthuthezi Mboniswa and Group Manager: Transformation, Ms Elelwani Tshikovhi.</p> <p>ACSA has identified seven areas of transformation i.e. Information Technology, Construction, Property, Retail, Advertising, Car Rental, Baggage,</p> <p>ACSA transformation is done in line with the seven elements of BEE Codes of Conduct i.e. Ownership, Management, Control, Skills Development, Enterprise and Supplier Development and Socio-Economic Development. They indicated their playing field is now open. Their ESD has both financial and non-financial support for SMME's to enhance economy participation and stimulate job creation. They indicated localisation is key in their journey. With enhancement their look at three things i.e. Supplier Performance Monitoring, Supplier Performance Evaluation and Preferred Supplier Status.</p> <p>DEVELOPMENT OF FUNDING BROCHURE</p> <p>Continued to identify more funders to be added in the funding brochure in order to benefit the emerging or start entrepreneurs. This document contains information about funding sources such as:</p> <ul style="list-style-type: none"> • Private Companies. • Public Companies. • Equity Investors. • Angel Investors. • Donors. • Banks. 	
	<p>Number of Co-operatives Registrations.</p> <ul style="list-style-type: none"> • Facilitated provision of information about registering of co-operatives. 	0
6.2	Received / Commented	Completed
Applications		
Business Licensing	Received and approved.	1
Liquor License	Applications received. (Addendum 1) Comments sent to Liquor Board.	19 10
6.3	Activities	Number of activities
Informal Trading		

	<p>INFORMAL TRADE DEVELOPMENT</p> <p>Number of informal trading access opportunities.</p> <ul style="list-style-type: none"> • R44 Strand Road – 7. • 2 New Applications • Die Braak – 20. • Pick n Pay – 0. • Bergzicht Taxi Rank – 26. • 1 New Application. • Klipmuts – 1 New Application <p>IDAS VALLEY COMMUNITY MARKET</p> <p>Advertisement to apply for trading space at the Idas Valley Market was advertised on 31st July and closing date was 17th August 2018.</p> <p>Meetings were held with the Interim Steering Committee to discuss readiness for the market to become operational.</p> <p>Site visit with Cape Winelands District Health Service was conducted to ensure compliance to health legislation.</p>	
6.4 Kayamandi Economic Tourism Corridor	<p>General Maintenance and Administration</p> <ul style="list-style-type: none"> • Compiled a report and submitted a report to the Director: Planning and Economic Development about damages following the unrest at the Kayamandi Corridor following the vandalism that took place on the 06 August 2018. 	



- Inspected the Kayamandi Corridor to evaluate the damage for insurance purpose.
- Fixed electrical problems such as tripping plugs which affected electricity supply to the facility.
- In the process of appointing suitable qualified service providers for cleaning and ground maintenance services.
- One of the tenants, Ms Lebo Masokanye has indicated she is intending to leave the facility after the incident (riots) on the 6th August 2018.
- Tenants enquired about possible compensation that could possible come from the municipality.

Leasing of Space in the Kayamandi Corridor

- Number of tenants at 31 August 2018 = 21.
- Number of businesses actively trading = 17.
- Number of offices occupied by Councillors = 6.

6.5 JOBS

6.5.1 EPWP Jobs created	Activities	Number of activities
	Number of EPWP jobs for the month of August 2018.	28
	Number of EPWP jobs for the current financial year up to August 2018.	531
6.5.2 EPWP Coordination & Implementation	Activities	Number of activities
	Number of projects registered on EPWPRS.	45
	Number of site visits to projects.	0
	Quarterly report to National Public Works and Director.	0
	Monthly Incentive Grant Expenditure Report.	1
	Number of non-compliance issues reported.	0
Monthly report on the spending of the Expanded Public Works Programme Integrated Grant to Municipalities is attached as Addendum 2		
6.5.3 Community works Programme	Activities	
	CoGTA has managed to approve a further more 302 persons to start working on the CWP. Ward 12 – 51 persons Ward 13- 28 Ward 14- 40 Ward 15 – 38 See report attached (Addendum 3)	
6.5.4 Unemployment database	Activities	Number of activities
	Day to day updating of unemployed people that are on the database.	265
	Number of people employed until August 2018 by making use of the unemployment database.	44

Monthly report on updates of the unemployment database attached.
(Addendum 4)

6.6 TOURISM

Programme	Activities	Number of activities
6.6.1 Funding of Bodies Performing a Municipal Function	Number of monthly reports received.	2
6.6.2 Tourism Training	Number of training workshops	0
6.6.3 Stellenbosch 360 Marketing Advisory Committee Meeting	Nothing new to report.	0
6.6.4 Stellenbosch 360 & Franschhoek Wine Valley Tourism	<p>Funding applications in hand- Stellenbosch 360 & Franschhoek Wine Valley Tourism. Stellenbosch 360 presented to CFO. Presentation meetings to be set up for all applicants.</p> <p>Cllr Serdyn has requested a meeting between the Mayor and Stellenbosch 360, to explain what it is that Stellenbosch 360 does. Have enquired whether Franschhoek Wine Valley should be included.</p>	1
6.6.5 Stellenbosch 360 Business Development Committee Meeting	Nothing new to report.	
6.6.6 Cape Winelands District Municipality	District LED Forum hosted by Stellenbosch at Launch Lab-23 rd February 2018. Presentation by CEO of Launch Lab, followed by a tour of the facility. It is of concern that the content of this engagement becomes less compelling over time, with no-shows by scheduled speakers leading to a content-light engagement. LED forum meeting was held. Await date for the next LED forum meeting.	
Monthly reports of the Tourism Local Organisations are attached as Addendum 4		

6.7 PROJECTS

Programme	Activities
6.7.1 Farm 502 BH	<ol style="list-style-type: none"> 1. Additional pipeline application for funding has been submitted to the Department of Agriculture for the installation of an additional pipeline. Cost estimate of the project is R1.6 million. Awaiting for feedback from the DOA regarding progress. 2. Three of the small farmers exceeded their individual water usage and has been cut off. They exceeded their quota of 9000m3. 3. A meeting has been held with the National Department of Water Affairs and Wynland Water to find alternative access to water for the small farmers to increase their quotas according to their needs. A follow up meeting to take place in June 2018. 4. REID – National Department of Rural Development ring fenced a total of R3 million for phase 1 for the small farmers, the remainder of the R11 million will be spent over the next three years. This includes container storage, transport, security, fencing and implements.
6.7.2 Vacant Agricultural Property	<ol style="list-style-type: none"> 1. 12 portions of vacant land were advertised in the Gazette on the 10th of April 2018 and the Eikestadnuus of 12 April 2018. The applications will close on the 11th of May 2018. 2. The land will be allocated in line with the Policy on the Management of Municipal Agricultural Land. 3. An information session was held on the 22nd of May 2018 in the Library Hall for all interested small farmers to receive all relevant information for them to complete their applications. 90 individuals attended the briefing. 4. The closing date for applications has been moved to the 30th of September 2018. 5. The evaluation criteria need to be circulated to the Municipal Manager for approval and possible referral to Council.

