



DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers

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

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

Application Property Address:	Strand Road (R44), Stellenbosch
Application Property Number:	Farm No. 510/837, Stellenbosch
Applicant:	Jacques Volschenk / Dennis Moss Partnership PO Box 371, Stellenbosch, 7599 Tel. 021 887 0124; Fax. 021 886 5393 Email: jacques@dmp.co.za
Owner:	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd. Strand Road (R44), Stellenbosch Tel. 084 245 1733 Email: grethe@blaauwklippen.com
Application Reference:	LU/15362
Application Type:	Application for consent use

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

Application has been made in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 for a consent use to permit more than one occasional use per year on the property, in particular, KAMERS Makers Market, Carols by Candlelight, Twilight Market, etc. in and around the existing structure and open spaces.

Notice is hereby given in terms of the provisions of Section 46 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/planning-notice/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

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17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: info@dmp.co.za • website: www.dmp.co.za

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA
SW vd Merwe, Pr Sol Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA
Associate Landscape Architect: WJ Tjmens, Ing (NED) FLASA

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said By-Law 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:
 - o Indicate the facts and circumstances that explain the comments;
 - o Where relevant demonstrate the undesirable effect that the application will have if approved;
 - o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.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 **2 August 2023**.

It should be noted that the Municipality, in terms of Section 50(5) of the said By-Law, 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 (082 821 6365/021 887 0124) during normal office hours.

Yours faithfully

JL VOLSCHENK



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KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK AAN GEÏNTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

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

Adres van aansoek eiendom:	Strandpad (R44), Stellenbosch
Aansoek eiendom beskrywing:	Plaas No. 510/837, Stellenbosch
Aansoeker:	Jacques Volschenk / Dennis Moss Vennootskap Posbus 371, Stellenbosch, 7599 Tel. 021 887 0124; Faks. 021 886 5393 Epos. jacques@dmp.co.za
Eienaar:	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd. Strandpad (R44), Stellenbosch Tel. 084 245 1733 Epos. grethe@blaauwklippen.com
Aansoek Verwysing:	LU/15362
Tipe Aansoek:	Vergunningsgebruik-aansoek

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen ingevolge artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015 vir 'n vergunningsgebruik om meer as een geleentheidsgebruik per jaar op die eiendom toe te laat, vir veral KAMERS Makers Mark, Carols by Candlelight, Twilight Market, ens. in en om die bestaande struktuur en oopruimtes.

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

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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Associate Landscape Architect: WJ Tijmens, Ing (NED) FILASA

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - o Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - o Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - o Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - o 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: Dennis Moss Partnership (Aandag: Jacques Volschenk; jacques@dmp.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

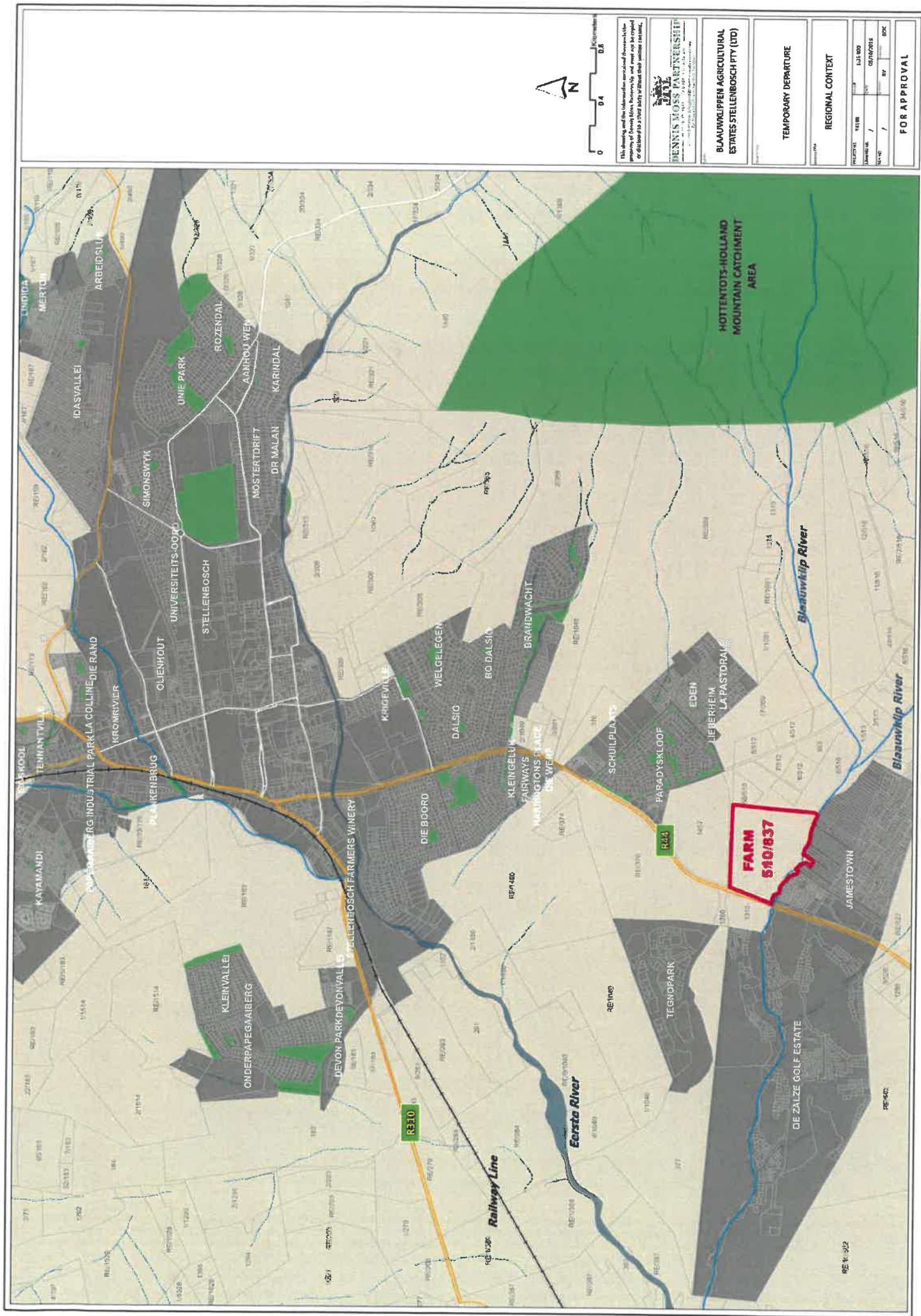
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **2 Augustus 2023**.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365/021 887 0124) gedurende normale kantoorure.

Die uwe

JL VOLSCHENK



EVENT 2: KAMER/ Madras Market	Date/s:	28 March – 2 April 2023
	Time/s:	9am – 5pm daily
	Attendees:	1000-2500 people per day
EVENT 3: KAMER/ Madras Market	Date/s:	24 – 29 October 2023
	Time/s:	9am – 5pm daily
	Attendees:	1000-2500 people per day
EVENT 3: Classical Concert Series – Carols by Candlelight	Date/s:	09-Dec-23
	Time/s:	9pm – 11pm
	Attendees:	500 people
EVENT 4: Twilight Market	Date/s:	14-17 December 2023
	Time/s:	5pm – 11pm
	Attendees:	1000-2500 people per day



**Landbouwklippen Agricultural Estates
Stellenbosch (Pty) Ltd**

Consent Use Applications For:
Farm 510, Portion 837, Blaauwklippen
Stellenbosch

1000

Consent Use Plan

PP-36E 27 IN.	Y4188	SCALE	1:2500
Contouring etc.	PL-001	DATE	01/03/2023

FOR APPROVAL

This drawing and all the information contained therein is the property of Dennis Moss Partnership and may not be copied or disclosed to a third party without their written consent.

EXECUTIVE SUMMARY

APPLICATION FOR CONSENT USE: PORTION 837 OF FARM NO. 510 BLAAUWKIP, STELLENBOSCH

The purpose of the application is to allow for several events such as the KAMERS Makers Market, Carol'd by Candlelight and the Twilight Market to be held in and around existing structures and open spaces on the property.

In particular, application is made for the following:

- a) In terms of Section 15(2)(o) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 (hereinafter referred to as the By-Law) for a consent use to permit more than one occasional use(s) on the property.

1 LOCATION AND CONTEXT

The property is situated approximately 4km south of the center of Stellenbosch between Stellenbosch town and Jamestown. The farm borders on the Blaauwklip River to the south and opposite the River, the La Clémence Retirement Village. The property is located immediately adjacent to the R44 (Strand Road) from where access is obtained directly from the recently-upgraded signalized Technopark intersection on the R44.

The property comprises some 33.3864ha. Together with neighbouring landholdings which is also owned by Blaauwklippen, more than 50ha is under vineyards.

Most of the buildings and infrastructure is concentrated in the center of the property. These buildings include the manor house, Jonkershuis, restaurant, farm shop and deli, tasting room, wine cellars, storage buildings and offices.

The Estate currently has a wide range of venues and facilities to cater for weddings, celebrations, conferences and corporate events. These include the following:

The Cathedral: A custom-designed glass structure that can comfortably host up to 200 guests with a dance floor. The Cathedral offers complete exclusivity, magnificent views of the farm surroundings with Stellenbosch



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Mountain as a backdrop, and a one-of-a-kind experience.

Manor House Terrace: The perfect setting for an intimate occasion, with as historic sense of place and an exclusive sense of space. The ideal venue for groups of up to 40 people.

Manor House Lawn: The extensive garden in front of our Manor House with views over the Blaauwklippen Valley is a tranquil setting for an informal cocktail party of up-to 80 guests.

The Greenhouse: An avenue of giant Ficus trees perfectly edges this informal event space that can be transform into a one-of-a-kind celebration. Ideal for cocktails or dinner parties of up to 250 people.

Bike Park: The Bike Park features a Velosolutions Pump Track and a state-of-the-art kiddies play area with a cycling track and a jungle gym.

In addition to the above, the Blaauwklippen Family Market is held every Saturday and Sunday. The Market is a popular Winelands destination with an array of food, arts and crafts, live music, a monthly antiques fair and the estate's child-friendly facilities and activities. The market has a strong seasonal focus and a strong emphasis on local, organic and sustainable food, produce and goods.

For the last 4 years, Blaauwklippen has also hosted the KAMERS/Makers Market. Billed as South Africa's favourite 'up'-market, the event accommodates over 160 of the finest artisan Makers. The event supports local artisans and offers everything from handcrafted decor and fashion to artisan food and wine.

2 SITE DESCRIPTION AND EXTENT OF PREVIOUS APPROVALS

The property is described in the relevant title deeds as Portion 837 of the Farm Blaauw Klip No. 510, Municipality and Division Stellenbosch, Western Cape Province and is 36.436ha in extent. Blaauwklippen farm comprises several other landholdings. This application is however only applicable to the latter portion.

The underlying zoning of the property is *Agriculture and Rural Zone*. Over the years, portions of the farm have been rezoned for a specific purpose. The applicable zonings and consent uses that have been approved over the years are described below:

	DATE APPROVED	LAND USE PLANNING APPROVAL
a)	6 November 2001	Approval granted for a consent use for tourist facilities in order to operate a restaurant (400m ²) from the manor house.
b)	26 February 2002	Approval granted for a consent use to extend an existing tourist facility: Restaurant and Wine Tasting facility to ±380m ² and ±420m ² , respectively.
c)	8 September 2003	Approval granted for the rezoning of a portion (1164m ²) of Farm 510 from Agricultural Zone I to Agricultural Zone II in order to make provision for extension of the existing wine cellar.

d)	6 April 2005	Approval granted for the rezoning of a portion ($\pm 420\text{m}^2$) of Farm 510 from Agricultural Zone I to Residential Zone V with a Consent Use for a Place of Assembly (Function facility).
e)	06 April 2005	Approval granted for the rezoning of a portion ($\pm 481\text{m}^2$) of Farm 510 from Agricultural Zone I to Agricultural Zone II, to make provision for extensions to the wine cellar.
f)	2014	Approval granted for a temporary departure in order to use a portion ($\pm 216\text{m}^2$) of Farm 510 for educational purposes (temporary crèche and aftercare structures) at the labourer's cottages.
g)	24 October 2022	Approval granted for a consent use to permit more than one occasional use (events) on the property. <i>The application described in this report is, effectively, the same the application approved by the Stellenbosch Municipality during October 2022.</i>

It is to be noted that an application for rezoning, consent use and temporary departures on the subject property were, at the time of submission of this application, still being considered by the Municipality (Case ID: LU/6861) – hence the need for a separate application. It is the intention of the application (LU/6861) to correct the base zone and the permanent uses of the property.

3 DEVELOPMENT PROPOSAL

The consent use application described in this report is to permit intermittent occasional uses on the property. The approval for the following events is, in particular, requested:

EVENT	DETAILS
EVENT 1: KAMER/Makers Market¹	
Date/s:	28 March - 2 April 2023
Time/s:	9am – 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
Description:	South Africa's premium 'up-market' will feature more than 160 makers with dozens of brand new, first-time Makers. Everything from fashion to food, skincare to ceramics, jewellery, décor, homewares and more.
EVENT 2: KAMER/Makers Market	
Date/s:	24 - 29 October 2023
Time/s:	9am – 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market

¹ Note that in terms of the land uses permitted under the *Agriculture and Rural Zone*, one occasional use/event is permitted per year. As a result, it was not necessary to obtain approval for event 1: KAMERS Makers Market which was held between 28 March 2023 and 2 April 2023.

Description:	South Africa's premium 'up-market' will feature more than 160 makers with dozens of brand new, first-time Makers. Everything from fashion to food, skincare to ceramics, jewellery, décor, homewares and more.
EVENT 3: Classical Concert Series – Carols by Candlelight	
Date/s:	03 December 2023
Time/s:	6pm – 9pm
Attendees:	800 people
Venue:	Blaauwklippen Manor House Laws
Description:	With casual, picnic-style seating on the lawns of the oldest wine farm in Stellenbosch's golden triangle, families and friends can enjoy outstanding music in a stunning setting. The programme includes a variety of classic festive and sacred music to touch hearts and delight listeners of all ages, setting the mood for the most wonderful time of the year.
EVENT 4: Twilight Market	
Date/s:	14-17 December 2022
Time/s:	5pm – 9pm
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
Description:	The Twilight Market at Blaauwklippen has become a firm favourite during the festive season because of the unique and charming atmosphere – imagine a beautiful summer evening in the company of loved ones under a canopy of century old wild fig trees. Africa meets Europe where the old farm buildings and vineyards welcome mistletoe and fairy lights.

