
PROPOSED REZONING OF FARM 279, **STELLENBOSCH**

CK Rumboll and Partners has been appointed by Stellenbosch Municipality (SM) to undertake an application for the spot rezoning of Farm 279, Stellenbosch, to provide the correct zoning for the existing Material Waste Recovery Facility, a proposed Organic Waste Transfer Station and the oxidation dam of the Waste Water Treatment Works (WWTW).

The airspace / capacity of the Devon Valley landfill site in Stellenbosch, located north of the site, are at the end of its operational lifespan and therefore require alternative means of waste disposal. The Stellenbosch Municipality requires facilities such as the proposed waste transfer facilities to collect and divert organic waste to comply with the Western Cape Integrated Waste Management Plan (2017-2022).

The site currently consist of the following uses north of the Adam Tas Road; vineyards, a Material Waste Recovery Facility and an oxidation dam from the Waste Water Treatment Works (WWTW), located east of the site. The oxidation dam has been on site since the establishment of the WWTW in the 1900's. The Material Waste Recovery Facility was constructed in 2019. The vineyards on site was leased to Asara Wine farm and will now be the new site of the proposed Organic Waste Transfer Station, as the lease agreement with Asara has been terminated.

The purpose of the awarded tender to CK Rumboll and Partners is to obtain the relevant land use rights for the existing uses of the WWTW oxidation dam, the material waste recovery facility and the proposed Organic Waste Transfer Station, north of the Adam Tas Road.

The purpose of this document is to apply for the following:

- The proposed **rezoning of a portion, ±14.8ha in size, of Farm 279, Stellenbosch**, in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, from Agriculture and Rural Zone to Utility Services Zone;

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS - ENGINEERING AND MINE SURVEYORS - STADS- EN STREEKSBEPLANNERS - SECTIONAL TITLE CONSULTANTS

13/06/2023

OUR REF: STB/12891/ZN
YOUR REF: Farm 279, Stellenbosch Division

PER E-MAIL

The Municipal Manager
Stellenbosch Municipality
Privatebag X17
STELLENBOSCH
7599

Sir/Madam

PROPOSED REZONING OF A PORTION OF FARM NR 279, DIVISION STELLENBOSCH

With reference to the above application and your letter dated the 2nd of June 2023 we hereby confirm commencement of public participation.

- Notice in press, on municipal website, site notice and letters via e-mail and/or registered post to Interested and Affected Parties = 30 days commenting period.
Commencement date: 15 June 2023
Closure date: 17 July 2023
- Registered letters/and or e-mails to external Departments = 60 days commenting period
Commencement date: 15 June 2023
Closure date: 14 August 2023

We trust you find the abovementioned in order. Necessary proof in the form of portfolio of evidence will be provided at the end of the public participation period. Please do not hesitate to contact this office should any additional information be required.

Kind regards

Jolandie Linnemann
For: CK RUMBOLL and PARTNERS

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

**NOTICE OF LAND DEVELOPMENT APPLICATION
IN THE STELLENBOSCH MUNICIPAL AREA**

**APPLICATION FOR REZONING OF A PORTION OF FARM 279,
ADMINISTRATIVE DIVISION STELLENBOSCH**

Application address: Farm Veldwachters Rivier Outsan South nr. 279, Stellenbosch
Applicant: CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300
Owner: Stellenbosch Municipality, NPK Building, 1st Floor, C/O Plein & Ryneveld Street, Stellenbosch, 7600
Application reference: LU/15569 (TP332/2023)

Description of land development application:

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-law for the rezoning of ±14.8ha of Farm No. 279, Stellenbosch from Agricultural and Rural Zone to Utility Services Zone to allow the operation of a Material Waste Recovery Facility, an Organic Waste Transfer Station and Oxidation dam for a Wastewater Treatment Works (WWTW).

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

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to whom the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said By-law to the Applicant by electronic mail as follows: CK Rumboll and Partners: jolandie.linemann@rumboll.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of the 17th of July 2023.