	
6.7.3 Funding Application s	<ol style="list-style-type: none"> 1. Funding of R1,6 million has been allocated by the Department of Agriculture for the implementation of an additional pipeline for the small farmers on the Annandale Road. 2. R4,3 million was received from the National Department of Small Business Development for 50% towards the cost of the Idas Valley, Franschhoek, Cloeteville, Kayamandi informal trading sites. 3. National Department of Rural Development allocated R3 million for the small farmers on Farm 502BH as a first phase.
6.7.4 Men of the side of the Street Project	<ol style="list-style-type: none"> 1. The jobseekers are registered on the unemployment database template 2. This three month pilot is ending end of August 2018 and a close out report will be submitted next month.
6.7.5 Establish- ment of Informal Trading Sites	<ol style="list-style-type: none"> 1. All outstanding issues has been dealt with and construction commenced. 2. Way leave applications has been approved 3. LED Department and Engineering Services agreed on final location of site. 4. Completion certificate has been issued for both the building and fence.
6.7.6 FPSU	<p>The Director Planning and Economic Development will meet the Chief Director Rural Development and Land Affairs to gain more insight into the concept.</p> <p>A site visit is also envisaged to observe best practice in FPSU.</p>

6.10 CONTRACT MANAGEMENT

6.10.1 Jan Marais Business Plan	Unacceptable under- performance from Urban-Econ, with a recommendation that we do not use them again. No meetings after the first site meeting. Failure to complete the work by 30 June, direct contact by them with Supply Chain regarding roll-over to new fin year with no contact with us
6.10.2 Dwars River Park Business Plan	Good working relationship with the suppliers AMFAS. Good interaction, good insight, good background obtained from role-players. Final report expected in three weeks.
6.10.3 Halaal Industrial Park	<p>Continued representation of SM at all engagements with regards to this project.</p> <p>Target land title is held by Drakenstein. Is this land going to be transferred to SM?</p> <p>Municipality may need to anticipate an investment incentive package should a developer step up.</p> <p>Municipality should anticipate processes needed to make this land available. – it is likely there won't be a competitive bidding process so need to understand implications of Asset Transfer regulation, and other relevant legislation. Determination of price; PPP; etc.</p>
6.10.4 Policy Development: Strategic Policy for oversight & funding of LTO, tourism events, tourism Projects	<p>Initial work being done on developing over-arching policy regulating SM funding and expectations from funded entities and activities.</p> <p>Initiated as two separate policies- one governing oversight and strategy, and one for funding.</p> <p>Then changed to an overarching policy encompassing both.</p> <p>Preliminary work reveals a complex landscape, with a blurring of lines between LTO and other tourism activities, and where the responsibility within the Municipality lies- LTO in Planning, events in Community</p> <p>MM has indicated that the new Policy must be in place for the next calls for funding, which leaves little time to develop a workable policy and it needs deep thought from diverse groups.</p> <p>This needs to be properly done.</p>
6.10.5 International Relations Policy	<p>This policy document continues to circulate within the Municipality, and finality is needed on next steps</p> <p>Contact has been made with Xchange a Belgium-based business support NGO.</p> <p>With reference to the town of Leuven, which had had past interactions with Stellenbosch institutions, exchange have been requested to revert with a</p>

	<p>plan for collaboration with Leuven in the areas of</p> <ul style="list-style-type: none"> a. Waste and recycling successes b. Transport and traffic strategies c. Support programme for emerging small farmers d. Collaboration on tourism marketing <p>It was agreed that successful engagement in these areas would indicate specific areas where opportunities for well-mentored small businesses would present.</p>
6.10.6 Local Economic Develop- ment Working Review	<p>This short strategic overview, with background and sectorial summaries and possible strategic directions has been completed but not circulated officially.</p> <p>It has however been given to WESGRO for comment and collaboration, also to the IDP department; Manager: Office of the Mayor; LED Portfolio Councillor; CEO S360; Director: Panning & Economic Development.</p>
6.10.7 Trail Develop- ment	<p>Initial meetings held between DEDAT- Director Cycling Tourism, and SM to interrogate strategic options for multi-purpose trail development. 150 km s trail possibilities discussed. First step to link STB to FHK. Develop mobile/movable overnight camping options to create small business hospitality job opportunities. Also will create opportunities through trail maintenance, bike mechanics, trail guides and security.</p> <p>Next meeting 18th September Planning Boardroom</p>
6.10.8 SAPI Technical Tour Boschendaal	<p>Attend bi-monthly meetings at DEADP</p> <p>Boschendaal venue booked; 50% pre-payment made; speakers finalised 6th September 2018.</p> <p>Await quotes for bus and hotel accommodation.</p>
6.10.9 CWDM Regional LED Meetings	<p>Attended as regularly as possible. There is reason for concern as to the value of information imparted at these events.</p>
6.10.10 CWDM Regional LTO	<p>Attended as regularly as possible. There is reason for concern as to the value of information imparted at these events.</p>
6.10.11 SALGA Economic Empowerm ent & Employ- ment Creation	<p>Next meeting 12th September 2018 SALGA offices Cape Town.</p>

6.10.11 Site Visits	<ol style="list-style-type: none"> 1. Small farmer 502 visit for Director 2. Mbekweni visit with Director 3. Wesgro introductory visit and briefing 4. Woodstock Exchange CiTi tech briefing 5. Planned Launch Lab meeting <p>Planned return to Woodstock exchange, Workshop 17, Biscuit Mill</p>
6.10.12 LTO Oversight	<p>There appears to be a break-down of the oversight by Franschhoek Wine Valley of Dwars River Tourism.</p> <p>Dwars River appears to report mainly to CWDM.</p> <p>Authority must be re-imposed on the operations of the Dwarsriver office and their projects need to be agreed on and managed by FWV. It has been noted that CWDM are issuing instructions to CEO FWV to regarding operations of DWR</p>

Contract Management Documentation		
Description	Hosting development and licensing of unemployment database)	
BID Number	BSM 81/14	
Company	Umoya	
1	Attendance registers & Minutes of Meetings held with the contractor	N/A
2	Signed tender doc - MBD 7.1, 7.2 OR 7.3	N/A
3	SLA &/or MOU (Where applicable)	
4	Monthly supplier performance monitoring	✓
5	Project Progress reports	✓
6	Invoices & Payment certificates	✓
7	Any proposed price increases and approval thereof	N/A
8	Any amendments to the contract and approval thereof	N/A
9	Notifications to contractors of poor performance and corrective actions taken	N/A
10	Contract closing down evaluation (i.e. an overall evaluation of the contract as a whole)	N/A
11	Any other correspondence which impacts the contract	✓

Contract Management Documentation		
Description	Review and Strategic repositioning of Stellenbosch Municipality EPWP	
BID Number	BSM 49/16	
Company	VKC Project Pty Ltd	
1	Attendance registers & Minutes of Meetings held with the contractor	N/A
2	Signed tender doc - MBD 7.1, 7.2 OR 7.3	N/A
3	SLA &/or MOU (Where applicable)	N/A
4	Monthly supplier performance monitoring	✓
5	Project Progress reports	✓
6	Invoices & Payment certificates	N/A
7	Any proposed price increases and approval thereof	N/A
8	Any amendments to the contract and approval thereof	N/A
9	Notifications to contractors of poor performance and corrective actions taken	N/A
10	Contract closing down evaluation (i.e. an overall evaluation of the contract as a whole)	N/A
11	Any other correspondence which impacts the contract	✓

Contract Management Documentation		
Description	Support to the Directorate with the establishment of Informal Trading sites.	
BID Number	BSM 49/16	
Company	MBB Consulting Engineers.	
1	Attendance registers & Minutes of Meetings held with the contractor	
2	Signed tender doc - MBD 7.1, 7.2 OR 7.3	✓
3	SLA &/or MOU (Where applicable)	✓
4	Monthly supplier performance monitoring	
5	Project Progress reports	
6	Invoices & Payment certificates	
7	Any proposed price increases and approval thereof	N/A
8	Any amendments to the contract and approval thereof	N/A
9	Notifications to contractors of poor performance and corrective actions taken	N/A
10	Contract closing down evaluation (i.e. an overall evaluation of the contract as a whole)	N/A
11	Any other correspondence which impacts the contract	✓

Yours faithfully



W MOSES

**MANAGER: LOCAL ECONOMIC DEVELOPMENT & TOURISM
DIRECORATE: PLANNING AND ECONOMIC DEVELOPMENT**

Addendum 1

Monthly report on the spending of the Expanded Public Works Programme
Integrated Grant to Municipalities

Addendum 2

Monthly reports of the Tourism Local Organisations

Monthly Report as per the Division of Revenue Act

Municipality Name

Stellenbosch

Budget Allocation for 2018-19 FY

R 1 432 000

Unencumbered Expenditure

R 486 282

Available Balance

R 5 235 718

Financial Year 2018-19
Month End Aug-18

Financial Accounting for Current Month and Expenditure

	July	August	September	October	November	December	January	February	March	April	May	June	Total
Received Prior Month's (Current Financial Year)	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Received in the Current Month	R -	R 1 432 000	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 1 432 000
Total EPWP Funds Received	R -	R 1 432 000	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 1 432 000
Spent Prior Month's (Current Financial Year)	R 101 397	R 101 397	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Spent in the Current Month	R 101 397	R 384 884	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 486 282
Compensation of Employees	R 101 397	R 384 884	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 486 282
Goods and Services	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Machinery and Equipment	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Accumulated EPWP Expenditure	R 101 397	R 486 281	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Total EPWP Funds Received and Not Spent	R -101 397	R 945 719	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 486 282
Expenditure as % of received amount	0%	34%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Funds Currently Committed but Not Spent	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Scheduled Transfers Withheld	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -

Expenditure on Approved Rollover

	July	August	September	October	November	December	January	February	March	April	May	June	Total
Approved Rollover	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Compensation of Employees	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Goods and Services	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Machinery and Equipment	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -

Comments:

WIMARIE MOSES

(Print Name Below)

I certify that this report is correct and that this report has been submitted electronically as required.