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) There are no restrictive conditions listed in the respective title deed that would prohibit the nature of this application.
- b) The Stellenbosch Spatial Development Framework (SDF) recognises the importance of the tourism industry and calls for the protection and expansion of tourism assets. The SDF also recognises the importance of the agricultural sector especially in relation to supporting tourism and employment.
- c) The Directorate: Infrastructure Services and the Department of Transport and Public Works have previously supported the similar application.
- d) The occasional uses will also contribute to creating employment opportunities and minimise the poverty gap.
- e) The proposed uses have shown appreciation for the man-made and natural features on the property.
- f) No new buildings will be constructed to accommodate the proposed uses.
- g) The farm has proven that the existing and proposed land uses can be accommodated on site without it negatively impacting on surrounding properties. In this regard reference is made to the 'Notices of No Objection' received by several of the immediate neighbours to the property.

STELLENBOSCH • PNIEL • FRANSCHHOEK

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2023-03-22	DOCUMENT NO:	746624
ERF / FARM NO:	510/837	CREATED BY:	Bulelwa Mdoda
LOCALITY:	Strand Road, STELLENBOSCH FARMS	APPLICATION NO:	LU/15362
OWNER'S NAME:	Blaauwklippen Agricultural Estates Stellenbosch	APPLICATION VAT NO:	4600102141
ADDRESS:	PO Box 54 STELLENBOSCH 7599	VAT NO:	4700102181
		APPLICANT:	Jacques Volschenk (Dennis Moss Partnership)
		TEL NO:	0218870124

[illegible]

TOTAL AMOUNT PAYABLE	2500.00
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VAT INCLUDED @ 15%	326.09
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NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME: _____

SIGNATURE

DATE: 22/03/2023

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VERIFIED BY

NAME:

SIGNATURE

DATE:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/ and ERF/FARM

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00

0

Bulelwa Mdoda

RECEIPT NR.

From: Sharise De Klerk
Sent: Wednesday, 05 April 2023 10:51
To: Nolusindiso Momoti
Cc: Bulelwa Mdoda
Subject: RE: Receipt Numbers

5-Q010A 1:01:03 Votes History Enquiry Listing
3/04/05

Page: 1

Local Authority : STB Stellenbosch Municipality LIVE Vote : 12200103450000
Financial Year : 2022 Period : 9 Level : 4

Post Date	TC	LV	Reference	Amount	Lt.	Comment
01/03/2023	11	4	1000221357	434.79-	N A:DIR1	4330 ERF 9553 ZON
01/03/2023	11	4	1000221368	434.79-	N A:DIR1	4330 LU/14903
01/03/2023	11	4	1000221402	434.79-	N A:DIR1	4330 LU/15110 ERF
01/03/2023	11	4	1000221467	2173.92-	N A:DIR1	4330 TP279/2023 L
02/03/2023	11	4	1000221611	2173.92-	N A:DIR1	4330 T224/2022 LA
03/03/2023	11	4	1000221680	434.79-	N A:DIR1	4330 LU1527ERF 37
03/03/2023	11	4	1000221681	434.79-	N A:DIR1	4330 LU15273 ERF
06/03/2023	11	4	1000221855	2173.92-	N A:DIR1	4330B202303100010
07/03/2023	11	4	1000221920	56.72-	N A:DIR1	4331 LU/15131 RTG
08/03/2023	11	4	1000222057	2173.92-	N A:DIR1	4331 LU15284/ ERF
08/03/2023	11	4	1000222058	2173.92-	N A:DIR1	4331 TP266/2023 L
08/03/2023	11	4	1000222059	2173.92-	N A:DIR1	4331 TP196/2022 L
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09/03/2023	12	4	1000221557	434.79-	N LU/15245 ERF	91B202303090014
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14/03/2023	11	4	1000222361	434.79-	N A:DIR1	4331 LU/15302 ERF
15/03/2023	11	4	1000222477	2173.92-	N A:DIR1	4331 TP305/2023 J
16/03/2023	11	4	1000222502	6521.74-	N A:DIR1	4331 TP294/2023 L
16/03/2023	11	4	1000222505	4347.83-	N A:DIR1	4331 TP187/2022 E
16/03/2023	11	4	1000222511	434.79-	N A:DIR1	4331 LU/15338 ERF
16/03/2023	11	4	1000222519	434.79-	N A:DIR1	4331 LU/15328 ERF
16/03/2023	11	4	1000222520	434.79-	N A:DIR1	4331 LU/15330 ERF
16/03/2023	11	4	1000222527	434.79-	N A:DIR1	4331 LU15342 ERF
17/03/2023	11	4	1000222584	434.79-	N A:DIR1	4331 LU15350 ERF
17/03/2023	11	4	1000222605	434.79-	N A:DIR1	4331 LU/15354 ERF
20/03/2023	11	4	0000372028	4347.82-	N A:CASH1	1612B202303220008
22/03/2023	11	4	1000222702	2173.92-	N A:DIR1	4331 TP320/2023 L
22/03/2023	11	4	1000222742	2173.92-	N A:DIR1	4331 LU/12968 FAR
22/03/2023	12	4	2001102070	4347.84-	N TP113/2023	LANDB202303220012
23/03/2023	11	4	1000222868	2173.92-	N A:DIR1	4331 TP283/2023 B
23/03/2023	11	4	0000392442	173.91-	N A:CASH3	2432B202303230016
27/03/2023	12	4	1000223042	2173.92-	N TP310/2023	ERF B202303270015
28/03/2023	11	4	1000223442	2173.92-	N A:DIR1	4331 TP309/2023 L
28/03/2023	11	4	2001105447	2173.92-	N A:DIR2	2205 TP229/2022 L
29/03/2023	11	4	1000223532	434.79-	N A:DIR1	4331 LU/15397 ERF
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31/03/2023	11	4	1000223763	434.79-	N A:DIR1	4331 LU/15333 LAN
31/03/2023	11	4	1000223817	2173.92-	N A:DIR1	4331 TP267/2023 L
03/04/2023	12	4	1000221922	4347.83-	N TP121/2022	LANDB202304030012
03/04/2023	12	4	1000222311	2173.92-	N TP152/2022	LANDB202304030012
03/04/2023	12	4	1000222703	6521.75-	N TP306/2023	ERF B202304030012

78926.54-



Enquiries

Bulelwa Mdoda

Phone Number

0218080000

E-mail

bulelwa.mdoda@stellenbosch.gov.za

BTW/VAT Invoice No: 3627

Invoice VAT Reference: 4700102181

Name: Blaauwklippen Agricultural Estates Stellenbosch

Invoice Date: 2023/3/22

Reference No: TP320/2023

Payment Due Date: 2023/4/21

Client Street address: PO Box 54 Stellenbosch South
Africa Western Cape South Africa 7599

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: PO Box 54 Stellenbosch South
Africa Western Cape South Africa 7599

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No: 4600102141

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use ito Zoning	1	2 500.00	Per application per property	2 500.00
Total Excl VAT					2 173.91
VAT					326.09
Invoice Total					2 500.00

*VAT Exempt

Created By: Mdoda, Bulelwa

Signature: 

Verified By: Mdoda, Bulelwa

Signature: _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP320/2023

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

March 2022

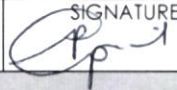
TP320/2023

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	14-03-2023	
Erf No		Town		Suburb		
Farm No	510	Farm Portion	837	Nearest Town	STELLENBOSCH	
Owner / Applicant	Jacques Volschenk		Contact number	0828216365		
Email address	jacques@dmp.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
				YES	NO	
1. Completed application form that is signed				✓		
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		
7. SG diagram or General Plan				✓		
8. Locality plan				✓		
9. Site development plan or plan showing the land development				✓		
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		
13. Conveyancer's certificate				✓		
14. Feedback on Pre-application scrutiny						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent	✓		
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD	✓		
24. Services report (Engineers report)			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:	✓		
VERIFIED & SIGNED BY ADMIN	NAME Bulelwa	SIGNATURE 	DATE 14/03/2023
Outstanding information (to be completed by Planner):			
Applications to be invoiced (to be completed by Planner):			
Consent Use application			
EVALUATED & SIGNED BY PLANNER	NAME Pedro	SIGNATURE 	DATE 20/03/2023
NOTES: 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].			



DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architects • Urban & Regional Planners • Landscape Architects
Environmental Planners • Urban Designers

Our Ref.: Y4188
Date: 14 March 2023

The Municipal Manager
The Director: Department of Planning and Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH 7599

APPLICATION FOR CONSENT USE: PORTION OF PORTION 837 OF FARM NO. 510 BLAAUWKLIP, STELLENBOSCH

The discussions between Mr. Ben-Carl Havemann of Blaauwklippen and your Mr. Stiaan Carstens and Mrs. Chrizelle Kriel with regards to the above refer.

Also of reference is the consent use application as submitted to Stellenbosch Municipality on dated 20 October 2022.

1 INTRODUCTION AND APPLICATION DETAILS

This office has been appointed by Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd., owner of the Blaauwklippen Wine Estate, situated on Portion 837 of the Farm No. 510, Stellenbosch, hereinafter referred to as the property, to prepare and submit to the Stellenbosch Municipality an application for a consent use in order for events to be held on the property.

In particular, application is made for the following:

- a) In terms of Section 15(2)(o) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 (hereinafter referred to as the By-Law) for a **consent use** to permit more than one occasional use(s) on the property.

The application described in this report is illustrated by the drawings and supporting documentation included herewith.



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: info@dmp.co.za • website: www.dmp.co.za

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07

Directors: DF Moss: URP (SA) BA M (URP) M SAPI • GC de Klerk: URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete: Pr Arch: BAS: B Arch (UCT) MArch: CIA • JMH Laskay: Pr S Arch: T MArch
Associates: WJ Timmers: Ing (NED) FLASA (Landscape Architect) • SW vd Merwe: Pr Sci Nat: NHD (Nature Conservation) SACNASP

2 HISTORY AND BACKGROUND

Blaauwklippen has a rich history dating back 340 year to 1682 when Gerrit Jansz Visser established the farm. The first vineyards were planted in 1688, the first Zinfandel grapes in 1977 followed by the first Zinfandel wines three years later. In 1999, the Schoerghuber family bought the estate and ten years later the first Reserve collection was released comprising Shiraz, a Zinfandel, an aperitif and brandy.

The Blaauwklippen manor house and 'Jonkerhuis' were built over 200 years ago. From its humble beginnings, the farm has morphed into a modern award-winning estate.

These days, Blaauwklippen has positioned itself as one of the premier lifestyle and health destinations in the Stellenbosch area and a destination of international recognition.

3 LOCATION AND CONTEXT

The property is situated approximately 4km south of the center of Stellenbosch between Stellenbosch town and Jamestown. The farm borders on the Blaauwklip River to the south and opposite the River, the La Clémence Retirement Village. The property is located immediately adjacent to the R44 (Strand Road) from where access is obtained directly from the recently-upgraded signalized Technopark intersection on the R44.

The property comprises some 33.3864ha. Together with neighbouring landholdings which is also owned by Blaauwklippen, more than 50ha is under vineyards.

Most of the buildings and infrastructure is concentrated in the center of the property. These buildings include the manor house, Jonkershuis, restaurant, farm shop and deli, tasting room, wine cellars, storage buildings and offices.



Figure 1: Photographs of the manor house (left) and the restaurant and wine tasting center (right).

The Estate currently has a wide range of venues and facilities to cater for weddings, celebrations, conferences and corporate events. These include the following:

The Cathedral:	A custom-designed glass structure that can comfortably host up to 200 guests with a dance floor. The Cathedral offers complete exclusivity,
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magnificent views of the farm surroundings with Stellenbosch Mountain as a backdrop, and a one-of-a-kind experience.

Manor House Terrace: The perfect setting for an intimate occasion, with as historic sense of place and an exclusive sense of space. The ideal venue for groups of up to 40 people.

Manor House Lawn: The extensive garden in front of our Manor House with views over the Blaauwklippen Valley is a tranquil setting for an informal cocktail party of up-to 80 guests.

The Greenhouse: An avenue of giant Ficus trees perfectly edges this informal event space that can be transform into a one-of-a-kind celebration. Ideal for cocktails or dinner parties of up to 250 people.

Bike Park: The Bike Park features a Velosolutions Pump Track and a state-of-the-art kiddies play area with a cycling track and a jungle gym.

In addition to the above, the Blaauwklippen Family Market is held every Saturday and Sunday. The Market is a popular Winelands destination with an array of food, arts and crafts, live music, a monthly antiques fair and the estate's child-friendly facilities and activities. The market has a strong seasonal focus and a strong emphasis on local, organic and sustainable food, produce and goods.



Figure 2: The location of the Blaauwklippen Family Market. The Greenhouse is to the right.

For the last 4 years, Blaauwklippen has also hosted the KAMERS/Makers market. Billed as South Africa's favourite 'up'-market, the event accommodates over 160 of the finest artisan Makers. The event supports local artisans and offers everything from handcrafted decor and fashion to artisan food and wine.

3.1 SITE DESCRIPTION

The subject property is described in the relevant title deed as follows:

Table 1: Property details.

TITLE DESCRIPTION	AREA	TITLE DEED NO.	OWNER
Portion 837 of the Farm Blaauw Klip No. 510, Municipality and Division Stellenbosch, Western Cape Province.	36.4360ha	T34249/2015	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.

It is to be noted that the Blaauwklippen farm comprises several other landholdings. This application is however only applicable to the above-mentioned portion.

As verified by the attached conveyancer certificate (Annexure 3) and SG diagram, there are a number of Eskom servitudes registered over the property. These will however not be impacted by the application described in the report.

In terms of the title deeds and having regard for the above-mentioned servitudes, there are no restrictive conditions that would prevent the proposed usage of the property as described in the report.