For any enquiries on the Application or the above requirements, or if you are unable to write and/or submit your comments as provided for, you may contact the Applicant for assistance at the email address provided or telephonically at 022 482 1845 during normal office hours.

**KENNISGEWING VAN GRONDONTWIKKELINGSANSOEK
IN DIE STELLENBOSCH MUNISIPALE AREA**

**AANSOEK OM HERSONERING VAN 'N GEDELTE VAN PLAAS 279,
ADMINISTRATIEWE DISTRIK STELLENBOSCH**

Adres van eiendom: Plaas Veldwachters Rivier Outsan Suid nr. 279, Stellenbosch
Aansoeker: CK Rumboll en Vennote, Rainierstraat 16, Malmesbury, 7300
Eienaar: Stellenbosch Munisipaliteit, NPK Gebou, 1ste Vloer, H/V Plein & Ryneveldstraat, Stellenbosch, 7600
Aansoek verwysing: LU/15569 (TP332/2023)

Beskrywing van grondontwikkelingsaansoek

Aansoek word ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruik-beplanning Verordening gedoen vir die hersonering van ±14.8ha van Plaas No. 279, Stellenbosch vanaf Landbou- en Landelike Sone na Nutsdienssone vir die bedryf van 'n Materiaalefal Herwinningfasiliteit, 'n Organiese Afvaloorlaastasie en oksidasiedam vir 'n watersuiveringswerke (WWTW).

Kennis word hiermee gegee in terme van die genoemde Verordeninge dat bowermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se webtuiste vir die tydskuur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/land-use-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: CK Rumboll en Vennote: jolandie.linemann@rumboll.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet onthang word voor of op die laaste dag van die sluitings datum van 17 Julie 2023.

Indien daar enige navrae op die aansoek of bowermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker gestakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 022 482 1845 gedurende normale kantoor ure.

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Application Number: LU/15569 (TP332/2023)
File Reference Number: Farm 279, Stellenbosch Division
Applicant Reference Number: STB/12891/ZN
Enquiries: CK Rumboll and Partners
Contact No: 022 482 1845
Email address: jolandie@rumboll.co.za
Date: 15 June 2023

Registered Mail

Owner:

Sir/Madam

APPLICATION FOR REZONING OF A PORTION OF FARM NR 279, ADMINISTRATIVE DIVISION, STELLENBOSCH

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

Application property Address: Farm Veldwachters Rivier Outspan South nr. 279, Stellenbosch

Application property nr: Farm 279, Administrative Division Stellenbosch

Applicant: CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300

Owner: Stellenbosch Municipality, NPK Building, 1st Floor, C/O Plein & Ryneveld Street, Stellenbosch, 7600

Application Reference: LU/15569 (TP332/2023)

Application Type: Application for rezoning of a portion of Farm 279, Division Stellenbosch

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

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-law for the rezoning of ±14.8ha of Farm No. 279, Stellenbosch from Agricultural and Rural Zone to Utility Services Zone to allow the operation of a Material Waste Recovery Facility, an Organic Waste Transfer Station and Oxidation dam for a Wastewater Treatment Works (WWTW).

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

VREDENBURG (T) 022 719 1014

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

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

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

The comments must be addressed to the applicant by electronic mail as follows: CK Rumboll and Partners: Jolandie Linnemann at jolandie@rumboll.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 17th of July 2023.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 022 482 1845 during normal office hours.

Yours faithfully



Jolandie Linnemann
For CK Rumboll and Partners

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

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VREDENBURG (T) 022 719 1014

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

**AANSOEK OM HERSONERING VAN 'N GEDEELTE VAN PLAAS 279, ADMINISTRATIEWE DISTRIK
STELLENBOSCH**

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

Adres van eiendom:	Plaas Veldwachters Rivier Outspan Suid nr. 279, Stellenbosch
Aansoek eiendom beskrywing:	Plaas 279, Administratiewe Distrik Stellenbosch
Aansoeker:	CK Rumboll en Vennote, Rainierstraat 16, Malmesbury, 7300
Eienaar:	Stellenbosch Munisipaliteit, NPK Gebou, 1ste Vloer, H/V Plein & Rynevedstraat, Stellenbosch, 7600
Aansoek Verwysing:	LU/15569 (TP332/2023)
Tipe aansoek:	Aansoek om hersonering van 'n gedeelte van Plaas 279, Stellenbosch