The Accounting Officer or Delegate certify that the above information is correct

Signed:

Dated 31-08-2018

Usage Report for Period from 2018-08-01 to 2018-08-30

Usage for Wednesday, August 1, 2018 3 Changes 15 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:04	Create	Keenan Craig Olckers	Yvonne Shirnay Hendricks	41281
08:23	Update	Micheal Frans (1 Changes)	Yvonne Shirnay Hendricks	39984
08:28	Create	Senzi Nolugxa	Yvonne Shirnay Hendricks	41282
08:37	Create	Bulelwa Octavia Wellem	Yvonne Shirnay Hendricks	41283
08:43	Create	Zusiphe Wiinifred Myendeki	Yvonne Shirnay Hendricks	41284
08:56	Update	Amanda Sinala (1 Changes)	Yvonne Shirnay Hendricks	40714
08:59	Create	Everton Rehoven Williams	Yvonne Shirnay Hendricks	41285
09:32	Create	Mbali Mkhutshwa	Yvonne Shirnay Hendricks	41286
10:35	Create	Andiswa Khatshane	Yvonne Shirnay Hendricks	41287
10:45	Create	Mavuyi Ngongo	Yvonne Shirnay Hendricks	41288
10:56	Create	Gwangqa Hendrik Ranger	Yvonne Shirnay Hendricks	41289
11:04	Update	Edward Jacobs (2 Changes)	Yvonne Shirnay Hendricks	41023
11:09	Create	Unathi Mdeni	Yvonne Shirnay Hendricks	41290
11:18	Create	Zandiswa Ndzombane	Yvonne Shirnay Hendricks	41291
11:26	Create	Baliswa Nopunch Mkhafi	Yvonne Shirnay Hendricks	41292
11:40	Create	Rudy Adams	Yvonne Shirnay Hendricks	41293
11:56	Create	Nanamhla Mgaba	Yvonne Shirnay Hendricks	41294
14:00	Create	Sithembiso Hendry Somdaka	Yvonne Shirnay Hendricks	41295

Usage for Thursday, August 2, 2018 1 Changes 11 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:19	Create	Phumla Synthia Notywala	Yvonne Shirnay Hendricks	41296
12:10	Create	Ntshepeng Molongoana	Yvonne Shirnay Hendricks	41298
12:18	Create	Amanda Mdala	Yvonne Shirnay Hendricks	41299
12:28	Create	Khuliswa Quphula	Yvonne Shirnay Hendricks	41300
12:41	Create	Hinenuleno Ashwill Oscar Nero	Yvonne Shirnay Hendricks	41301
12:49	Create	Lufefe Nxuseka	Yvonne Shirnay Hendricks	41302
13:34	Create	Siphumeze Jack	Yvonne Shirnay Hendricks	41303
13:48	Create	Carla Meagen Festus	Yvonne Shirnay Hendricks	41304
14:53	Create	Marlene Cyster	Yvonne Shirnay Hendricks	41305
15:28	Update	Kyla Calette Julius (2 Changes)	Yvonne Shirnay Hendricks	35558
15:30	Create	Zolani Myoywana	Yvonne Shirnay Hendricks	41306
15:44	Create	Marvin Jared Maart	Yvonne Shirnay Hendricks	41307

Usage for Monday, August 6, 2018 2 Changes 6 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:25	Create	Regan Hartogh	Yvonne Shirnay Hendricks	41312
09:56	Update	Cleaven Darren Fredericks (5	Yvonne Shirnay Hendricks	34521

 Usage for Monday, August 6, 2018 2 Changes 6 Additions
Changes)

10:03	Create	Porschia-Maria Paulse	Yvonne Shirnay Hendricks	41313
10:39	Create	Veronique Lizel Claasen	Yvonne Shirnay Hendricks	41314
11:41	Create	Ruwayne Zahndri Willemse	Yvonne Shirnay Hendricks	41316
11:54	Create	Khula-Sande Zantsi	Yvonne Shirnay Hendricks	41317
12:02	Update	Zamile Makeleni (2 Changes)	Yvonne Shirnay Hendricks	33155
12:03	Create	Nolubono Sweetness Marha	Yvonne Shirnay Hendricks	41318

 Usage for Tuesday, August 7, 2018 5 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:21	Create	Phelokazi Mdunyelwa	Yvonne Shirnay Hendricks	41319
09:49	Create	Nosipho Cindy Sobekwa	Yvonne Shirnay Hendricks	41322
10:06	Create	Morney Wayne Hattingh	Yvonne Shirnay Hendricks	41324
10:57	Create	Nomfundo Mtiwabantu	Yvonne Shirnay Hendricks	41326
11:02	Create	Thumeka Constance Faniso	Yvonne Shirnay Hendricks	41328

 Usage for Monday, August 13, 2018 7 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:42	Create	Rozelle Eunice Williams	Yvonne Shirnay Hendricks	41371
08:53	Create	Britney Caryn Williams	Yvonne Shirnay Hendricks	41373
08:59	Create	Riana Petronela Adams	Yvonne Shirnay Hendricks	41374
09:05	Create	Vernay Nathlie Bless	Yvonne Shirnay Hendricks	41376
09:15	Create	Sinazo Ngwane	Yvonne Shirnay Hendricks	41377
09:21	Create	Nolizwe Mkosi	Yvonne Shirnay Hendricks	41379
10:46	Create	Sonwabo Vapi	Yvonne Shirnay Hendricks	41387

 Usage for Tuesday, August 14, 2018 3 Changes 20 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:27	Create	Charles Harris	Yvonne Shirnay Hendricks	41401
08:44	Update	Walter Smith (1 Changes)	Yvonne Shirnay Hendricks	36156
09:24	Create	Darren Kammies	Yvonne Shirnay Hendricks	41409
11:49	Update	Nosipho Vava (2 Changes)	Yvonne Shirnay Hendricks	29823
11:59	Create	Jamie-Lee Boonzaaier	Yvonne Shirnay Hendricks	41415
12:17	Create	Deslin Willemse	Yvonne Shirnay Hendricks	41416
13:51	Create	Ricardo Elfredo Kayser	Yvonne Shirnay Hendricks	41419
14:22	Create	Marietjie Elizabeth Solomons	Yvonne Shirnay Hendricks	41421
14:28	Create	Elizma Marlize Thys	Yvonne Shirnay Hendricks	41423
14:32	Create	Damion Andrew Stall	Yvonne Shirnay Hendricks	41424
14:37	Create	Sharon Elizma Van Jaarsveld	Yvonne Shirnay Hendricks	41426
14:40	Create	Alicia Erasmus	Yvonne Shirnay Hendricks	41427
14:45	Create	Audrey Lee-Andy Cyster	Yvonne Shirnay Hendricks	41428
14:50	Create	Rochelle She-Earl Afrikaner	Yvonne Shirnay Hendricks	41430
14:56	Create	Jade Felicia White	Yvonne Shirnay Hendricks	41431