3.2 EXTENT OF EXISTING APPROVALS AND ZONINGS

The underlying zoning of the property is Agriculture and Rural Zone. Over the years, portions of the farm have been rezoned for a specific purpose. The applicable zonings and consent uses that have been approved over the years are described below:

Table 2: Approvals issued.

	DATE APPROVED	LAND USE PLANNING APPROVAL
a)	6 November 2001	Approval granted for a consent use for tourist facilities in order to operate a restaurant (400m ²) from the manor house.
b)	26 February 2002	Approval granted for a consent use to extend an existing tourist facility: Restaurant and Wine Tasting facility to ±380m ² and ±420m ² , respectively.
c)	8 September 2003	Approval granted for the rezoning of a portion (1164m ²) of Farm 510 from Agricultural Zone I to Agricultural Zone II in order to make provision for extension of the existing wine cellar.
d)	6 April 2005	Approval granted for the rezoning of a portion (±420m ²) of Farm 510 from Agricultural Zone I to Residential Zone V with a Consent Use for a Place of Assembly (Function facility).
e)	06 April 2005	Approval granted for the rezoning of a portion (±481m ²) of Farm 510 from Agricultural Zone I to Agricultural Zone II, to make provision for extensions to the wine cellar.

f)	2014	Approval granted for a temporary departure in order to use a portion ($\pm 216\text{m}^2$) of Farm 510 for educational purposes (temporary crèche and aftercare structures) at the labourer's cottages.
g)	24 October 2022	<p>Approval granted for a consent use to permit more than one occasional use (events) on the property.</p> <p>It is to be noted that an application for rezoning, consent use and temporary departures on the subject property were, at the time of submission of the consent use application, still being considered by the Municipality (Case ID: LU/6861) – hence the need for a separate application. It is the intention of the application (LU/6861) to correct the base zone and the permanent uses of the property. This would enable the swift consideration of event permits on the property in future.</p>

The application described in this report is, effectively, the same the application approved by the Stellenbosch Municipality during October 2022. Due to the fact that the aforementioned application (LU/6861) had still not been finalized, a separate application, in terms of the provisions of the Land Use Planning By-Law, 2015 and Zoning Scheme By-Law, 2019 is therefore required.

4 APPLICATION DETAILS

4.1 CONSENT USES

Application is herewith made in terms of Section 15(2)(o) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for a **consent use** to permit intermittent occasional uses on the property. The approval for the following events is, in particular, requested:

Table 3: Specific occasional use events applied for.

EVENT	DETAILS
EVENT 1: KAMER/Makers Market	
Date/s:	28 March - 2 April 2023
Time/s:	9am – 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
Description:	South Africa's premium 'up-market' will feature more than 160 makers with dozens of brand new, first-time Makers. Everything from fashion to food, skincare to ceramics, jewellery, décor, homewares and more.
EVENT 2: KAMER/Makers Market	
Date/s:	24 - 29 October 2023
Time/s:	9am – 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market

Description:	South Africa's premium 'up-market' will feature more than 160 makers with dozens of brand new, first-time Makers. Everything from fashion to food, skincare to ceramics, jewellery, décor, homewares and more.
EVENT 3: Classical Concert Series – Carols by Candlelight	
Date/s:	03 December 2023
Time/s:	6pm – 9pm
Attendees:	800 people
Venue:	Blaauwklippen Manor House Laws
Description:	With casual, picnic-style seating on the lawns of the oldest wine farm in Stellenbosch's golden triangle, families and friends can enjoy outstanding music in a stunning setting. The programme includes a variety of classic festive and sacred music to touch hearts and delight listeners of all ages, setting the mood for the most wonderful time of the year.
EVENT 4: Twilight Market	
Date/s:	14-17 December 2022
Time/s:	5pm – 9pm
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
Description:	The Twilight Market at Blaauwklippen has become a firm favourite during the festive season because of the unique and charming atmosphere – imagine a beautiful summer evening in the company of loved ones under a canopy of century old wild fig trees. Africa meets Europe where the old farm buildings and vineyards welcome mistletoe and fairy lights.

4.1.1 PREMISE FOR THE PREPARATION OF THE APPLICATIONS

The premise for the preparation of the application put forward in this document is the Stellenbosch Municipality Zoning Scheme By-Law, 2019 which apply to the property.

Specific reference is made to the directive that an **occasional use** (>one event per year) may be erected on Agriculture and Rural Zone properties with the special permission of Council. The Stellenbosch Municipality Zoning Scheme By-Law, 2019 define an occasional use as:

The use of a property for an event on a temporary basis for a once off, or recurring activity which is ordinarily not permitted in the base zone such as a market, place of assembly, place of worship, sport facility, place of entertainment, business, conference, place of education, community, medical, restaurant, welfare, or an activity which involves the extraordinary gathering of people over and above the normal permitted or approved uses or capacity on the property¹, either as a once-off, or on an intermittent basis or at regular intervals;

Section 30 of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 furthermore states that (1) *One occasional use event within a 12-month period is permitted on a land unit in any use zone, on condition ...*

¹ If the type of land use is permitted in the base zone (or approved as an additional use or consent use) and the scale of the event is in accordance with capacities on an approved building plan, then the event is not an occasional use, but a permitted use.

It is clear from the intended events applied for under section 4.1 that the proponent would not be able to comply with the same. The Zoning Scheme By-Law therefore continues: *(2) Occasional use events which do not comply with the conditions in subsection (1), or which occur intermittently or is recurring, shall require a consent use application in any use zone.*

The Zoning Scheme By-Law also notes as follows:

- (3) *When considering an application for a consent use in terms of subsection (2) the Municipality may:*
- (a) *grant its approval for a series of occasional use events on specified dates or days, or for a specified period or duration, and shall impose conditions which will manage the impact and frequency of occasional uses, including imposing a maximum limit on the number of people who may attend or be involved in such an occasional use; or*
 - (b) *may approve a maximum number of events over a specific period which can be held as the owner's later decision; or*
 - (c) *approve only one event at a time.*

It is submitted that the required land use planning approval is herewith requested for the events listed above whereafter the proponent will submit the required applications to obtain an events permit.

5 SERVICES AND INFRASTRUCTURE

The property is currently serviced in the following manner:

- a) **Water:** The property uses a combination of borehole water for domestic purposes and water from the Theewaterskloof pipeline for agricultural purposes. The borehole water is treated to the standards required by the municipality for domestic purposes. The property receives a yearly allocation from the Theewaterskloof pipeline. This yield is more than sufficient to provide in the needs on the property.
- b) **Electricity:** Electricity is directly supplied by Eskom.
- c) **Sewerage:** All effluent water is treated and managed on site.
- d) **Traffic and Parking:** The formal parking area currently makes provision for 180 parking bays as well as a number of additional parking bays for larger tour busses. In order to cater for the parking need of visitors to the Family Market and larger events, two overflow parking areas of approximately 1ha and 2.5ha, respectively, of fallow land has been set aside for these purposes.

In order to assess the impact of the above-mentioned events on the existing access intersection (R44/Techno Avenue/Blaauwklippen intersection), a Traffic Impact Statement (TIS) was previously prepared by UDS Africa. The TIS recommends that the four upcoming events to be held on the property be granted event permits from a traffic flow point of view, taking into consideration that visitors leaving the farm during the weekday PM peak hour might experience some congestion/delays (refer to Annexure 7).

The previous consent use application was circulated for comment to the Department of Transport and Public Works (DTPW) as well as the Engineering Department (civil and electrical) of Stellenbosch Municipality.

All of these departments offered 'no objection' letters. The same is attached herewith under Annexure 8.

It is herewith submitted that, because the current application is similar to the original consent use application, the comments of the DTPW is still applicable. In particular, the DTPW stated as follows:

- *Any changes to the parking arrangements will require a new Traffic Impact Statement; and*
- *Any changes to the size of the future events will require an updated Traffic Impact Statement.*
- *It is recommended that the Traffic Impact Statement be updated every five years.*

6 COMPLIANCE WITH LEGISLATIVE AND POLICY FRAMEWORKS

The primary planning and development frameworks that are relevant to this application and the compliance of the proposed project therewith are summarised below.

6.1 STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK

The Stellenbosch Municipal Spatial Development Framework (MSDF) was approved by the Council of the Stellenbosch Municipality on 2 August 2019. The MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

The MSDF outlines plans and written proposals for the municipality as a whole, but also for the major towns and smaller settlements. Broadly – and aligned to the SPLUMA MSDF guidelines – the settlement plans entail three types of actions or initiatives:

- *Protective actions* – things to be protected and maintained to achieve the vision and spatial concept.
- *Change actions* – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- *New development actions* – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Under these broad types of actions, strategic focus areas and settlement elements are dealt with. The SDF elements and associated spatial proposals as it relates to the proposed development in Stellenbosch town are as follows:

Table 2: Plan elements and proposals for Stellenbosch town.

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSAL
Protective actions	<i>Agricultural land</i>	The uses applied for will all be undertaken in existing building, structures or areas dedicated for such use. As such, the productive agricultural lands will be retained and not be negative impacted by the proposed uses.
	<i>Scenic landscapes, scenic routes, special places</i>	The strong sense of transition between agriculture and human settlement will be retained at the entrance to the town. The proposed uses are all set back from the scenic routes in the existing development footprint on the farm.
	<i>Historically and culturally significant precincts and places</i>	<p>As described above, the Blaauwklippen Farm is of historical and cultural significance as it dates back to 1682. Similarly, several buildings such as the Manor House and Jonkerhuis were built over 200 years ago.</p> <p>The proposals (and existing activities on the farm) will maintain the integrity of the property. The proposals will furthermore place these historically and culturally significant precincts in daily use and make it accessible to the public.</p>
Change actions	<i>Areas for mixed land use and improved economic opportunity</i>	The proposal aims to provide opportunities in the tourism industry which has the objective of creating variety, ensuring sustainability and providing diversified income to the landowners without adversely impacting on the primary agricultural use of the property.
New development actions	N/A	N/A

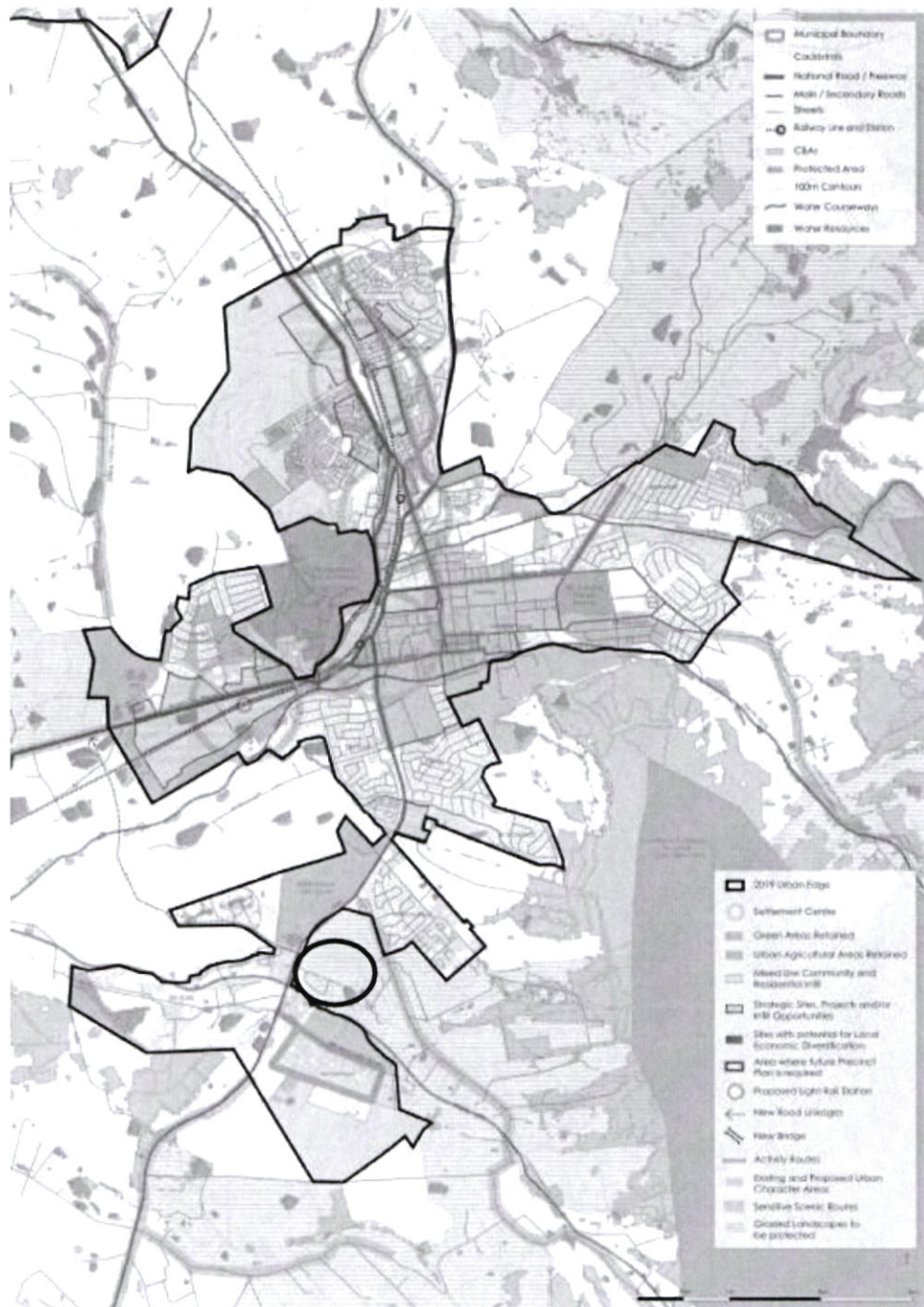


Figure 3: Stellenbosch town spatial plan. Subject property circled in black.

6.2 LEGISLATIVE CONTEXT

This application is submitted and will be considered in terms of the Stellenbosch Municipality: Land Use Planning By-Law, 2015. As such, the planning principles as advocated in the Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, No. 3 of 2014 (LUPA) are also applicable.

6.2.1 DEVELOPMENT PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, No. 16 of 2013, and Section 59 of the Western Cape Land Use Planning Act, No. 3 of 2014, lists development principles and norms and standards that shall apply to spatial planning, land development and land use management. These principles are as follows:

a) SPATIAL JUSTICE

Spatial justice is primarily concerned with the commitment to redress past spatial and other development imbalances. The principle also calls for the improved access and use of land.

