

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE:

Application is made in terms of Section 15 (2) (c) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Temporary Departure in order to utilise a portion of the approved existing dwelling house (back portion) as a liquor store on ERF 4124. Stellenbosch.

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

Application Property Address: **5 Gorridon Road, Idas Valley, 7609.**

Application Property Number: **ERF 4124**

Applicant: **Herman Rhode, Mobile: 0829334593**

Owner: **Regan Adam Bruintjies, Mobile: 0843150047**

Application Reference: LU/TP **LU/17377 - TP569/2024**

Description of land development proposal:

Application is made in terms of Section 15 (2) (c) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Temporary Departure in order to utilise a portion of the approved existing dwelling house (back portion) as a liquor store on ERF 4124. Stellenbosch.

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

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **Herman Rhode – email: info@liquorlicenceconsultants.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 **4th November 2024.**

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **0829334593** during normal office hours.

Yours faithfully

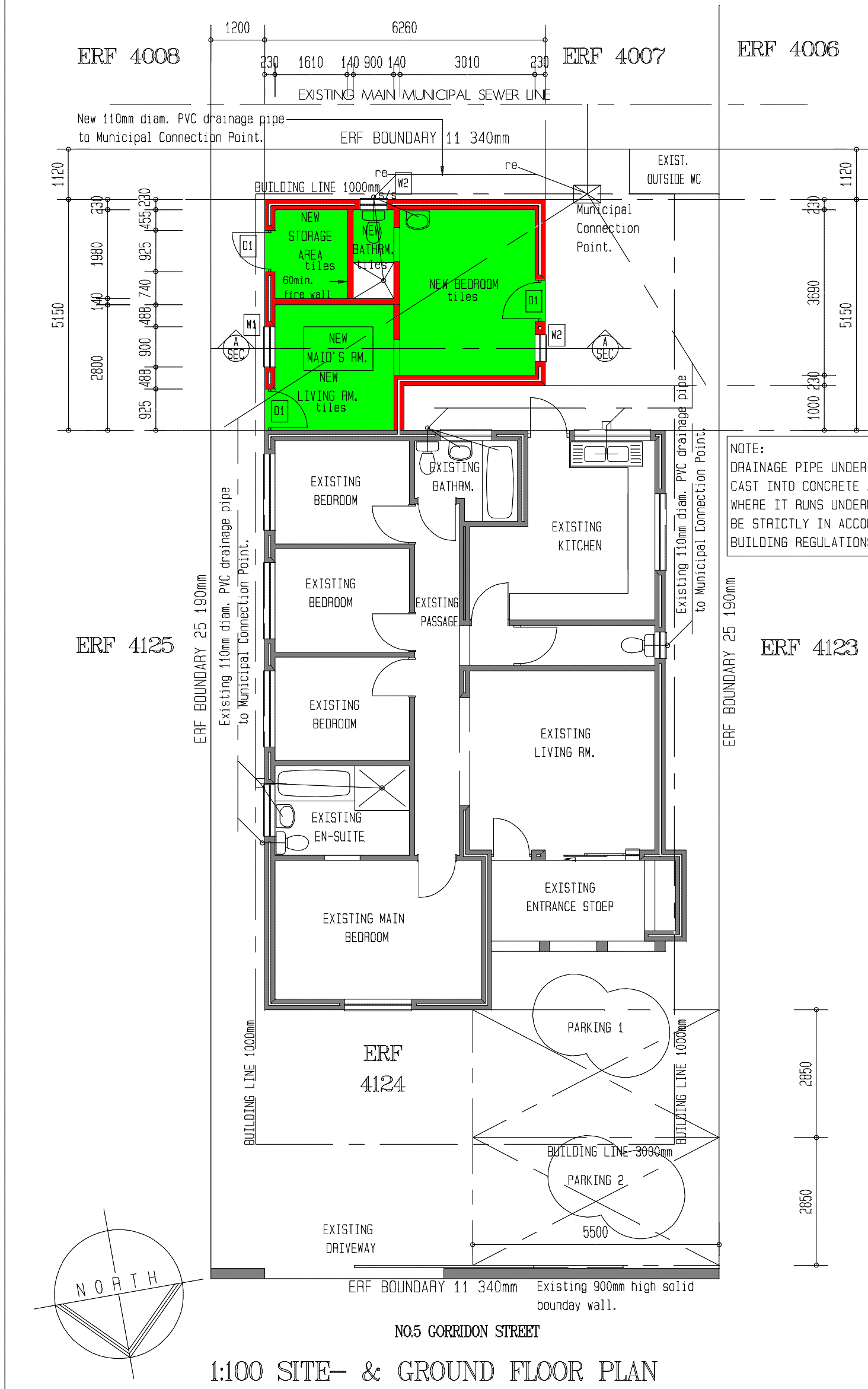
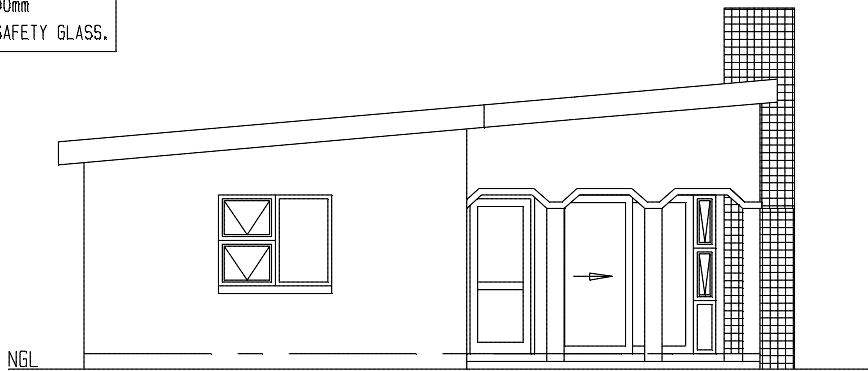
Herman Rhode