Beskrywing van grondontwikkelingsaansoek:

Aansoek word ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening gedoen vir die hersonering van ±14.8ha van Plaas No. 279, Stellenbosch vanaf Landbou- en Landelike Sone na Nutsdiensesone (Utility Services Zone) vir die bedryf van 'n Materiaalafval Herwinningsfasiliteit, 'n Organiese Afvaloorlaastasie en oksidasiedam vir 'n watersuiweringswerke (WWTW).

Kennis word hiermee gegee in terme van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

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

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

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MALMESBURY (T) 022 482 1845 (F) 022 487 1661 VREDENBURG (T) 022 719 1014

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;

Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: CK Rumboll en Vennote: Jolandie Linnemann by jolandie@rumboll.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 17 Julie 2023

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 022 482 1845 gedurende normale kantoor ure.

Die uwe



Jolandie Linnemann

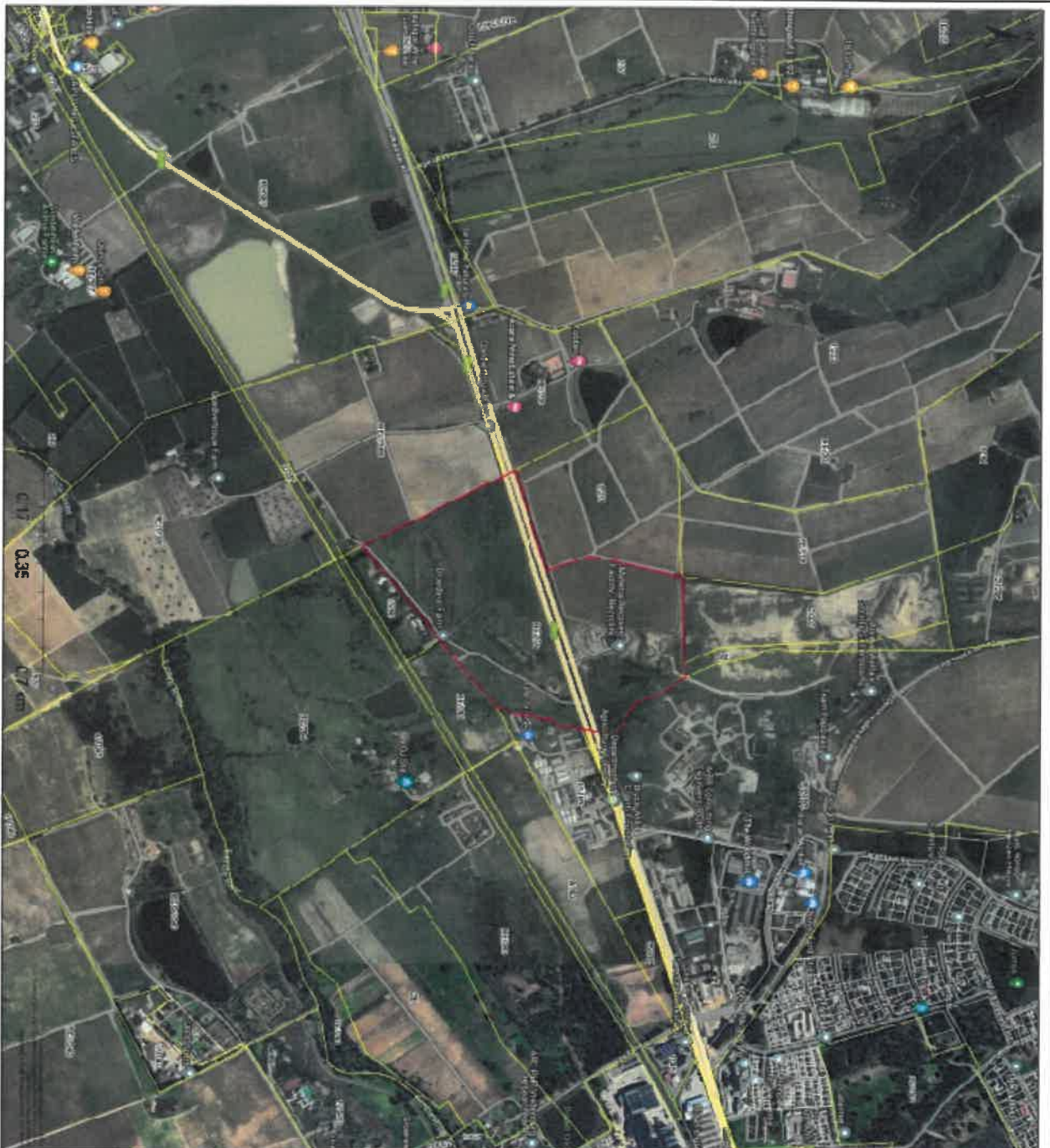
Vir CK Rumboll en Vennote

VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

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VREDENBURG (T) 022 719 1014



Locality of Farm 279 Stellenbosch

Legend
Farm Boundary
E1

NOTE

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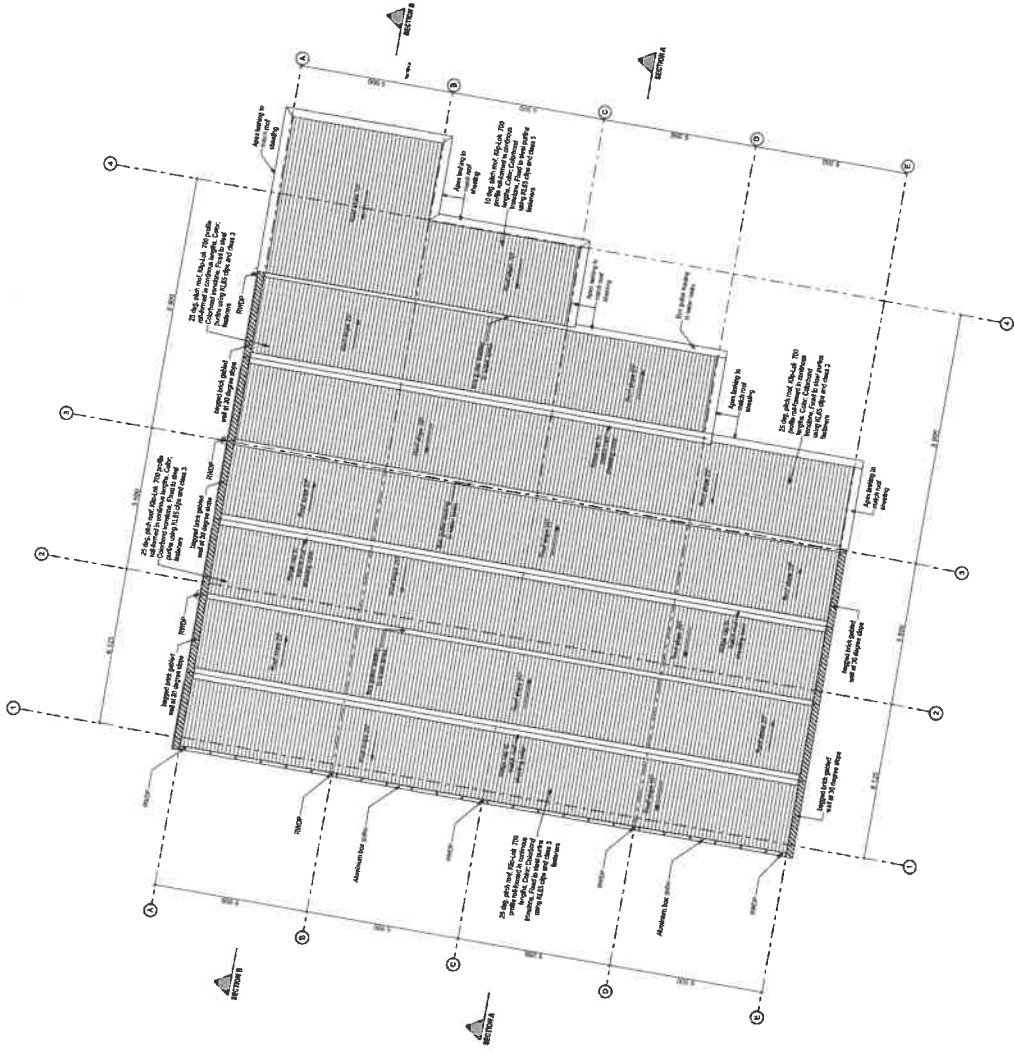
3D VIEW