Whilst not specifically applicable to this application, it is herewith contended that the consent use applied for in this application will result in economic growth and job creation. It will also result in the diversification of land uses on the property.

b) SPATIAL SUSTAINABILITY

Spatial sustainability requires land development to be aligned with fiscal and institutional means. The aim is further to promote land development that is spatially compact, resource frugal and within fiscal, institutional and administrative means of the competent authority.

This *inter alia* translates on the ground to development in locations that are sustainable and that limit urban sprawl, that uphold environmental and cultural considerations such as the protection of mature trees and historically significant buildings on site, and that ensures that development is feasible and financially viable.

The proposed consent use will allow for uses to be undertaken in existing building and structures, thereby preventing an adverse impact on agricultural land. No historical buildings or conservation-worthy trees or critical infrastructure will be negatively impacted by the issuing of the approval as applied for.

c) EFFICIENCY

Efficiency requires land development to optimally use existing resources and infrastructure.

The property is self-sufficient as it relates to most of its infrastructural needs. The proposed uses will therefore not put any strain on existing municipal infrastructure.

d) SPATIAL RESILIENCE

Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The property has proven to be resilient in terms of its land use. Even though a number of additional zonings and associated land uses have been introduced over the years, the underlying zoning still allows for agriculture as its primary use. It is therefore contended that the occasional uses applied

for in this application will not have any detrimental or negative impact on the farming practices or the surrounding land uses.

e) GOOD ADMINISTRATION

This principle primarily places an onus on decision-making authorities to ensure that due process is followed. It also requires that legislative and development requirements are met timeously by both applicants and authorities and that public consultation is undertaken, as required.

The principle also refers to application documents and requires of applicants to comply with all the necessary application procedures and requirements to ensure the speedy processing of applications. It is contended that this application complies with all the stated requirements.

7 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) There are no restrictive conditions listed in the respective title deed that would prohibit the nature of this application.
- b) The Stellenbosch Spatial Development Framework (SDF) recognises the importance of the tourism industry and calls for the protection and expansion of tourism assets. The SDF also recognises the importance of the agricultural sector especially in relation to supporting tourism and employment.
- c) The Directorate: Infrastructure Services and the Department of Transport and Public Works are in support of the application (refer to Annexure 8).
- d) The occasional uses will also contribute to creating employment opportunities and minimise the poverty gap.
- e) The proposed uses have shown appreciation for the man-made and natural features on the property.
- f) No new buildings will be constructed to accommodate the proposed uses.
- g) The farm has proven that the existing and proposed land uses can be accommodated on site without it negatively impacting on surrounding properties. In this regard reference is made to the 'Notices of No Objection' received by the immediate neighbour to the property (refer to Annexure 6).

We trust that you will find the above and the attached documentation in order.

Kind regards



JL VOLSCHENK
DENNIS MOSS PARTNERSHIP



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE

Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

LAND USE PLANNING APPLICATION FORM

for a CONSENT USE contemplated in the zoning scheme for an OCCASIONAL USE exceeding one event per year in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015)

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

PART A: APPLICANT DETAILS

First name(s)	Jacques Louis
Surname	Volschenk
Company name (if applicable)	Dennis Moss Partnership
Postal Address	PO Box 371, Stellenbosch
Email Address	jacques@dmp.co.za
Contact Number	0828216365

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

Registered owner(s) Name	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.
E-mail Address	grethe@blaauwklippen.com
Contact Number	0842451733

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

Erf No		Suburb		Town	Stellenbosch
Farm no	510	Farm Portion	837	Nearest Town	Stellenbosch
Physical or Street Address	Strand Road (R44)		Property / Business / Farm known as		Blaauwklippen
Current Zoning	Agriculture and Rural	Extent	36.436 m ² / ha	Are there existing buildings?	☒ N
Current Land Use	Agriculture, Tourist facilities				

PART D: DETAILS FOR INVOICE			
Name & Surname/Company name (details of party responsible for payment)	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.		
Postal Address	PO Box 54, Stellenbosch, 7599		
Vat Number (where applicable)	4600102141		
<p>1. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.</p> <p>2. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>			
BANKING DETAILS			
Account Holder Name:	Stellenbosch Municipality		
Bank:	FIRST NATIONAL BANK (FNB)		
Branch no.:	210554		
Account no.:	62869253684		
Payment reference:	LU/_____ and ERF/FARM _____		
Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment			
PART F: DETAILS OF PROPOSAL			
Brief description of proposed development / intent of application:			
<p>A consent use application for occasional use exceeding one event per year is made to permit...</p> <p>KAMERS/Makers Market on 28 March - 2 April 2023</p> <p>KAMERS/Makers Market on 24-29 October 2023</p> <p>Classical Concert Series - Carols by Candlelight on 3 December 2023</p> <p>Twilight Market on 14-17 December 2023</p>			
PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION			
<p>Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.</p>			
X	N	Power of attorney / Owner's consent if applicant is not owner	<p>Written motivation pertaining to the need and desirability of the proposal, including:</p> <ul style="list-style-type: none"> • type of event • if amplified sound is involved • number of people that will attend • specified days • specified period or duration (time) • traffic control and access arrangements • number of on-site parking bays with dimensions and in line with the Stellenbosch Municipality Zoning Scheme By-Law, 2019 • impact on primary agricultural activities, if on agricultural land
X	N	Proof of registered ownership (Full copy of the title deed)	
X	N	Locality plan (A4 or A3 only) to scale	
X	N	Site plan or conceptual layout plan (A4 or A3 only) to scale, indicating demarcated areas of use, access, and parking	
X	N	Abutting owner's consent on prescribed template attached*	
X	N	Comment from Municipal Infrastructure Services Department*	
X	N	Comment from District Roads Engineer: Road Use Management, WCG-DTPW*	

* Comments on the proposed event may be requested and submitted with the application, or after payment has been made, but in any event only after consultation with the Land Use Management Office.

SECTION H: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:



Date:

14/03/2023

Full name:

JACQUES LOUIS VOLSCHENK

Professional capacity:

ASSOCIATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS				
Erf / Farm No.			Area	
Applicant / consultant			Contact No.	
Application type in terms of applicable planning legislation	Building Line Departure		Other Departures	Amendment of Conditions
	Consent Use		Other (please specify)	
Detailed description of application				

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

1. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (i.e. both husband and wife), all parties to sign.
2. 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.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that I / we **(please tick)**

☐	have no objection	☐	object for the reasons listed hereunder
Reasons for objection			
Owner signature			Date
Full name (capitals)			
Company name			
Erf / Farm No.			
Street address / Postal address			Postal code
Contact No.	Office / Home		Cell



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LAND USE PLANNING APPLICATION FORM 2017

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

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

PART A: APPLICANT DETAILS

First name(s)	JACQUES LOUIS				
Surname	VOLSCHENK				
Company name (if applicable)	DENNIS MOSS PARTNERSHIP				
Postal Address	PO BOX 371				
	STELLENBOSCH	Postal Code	7599		
Email	jacques@dmp.co.za				
Tel	021 887 0124	Fax	021 886 5393	Cell	082 821 6365

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

Registered owner(s)	BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH (PTY) LTD.				
Physical address	BLAAUWKLIPPEN VINEYARDS				
	PO BOX 54	Postal code	7599		
E-mail	bc@blaauwklippen.com				
Tel	021 880 0133	Fax		Cell	082 872 4208

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

Erf / Erven / Farm No.	510	Portion(s) if Farm	837	Allotment area	STELLENBOSCH		
Physical Address	BLAAUWKLIPPEN VINEYARDS						
	STELLENBOSCH						
Current Zoning	Agriculture and Rural Zone Residential Zone V	Extent	36.436 m ² / ha	Are there buildings?	existing	☒	☐

Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law 2019									
Current Land Use	Agriculture, agri indtrustry, offices, tourism related									
Title Deed number and date	T		34249/2015							
Attached Conveyance's Certificate	☒	☐	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in favour of a third party(ies)?	☐	☒	If Yes, list the party(ies):							
Is the property encumbered by a bond?	☐	☒	If Yes, list the bondholder(s):							
Is the property owned by Council?	☐	☒	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	☐	☒	Is the building older than 60 years?	☒	☐	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	☐	☒	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable. S34	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	☐	If yes, is this application to legalize the building / land use ² ?				☐	☒		
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☐	☒	Are there any land claim(s) registered on the subject property(ies)?				☐	☒		

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	☐	☒	If Yes, please attach the minutes of the pre-application consultation.
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PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Tick	Type of application: Cost are obtainable from the Council Approved tariffs ³
☐	15(2)(a) Rezoning of Land
☐	15(2)(b) a permanent departure from the development parameters of the zoning scheme
☐	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
☐	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
☐	15(2)(e) a consolidation of land that is not exempted in terms of section 24;

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

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

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

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;
	15(2)(g) a permission required in terms of the zoning scheme;
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;
	15(2)(l) a permission required in terms of a condition of approval;
	15(2)(m) a determination of a zoning;
	15(2)(n) a closure of a public place or part thereof;
X	15(2)(o) a consent use contemplated in the zoning scheme;
	15(2)(p) an occasional use of land;
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) Amendment of Site Development Plan
	15(2)(ll) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws;	R
	Other (specify) : _____	R
TOTAL A:		R

PRESCRIBED NOTICE AND FEES** (for completion and use by official)

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R

TOTAL B:	R
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TOTAL APPLICATION FEES*
(TOTAL A + B)

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

**** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.**

BANKING DETAILS

Name:	Stellenbosch Municipality
Bank:	NEDBANK
Branch no.:	198765
Account no.:	1152271679
SWIFT	NEDSZAJJ
Payment reference: (Erf/Farm number)	FARM 510 PORTION 837

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	BLAAUWKLIPPEN AGRICULTURAL ESTATE STELLENBOSCH (PTY) LTD.
Postal Address	PO BOX 54, STELLENBOSCH 7599
Vat Number (where applicable)	4600102141

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		Side		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
X	Consent/Conditional Use/Special Development						
	To more than one occasional use on the property permit.....						
	in terms of Section.....213.....of the.....2019.....Zoning Scheme Regulations						
	Other (please specify)	<hr/> <hr/> <hr/>					

Brief description of proposed development / intent of application:

Application is made for:
1) In terms of Section 15(2)(o) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for a consent use to permit more than one occasional uses on the property.

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

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

Information and documentation required

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

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

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

SECTION I: DECLARATION

I hereby wish to confirm the following :

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

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

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

Applicant's signature: _____

Date: _____

14/03/2023

Full name: _____

JAQUES LOUIS VOLSCHENK

Professional capacity: _____

ASSOCIATE

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

**CERTIFIED EXTRACT OF MINUTES/RESOLUTION OF A MEETING OF THE COMPANY
BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH PTY (LTD)**

The meeting having been duly convened it is hereby unanimously resolved that:

DENNIS MOSS PLANNERS AND ARCHITECTS (PTY) LTD.

(TRADING AS DENNIS MOSS PARTNERSHIP)

(Reg. No.: 2003/007711/07)

- a) be nominated, constituted and appointed with power of substitution to be my/our lawful agent and in my/our name, place and stead, to apply to the relevant authorities for the necessary approvals as it relates to the rezoning, consent use and related land use planning aspects to be applied for on the following property:

PORTION 837 OF THE FARM BLAAUW KLIP 510, STELLENBOSCH

- b) and generally for the purposes aforesaid, to do or cause to be done whatsoever shall be required as fully and effectually, as I/we might or could do if personally present, and acting herein hereby ratifying, allowing and confirming, and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said agent shall lawfully do, or cause to be done, by virtue of these presents.

It is resolved further that:

Donovan Franco Comerma

In his capacity as Director

Is hereto authorized to sign all such documents in order to implement this resolution.

This done and signed at Stellenbosch on this 17th day of October 2022



Donovan Franco Comerma



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MUNISIPALITEIT • UMABIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We Sherine Geraldine Roberts

(conveyancer's name and surname)

Practising at:

Cluver Markotter Inc.

Cluver Markotter Building, Mill Street

Stellenbosch

(firm and place of practice)

In respect of:

Portion 837 of the Farm Blaauw Klip Number 510

Situate in the Municipality and Division Stellenbosch, Western Cape Province

In extent 36,4360 (Thirty Six Comma Four Three Six Zero) Hectares

Held by Deed of Transfer Number T 34249 / 2015

(full property description (erf / farm) as it appear in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. Deed of Transfer Number T 34249 / 2015

2. Deed of Transfer Number T 8434 dated 31 st October 1916

3. Deed of Transfer Number T 10420 dated 25 July 1903

4.

5.

6.

7.

8.