 Usage for Tuesday, August 14, 2018 3 Changes 20 Additions

15:24	Create	Thesna Monique Appolis	Yvonne Shirnay Hendricks	41433
15:32	Create	Edwin Hugh Ferris	Yvonne Shirnay Hendricks	41435
15:40	Create	Nicholas Jacobus Sampson	Yvonne Shirnay Hendricks	41437
15:49	Create	Annelize Williams	Yvonne Shirnay Hendricks	41438
15:56	Create	Daniel Afrikaner	Yvonne Shirnay Hendricks	41439
16:00	Create	Charmonic Jacomina Stoffels	Yvonne Shirnay Hendricks	41440
16:04	Update	Pumla Joyce Masiza (3 Changes)	Yvonne Shirnay Hendricks	31903
16:06	Create	Danielle Rosmeralda Parson	Yvonne Shirnay Hendricks	41442

 Usage for Wednesday, August 15, 2018 3 Changes 5 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:11	Create	Mariana Andrews	Yvonne Shirnay Hendricks	41444
08:22	Create	Quinton Mcneal Jonathan	Yvonne Shirnay Hendricks	41446
08:44	Create	Annamarie Claasen	Yvonne Shirnay Hendricks	41447
08:51	Update	Dawidene Olivier (5 Changes)	Yvonne Shirnay Hendricks	33786
08:56	Update	Miguel Jamiele Petersen (3 Changes)	Yvonne Shirnay Hendricks	33803
09:03	Update	Adinall Javin Jonathan (2 Changes)	Yvonne Shirnay Hendricks	33796
10:12	Create	Luciano Justin Julies	Yvonne Shirnay Hendricks	41451
10:16	Create	Suzan Wilma Fischer	Yvonne Shirnay Hendricks	41452

 Usage for Friday, August 17, 2018 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:28	Create	Ndzuzo Msenge	Yvonne Shirnay Hendricks	41461

 Usage for Monday, August 20, 2018 1 Changes 2 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:11	Create	Lwandile Mahambehlala	Yvonne Shirnay Hendricks	41464
08:45	Create	Alexia Genine Otto	Yvonne Shirnay Hendricks	41465
08:55	Update	Caroline Koeberg (1 Changes)	Yvonne Shirnay Hendricks	41462

 Usage for Tuesday, August 21, 2018 2 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
14:42	Create	Songezo Luwaca	Yvonne Shirnay Hendricks	41470
14:51	Create	Clinton Marlon Engelbrecht	Yvonne Shirnay Hendricks	41471

 Usage for Wednesday, August 22, 2018 3 Changes 14 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:54	Create	Rolleen Jenine Oliphant	Yvonne Shirnay Hendricks	41472
10:59	Create	Gary Kenneth Langeveldt	Yvonne Shirnay Hendricks	41473
11:07	Create	Malwande Tengimfene	Yvonne Shirnay Hendricks	41474
11:17	Create	Angeline Francke	Yvonne Shirnay Hendricks	41475
11:23	Create	Elizabeth Swarts	Yvonne Shirnay Hendricks	41476
11:27	Create	Damian Lee Lorio	Yvonne Shirnay Hendricks	41477

Usage for Wednesday, August 22, 2018 3 Changes 14 Additions

11:35	Update	Maria Booysen (1 Changes)	Yvonne Shirnay Hendricks	41434
11:41	Create	Meleny Brenda Icaacs	Yvonne Shirnay Hendricks	41478
11:52	Update	Babalwa Sokuzanza (8 Changes)	Yvonne Shirnay Hendricks	32478
11:55	Create	Shireen Galant	Yvonne Shirnay Hendricks	41479
12:12	Create	Karien Mc Arthur	Yvonne Shirnay Hendricks	41480
12:20	Create	Nomfuno Mphemnyama	Yvonne Shirnay Hendricks	41481
12:30	Create	Alphons Swarts	Yvonne Shirnay Hendricks	41482
12:31	Update	Quinton Kevin Du Toit (5 Changes)	Yvonne Shirnay Hendricks	40750
12:37	Create	Pearl Philida Baardman	Yvonne Shirnay Hendricks	41483
12:54	Create	Gilmore Jakobus Pietersen	Yvonne Shirnay Hendricks	41484
14:09	Create	Cheree Lee-Anne Hoffinan	Yvonne Shirnay Hendricks	41485

Usage for Monday, August 27, 2018 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:24	Create	Hilton Schoeman	Yvonne Shirnay Hendricks	41492

Usage for Tuesday, August 28, 2018 2 Changes 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:18	Update	Junicka Paulse (1 Changes)	Yvonne Shirnay Hendricks	37981
10:36	Create	Mogammad Lutfie Arnolds	Yvonne Shirnay Hendricks	41496
11:33	Create	Hiriem Frederick Michau	Yvonne Shirnay Hendricks	41497
11:42	Create	Mariska Robyn	Yvonne Shirnay Hendricks	41498
12:33	Update	Ayanda Beja (1 Changes)	Yvonne Shirnay Hendricks	40146

Usage for Wednesday, August 29, 2018 5 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:42	Create	Zenobia Edwina Annegelia Moses	Yvonne Shirnay Hendricks	41500
11:17	Create	Noxolo Sitwayi	Yvonne Shirnay Hendricks	41501
11:27	Create	Thobile Siguqa	Yvonne Shirnay Hendricks	41502
11:48	Create	Darren Neil Fleurs	Yvonne Shirnay Hendricks	41503
14:02	Create	Luciano Williams	Yvonne Shirnay Hendricks	41505

Usage Averages

Average Daily Updates	0.82
-----------------------	------

Usage Report for Period from 2018-08-01 to 2018-08-30

 Usage for Thursday, August 2, 2018 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
09:16	Create	Monica Fundeswa Makhomazi	Thandeka Ndwalaza	41297

 Usage for Monday, August 6, 2018 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
11:31	Create	Mary-Ann Leonita van Der Merwe	Thandeka Ndwalaza	41315

 Usage for Tuesday, August 7, 2018 1 Changes 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:09	Update	Mary-Ann Leonita van Der Merwe (1 Changes)	Thandeka Ndwalaza	41315
11:19	Create	Dirk Boois	Thandeka Ndwalaza	41329

 Usage for Wednesday, August 8, 2018 1 Changes 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
11:29	Update	Dirk Boois (1 Changes)	Thandeka Ndwalaza	41329
11:31	Create	Vuyisa Ernest April	Thandeka Ndwalaza	41343

 Usage for Friday, August 10, 2018 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:30	Create	Deidre Leatitia Blakenberg	Thandeka Ndwalaza	41360

 Usage for Monday, August 13, 2018 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
09:36	Create	Siphokazi Mazamisa	Thandeka Ndwalaza	41380
09:48	Create	Macio Jonathan Leibrandt	Thandeka Ndwalaza	41382
16:11	Create	Wayne Jerome Cloete	Thandeka Ndwalaza	41399

 Usage for Tuesday, August 14, 2018 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:32	Create	Richard John Juries	Thandeka Ndwalaza	41402
08:54	Create	Adriaan Donald Boonzaaier	Thandeka Ndwalaza	41406
15:28	Create	Maria Booysen	Thandeka Ndwalaza	41434

Usage Report for Period from 2018-08-01 to 2018-08-30

Usage for Friday, August 3, 2018 1 Changes 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
14:01	Update	Phathilivo Sibidle (2 Changes)	Wongalethu Gamzana	41085
14:11	Create	Grant Peter Rhode	Wongalethu Gamzana	41311

Usage for Tuesday, August 7, 2018 1 Changes 14 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:54	Create	Cameron Nigel Russel Appolis	Wongalethu Gamzana	41320
09:24	Create	Cornell Deon Plaatjies	Wongalethu Gamzana	41321
09:50	Create	Lindy James	Wongalethu Gamzana	41323
10:32	Update	Pamela Gaga (16 Changes)	Wongalethu Gamzana	31711
10:48	Create	Shawn Brian Marsh	Wongalethu Gamzana	41325
11:01	Create	Megan Visser	Wongalethu Gamzana	41327
11:22	Create	Jodine Visser	Wongalethu Gamzana	41330
11:55	Create	Nolufefe Sylvia Nyalambisa	Wongalethu Gamzana	41331
12:22	Create	Fezile Bota	Wongalethu Gamzana	41332
13:02	Create	Rudwaan August	Wongalethu Gamzana	41333
14:10	Create	Vuyiswa Nocanda	Wongalethu Gamzana	41334
14:35	Create	Isak Swarts	Wongalethu Gamzana	41335
15:14	Create	Patricia Petersen	Wongalethu Gamzana	41336
15:34	Create	No-Amen Vuku	Wongalethu Gamzana	41337
15:52	Create	Feziwe Gqakule	Wongalethu Gamzana	41338