THE ORGANIC TRANSFER STATION & ORGANIC STORAGE SHED



3D VIEW

THE ORGANIC TRANSFER STATION & ORGANIC STORAGE SHED



Roof Level Plan

1:100

GENERAL NOTES:

1. COORDINATES ARE GIVEN TO HARTERBOSCH DATUM (MGS54 L997).

2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.

3. ELEVATION DATUM IS MEAN SEA LEVEL (MSL).

ISSUE FOR APPROVAL		2024-06-09	DESIGNED	H. MAALISTER	DESIGNED BY	JG AFRIKA	CLIENT	PROJECT	TENDER NO.: B/SM 28/16	ISSUED FOR APPROVAL	
CHECKED			CHECKED	R. BIGGS	CHECKED BY	JG AFRIKA	CLIENT	PROJECT	STELLENBOSCH ORGANIC REFUSE TRANSFER FACILITY	SHEET 1 OF 1	
DRAWN			DRAWN	A. ALEXANDER	DRAWN BY	JG AFRIKA	CLIENT	PROJECT	STELLENBOSCH ORGANIC REFUSE TRANSFER FACILITY	AS SHOWN	
CHECKED			CHECKED	R. BIGGS	CHECKED BY	JG AFRIKA	CLIENT	PROJECT	STELLENBOSCH ORGANIC REFUSE TRANSFER FACILITY	ROOF FLOOR PLAN	
DATE			DATE		DATE		DATE	DATE	DATE	REVISION	
NATURE OF REVISION			NATURE OF REVISION		NATURE OF REVISION		NATURE OF REVISION	NATURE OF REVISION	NATURE OF REVISION	REVISION	
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										4655-JGA-CL-DAP-904	

OWNER SIGNATURE: _____



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ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
BARRER TO BE CAST AS MONOLITHIC UNIT WITH RC FLOOR SLAB



1:500



THE ORGANIC TRANSFER STATION



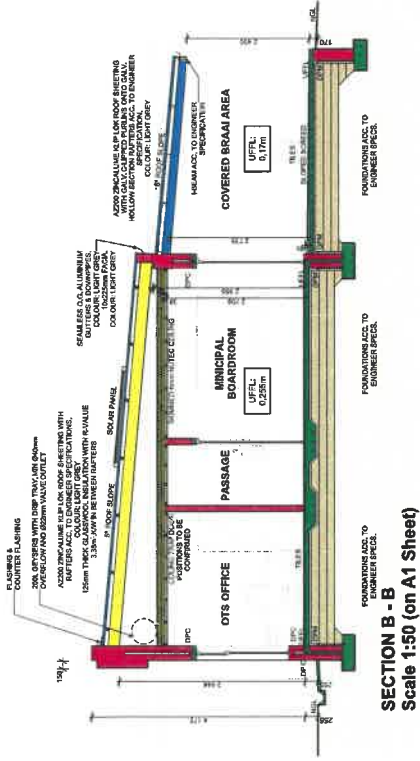
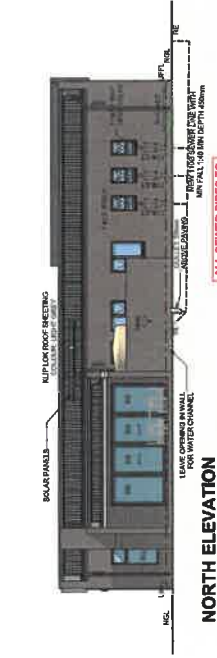
THE ORGANIC TRANSFER STATION & ORGANIC STORAGE SHED