For example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	☒ N	
2.	Building lines	Y	☒ N	
3.	Height	Y	☒ N	
4.	Number of Dwellings	Y	☒ N	
5.	Bulk floor area	Y	☒ N	
6.	Coverage/built upon area	Y	☒ N	
7.	Subdivision	Y	☒ N	
8.	Servitudes that may be registered over or in favour of the property	☒ Y	N	Clause 1 B and C on page 6 of Deed of Transfer T34249/2015 Clause 2 B, C and D on page 6 & 7 of Deed of Transfer T34249/2015 Clause 3 B on page 8 of Deed of Transfer T34249/2015 Clause 4 B and D on page 8 of Deed of Transfer T34249/2015
9.	Other Restrictive Conditions	☒ Y	N	Clause 4 C on page 8 of Deed of Transfer T34249/2015



B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

In respect of which it was found that there "are/are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application):

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

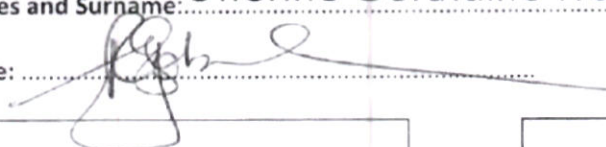
C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify Application for temporary departure, zoning and consent use
--	---	---	---

Signed at Stellenbosch (Place) on this 19 (Day) September (Month) of 2017

Full names and Surname: Sherine Geraldine Roberts

Signature: 

Firm Postal Address:

Tel: 021 808 561 4

Cell:

SHERINE GERALDINE ROBERTS
KOMMISSARIS VAN EDE
COMMISSIONER OF OATHS
CLUVER MARKOTTER INC
PRAKTISERENDE PROKUREUR RSA / PRACTISING ATTORNEY RSA
here and there **NR 12823**
CLUVER MARKOTTER GEBOU / BUILDING
MEULSTRAAT / MILL STREET
STELLENBOSCH

Email: sheriner@cluvermarkotter.la

Cluver Markotter Inc
Cluver Markotter Building
Mill Street
Stellenbosch
7600

CONVEYANCER
AREND LEOPOLD DE WAAL

[illegible]

$\Delta R_{\text{eff}} = \frac{1}{2} \left(\frac{R_{\text{eff}}}{R_{\text{eff}} + R_{\text{eff}} + R_{\text{eff}}} \right) \left(\frac{R_{\text{eff}}}{R_{\text{eff}} + R_{\text{eff}} + R_{\text{eff}}} \right)$
 $\Delta R_{\text{eff}} = \frac{1}{2} \left(\frac{R_{\text{eff}}}{R_{\text{eff}} + R_{\text{eff}} + R_{\text{eff}}} \right) \left(\frac{R_{\text{eff}}}{R_{\text{eff}} + R_{\text{eff}} + R_{\text{eff}}} \right)$

10

000034249 / 2015

08 JUL 2018
MARIE LORRAINE

6 JUL 2015

And the appearer declared that the hereinaftermentioned properties having been disposed of by the Transferor on 1 April 2014 to the Transferee, being its holding Company, in terms of Section 47 of the Income Tax Act Number 58 of 1962

NOW THEREFORE I authorise my said attorney and agent to transfer to and in favour of

BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH PROPRIETARY LIMITED
Registration Number 1972/000312/07

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

1. **REMAINDER PORTION 52 (a Portion of Portion 31) OF THE FARM BLAAUW KLIP NUMBER 510 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 1,0037 (ONE COMMA ZERO ZERO THREE SEVEN) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T12771/1941 with Diagram Number 3112/1941 relating thereto and HELD BY Deed of Transfer Number T4195/1972

- A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number 1546 dated 28th February 1918.

- B. **SUBJECT** to the special condition contained in Deed of Transfer Number 1546 dated 28th February, 1918, namely:-

"that the said Transferor for himself, his servants and employees shall have a right of way 3,78 metres in width over the aforementioned property from his farm "Blaauwklip" adjoining thereto to the Municipal lands situate to the South thereof".

the name of the Transferor mentioned in the foregoing condition being Pieter de Waal.

- C. **ENTITLED** to the special condition contained in said Deed of Transfer Number 18088 dated 11th August, 1948 (Paragraph 1), reading:-

"AND ENTITLED to all such waterrights as appertain to the remainder of Lot No. 3 Jamestown, part of Lot C of the farm Blaauwklip now called Esparanza, transferred to the said Maatje Willemina Muller, born Langeveldt (formerly Smith, married as aforesaid on this day (No. 18087) such waterrights being portion of the waterrights to which the registered owner for the time being of the said remainder of Lot No. 3 is entitled to under certain Notarial Agreement re waterrights dated 27th March 1916, filed with Transfer No. 2208, dated 23rd

February, 1903, the above transferor hereby renouncing in favour of the aforesaid transferee and his successors-in-title as owner of the land hereby conveyed all such waterrights."

- D. **SUBJECT FURTHER** to the endorsement in terms of Section 31(6) of Act 47 of 1937 (as amended), dated 29 October 1974, on Deed of Transfer Number T4195/1972, which reads as follows:

"Portions of the herein mentioned property Para 2, Measuring $\pm 197 \text{ m}^2$, Para 3, Measuring $\pm 115 \text{ m}^2$ and Para 4, Measuring $\pm 129 \text{ m}^2$ have been expropriated by Divisional Council of Stellenbosch in terms of Section 130 of Ordinance 15 of 1952. Vide Notice of expropriation No H/1/15 d.d. 9-8-1974 filed as exprop. Caveat EX 1168/74 plans in duplicate filed herewith."

2. **REMAINDER PORTION 53 (a Portion of Portion 51) OF THE FARM BLAAUW KLIP NUMBER 510 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 4280 (FOUR THOUSAND TWO HUNDRED AND EIGHTY) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T12771/1941 with Diagram Number 3113/1941 relating thereto and HELD BY Deed of Transfer Number T4195/1972

- A. **SUBJECT** to such conditions as are referred to in Deeds of Transfer Number 2208 dated 23rd February 1903, and Number 7399 dated 10th September, 1907.

- B. **SUBJECT** to the special condition contained relating to the granting of certain water rights referred to in the Endorsement dated 30th July, 1913, on said Deeds of Transfer Number 2208 dated 23rd February, 1903, and Number 7399 dated 10th September, 1907, reading as follows: -

"By Deed of Transfer Number 6087 dated 25th July 1913 certain water rights have been granted to and in favour of the land thereby conveyed as will more fully appear on reference to the said Deed."

- C. **ENTITLED** to the benefit of the condition mentioned in said Deeds of Transfer Number 2208 dated 23rd February, 1903, and number 7399 dated 10th September, 1907, relating to water rights which were apportioned by certain Notarial Deed of Servitude dated 27th March, 1916, referred to in the Endorsement dated 26th April, 1916, on said Deeds of Transfer Number 2208 dated 23rd February, 1903 and Number 7399 dated 10th September, 1907, reading as follows: -

"By Deed of 27th March 1916 the right to the remaining share of all water in the furrow on the South side of Blaauw Klip River has been granted to all present and future owners of the Jamestown allotments as will more fully appear on reference to the copy annexed hereto."

- D. **ENTITLED** to the benefit of the special condition contained in said Deed of Transfer Number 18088 dated 11th August, 1948, reading as under: -

"And further entitled to all such waterrights as appertain to the remainder of Lot No. 4, Jamestown, part of Lot C of the divided farm Blaauwklip, transferred to the said Maatje Willemmina Muller (born Langeveldt) formerly Smith, married as aforesaid, on this day (No. 18087) such waterrights being portion of the waterrights to which the owner for the time being of the said remainder of Lot No. 4 is entitled to under certain notarial Agreement re waterrights dated 27th March 1916, filed with Transfer No. 2208, dated 23rd February, 1903, the above Transferor hereby renouncing in favour of the aforesaid transferee and his successors-in-title as owner of the land hereby conveyed such waterrights."

- E. **SUBJECT FURTHER** to the endorsement in terms of Section 31(6) of Act 47 of 1937 (as amended), dated 29 October 1974, on Deed of Transfer Number T4195/1972, which reads as follows:

"Portions of the herein mentioned property Para 2, Measuring $\pm 197 \text{ m}^2$, Para 3, Measuring $\pm 115 \text{ m}^2$ and Para 4, Measuring $\pm 129 \text{ m}^2$ have been expropriated by Divisional Council of Stellenbosch in terms of Section 130 of Ordinance 15 of 1952. Vide Notice of expropriation No H/1/15 d.d. 9-8-1974 filed as exprop. Caveat EX 1168/74 plans in duplicate filed herewith."

3. **REMAINDER PORTION 54 (a Portion of Portion 10) OF THE FARM BLAAUW KLIP NUMBER 510 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 4290 (FOUR THOUSAND TWO HUNDRED AND NINETY) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T12771/1941 with Diagram Number 3114/1941 relating thereto and HELD BY Deed of Transfer Number T4195/1972

- A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number 8434 dated 31st October, 1916.

- B. **ENTITLED** to the special condition contained in said Deed of Transfer Number 18088 dated 11th August, 1948, reading as under: -

"AND ENTITLED to all such waterrights as appertain to the remainder of Lot No. 5, Jamestown, part of Lot C of the farm Blaauwklip, now called Esparanza, transferred to the said Maatje Willemmina Muller, (born Langeveldt, formerly Smith) married as aforesaid, on this day (No. 18087) such waterrights being portion of the waterrights to which the owner for the time being of the said remainder of Lot No. 5 is entitled under certain Notarial Agreement re waterrights dated 27th March 1916, filed with Transfer No. 2208, dated 23rd February 1903, the above transferor hereby renouncing in favour of the aforesaid transferee and his successors-in-title as owner of the land hereby conveyed all such waterrights."

Handwritten mark

- C. **SUBJECT FURTHER** to the endorsement in terms of Section 31(6) of Act 47 of 1937 (as amended), dated 29 October 1974, on Deed of Transfer Number T4195/1972, which reads as follows:

"Portions of the herein mentioned property Para 2, Measuring $\pm 197 \text{ m}^2$, Para 3, Measuring $\pm 115 \text{ m}^2$ and Para 4, Measuring $\pm 129 \text{ m}^2$ have been expropriated by Divisional Council of Stellenbosch in terms of Section 130 of Ordinance 15 of 1952. Vide Notice of expropriation No H/1/15 d.d. 9-8-1974 filed as exprop. Caveat EX 1168/74 plans in duplicate filed herewith."

4. **REMAINDER PORTION 71 (a Portion of Portion 31) OF THE FARM BLAAUW KLIP NUMBER 510 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 1,4832 (ONE COMMA FOUR EIGHT THREE TWO) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T6692/1930 with Diagram annexed thereto and HELD BY Deed of Transfer Number T78120/2003

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T6692/1930.
- B. **ENTITLED** to the benefit of the following special condition contained in the said Deed of Transfer No T6692/1930, which reads as follows:

"That transferee shall be entitled to lead water from the furrow on the allotments portion of the farm Blaauw Klip abovementioned from 11am to 12 noon on Saturdays, such right being portion of the water rights to which the registered owner for the time being of the said Lot 3 abovementioned is entitled under certain Notarial Agreement re water rights dated 27 March 1916 (filed with Transfer No T 2208/1903 dated 23 February 1903)".

- C. **SUBJECT FURTHER** to the endorsement in terms of Section 31(6) of Act 47 of 1937 (as amended), dated 3 September 1974, which will more fully appear from Deed of Transfer Number T 78120/2003, which reads as follows:

"A portion of the herein mentioned property Measuring $\pm 240 \text{ m}^2$ has been expropriated by Divisional Council of Stellenbosch in terms of Section 130 of Ordinance 15 of 1952. Vide Notice of expropriation No H/1/15 d.d. 9-8-1974 filed as exprop. Caveat EX 1169/74 plans in duplicate filed herewith."

5. **PORTION 837 OF THE FARM BLAAUW KLIP NUMBER 510 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 36,4360 (THIRTY SIX COMMA FOUR THREE SIX ZERO) Hectares

FIRST REGISTERED and STILL HELD by Certificate of Consolidated Title Number T7252/2015 with Diagram S.G. Number 2187/2010 relating thereto

I In respect of the figure j middle of Blaauw Klip River tH on the hereto annexed Diagram S.G. No 2187/2010:

A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number 1546 dated 28th February 1918.

B. **SUBJECT** to the special condition contained in Deed of Transfer Number 1546 dated 28th February, 1918, namely:-

"that the said Transferor for himself, his servants and employees shall have a right of way 3,78 metres in width over the aforementioned property from his farm "Blaauwklip" adjoining thereto to the Municipal lands situate to the South thereof".

the name of the Transferor mentioned in the foregoing condition being Pieter de Waal.

C. **ENTITLED** to the special condition contained in said Deed of Transfer Number 18088 dated 11th August, 1948 (Paragraph 1), reading:-

"AND ENTITLED to all such waterrights as appertain to the remainder of Lot No. 3 Jamestown, part of Lot C of the farm Blaauwklip now called Esparanza, transferred to the said Maatje Willemina Muller, born Langeveldt (formerly Smith, married as aforesaid on this day (No. 18087) such waterrights being portion of the waterrights to which the registered owner for the time being of the said remainder of Lot No. 3 is entitled to under certain Notarial Agreement re waterrights dated 27th March 1916, filed with Transfer No. 2208, dated 23rd February, 1903, the above transferor hereby renouncing in favour of the aforesaid transferee and his successors-in-title as owner of the land hereby conveyed all such waterrights."

II In respect of the figure t middle of Blaauw Klip River uvG on the hereto annexed Diagram S.G. No 2187/2010:

A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number 2208 dated 23rd February 1903, and Number 7399 dated 10th September, 1907.

B. **SUBJECT** to the special condition contained relating to the granting of certain water rights referred to in the Endorsement dated 30th July, 1913, on said Deeds of Transfer Number 2208 dated 23rd February, 1903, and Number 7399 dated 10th September, 1907, reading as follows: -

"By Deed of Transfer Number 6087 dated 25th July 1913 certain water rights have been granted to and in favour of the land thereby conveyed as will more fully appear on reference to the said Deed."

- C. **ENTITLED** to the benefit of the condition mentioned in said Deeds of Transfer Number 2208 dated 23rd February, 1903, and number 7399 dated 10th September, 1907, relating to water rights which were apportioned by certain Notarial Deed of Servitude dated 27th March, 1916, referred to in the Endorsement dated 26th April, 1916, on said Deeds of Transfer Number 2208 dated 23rd February, 1903 and Number 7399 dated 10th September, 1907, reading as follows: -

"By Deed of 27th March 1916 the right to the remaining share of all water in the furrow on the South side of Blaauw Klip River has been granted to all present and future owners of the Jamestown allotments as will more fully appear on reference to the copy annexed hereto."

- D. **ENTITLED** to the benefit of the special condition contained in said Deed of Transfer Number 18088 dated 11th August, 1948, reading as under: -

"And further entitled to all such waterrights as appertain to the remainder of Lot No. 4, Jamestown, part of Lot C of the divided farm Blaauwklip, transferred to the said Maatje Willemina Muller (born Langeveldt) formerly Smith, married as aforesaid, on this day (No. 18087) such waterrights being portion of the waterrights to which the owner for the time being of the said remainder of Lot No. 4 is entitled to under certain notarial Agreement re waterrights dated 27th March 1916, filed with Transfer No. 2208, dated 23rd February, 1903, the above Transferor hereby renouncing in favour of the aforesaid transferee and his successors-in-title as owner of the land hereby conveyed such waterrights."