Usage for Wednesday, August 8, 2018 3 Changes 12 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:36	Update	Patricia Petersen (4 Changes)	Wongalethu Gamzana	41336
08:44	Update	No-Amen Vuku (5 Changes)	Wongalethu Gamzana	41337
09:27	Create	Anele Ntshoyi	Wongalethu Gamzana	41339
10:04	Create	Asavela Ngqutwana	Wongalethu Gamzana	41340
10:25	Create	Zinkele Elia Mxako	Wongalethu Gamzana	41341
10:58	Create	Thuthuzelwa Matwede	Wongalethu Gamzana	41342
11:32	Update	Sangezo Donga (1 Changes)	Wongalethu Gamzana	41049
11:36	Create	Mandlakazi Dodolora	Wongalethu Gamzana	41344
11:55	Create	Feziwe Nkunzi	Wongalethu Gamzana	41345
11:55	Create	Feziwe Nkunzi	Wongalethu Gamzana	41346
12:31	Create	Tumeka Gongqa	Wongalethu Gamzana	41347
12:57	Create	Ntombekhaya Malangeni	Wongalethu Gamzana	41348
14:20	Create	Denise Boonzaaier	Wongalethu Gamzana	41349
15:45	Create	Jerome Justin Arendse	Wongalethu Gamzana	41350
16:03	Create	Kwanele Kom	Wongalethu Gamzana	41351

 Usage for Friday, August 10, 2018 1 Changes 13 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:26	Update	Monica Fundeswa Makhomazi (16 Changes)	Wongalethu Gamzana	41297
08:51	Create	Grant George Fredericks	Wongalethu Gamzana	41352
09:15	Create	Elize Geraldine Fortuin	Wongalethu Gamzana	41353
09:38	Create	Alfonso James Davids	Wongalethu Gamzana	41354
10:04	Create	Adrain Africa	Wongalethu Gamzana	41357
10:27	Create	Ricardo Pool	Wongalethu Gamzana	41359
10:46	Create	Yanga Gankoko	Wongalethu Gamzana	41361
11:13	Create	Siyabonga Victor Mabophe	Wongalethu Gamzana	41362
11:36	Create	Yolanda Sweleke	Wongalethu Gamzana	41363
12:11	Create	Clarina Daniels	Wongalethu Gamzana	41364
12:35	Create	Sibahle Mafu	Wongalethu Gamzana	41365
12:51	Create	Bernadette Langeveldt	Wongalethu Gamzana	41366
15:42	Create	Maria Fortuin	Wongalethu Gamzana	41367
15:54	Create	Zukelwa Goniwe	Wongalethu Gamzana	41368

 Usage for Monday, August 13, 2018 1 Changes 21 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:16	Create	Ayanda Polisi	Wongalethu Gamzana	41369
08:32	Create	Deon Jantjies	Wongalethu Gamzana	41370
08:52	Create	Elsie Boka	Wongalethu Gamzana	41372
09:04	Create	Eric - John Kellerman	Wongalethu Gamzana	41375
09:19	Create	Edward Paulse	Wongalethu Gamzana	41378
09:36	Create	Xolelwa Sikhondo	Wongalethu Gamzana	41381
09:51	Create	Johana Pitson	Wongalethu Gamzana	41383
10:24	Create	Wilhelmina Fourie	Wongalethu Gamzana	41384
10:33	Create	Yolisa Gidimana	Wongalethu Gamzana	41385
10:43	Create	Farncis Marcia Jacobs	Wongalethu Gamzana	41386
11:06	Create	Chane Jacobs	Wongalethu Gamzana	41388
11:17	Create	Booi Alfredo Jantjies	Wongalethu Gamzana	41389
12:09	Update	Nozabalise Namba (4 Changes)	Wongalethu Gamzana	31883
12:14	Create	Veronica Williams	Wongalethu Gamzana	41390
12:43	Create	Jodean Edwina Dindall	Wongalethu Gamzana	41391
13:46	Create	Riaan Lionel	Wongalethu Gamzana	41392
14:13	Create	Nolan Dennis Farrett	Wongalethu Gamzana	41393
14:27	Create	Lance Cupido	Wongalethu Gamzana	41394
14:56	Create	Glen Gregory Kemp	Wongalethu Gamzana	41395
15:15	Create	Nomachule Magarett Mqayi	Wongalethu Gamzana	41396
15:37	Create	Georgio Merlan Lenos	Wongalethu Gamzana	41397
15:51	Create	Elsabe Fortuin	Wongalethu Gamzana	41398

 Usage for Tuesday, August 14, 2018 1 Changes 21 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:17	Create	Jennifer Marang	Wongalethu Gamzana	41400
08:33	Create	Graham Martins Douries	Wongalethu Gamzana	41403
08:46	Create	Siybonga Ntohololo	Wongalethu Gamzana	41404
08:49	Create	Amanda Rudolf	Wongalethu Gamzana	41405
09:00	Create	Bradley Fortuin	Wongalethu Gamzana	41407
09:13	Create	Debra Retief	Wongalethu Gamzana	41408
09:47	Update	Lusindiso Bulani (20 Changes)	Wongalethu Gamzana	34534
10:11	Create	Raylene Williams	Wongalethu Gamzana	41410
10:27	Create	Jacqueleen Baartman	Wongalethu Gamzana	41411
11:15	Create	Patricia Daniels	Wongalethu Gamzana	41412
11:38	Create	Shahieda Botha	Wongalethu Gamzana	41413
11:57	Create	Asavela Dyani	Wongalethu Gamzana	41414
12:18	Create	Anele Mahuza	Wongalethu Gamzana	41417
13:42	Create	Ntombikayise Madolo	Wongalethu Gamzana	41418
13:57	Create	Theo Pietersen	Wongalethu Gamzana	41420
14:23	Create	Singisephi Welcome Basi	Wongalethu Gamzana	41422
14:35	Create	Nomzamo Damane	Wongalethu Gamzana	41425
14:49	Create	Siyamcela Plaatjie	Wongalethu Gamzana	41429
15:03	Create	Siyabulela April	Wongalethu Gamzana	41432
15:35	Create	Siyabulela Nomfemela	Wongalethu Gamzana	41436
16:00	Create	Wendy Thabisa Brown	Wongalethu Gamzana	41441
16:15	Create	Elton Williams	Wongalethu Gamzana	41443

 Usage for Wednesday, August 15, 2018 2 Changes 6 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:15	Update	Elton Williams (4 Changes)	Wongalethu Gamzana	41443
08:22	Create	Saul January	Wongalethu Gamzana	41445
08:46	Create	Albertina Ramangaane	Wongalethu Gamzana	41448
09:05	Create	Anna Goliath	Wongalethu Gamzana	41449
09:30	Create	Jenine Diedericks	Wongalethu Gamzana	41450
10:17	Create	Ntombekhaya Mshicileli	Wongalethu Gamzana	41453
13:58	Create	Amanda Sikwebu	Wongalethu Gamzana	41454
14:43	Update	Marrion Daniel Hendricks (2 Changes)	Wongalethu Gamzana	35996

 Usage for Thursday, August 16, 2018 6 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
08:23	Create	Sabelo Mpitolo	Wongalethu Gamzana	41455
08:38	Create	Sibusiso Matshuku	Wongalethu Gamzana	41456
09:01	Create	Mkhanyiseli Donga	Wongalethu Gamzana	41457
09:24	Create	Sindiswa Ivy Sikweleti	Wongalethu Gamzana	41458

 Usage for Thursday, August 16, 2018 6 Additions

09:48	Create	Andile Theophiluse Tomose	Wongalethu Gamzana	41459
11:16	Create	Melissa Patricia Valtyn	Wongalethu Gamzana	41460

 Usage for Friday, August 17, 2018 2 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:45	Create	Caroline Koeberg	Wongalethu Gamzana	41462
11:16	Create	Sesihle Donga	Wongalethu Gamzana	41463