GENERAL NOTES:

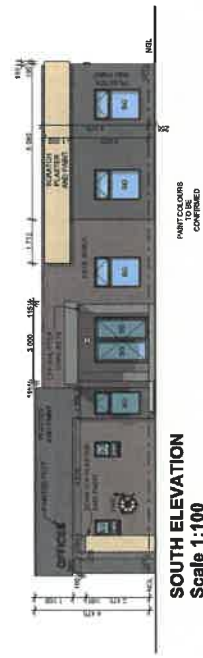
1. COORDINATES ARE GIVEN TO HARTGEESTHOEK 04 DATUM (WGS84 Lo19°).
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
3. ELEVATION DATUM IS MEAN SEA LEVEL (m.s.l.)

[illegible]

ALL OFF-SHAFTER CONCRETE TO MATCH EXISTING BUILDINGS.
ALL ALUMINIUM DOORS & WINDOWS TO MATCH EXISTING BUILDINGS LIGHT GREY.
ALL FACEBRICK TO MATCH EXISTING BUILDINGS.



ALL SINKER PIPES TO
BE PAINTED COLOUR
OF THE FACE BRICK!!!



PAINT COLOURS
CONFIRMED



PAINT COLOURS
CONFIRMED



PAINT COLOURS
CONFIRMED



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 3. THE DRAWING IS NOT TO BE SCALED
 4. DIMENSIONS ARE TO BE IMMEDIATELY REPORTED TO THE
 5. ARCHITECT
 6. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
 7. PRIOR TO CONSTRUCTION.
 8. BARRIER TO BE CAST AS MONOLITHIC UNIT WITH RC FLOOR SLAB

1. COORDINATES ARE GIVEN TO HARTBEESTHOEK 94 DATUM (WGS84 Lot19').
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
3. ELEVATION DATUM IS MEAN SEA LEVEL (m a.s.l.)



OF 1	SCALE	AS SHOWN
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53-JGA-CL-DAP-902

1:100



+27 21 532 1800 +27 21 532 0059
E-MAIL
info@stuenligheid.nl

DESIGNED	H. McALLISTER
CHECKED	B. BIGGS

[illegible]

PROJECT	PROJECT

CHARTERED

OF 1	SCALE	AS SHOWN
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53-JGA-CL-DAP-902

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BARRIER TO BE CAST AS MONOLITHIC UNIT WITH RO FLOOR SLAB

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2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
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ENDER NO.: B/SM 28/16
SCH ORGANIC REFUSE TRANSFER FACILITY
GROUND FLOOR PLAN

STILLBENCH



0146-1644/07/\$12.00
DOI: 10.1177/0146164407305597

DESIGN APPROVED: _____
JO AFRICA (Pty) Ltd
B. BIGGS
NAME _____
DATE _____

[illegible]

1:100



EXPLANATION

IF CONSTRUCTION DRAWINGS ARE ISSUED UNAPPROVED, THE MASTER, WITH THE ORIGINAL SIGNATURE OF APPROVAL, WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER.

GENERAL NOTES

ZUTARI
IMPACT. ENGINEERED.