III In respect of the figure u middle of Blaauw Klip River eFv on the hereto annexed Diagram S.G. No 2187/2010:

- A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number 8434 dated 31st October, 1916.

- B. **ENTITLED** to the special condition contained in said Deed of Transfer Number 18088 dated 11th August, 1948, reading as under: -

"AND ENTITLED to all such waterrights as appertain to the remainder of Lot No. 5, Jamestown, part of Lot C of the farm Blaauwklip, now called Esperanza, transferred to the said Maatje Willemina Muller, (born Langeveldt, formerly Smith) married as aforesaid, on this day (No. 18087) such waterrights being portion of the waterrights to which the owner for the time being of the said remainder of Lot No. 5 is entitled under certain Notarial Agreement re waterrights dated 27th March 1916, filed with Transfer No. 2208, dated 23rd February 1903, the above transferor hereby renouncing in favour of the aforesaid transferee and his successors-in-title as owner of the land hereby conveyed all such waterrights."

IV In respect of the figure ABCd middle of Blaauw Klip River a on the hereto annexed Diagram S.G. No 2187/2010:

- A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number 10420 dated 25 July, 1903;

h

- B. **SUBJECT** to the condition referred to in the Endorsement dated 18th July 1938 on said Deed of Transfer Number 104/1937, which reads as follows: -

"REGISTRATION OF SERVITUDE.

By Notarial Deed Number 177/1938 dated 3rd May 1938 the Electrical Supply Commission has been granted the right to convey electricity across the land conveyed hereby together with certain ancillary rights subject to conditions, as will more fully appear on reference to the said Notarial Deed registered this day in the servitude Register under No. 177/1938".

- C. **SUBJECT** to the endorsement dated 14th May, 1965 on said Deed of Transfer Number 20249 dated 1st October, 1964, reading:

"Endorsement in terms of Section 31(6) of Act No. 47 of 1937 (As Amended). A Portion of the herein-mentioned property in Para. 1 meas. $\pm$ 0.57 Mgn has been expropriated by Divisional Council of Stellenbosch in terms of Sec 130 of Ord 15/1952 as amended. Vide Notice of expropriation No. H/9/3 d.d. 28/4/1965 filed as exprop. Caveat 221/65 plans in duplicate filed."

- D. **SUBJECT FURTHER** to the terms of the servitude as referred to in the endorsement dated, 18 February 2015 on Deed of Transfer Number T4195/1972 and contained in Notarial Deed of Servitude Number K144/2015, namely:

"By Notarial Deed of Servitude Number K144/2015 the right has been granted to Eskom Holdings Soc Limited and Successors to an Electrical servitude of power transmission over the abovementioned property 3,00 (three) metres wide, the lines A-B, B-C, and C-D-E-F-G-H on Servitude Diagram S.G. No 1409/2002 representing the North-eastern, North-western and North-eastern boundaries of the servitude respectively, subject to any existing servitude or other real right, to convey electricity across the property by means of underground cables consisting of structures as may be necessary or convenient for the underground cable network."

Together with ancillary rights as will more fully appear from said Notarial Deed.

(The route of which was defined by a Route Defining Servitude, as being the lines s1-s2, s2-s3, and s-3-s4-s5-s6-s7-s8 representing the North-eastern, North-western and North-eastern boundaries respectively, of an Electrical Powerline Servitude 3,00 metres wide on diagram S.G. No 2187/2010, as will more fully appear from Notarial Deed Number K144/2015.)

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

CAPE DUTCH ESTATES STELLENBOSCH PROPRIETARY LIMITED
Registration Number 1971/011401/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH PROPRIETARY LIMITED
Registration Number 1972/000312/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging that the within properties was disposed of at a base cost of R1 875 416,00 (ONE MILLION EIGHT HUNDRED AND SEVENTY FIVE THOUSAND FOUR HUNDRED AND SIXTEEN RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

24 JUN 2015

In my presence

REGISTRAR OF DEEDS

q.q.

Pg 10

Parts 1-3 (REMAINDERS) & Part 5.

2

ARTICLE	WFT 47 VAN 1937	SECTION	57	AT 47 ON 1937
VERBIND		MORTGAGED		
B 22138/2004				
VW FOR FI 50000000				
BC 00032105 / 2015				
2015-05-24				
G. K. S. REGISTRAR				

Part 5.

W.O.P.

3

ARTICLE	WFT 47 VAN 1937	SECTION	57	AT 47 ON 1937
VERBIND		MORTGAGED		
B 978/2010				
VW FOR FI 10 200 000 00				
BC 00032106 / 2015				
2015-06-24				
G. K. S. REGISTRAR				



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DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Plain Street, STELLENBOSCH, 7600
Website: <http://www.stellenbosch.gov.za>

P O Box 17, STELLENBOSCH, 7599

Tel No: 021 806 6111

Fax no: 021 886 6896

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS			
Erf / Erven / Farm No.	Farm No. 510/837	Area	Stellenbosch
Applicant / consultant	Dennis Moss Partnership	Contact No.	021 887 0124
Application type in terms of applicable planning legislation.	Regulation departure	SDP amendment	Amendment of conditions
	X Consent Use / Special Development	Other (please specify)	
Detailed description of application: Application is made in terms of s15(2)(a) of the By-Law for a consent use to permit the following intermittent occasional uses:			
Event 1: KAMERS/Makers - 28 March - 2 April 2023 @ Blaauwklippen Family Market			
Event 2: KAMERS/Makers - 24-29 October 2023 @ Blaauwklippen Family Market			
Event 3: Classical Concert Series - Carols by Candlelight - 3 December 2023 @ Manor House Lawns			
Event 4: Twilight Market - 14-17 December 2023 @ Blaauwklippen Family Market			
As indicated on the Consent Use Plan, Drawing No. PL-001			

Note to applicant:

of 01/03/2023

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that Council can formally advertise the matter by post. Please note that in such case, a notice fee is payable.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

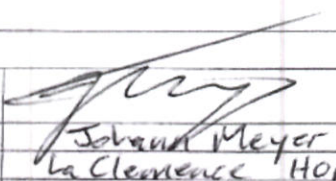
Note: Please ensure the Plan specified below corresponds with the plan shown to and signed by you. Don't sign this form if the application detail section above is not properly completed. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (ie both husband and wife), all parties to sign.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that I / we (please tick)

☒ have no objection. ☐ object for the reasons listed hereunder

wish the application to be formally advertised by Council,

Reasons for objection

Owner signature		Date	13/3/2023
Full name (capitals)	Johann Meyer		
Company name	La Clemence HOP		
Erf / Farm No.			
Street address / Postal address	La Clemence Retirement Stellenbosch	Postal code	Wabersvalley Road 7600
Contact No.	Office / Home	Cell	021 888 9200 0824101696



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DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Plain Street, STELLENBOSCH, 7600
Website: <http://www.stellenbosch.gov.za>

P O Box 17, STELLENBOSCH, 7599

Tel No: 021 808 8111

Fax no: 021 886 6899

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS

Erf / Erven / Farm No.	Farm No. 510/837		Area	Stellenbosch
Applicant / consultant	Dennis Moss Partnership		Contact No.	021 887 0124
Application type in terms of applicable planning legislation.		Regulation departure	SDP amendment	Amendment of conditions
	X	Consent Use / Special Development	Other (please specify)	
Detailed description of application		Application is made into s15(2)(o) of the By-Law for a consent use to permit the following intermittent occasional uses:		
Event 1: KAMERS/Makers - 28 March - 2 April 2023 @ Blaauwklippen Family Market				
Event 2: KAMERS/Makers - 24-29 October 2023 @ Blaauwklippen Family Market				
Event 3: Classical Concert Series - Carols by Candlelight - 3 December 2023 @ Manor House Lawns				
Event 4: Twilight Market - 14-17 December 2023 @ Blaauwklippen Family Market				
As indicated on the Consent Use Plan, Drawing No. PL-001				

Note to applicant:

of 01/03/2023

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that Council can formally advertise the matter by post. Please note that in such case, a notice fee is payable.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Note : Please ensure the Plan specified below corresponds with the plan shown to and signed by you. Don't sign this form if the application detail section above is not properly completed. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (ie both husband and wife), all parties to sign.

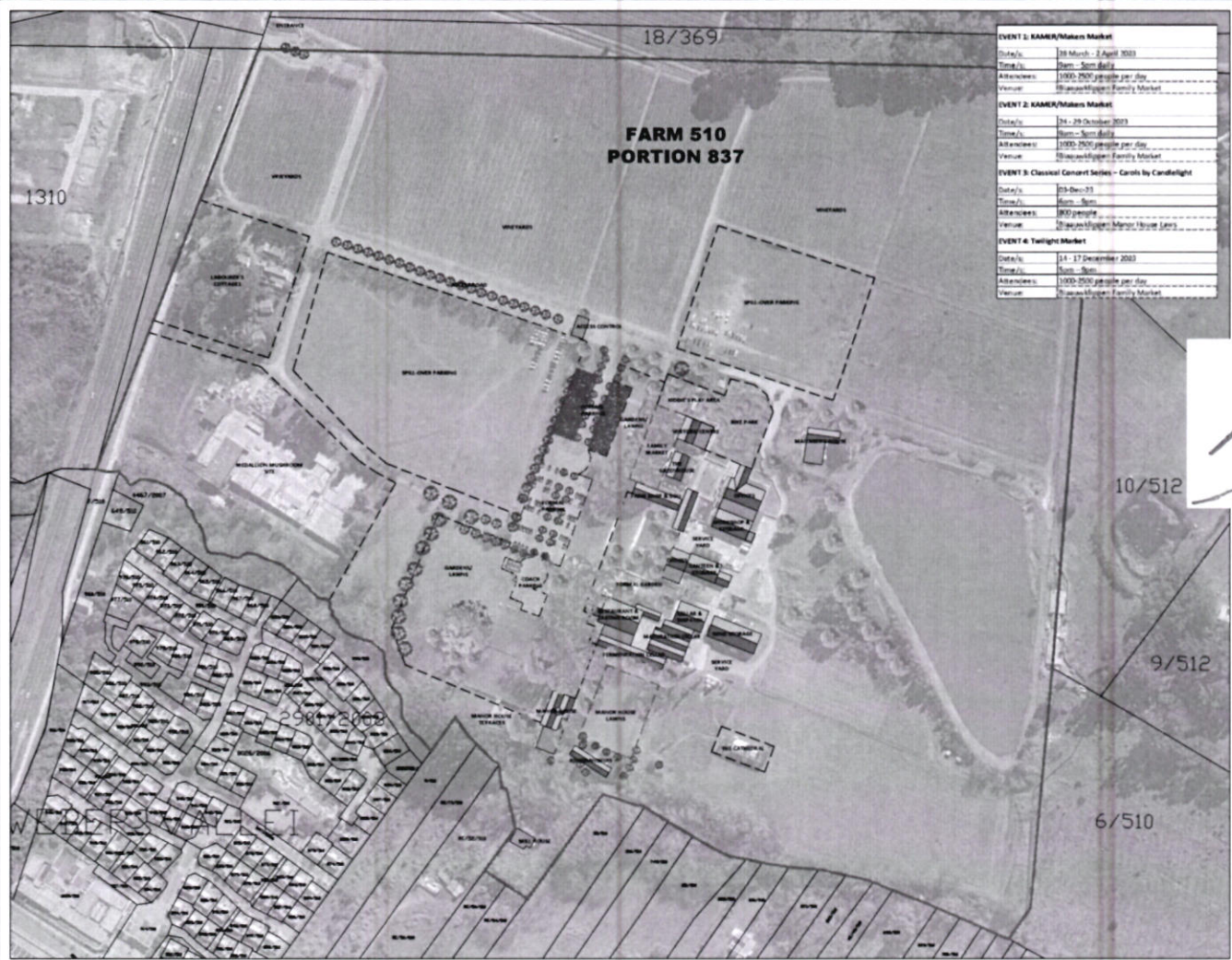
I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that I / we (please tick)

☐ have no objection. ☒ object for the reasons listed hereunder

☐ wish the application to be formally advertised by Council.

Reasons for objection

Owner signature		Date	06/03/2023
Full name (capitals)	Petrus Arnoldus De Wet		
Company name	De Zalze Winelands Golf Estate HOA		
Erf / Farm No.			
Street address / Postal address	Cnr Webbers Valley & R44, Stellenbosch		
	Postal code	7600	
Contact No.	Office / Home	021 880 2708	Cell 082 551 5675



EVENT 1: KAMBA/Market Market	
Date/s:	28 March - 2 April 2023
Time/s:	8am - 5pm daily
Attendees:	1000-2000 people per day
Venue:	Shawville Market Family Market
EVENT 2: KAMBA/Market Market	
Date/s:	24 - 25 October 2023
Time/s:	8am - 5pm daily
Attendees:	1000-2000 people per day
Venue:	Shawville Market Family Market
EVENT 3: Classical Concert Series - Carols by Candlelight	
Date/s:	23-Dec-23
Time/s:	8pm - 9pm
Attendees:	1000 people
Venue:	Shawville Market Family Market
EVENT 4: Twilight Market	
Date/s:	14 - 17 December 2023
Time/s:	8pm - 9pm
Attendees:	1000-2000 people per day
Venue:	Shawville Market Family Market

POD



Shawville Agricultural Estate

Consent Use Applications For Farm 510 Portion 837, Shawville Partnership

Consent Use Plan

DATE:	19/01/23
BY:	19/01/23
FOR:	19/01/23

FOR APPROVAL

The above plan was approved under section 223 of the Resource Management Act 1991.



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DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Main Street, STELLENBOSCH, 7600
Website: <http://www.stellenbosch.gov.za>

P.O. Box 17, STELLENBOSCH, 7599

Tel No: 021 835 6111

Fax No: 021 880 6599

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS			
Erf / Erven / Farm No.	Area Stellenbosch		
Applicant / consultant	Contact No.		
Application type in terms of applicable planning legislation	Regulation departure	SDP amendment	Amendment of conditions
☒ Consent Use / Special Development	☐	☐ Other (please specify)	☐
Detailed description of application			

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that Council can formally advertise the matter by post. Please note that in such case a notice fee is payable.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Note: Please ensure the Plan specified below corresponds with the plan shown to and signed by you. Don't sign this form if the application detail section above is not properly completed. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (ie both husband and wife), all parties to sign.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that I / we (please tick)

☒ have no objection. ☐ object for the reasons listed hereunder
wish the application to be formally advertised by Council.