 Usage for Monday, August 20, 2018 1 Changes 1 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:50	Create	Diliza Macotoza	Wongalethu Gamzana	41466
11:17	Update	Lerato Setona (1 Changes)	Wongalethu Gamzana	39801

 Usage for Tuesday, August 21, 2018 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
12:03	Create	Tolisa Gidimana	Wongalethu Gamzana	41467
13:50	Create	Lunga Matunjana	Wongalethu Gamzana	41468
14:11	Create	Nontsasa Ndzwayiba	Wongalethu Gamzana	41469

 Usage for Thursday, August 23, 2018 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:07	Create	Denyse Brandt	Wongalethu Gamzana	41486
14:27	Create	Gaillyne Baardman	Wongalethu Gamzana	41487
15:53	Create	Mandla Thomas Mdinisa	Wongalethu Gamzana	41488

 Usage for Friday, August 24, 2018 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
14:04	Create	Babalwa Solwandle	Wongalethu Gamzana	41489
14:14	Create	Letticia Boyce	Wongalethu Gamzana	41490
14:35	Create	Yandisa Hlalukana	Wongalethu Gamzana	41491

 Usage for Monday, August 27, 2018 3 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
11:34	Create	Jacobus Daniel Van Wyk	Wongalethu Gamzana	41493
14:40	Create	Thandolwethu Isaac Mathimba	Wongalethu Gamzana	41494
15:55	Create	Sicelo Qabumlenze	Wongalethu Gamzana	41495

 Usage for Wednesday, August 29, 2018 2 Additions

Time	Action	Change Applied To	Changed Applied By	Ref #
10:36	Create	Clayton Pietersen	Wongalethu Gamzana	41499
12:23	Create	Mava Mbita	Wongalethu Gamzana	41504

FRANSCHHOEK WINE VALLEY

ANNEXURE A: TOURISM PERFORMANCE INDICATORS FOR 2018/19 FINANCIAL YEAR

Note: By mutual agreement of the parties this annexure will be interpreted as only requiring a single project plan for each Key Strategic Objective and not for each Key Activity

KEY STRATEGIC OBJECTIVE 1: BRANDING total budget R130, 000.00

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
Increase Franschhoek Brand Awareness	Create destination brand awareness with: <ul style="list-style-type: none"> Stakeholders Core trade Core domestic consumers Core foreign consumers 	Marketing collateral i.e. of leisure and events	Project Plan of activities and timeframes on how to create marketing and branding awareness	All Project Plans due end August 2018 Execution of projects to commence and end in line with each initiative
		Website re-development to integrate social media, measure social media, better visuals, mobi-site, online brochure using latest technology	Number of production and distribution of marketing collateral to key international and domestic market.	Project Plan of interaction and liaison with international and domestic market due September / October 2018
			Number of events calendars produced and distributed to tourism, events and hospitality to promote the Greater Stellenbosch as a key events destination exposing the brand to various markets.	Project plan of timeframe for producing events calendars and distribution list due September / October 2018.
	Franschhoek Experience Campaign	Number of social media targets	Maintenance of website, reporting on number of hits per month, the most visited section	Project Plan due September / October 2018
	Franschhoek PR and Media. (Indication of where distributed.)	Number of events awareness	Identify events and awareness Franschhoek Bastille Festival Franschhoek Uncorked Art Franschhoek Franschhoek Cap Classique & Champagne Festival Franschhoek Summer Wines Franschhoek Winter Wines Winter Sculpture Fair	Action plan due September / October 2018
		Production and dissemination of brochures	Develop and updating of brochures and including the municipal logo and innovation capital logo	Action plan on development of brochures due September / October 2018



	To profile the Greater Stellenbosch as a tourism destination internationally and domestically through exhibitions and tradeshow	Schedule of Tradeshow and exhibitions attended and type of exposure created and number of engagements	Schedule of tradeshow and events envisaged to attend with budget implications Getaway Show Somerset West WTM Africa Cape Town Indaba Durban Provide feedback report on tradeshow and events attended, indicating the number of engagements and envisaged outcomes and possible media exposure in international editorial pieces such as programmes, radio slots, website magazine etc.	Action plan on envisaged tradeshow and events to attend due September / October 2018 Action plan of including SMME's and emerging entrepreneurs to the events and tradeshow
				Action plan September / October 2018 Monthly progress report on the milestones achieved in terms of key strategic objective 1

KEY STRATEGIC OBJECTIVE 2: SUSTAINABLE DEVELOPMENT TOTAL BUDGET R 104,553.00

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
An inclusive tourism industry by facilitating tourism development and growth	Develop/ maintain 8 community tourism products / projects	Develop vibrant economic hub Grow tourism route in the area – Rond en Bont Heritage & Culture Celebration SMME business marketing training Wine & Hospitality training Hospitality Tourism Training Farmworker of the Year Awards – Elsenberg College Cellar worker training School projects/educational School Spelling Bee Competition Franschhoek Literary Festival Youth Affair Drama Development	Research on development support provided to tourism entrepreneurs and the development of a plan of action on how marketing support can and will be provided	Action plan on marketing support initiatives and implementation plan due September / October 2018.

	Create a marketing platform for emerging entrepreneurs, facilitating enterprise growth and development.	A focused programme of action to create a marketing platform for emerging enterprises to access markets i.e. access to tradeshows and event, facilitation and assistance with deals etc. Bastille Festival Market Rond en Bont Tourism Route	Co-ordination and facilitating emerging tourism entrepreneur participation with tourism business forum partners and the establishment of a focussed programme of action to create a marketing platform.	Action plan on marketing platform development and an implementation plan due September / October 2018.
Creative and effective generic external stakeholder network	Establish linkages between emerging entrepreneurs and established tourism business to integrate SMME development programmes	Annexure of engagements and compilation of a plan of action for development of support programme indicating the possible placements and services that can be procured from SMME's	Support programme for development initiatives for tourism entrepreneurs with public and private stakeholders. Identification of relevant stakeholders to engage with to discuss support programme	List of possible stakeholders to form part of support programme Action plan of engagements and implementation of programme due September / October 2018.
Destination Development	Development of geographical routes to enable the distribution of tourist throughout the municipal geographic area, encouraging the geographic spread of tourist activities	Consolidate new routes and products and the development of an implementation plan Franschhoek Art Route Franschhoek Artisan Food Route Franschhoek MCC Route Franschhoek Food & Wine Route Rond en Bont	Research on the identification of possible new routes and products and the maintaining of existing routes and products and the development of an implementation plan	Action plan of research due September / October 2018

KEY STRATEGIC OBJECTIVE 3: VISITOR INFORMATION CENTRE AND MEMBER LIAISON R 933 297.00

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
World Class Visitor information Centre	Increase tourist enquiries and bookings by 15%	Increased visitor bookings and walk in, by 10%	Identification of possible partners. FWV Audit Computer maintenance Office rental Electricity, Water and Refuse Salaries	Partnership establishment for joint marketing initiatives-September / October 2018
Membership	Networking functions	Identification of 4 joint marketing initiatives and an implementation plan. Members Forum Meetings	Increase networking functions and must include all members and non-members	Action plan of possible activities to ensure spread of visitors-September / October 2018



KEY STRATEGIC OBJECTIVE 4: LEGISLATIVE COMPLIANCE

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
Compliance Policy for Bodies Performing a Municipal Function	Compliance to terms and conditions as per Policy for the funding of External Bodies performing a municipal function	<p>The head of the organisation/body must acknowledge in writing to the Municipal Manager that the money allocated was received in its bank account and that the money will be utilised in accordance with the completed and signed MOA, the submitted application and this Policy.</p> <p>The organisation/body shall submit monthly reports on actual expenditure against such transfer, the ward within which activities are conducted as well as the number of people benefiting from the activity to the Municipal Manager.</p>	Activities that will ensure compliance with the Policy for Bodies Performing a Municipal Function.	July 2018 – June 2019
				Compilation of annual report at end of financial year of milestones accomplished in terms of strategic objectives set.

PS: reports on all deliverables must be submitted no later than one week after the end of every month as well as the visitor statistics for the said month, must be included in the monthly report.

Financials must be submitted with all reports.