	WINDOW AREA 1.08m ²	WINDOW AREA 0.54m ²	
WINDOW/DOOR NUMBER	W1	W2	D1
QUANTITY	1	1	3 2LH 1RH
FINISH	STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST.	STANDARD ALUMINIUM TOP HUNG WINDOW AS BY ALUMINIUM SPECIALIST.	STANDARD TIMBER SINGLE DOOR SUPPLY BY CAPE CULTURE OR SIMILAR APPROVED.
GLASS	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	SAFETY GLASS AS PER NBR N SABS 0400 AND SABS RECOMMENDATIONS 1037 & 1060.	NONE

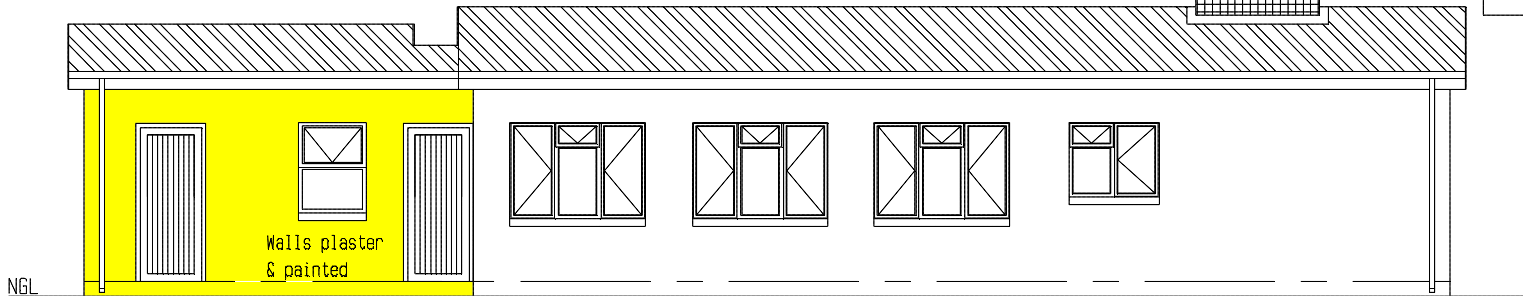
NOTE:
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10400 PART N- ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.