Reasons for objection

Owner signature	<i>[Signature]</i>	Date	7/3/2023
Full name (capitals)	COLIN HOPKES / SUNSET FARM		
Company name	SUNSET TRUST		
Erf / Farm No.	510 PORTION 56 (PTN OF 1) 4,4680 HA		
Street address / Postal address			
Contact No.	Office / Home	Postal code	
		Cell	082 92 33735



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Plain Street, STELLENBOSCH, 7600
Website: <http://www.stellenbosch.gov.za>

P O Box 17, STELLENBOSCH, 7599

Tel No: 021 806 8111

Fax no: 021 886 6899

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS			
Erf / Erven / Farm No.	Farm No. 510/837	Area	Stellenbosch
Applicant / consultant	Dennis Moss Partnership	Contact No.	021 887 0124
Application type in terms of applicable planning legislation.	☒ Regulation departure ☒ Consent Use / Special Development	SDP amendment	Amendment of conditions
Other (please specify)			
Detailed description of application: Application is made in terms of s15(2)(o) of the By-Law for a consent use to permit the following intermittent occasional uses:			
Event 1: KAMERS/Makers - 28 March - 2 April 2023 @ Blaauwklippen Family Market			
Event 2: KAMERS/Makers - 24-29 October 2023 @ Blaauwklippen Family Market			
Event 3: Classical Concert Series - Carols by Candlelight - 3 December 2023 @ Manor House Lawns			
Event 4: Twilight Market - 14-17 December 2023 @ Blaauwklippen Family Market			
As indicated on the Consent Use Plan, Drawing No. PL-001			

Note to applicant:

of 01/03/2023

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that Council can formally advertise the matter by post. Please note that in such case, a notice fee is payable.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Note : Please ensure the Plan specified below corresponds with the plan shown to and signed by you. Don't sign this form if the application detail section above is not properly completed. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (ie both husband and wife), all parties to sign.

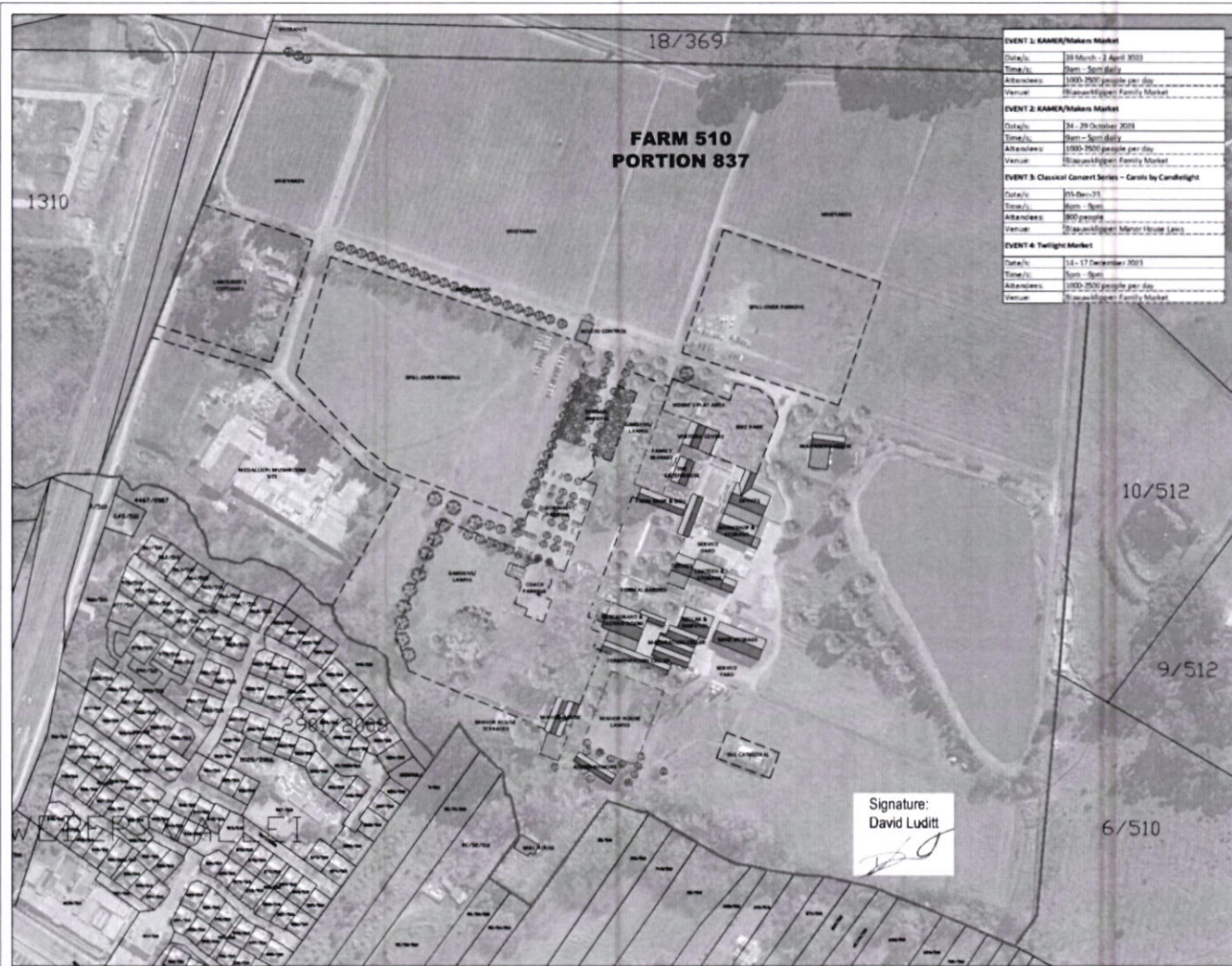
I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that I / we (please tick)

☒ have no objection. ☐ object for the reasons listed hereunder

wish the application to be formally advertised by Council.

Reasons for objection

Owner signature		Date	08/03/2023
Full name (capital)	David Luditt		
Company name	MySpace Hostel(Pty)Ltd		
Erf / Farm No.	Ground Floor, La Gratitude offices, 97 Dorp Street,		
Street address / Postal address	Stellenbosch		
	Postal code	7600	
Contact No.	Office / Home	021 886 5262	Cell 083 796 5656



EVENT 1: KAMER/Markets Market	
Date(s):	20 March - 2 April 2011
Time(s):	9am - 5pm daily
Attendance:	1000-2000 people per day
Venue:	Blauwvliet Family Market
EVENT 2: KAMER/Markets Market	
Date(s):	14 - 20 October 2011
Time(s):	9am - 5pm daily
Attendance:	1000-2000 people per day
Venue:	Blauwvliet Family Market
EVENT 3: Classical Concert Series - Carols by Candlelight	
Date(s):	20 Dec - 21
Time(s):	8pm - 9pm
Attendance:	800 people
Venue:	De Oudekerk, Maraisburg, Orange Free State
EVENT 4: Twilight Market	
Date(s):	14 - 17 December 2011
Time(s):	5pm - 8pm
Attendance:	1000-2000 people per day
Venue:	Blauwvliet Family Market



Blauwvliet Agricultural Estate
Subdivision 20/115

Consent Use Applications For
Farm 510 Portion 837, Blauwvliet
Subdivision

Consent Use Plan

Scale: 1:2000
Date: 1/12/2011
Author: [Signature]
Check: [Signature]

FOR APPROVAL:

The Applicant/Author/Information Officer/Other: [Signature]
The Receiver/Approver/Information Officer/Other: [Signature]
Date: [Date]



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Tel No: 021 806 8111

Fax no: 021 886 6399

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS

Erf / Erven / Farm No.	Farm No. 510/837	Area	Stellenbosch
Applicant / consultant	Dennis Moss Partnership	Contact No.	021 887 0124
Application type in terms of applicable planning legislation	☐ Regulation departure ☒ Consent Use / Special Development	SDP amendment	Amendment of conditions
Detailed description of application		Other (please specify)	
Application is made in terms of s15(2)(c) of the By-Law for a consent use to permit the following intermittent occasional use:			
Event 1: KAMERS/Makers - 28 March - 2 April 2023 @ Blaauwklippen Family Market			
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Event 3: Classical Concert Series - Carols by Candlelight - 3 December 2023 @ Manor House Lawns			
Event 4: Twilight Market - 14-17 December 2023 @ Blaauwklippen Family Market			
As indicated on the Consent Use Plan, Drawing No. PL-001 of 01/03/2023			

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that Council can formally advertise the matter by post. Please note that in such case, a notice fee is payable.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Note: Please ensure the Plan specified below corresponds with the plan shown to and signed by you. Don't sign this form if the application detail section above is not properly completed. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (ie both husband and wife), all parties to sign.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that I / we (please tick)

☐ have no objection.

☐ object for the reasons listed hereunder

☐ wish the application to be formally advertised by Council.

Reasons for objection

Owner signature		Date	8/03/2023
Full name (capital)	Barbara Fissler		
Company name	Vega Trust / Barbara Fissler		
Erf / Farm No.	1510/49 / Portion 698 of Porten 14		
Street address / Postal address	3 Webervalley Road, Jonestown		
Contact No.	Office / Home	082 8253525	Cell
			082 8253525



Project Name:	18/369 - 3 April 2022
Client:	18/369 - 3 April 2022
Project No.:	18/369 - 3 April 2022
Project Description:	18/369 - 3 April 2022
Project Location:	18/369 - 3 April 2022
Project Status:	18/369 - 3 April 2022
Project Manager:	18/369 - 3 April 2022
Project Engineer:	18/369 - 3 April 2022
Project Designer:	18/369 - 3 April 2022
Project Checker:	18/369 - 3 April 2022
Project Approver:	18/369 - 3 April 2022
Project Date:	18/369 - 3 April 2022
Project Version:	18/369 - 3 April 2022
Project Notes:	18/369 - 3 April 2022
Project Comments:	18/369 - 3 April 2022
Project History:	18/369 - 3 April 2022
Project Details:	18/369 - 3 April 2022
Project Summary:	18/369 - 3 April 2022
Project Conclusion:	18/369 - 3 April 2022
Project Final:	18/369 - 3 April 2022

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Consent Use Application For
Farm 510, Portion 837, Blomfontein
Subdivision

Consent Use Plan

FOR APPROVAL

The drawing and the information contained herein are the property of the design firm and shall not be reproduced or used in any manner without the written consent of the design firm.

Date: 14 October 2022

Our Ref: UDS609/Reports/TIS/Events

Dennis Moss Partnership
17 Market Street
STELLENBOSCH
7600

ATTENTION: Mr Jacques Volschenk

Dear Sir,

**APPLICATION FOR EVENT PERMITS ON BLAAUWKLIPPEN FARM (FARM 510 PORTION 837),
STELLENBOSCH: TRAFFIC IMPACT STATEMENT**

Your request for input towards the application for the event permits for four upcoming events to be held on Blaauwklippen Farm, refers.

1. BACKGROUND AND LOCALITY

Blaauwklippen Farm is bordered by the R44 (Provincial Main Road 27) to the west and is situated between the Paradyskloof- and Jamestown residential areas. The locality is indicated in **Diagram 1** below.



Diagram 1 : Locality of Blaauwklippen Farm (Farm 510/873)

Annually, the farm plays host to various well-known events. An application for a permit for four upcoming events to be held on the farm was submitted, on which comment was received from Stellenbosch Municipality that a Traffic Impact Statement (TIS) is required. This letter serves to address the said request.

2. EVENT DETAILS

2.1 Event 1: 'Kamers' Market

The 'Kamers' event is an annual market where vendors exhibit and sell products. The event usually occurs towards the end of October/beginning of November, attracting visitors looking for holiday/Christmas gifts. The details of this year's event are as follows:

Table 1 : Event 1 details (extract from town planner's report)

Date/s:	25 October - 31 October 2022
Time/s:	9am – 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
Description:	South Africa's premium 'up-market' will feature more than 160 makers with dozens of brand new, first-time Makers. Everything from fashion to food, skincare to ceramics, jewellery, décor, homewares and more.

As tabled above, the market will be open to visitors for seven (7) days, from 09h00 to 17h00. The visitors can be expected to be spread throughout the day. Based on the operating hours of the market, the AM peak hour ($\pm$ 07h00 to 08h00) at the access-intersection (R44/Techno Avenue/Blaauwklippen intersection) is not expected to be impacted on. Visitors leaving the market at closing time would most likely have an impact at the access-intersection during the PM peak hour ($\pm$ 16h00 to 17h00).

2.2 Event 2: 'Symphonic Blues'

'Symphonic Blues' forms part of the 'Classical Concert Series'. The details of the event applied for is as follows:

Table 2 : Event 2 details (extract from townplanner's report)

Date/s:	09 November 2022
Time/s:	6pm – 9pm
Attendees:	500 people
Venue:	Blaauwklippen Cathedral
Description:	A splendid celebration of classical music with a symphonic orchestra and classical singers.

As tabled above, this will be a once off/one day event on Wednesday, 9 November 2022. Based on the time of the event, the AM peak hour at the access-intersection will again not be impacted on. During the PM peak hour, some inbound trips can be expected.

2.3 Event 3: 'Carols by Candlelight'

'Carols by Candlelight' is an annual event held towards the December holidays/Christmas. The details of this year's event on Blaauwklippen Farm are as follows:

Table 3 : Event 3 details (extract from townplanner's report)

Date/s:	04 December 2022
Time/s:	6pm – 9pm
Attendees:	800 people
Venue:	Blaauwklippen Manor House Laws

Description:	With casual, picnic-style seating on the lawns of the oldest wine farm in Stellenbosch's golden triangle, families and friends can enjoy outstanding music in a stunning setting. The programme includes a variety of classic festive and sacred music to touch hearts and delight listeners of all ages, setting the mood for the most wonderful time of the year.
--------------	---

As tabled above, this will be a once off/one day event on Sunday, 4 December 2022. The trips attracted to this event will thus not impact on any of the critical peak hours (weekday AM/PM) at the R44/Techno Avenue/Blaauwklippen intersection.