I, Reinher Behrens, hereby agree to the set deliverables given to Franschhoek Wine Valley for the application for Bodies Performing a Municipal Function 2018/19 financial year.

Signed.....

Name in full...REINHER BEHRENS.....

Witness signature

Witness name in full.....LESLEY MURGATROYD.....

Date6.09.2018.....



DWARSRIVIER TOURISM

ANNEXURE A: TOURISM PERFORMANCE INDICATORS FOR 2018/19 FINANCIAL YEAR

Note: By mutual agreement of the parties this annexure will be interpreted as only requiring a single project plan for each Key Strategic Objective and not for each Key Activity

KEY STRATEGIC OBJECTIVE 1: BRANDING total budget R93 657.00

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
Increase Dwarsrivier Valley as a Tourism Destination Awareness	Create destination awareness with: <ul style="list-style-type: none"> Stakeholders Core trade Core domestic consumers Core foreign consumers 	Marketing collateral of tourism routes Website update to integrate social media, measure social media, better visuals, mobi-site, online brochure using latest technology	Project Plan of activities and timeframes on how DWR will create marketing and destination awareness	All Project Plans due September / October 2018 Execution of projects to commence and end in line with each initiative.
		Production and dissemination of brochures	Develop and updating of brochures and including the municipal logo	Action plan on development of brochures due September / October 2018
	To profile the Dwarsrivier Valley as a tourism destination internationally and domestically through exhibitions and tradeshow	Schedule of Tradeshow and exhibitions attended and type of exposure created and number of engagements	Schedule of tradeshow and events envisaged to attend with budget implications Getaway Show Jo'burg WTM Africa Cape Town Indaba Durban Provide feedback report on tradeshow and events attended, indicating the number of engagements and envisaged outcomes and possible media exposure in editorial pieces such as programmes, radio slots, website magazine etc.	Action plan on envisaged tradeshow and events to attend due September / October 2018 Action plan to include SMME's and emerging entrepreneurs attending the events and tradeshow
				Action plan September / October 2018 Monthly progress report on the milestones achieved in terms of key strategic objective 1

KEY STRATEGIC OBJECTIVE 2: SUSTAINABLE DEVELOPMENT TOTAL BUDGET R 20,000.00

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
An inclusive tourism industry by facilitating tourism development and growth	Develop/ maintain community tourism products/projects	Develop vibrant economic hub Grow tourism route in the area – Freedom Route Heritage & Culture Celebration SMME business marketing training School projects and educational	Research on development support provided to tourism entrepreneurs and the development of a plan of action on how marketing support can and will be provided	Action plan on marketing support initiatives and implementation plan due September / October 2018.
	Develop Dwarsrivier unity project	Promote and execute Choir Festival	Co-ordinate & facilitate local junior and senior choirs to participate in Pniel, Kylemore, Johannesburg and Lanquedoc Choir Festival. Added to the above opportunities to dine with the locals, stay over, visit museums & heritage buildings, view street art, purchase local crafts and goods.	Action plan on marketing support initiatives and implementation plan due September / October 2018.
	Create a marketing platform for emerging entrepreneurs, facilitating enterprise growth and development.	A focused programme of action to create a marketing platform for emerging enterprises to access markets i.e. access to tradeshow and events, facilitation and assistance with deals etc.	Co-ordination and facilitating emerging tourism entrepreneur participation with tourism business forum partners and the establishment of a focussed programme of action to create a marketing platform.	Action plan on how marketing platform will be created and an implementation plan due September / October 2018

file 

Creative and effective generic external stakeholder network	Establish linkages between emerging entrepreneurs and established tourism business to integrate SMME development programmes	Annexure of engagements and compilation of a plan of action for development of support programme indicating the possible placements and services that can be procured from SMME's	Support programme for development initiatives for tourism entrepreneurs with public and private stakeholders. Identification of relevant stakeholders to engage with to discuss support programme	List of possible stakeholders to form part of support programme Action plan of engagements and implementation of programme due September / October 2018
Destination Development	Development of geographical routes to enable the distribution of tourist throughout the area, encouraging the geographic spread of tourist activities	Identification of new routes and products and the development of an implementation plan	Research on the identification of possible new routes and products and the maintaining of existing routes and products and the development of an implementation plan	Action plan of research due November 2018

KEY STRATEGIC OBJECTIVE 3: VISITOR INFORMATION CENTRE AND MEMBER LIAISON R411,285.00

STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
Visitor information Centre	Increase tourist enquiries and bookings by 15%	Increased visitor bookings and walk in, by 10%	Identification of possible partners. Computer maintenance Office administration Website hosting and telephone expenses Salaries	Partnership establishment for joint marketing initiatives- September / October 2018
Membership	Networking functions	Identification of joint marketing initiatives and an implementation plan. Members Networking Sessions	Increase networking functions and must include all members and also non members	Action plan of possible activities to ensure spread of visitors September / October 2018

hwe 

KEY STRATEGIC OBJECTIVE 4: LEGISLATIVE COMPLIANCE

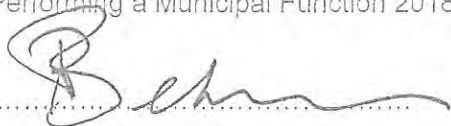
STRATEGIC GOALS	PERFORMANCE TARGETS	DELIVERABLES	KEY ACTIVITIES	TIMEFRAME
Compliance Policy for Bodies Performing a Municipal Function	Compliance to terms and conditions as per Policy for the funding of External Bodies performing a municipal function	The head of the organisation/body must acknowledge in writing to the Municipal Manager that the money allocated was received in its bank account and that the money will be utilised in accordance with the completed and signed MOA, the submitted application and this Policy.	Activities that will ensure compliance with the Policy for Bodies Performing a Municipal Function.	July 2018 – June 2019

PS: reports on all deliverables must be submitted no later than one week after the end of every month as well as the visitor statistics for the said month, must be included in the monthly report.

Financials must be submitted with all reports.

I, Reinher Behrens, hereby agree to the set deliverables given to Dwarsrivier Tourism for the application for Bodies Performing a Municipal Function 2018/19 financial year.

Signed.....



Name in full...REINHER BEHRENS.....

Witness signature



Witness name in full.....LESLEY MURGATROYD.....

Date

06.09.2018



For more info please contact us -
Tel: 021 885 2467 or
Email: info@dwarshriviertourism.org.za

ACTIVITIES AND NEWS IN THE DWARSRIVIER VALLEY

Pniel Congregational Church- Celebrating 175Yrs



FEESWEEKPROGRAM 4 SEPTEMBER 2018 - 9 SEPTEMBER 2018

DINS, 4 SEPT	WANDEL IN DIE WOORD 1915 Pniel Congregational Church Sep. is die maand van bedieners week
CON, 6 SEPT	SERVICE: HONOURING OUR PAST 1930 Pniel Congregational Church
VRV, 7 SEPT	RONDOM DIE GHELLIE 1930 Tussen kerk en kerk se kerk
SAT, 8 SEPT	GESINSFEESDAG Sop. Van Sluwerij tot Vryheid 07:30 - 09:00 Tussen kerk en kerk se kerk 09:00 - 10:00 Tussen kerk en kerk se kerk 10:00 - 11:00 Tussen kerk en kerk se kerk
SON, 9 SEPT	FEESDIENS 09:00 - 14:00 Tussen kerk en kerk se kerk