CLIENT

REV. DATE REVISION DETAILS APPROVED
A. 05/05/20 ISSUED FOR APPROVAL C. VAN DER WALT

SCALE 1:2000 AI
FOR APPROVAL
NOT FOR CONSTRUCTION

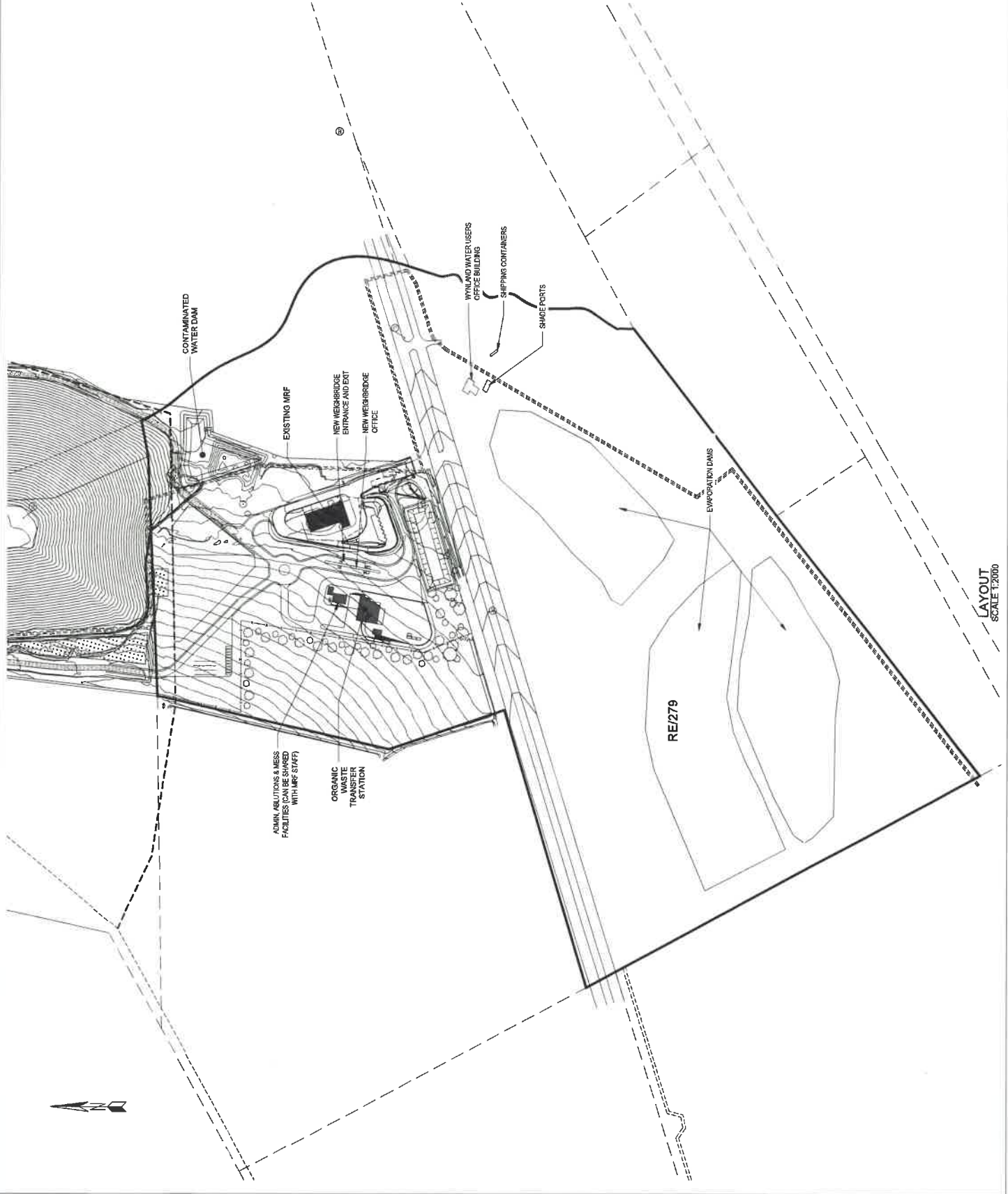
DRAWN R. SMAL APPROVED DATE

DESIGNED REVIEWED

PROJECT
STELLENBOSCH LANDFILL SITE
DEVELOPMENT PLAN

TITLE
PROPOSED
SITE LAYOUT

ORIGINATOR NUMBER
1001682-0000 - DRG - CC- 002_1 - A



LAYOUT
SCALE 1:2000