FENESTRATION CALCULATIONS:	
Zone	4
U-Value	1.4
SHGC	0.13
Building Orientation N S (longer axis)	
Nett floor area	
24.6 x 20/100	
20% (glazing)	4.92m ²
Fenestration provided	
W1x1 - 1.08m ²	
W2x1 - 0.54m ²	
W2x1 - 0.54m ²	
Total	2.16m ²
Comply with the minimum Energy Performance Requirements	

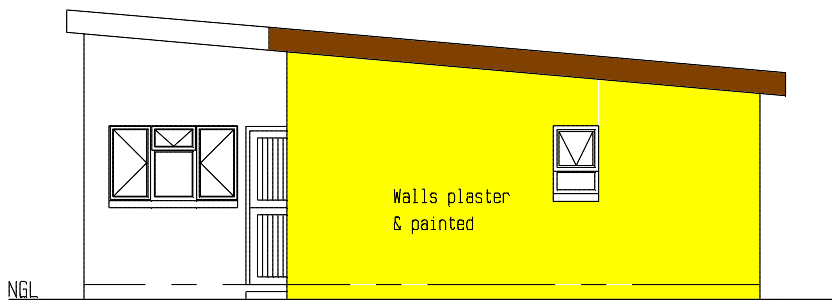
ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP		
ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPY-RIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS		
REVISIONS:		
REV.	DATE	DESCRIPTION
A	12/04/2024	UPDATE NEW ADDITIONS LAYOUT
B	12/07/2024	UPDATE DRAWING SEE CLOUDS
C	06/09/2024	UPDATE DRAWING SEE CLOUDS



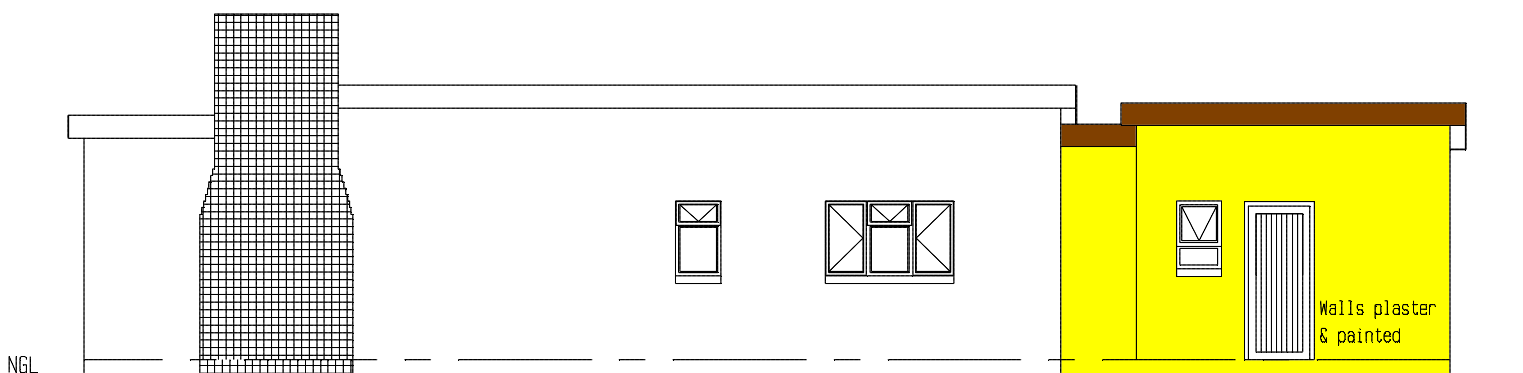
1:100 NORTH ELEVATION



1:100 EAST ELEVATION



1:100 SOUTH ELEVATION

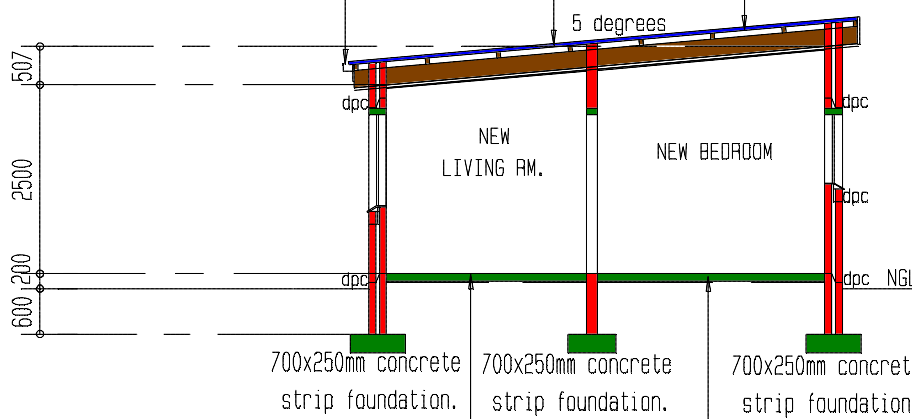


1:100 WEST ELEVATION

Standard galv. I.B.R. Single length roofsheets 5 degrees on 76x50mm SA Pine purlins at 1000mm c/c on Sisalation 420 underlay on 152x50mm SA Pine timber beams (grade 6) at 1000mm c/c min. built into wall both sides. Ends wrapped in builders plastic.