2.4 Event 4: Twilight Market

The Twilight Market is also an annual event held towards the December holiday season. Details are as follows:

Table 4 : Event 4 details (extract from townplanner's report)

Date/s:	15-18 December 2022
Time/s:	5pm – 9pm
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
Description:	The Twilight Market at Blaauwklippen has become a firm favourite during the festive season because of the unique and charming atmosphere – imagine a beautiful summer evening in the company of loved ones under a canopy of century old wild fig trees. Africa meets Europe where the old farm buildings and vineyards welcome mistletoe and fairy lights.

As tabled above, this event is proposed for four (4) days (Thursday to Sunday). The beginning of the event is after the schools have closed for the December holidays, and coincides with the beginning of the builder's break. The second day of the event is a public holiday and the third- and fourth, a weekend (Saturday and Sunday). The normal weekday operations at the access-intersection are thus not expected to be impacted on.

3. TRAFFIC

To obtain an indication of the expected traffic for these events, an average vehicle occupancy of two (2) people per vehicle was assumed, unless discussed otherwise hereafter.

It should be noted that the access-intersection is a signalised intersection, with a dedicated right-turn lane and right-turn signal-arrow, for vehicles approaching the farm from the south (Somerset West).

3.1 Event 1: 'Kamers' Market

Based on the assumed average vehicle occupancy of 2 people per vehicle, the expected daily attendees of 1 000 to 2 500 people, would translate to approximately 500 to 1 250 daily trips (between 09h00 and 17h00).

The travel patterns of the visitors to a market such as this event varies from day to day during the seven-day-period. To estimate the impact of the event-traffic on the access-intersection during the PM peak hour, a few scenarios were analysed. The scenarios tested assumed percentages of the daily trips attracted to the event as follows:

Table 5 : Potential PM peak hour trips based on potential daily trips

Potential Daily Trips:		500	1 250
Potential PM Peak Hour Trips:	5%	25	63
	10%	50	125
	15%	75	188
	25%	125	313

As the weekday operation of the R44/Techno Avenue/Blaauwklippen intersection accommodates large through volumes along the R44, and large volumes inbound towards Techno Avenue during the AM peak hour and outbound during the PM peak hour, not much green time has been allocated to the Blaauwklippen-approach (as result of the relatively low weekday peak hour traffic traveling via the Blaauwklippen-approach). As a result, the addition of the event-outbound-traffic along the Blaauwklippen-approach during the PM peak hour, might on occasion result in some congestion along the Blaauwklippen-approach, as well as the shared through-left lane along the northern R44-approach to the intersection (the third through lane through the intersection, also shared with the left-turn inbound towards Blaauwklippen). Should the traffic signal phasing and timing remain as is, it is not expected that the general operation of the other approaches (R44- and Techno Avenue-approaches) would necessarily be negatively affected with the addition of the event-traffic for the planned seven (7) days. It should thus be noted that visitors leaving the market during the weekday PM peak hour might experience some delays whilst exiting via the access-intersection.

3.2 Event 2: 'Symphonic Blues'

Based on the assumed average vehicle occupancy of 2 people per vehicle, the expected total attendees of 500 people, would translate to approximately 250 trips.

As mentioned, the duration of the event is 18h00 to 21h00 on a Wednesday, and it can thus be expected that a small percentage of the attendees would arrive during the PM peak hour. Similar to the above, some congestion could be expected on the lanes accommodating the turning movements towards the farm (shared through-left- and dedicated right-turn lanes on the R44-approaches towards Blaauwklippen).

3.3 Event 3: 'Carols by Candlelight'

Based on the assumed average vehicle occupancy of 2 people per vehicle, the expected total attendees of 800 people, would translate to approximately 400 trips. However, as this event is popularly attended by families/groups, it is the opinion that a vehicle occupancy of 3 to 4 would be more applicable. The trips expected to be attracted to the event would thus be more in the order of 200 to 267 vehicles.

As mentioned, this event will take place on a Sunday when the traffic volumes at the access-intersection, and along the R44, is significantly lower than during weekday peak periods. The impact of the event on the operation of the access-intersection is thus not expected to be problematic.

3.4 Event 4: Twilight Market

Based on the assumed average vehicle occupancy of 2 people per vehicle, the expected daily attendees of 1 000 to 2 500 people, would translate to approximately 500 to 1 250 daily trips (between 17h00 and 21h00).

As mentioned, this event falls within the school holidays, the beginning of the builder's break, and also 'after hours'. The trips attracted would also be expected to be spread throughout the operating hours

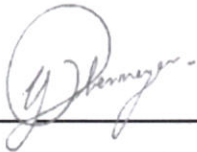
of the event. The impact of the event on the operation of the access-intersection is thus not expected to be problematic.

4. CONCLUSIONS AND RECOMMENDATIONS

From the above it is recommended that the four upcoming events to be held on Blaauwklippen Farm be granted event permits from a traffic flow point of view, taking into consideration that visitors leaving the farm during the weekday PM peak hour might experience some congestion/delays.

We trust that the above will be sufficient for the purpose of your application and will gladly provide any additional information required on request.

Yours faithfully,



Compiled by: Yolandi Obermeyer (B Eng)



Piet van Blerk Pr Eng

UDS AFRICA



Jacques Volschenk

From: Bradley Williams <Bradley.Williams@ Stellenbosch.gov.za>
Sent: Tuesday, 18 October 2022 13:15
To: Tyrone King; Jacques Volschenk
Cc: Nigell Winter; Colin Taylor; Abdullah Daniels; Development Admin; Myra Francis
Subject: RE: Farm 510/537 Blaauwklippen Farm: Events permits

Hi Tyrone

This is a ESKOM area of supply.

Conditions

- All electrical work to comply to SANS 142 ,SANS 104 XA and Municipal By-Laws
- if connecting a generator for backup, the generator needs to comply to SANS10142



BRADLEY WILLIAMS
Technician
Infrastructure Services
Planning and Development Services

T: +27 21 808 8336
0823525917

71 Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOSCH

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MUNICIPALITEIT • UMKAPALA • MUNICIPAALITEIT



About Stellenbosch Municipality

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

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

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Jacques Volschenk

From: Tyrone King <Tyrone.King@ Stellenbosch.gov.za>
Sent: Tuesday, 18 October 2022 12:25
To: Jacques Volschenk; Bradley Williams
Cc: Nigell Winter; Colin Taylor; Abdullah Daniels; Development Admin; Myra Francis
Subject: Farm 510/537 Blaauwklippen Farm: Events permits
Attachments: Consent Use App Oct2022.pdf; Consent Use Oct2022-A3 - Site Plan _2000 _compressed.pdf; 609 Blaauwklippen Farm - Events TIS 14 Oct 2022.pdf

Hi Jacques – please see comments from Nigell below, which must be regarded as “approval conditions” from a traffic engineering perspective.

From my side there is also no objection – no municipal services are affected – the report states that the farm is responsible for its own water provision and that sewer is handled on – site.

Conditions:

1. Potable water must comply with SANS 241 standards.
2. Sewer must be treated and removed in such a way that it does not pollute any groundwater, surface water and stormwater.
3. And if any approval is required from DWAS for the sewer treatment and disposal method – this will be the Owner’s responsibility.

Roads

4. Please note that final recommendations and Approval must be obtained from WCG Provincial Roads.
5. It should be made clear that WCG Provincial Roads is the final decision making authority.

I see this is an Eskom supply area, but I cc Bradley Williams should he have any comments to electrical. You may follow up directly with him.

Charne, please save on network.

Regards



Tyrone King Pr Tech Eng

Manager: Development

Infrastructure Services

T: +27 21 808 8214 | F: +27 21 883 9874

1st Floor, Ecclesia Building, 71 Plein Street,
Stellenbosch, 7600

www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

Jacques Volschenk

From: barend@sturgeonsa.co.za
Sent: Monday, 24 October 2022 09:53
To: Stiaan Carstens; Ulrich.Vonmolendorff@stellenbosch.gov.za
Cc: Vanessa.Stoffels@westerncape.gov.za; Stewart Bain; Jacques Volschenk; Yolandi Obermeyer
Subject: Job 27479: Portion 837 of Farm Blaauwklip 520, Stellenbosch: Main Road 27: Consent Use Application (Ref: TPW/CFS/RP/LUD/REZ/SUB-25/347) -URGENT

Dear Stiaan

The following refers:

- The letter Y4188 from Dennis Moss Partnership to you dated 14 October 2022;
- The Consent Use Plan No PL-001 dated 10 October 2022; and
- The letter UDS609/Reports/TIS/Events from UDS Africa to Dennis Moss Partnership dated 14 October 2022.

The application entails a Consent Use to permit more than one occasional use/s (Events) on Portion 837 of Farm Blaauwklip 520, Stellenbosch.

The following occasional events are applied for as detailed in the letter Y4188 from Dennis Moss Partnership dated 14 October 2022::

- EVENT 1: KAMER/Makers Market
- EVENT 2: Classical Concert Series – Symphonic Blues
- EVENT 3: Classical Concert Series – Carols by Candlelight
- EVENT 4: Twilight Market

Main Road 27 (R44) is directly affected by this application at the signalised intersection providing access to Techno Park/Kleine Zalze Wine Estate to the west and Blaauwklippen Wine Estate to the east. This intersection accommodates large through traffic volumes along the R44, and large volumes inbound towards Techno Park during the AM peak hour and outbound during the PM peak hour. As result of the relatively low weekday peak hour traffic traveling via the Blaauwklippen-approach very little green time is allocated to this approach. Over the years the intersection has been upgraded to accommodate the increased traffic demand to Techno Park as well as the growth in through traffic on the R44.

The Traffic Impact Statement (The letter UDS609/Reports/TIS/Events from UDS Africa to Dennis Moss Partnership dated 14 October 2022) prepared by UDS Africa clearly shows that EVENT 1: KAMER/Makers Market will have the highest traffic impact on the intersection in the PM Peak hour. Visitors leaving the farm during the weekday PM peak hour might experience some congestion/delays on the eastern approach. The approach has one lane in and one lane out. It should also be noted that the intersection has a dedicated right-turn lane and right-turn signal-arrow, for vehicles approaching the farm from the south on the R44 (Somerset West).

Access control on the farm is located approximately 420m from the intersection and therefore queuing at the access control point will not impact on the intersection.

The Branch offers no objection to the application for Consent Use to permit the four events listed above subject to the following conditions:

- Signal settings must remain as is to accommodate the high demand for through traffic on the R44 and traffic to and from Techno Park in the peak hours;
- Any proposed changes to the signal settings must be approved by this Branch;
- If required a pointsman may be deployed should visitors struggle to enter the farm;
- Any changes to the parking arrangements will require a new Traffic Impact Statement; and
- Any changes to the size of the future events will require an updated Traffic Impact Statement.

It is recommended that the Traffic Impact Statement be updated every five years.

Please do not hesitate to contact us should you have any queries.

Kind regards | Vriendelike groete

Barend du Preez Pr Eng

On behalf of:

Chief Engineer: Road Use Management

Chief Directorate Road Planning, Roads Branch

Department of Transport and Public Works

Western Cape Government

3rd Floor, 9 Dorp Street, Cape Town 8001; PO Box 2603, Cape Town 8000

Tel: +27 21 483 6996

Mobile: +27 83 701 2299

Email: barend@pescasa.co.za

Website: www.westerncape.gov.za



**Western Cape
Government**
FOR YOU

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18/369

FARM 510
PORTION 837

EVENT 1: KAMER/Makers Market			
Date/s:	28 March - 2 April 2023		
Time/s:	9am – 5pm daily		
Attendees:	1000-2500 people per day		
Venue:	Blaauwklippen Family Market		
EVENT 2: KAMER/Makers Market			
Date/s:	24 - 29 October 2023		
Time/s:	9am – 5pm daily		
Attendees:	1000-2500 people per day		
Venue:	Blaauwklippen Family Market		
EVENT 3: Classical Concert Series – Carols by Candlelight			
Date/s:	03-Dec-23		
Time/s:	6pm – 9pm		
Attendees:	800 people		
Venue:	Blaauwklippen Manor House Laws		
EVENT 4: Twilight Market			
Date/s:	14 - 17 December 2023		
Time/s:	5pm – 9pm		
Attendees:	1000-2500 people per day		
Venue:	Blaauwklippen Family Market		



ENNIS MOSS PARTNERSHIP
ATTENTION: Mr. K. J. Moss, 1700 West 10th
Arlington, Idaho 83412
Investment Offices - Salt Lake City

CLIENT
Blaauwklippen Agricultural Estates
Stellenbosch (Pty) Ltd.

Consent Use Applications For:
Farm 510, Portion 837, Blaauwklippen
Stellenbosch

Consent Use Plan

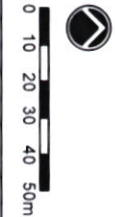
PROJECT No.	Y4186	SCALE	1" = 2500'
DRAWING No.	PL-001	DATE	01/03/2023
REV.	1	DRAWN	JLV
		CHECKED	JL

FOR APPROVAL

This drawing and all the information contained thereon is the property of Dennis Moss Partnership and may not be copied or disclosed to a third party without their written consent.



EVENT 1: KAMER/Makers Market	
Date/s:	28 March - 2 April 2023
Time/s:	9am - 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
EVENT 2: KAMER/Makers Market	
Date/s:	24 - 29 October 2023
Time/s:	9am - 5pm daily
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market
EVENT 3: Classical Concert Series - Carols by Candlelight	
Date/s:	03-Dec-23
Time/s:	6pm - 9pm
Attendees:	800 people
Venue:	Blaauwklippen Manor House Lawn
EVENT 4: Twilight Market	
Date/s:	14 - 17 December 2023
Time/s:	5pm - 9pm
Attendees:	1000-2500 people per day
Venue:	Blaauwklippen Family Market



CLIENT
Blaauwklippen Agricultural Estates
Stellenbosch (Pty) Ltd.

Consent Use Applications For
Farm 510, Portion 837, Blaauwklippen
Stellenbosch

Consent Use Plan

PROJECT TITLE	DATE	SCALE
Y4158	01/03/2023	1:2500
PL-001	01/03/2023	
REV	DATE	BY
1	01/03/2023	AV

FOR APPROVAL

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