Friday- Night Markets @ Boschendal Farm

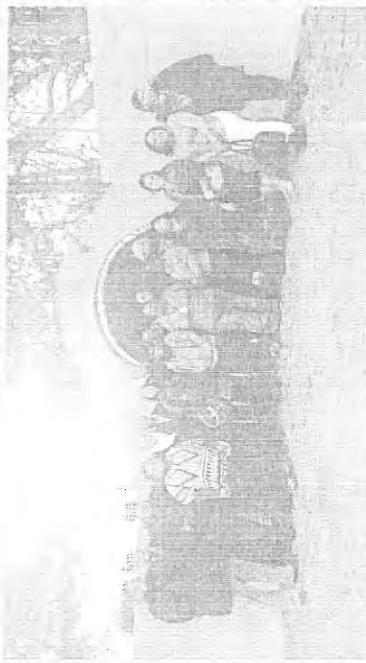


For info on Tours, training, etc, please pop- in
 or call us on: 021 885 2467

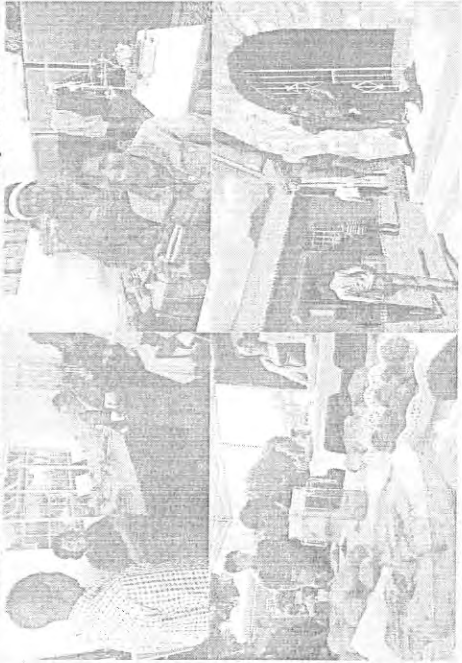
EDUCATIONAL TOUR- FREEDOM ROUTE

Freedom Route development Educational tours
 through, Pniel, Wemmershoek, Kylemore.
 Langedoc, Johannesburg Heritage & Culture sites.

31 July 2018, with CWDM, Tour Operators and
 Stakeholders



21 August 2018- With Winelands Experience



Cooking Classes- with Fatima Shaik
 -new techniques of baking with a little Malay
 twist as part of our Freedom Route Development
 Programme.



Well done to Kelly- Lee November and Faith
 Stubbs for completing the Leadership Course
 (presented by e'Bosch and US).

Matthew Cyster, Antoinette Parks and Moses
 Muller for their remarkable contribution
 towards heritage, culture and community. They
 received their honorary awards 29 August 2018
 - Launch Function STB



Community Work Programme Stellenbosch

Report on Implementation of CWP in the Stellenbosch Municipality

11, July 2018

This document was drafted in response to a request from the Stellenbosch Municipality. Various aspects of the implementation will be highlighted to review the process and inputs from stakeholders to address the progress of the CWP programme in the Stellenbosch municipal area.

Prepared by Naym Daniels

Tel: +27 21 007 3682

Cell: +27 72 927 2096

Email: ndaniels@insikafoundation.co.za

Web : www.insikafoundation.co.za

2. The Dhladhla Foundation's contract came to an end on 31 March 2018.
3. Insika Foundation's contract started on 01 April 2018, the handover was done during the month of April 2018.
4. Insika signed probationary contracts with existing staff on 20 April 2018
5. Site staff vacancies was advertised (closing date: 31 May 2018).
6. Interviews were held on 21 June 2018.
7. With the appointment of new site staff, Insika will focus on placement of participants, recruitment of participants to achieve allocated target.

Partnership

- Early Learning Resource Unit (ELRU) - Smartstart Playgroups programme – will be implemented in Franshoek, Klapmuts and Kyamandi
- Child Welfare: providing placement opportunities
- Change Ability: providing opportunities to disabled participants
- Vision Africa: providing placement opportunities
- Career Connection: providing placement opportunities
- Hospice: providing placement opportunities
- Siyanda Play Ground: providing placement opportunities
- Masifunde ECD: providing placement opportunities
- Masizakhe ECD: providing placement opportunities
- Siyakhula ECD: providing placement opportunities
- Sizamile ECD: providing placement opportunities
- Project 509 Luyolo: providing placement opportunities
- Kayamandi High School: providing placement opportunities
- Makupula High School: providing placement opportunities
- Klapmuts Primary School: providing placement opportunities
- Kylemore PC Petersen: providing placement opportunities
- Ikhaya Primary: providing placement opportunities
- Kayamandi Primary: providing placement opportunities
- Cloeteville Clinic: providing placement opportunities

Inception Phase

The Community Work Programme (CWP) was adopted on 2016-10-05 by the Stellenbosch Council.

Efforts to establish the Local Reference Committee was done by the Led unit of the municipality and Dhladhla Foundation. Unfortunately, little interest was shown by the relevant stakeholders. In that period two meetings were held with only 3 representatives attending the meeting.

Recruitment of participants started in January 2017 with little success, only a few stakeholders responded.

The Foundation struggled with the appointment of site staff, advertisement was circulated to all stakeholders, including the local municipality. Site staff turnover was high due to nonperformance.

Some of the challenges experienced by the Foundation included:

1. Non-functional Local Reference Committee (LRC).
2. Slow approval of participants to participate in the programme
3. Staff retention.
4. None/late payments

Status of CWP in Stellenbosch Municipality

1. *Useful work – means the work that CWP participants are doing that benefits the broader community:*

Cleaning and greening in wards 2,11, 16 and 17

Health and Social – participants are placed at Hospice

Education – School support in wards 3, 12, 14, 16 and 18

- ECD support in wards 12, 13, 14 and 15
- E- Center in ward 14

Neighbourhood watch – ward 16

Library assistants – ward 13

Number of participants working in the June cycle: 126

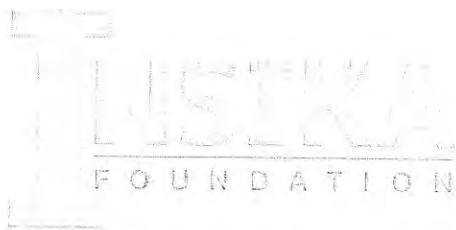
Number of newly approved participants: 105

Number of participants to be approved: 268

Recommendations:

1. Re-establishment of the Local Reference Committee (LRC)
2. Further recruitment to achieve target plus 10%
3. Formalize relationship with local municipality
4. Formalize reporting structures
5. Align CWP with IDP and/or ward plans for greater impact.

Sincerely,



Maya Daniels

Production Manager

Tel : +27 21 007 3682

Cell : +27 72 927 2096

Email: nd.niblick@niblickfoundation.co.za

Web : www.niblickfoundation.co.za

Physical Address:

Block D
The Beachhead
10 Niblick Way
Somerset West 7130

Western Cape

Postal Address:

PO BOX 1431

Umhlanga Rocks, 4319



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

LOCAL ECONOMIC DEVELOPMENT & TOURISM
PLANNING AND ECONOMIC DEVELOPMENT

LIQUOR LICENCE APPLICATIONS - AUGUST 2018

Date Received	Erf/Farm No	Task Delegated	Comments Received from TP	Comments received from LE	Comments received from Clr	Sent to Liquor Board
02/08/18	E4906 S	03/08/18				
02/08/18	E1269 F	03/08/18				
08/08/18	E140 F	14/08/18				
08/08/18	E714 F S	14/08/18				
08/08/18	E835 S	14/08/18				
08/08/18	E714 F	14/08/18				
08/08/18	F682 S	13/08/18				
08/08/18	E140 F	14/08/18				
10/08/18	F1730 P	14/08/18				
13/08/18	E140 F	14/08/18				

Date Received	Erf/Farm No	Task Delegated	Comments Received from TP	Comments received from LE	Comments received from Clr	Sent to Liquor Board
13/08/18	F 75 S	13/08/18				
13/08/18	F682 S	13/08/18				
14/08/18	E256 S	14/08/18	22/08/18	27/08/18	No comments	31/08/18
15/08/18	F1356 S	15/08/18				
17/08/18	E3385 S	20/08/18				
24/08/18	E15827 F	28/08/18				
29/08/18	E 494 & 274	29/08/18				
08/08/18	E140 F	30/08/18				
31/08/18	F1471/1 S	31/08/18				
31/08/18	F183/58 S	31/08/18				
31/08/18	E2743 F	04/09/8				

AGENDA**PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING****2019-03-05**

6.	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER
-----------	---

NONE

7.	NOTICES OF MOTIONS AND NOTICES OF QUESTIONS RECEIVED BY THE MUNICIPAL MANAGER
-----------	--

NONE

8.	URGENT MATTERS
-----------	-----------------------

9.	MATTERS TO BE CONSIDERED IN-COMMITTEE
-----------	--

NONE