110x75mm PVC gutter fixed to 225x15mm nutec-cement fascia board.

6.4mm Rhinoboard ceiling boards fixed to 38x50mm SA pine branderling at 400mm c/c max. in one direction, Ceiling painted white.



1:100 SECTION AA

Floor finish on screed, total thickness - 35mm, on 100mm thick concrete surface bed on 375 micron Gunplas USB green damp proof membrane on 50mm clean sand on well compacted fill in layers of 150mm max. compacted to 100% mod. aashto density and to SABS 0400

NOTES:
INSULATION:
Class A1 fire rating, 135mm thick think pink Aerolite insulation with a minimum R value of 3.7m² K/W to all ceilings.

PROVIDE GLASS WOOL PIPING INSULATION WITH A WALL THICKNESS OF NOT LESS THAN 35mm AND A MINIMUM R VALUE OF 1.0m² TO ALL HOT WATER PIPES.

4.5.2 HOT WATER SERVICES:

4.5.2.1 A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS OR PROCESSES.

4.5.2.2 THE SOLAR WATER SYSTEMS SHALL COMPLY WITH SANS 1307 AND SANS 10106, BASED ON THE THERMAL PERFORMANCE DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF SANS 6211-1 AND SANS 6211-2. THE INSTALLATION THEREOF SHALL COMPLY WITH SANS 10254.



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TAX INVOICE

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2024-08-12	DOCUMENT NO:	771732
ERF / FARM NO:	4124	CREATED BY:	Nicole Katts
LOCALITY:	5 Gorridon Road , STELLENBOSCH	APPLICATION NO:	LU/17377
OWNER'S NAME:	Regan Bruintjies	APPLICATION VAT NO:	0
ADDRESS:	167 Loop Street Cape Town 8000	VAT NO:	4700102181
		APPLICANT:	Hermanus Rhode
		TEL NO:	0651050257

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2700.00	1	20220630081392	2700.00

NEW TARIFFS IMPLEMENTED ON 1 JULY

CALCULATED BY

NAME: Nicole Katts
SIGNATURE

DATE: 12.08.2024

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITYAPPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

FILE NR:

ANNUALLY

SCAN NR:

COLLABORATOR NR:

VERIFIED BY

NAME:

SIGNATURE

TOTAL AMOUNT PAYABLE

2700.00

VAT INCLUDED @ 15%

352.17

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

20 AUG 2024

RECEIVED

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

**Enquiries**

Nicole Katts

Phone Number

0218080000

E-mail

nicole.katts@stellenbosch.gov.za

BTW/VAT Invoice No: 15957**Invoice VAT Reference:** 4700102181**Name:** Hermanus Rhode**Invoice Date:** 2024/8/12**Reference No:** TP569/2023**Payment Due Date:** 2024/8/26**Client Street address:** 167 Loop Street Cape Town Cape Town Western Cape South Africa 8000**Municipality street address:** PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600**Client Postal address:** 167 Loop Street Cape Town Cape Town Western Cape South Africa 8000**Municipality postal address:** PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600**Client VAT No:****Town Planning Application Fees**

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Temporary Departure in urban and rural areas	1	2 700.00	Per application per property	2 700.00
Total Excl VAT					2 347.83
VAT					352.17
Invoice Total					2 700.00

*VAT Exempt

Created By: Petersen, Nicole**Signature:** **Verified By:** Petersen, Nicole**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:** TP569/2023

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



NOTIFICATION OF PAYMENT

To Whom it may Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned : 2024/08/14
Time Actioned : 10:39:53
Trace ID : S3P5LJHM

Payer Details

Payment From : HERMAN RHODE LIQUOR
Curr/Amount : ZAR2700.00

Payee Details

Recipient/Account no : 5002729
Name : STELLENBOSCH MUN PRIMARY
Bank : FNB
Branch Code : 250655
Reference : TP569/2023

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at fnb.co.za, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

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Nicole Katts

From: Sharise De Klerk
Sent: Monday, 19 August 2024 10:41
To: Nicole Katts
Subject: FW: INVOICE: ERF 281 FRANSCHHOEK

From: Sharise De Klerk
Sent: Friday, August 16, 2024 1:09 PM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Nicolene Erasmus <Nicolene.Erasmus@stellenbosch.gov.za>
Subject: RE: INVOICE: ERF 281 FRANSCHHOEK

Local Authority : STB Stellenbosch Municipality LIVE UKEY : 20220630081392
Financial Year : 2024
Period : 2

Post.Date	TC	LV	Reference	Amount	Shadow Amount	Comment	
01 08 2024	11		1000261978	2347.83-	0.00	A:DIR1	4333 LU/17341 ERF
01 08 2024	11		1000262035	504.35-	0.00	A:DIR1	4333 LU17221/2024
05 08 2024	11		1000262402	2347.83-	0.00	A:DIR1	4333 TP778/2024 T
07 08 2024	11		1000263404	2347.83-	0.00	A:DIR1	4333 LU15603 ERF
07 08 2024	11		1000263437	504.35-	0.00	A:DIR1	4333 LU/17361 ERF
07 08 2024	11		1000263469	2347.83-	0.00	A:DIR1	4333 TP803/2024 E
08 08 2024	11		1000263612	2347.83-	0.00	A:DIR1	4333 LU/17363 ERF
10 08 2024	11		1000263655	504.35-	0.00	A:DIR1	4333 LU17369/2024
13 08 2024	11		0000406844	2347.83-	0.00	A:CASH3	2740B202408130016
14 08 2024	11		1000263812	2347.83-	0.00	A:DIR1	4333 TP701/2024 T
14 08 2024	11		1000263813	2347.83-	0.00	A:DIR1	4333 TP569/2023 T
14 08 2024	11		1000263836	2347.83-	0.00	A:DIR1	4333 LU17389 ERF
15 08 2024	11		0000391236	504.35-	0.00	A:CASH1	1918B202408150015
15 08 2024	11		1000263881	2347.83-	0.00	A:DIR1	4333 TP838/2024 B
15 08 2024	11		1000263882	2347.83-	0.00	A:DIR1	4333 TP836/2024 T
15 08 2024	11		2001315470	2347.83-	0.00	A:DIR2	2206 TP804/2024 T
Total for Period 2 :				30191.36-	0.00		
Total:				30191.36-	0.00		

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Friday, August 16, 2024 9:38 AM
To: Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>
Subject: FW: INVOICE: ERF 281 FRANSCHHOEK

Hi Sharise;

Please find attached invoice and pop

From: Wagener Hanekom <Wagener@tv3.co.za>
Sent: Friday, August 16, 2024 9:36 AM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: [EX] RE: INVOICE: ERF 281 FRANSCHHOEK



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	16/11/2023	
Erf No	4124	Town		Suburb	Stellenbosch	
Farm No		Farm Portion		Nearest Town		
Owner / Applicant	Hermanus Rhode		Contact number	065 105 0257		
Email address	info@liquorlicenceconsultants.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				✓		
Bondholders' consent						
Proof that applicant is authorized to act on behalf of an entity						
Proof of ownership or rights held in land						
Motivation based on criteria in s65				✓		
Site diagram or General Plan						
Local area plan						
Development plan or plan showing the land development				✓		
Subdivision plan						
Consent for required servitude						
Deed				✓		

¹ by Admin only of the documentation attached and completeness of application and not the correctness thereof.
² evaluation by Planner of the documentation attached for completeness and correctness thereof.



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	16/11/2023	
Erf No	4124	Town		Suburb	Stellenbosch	
Farm No		Farm Portion		Nearest Town		
Owner / Applicant	Marike Bolz – Arch Town Planners			Contact number	072 480 5838 072 587 1901	
Email address	info@liquorlicenceconsultants.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY¹		PLANNER TO EVALUATE²
1. Completed application form that is signed				✓		X
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		X
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				✓		X
7. SG diagram or General Plan						
8. Locality plan						
9. Site development plan or plan showing the land development				✓		X
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		X

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.

13. Conveyancer's certificate			
14. Feedback on Pre-application scrutiny			
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 Nicole Katts	SIGNATURE <i>NKatts</i>	DATE 16/11/2023
Outstanding information (to be completed by Planner): The application cannot be accepted in its current format for the following reasons: - A temporary departure application can only be performed within an existing approved structure (Section 18(5)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023). According to our records, there is no approved building plan for the structure that is intended to be used for the proposed use.			
Applications to be invoiced (to be completed by Planner): <i>Temp departure</i> <i>[Signature]</i> <i>5/8/2024</i>			
EVALUATED & SIGNED BY PLANNER	NAME Nopinki Dafeti	SIGNATURE ND	DATE 06/12/2023
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)].			



STELLENBOSCH

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

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

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>

NOTE: In terms of section 69 of the Bylaw on Municipal Land Use Planning 2023 the Municipality may categorise applications for consideration by either an authorised employee or the Municipal Planning Tribunal (Categorisation Model for Decision-making July 2023). These land use applications are subject to prescribed administrative and public participation processes and depending on the type of application, *Land Use Application Form A* or *Form B* must be completed. *Land Use Application Form B* can be used if the application ONLY comprises of a permanent departure. If any other type of application is also required, *Land Use Application Form A* must be completed. *Land Use Application Form C* must be used if the application comprises of an application for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed.

LAND USE PLANNING APPLICATION FORM A

Section 15 of the Municipal Bylaw on Land Use Planning 2023 and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	HERMANUS CHRISTOFFEL
Surname	RHODE
Company name (if applicable)	HERMAN RHODE LIQUOR LICENCE CONSULTANTS (PTY) LTD
Postal Address	167 LOOP STREET
Email Address	INFO@LIQUORLICENCECONSULTANTS.CO.ZA
Contact Number(s)	0651050257

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

Registered owner(s) Name	REGAN ADAM BRUIN TJIES
E-mail Address	Regan.Bruintjies@omisure.co.za
Contact Number	

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

Erf No	4124	Suburb	IDAS VALLEY	Town	STELLENBOSCH
--------	------	--------	-------------	------	--------------

Farm no	N/A	Farm Portion	N/A	Nearest Town	N/A
Physical or Street Address	5 GORRISON ROAD, VALLEY		DAS	Property / Business / Farm known as	N/A
Current Zoning	CR (CONVENTIONAL RESIDENTIAL ZONE)				
Additional or Consent Uses	N/A				
Current activities	DWELLING UNIT				
Property Size / Extent	286m ² / ha			Are there existing buildings?	X N
Title Deed number	T8752/2012				
Any restrictions in the Conveyance's Certificate?	Y	x	If yes, list condition(s) as per certificate.		
Are the restrictive conditions in favour of a third party?	Y	x	If yes, list the party(ies).		
Is the property owned by Council?	Y	x	If yes, attach a power of attorney signed by the Municipal Manager or delegated authority		
Is the building located within the historical core?	Y	x	Is the building older than 60 years?	Y	x
				Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y x
				If yes, indicate which section are triggered and attach relevant permit.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	x	If yes, is this application to legalise the building / land use ² ?		Y x
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	x	Are there any land claim(s) registered on the subject property(ies)?		Y x

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

Has there been any pre-application consultation?	Y	x	If yes, attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	x	If yes, attach the written feedback received.

The submission of a pre-application scrutiny form to Landuse.Applications@ Stellenbosch.gov.za is compulsory for the following type of applications and written feedback must be attached to the land use planning application form: rezoning, subdivision and consolidation of land, removal, suspension or amendment of restrictive title deed conditions, the amendment, deletion, or imposition of conditions of approval and the cancellation of an approved subdivision plan.*

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 has 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

PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES		
APPLICATIONS IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023		
Type of application		Tick
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*		
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		
15(2)(o) a consent use contemplated in the zoning scheme		
15(2)(p) to disestablish a homeowners' association		
15(2)(q) to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		
15(2)(r) 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		
OTHER APPLICATIONS		
Deviation from Council Policies/By-laws		
Consent / Permission required in terms of a title deed (includes where permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)		
DETAILS FOR INVOICE		
Name & Surname (party responsible for payment)	HERMANUS CHRISTOFFEL RHODE	
Postal Address	167 LOOP STREET	
Vat Number (where applicable)	N/A	
<p>1. Application fees are per the Council Approved Tariffs. 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 as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and <u>with proof submitted together</u> with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: Indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>3. 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 intent of development)*

Application is made in terms of Section 15 (2) (c) of the Stellenbosch Municipality Land-Use Planning By-Law 2015 for a Temporary Departure in order to utilize a portion of the existing dwelling house as a liquor shop on ERF 4124, Stellenbosch.

Name and Date of design guidelines (if applicable)

			Adjoining erf number				
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 / footprint				From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms				From		To	
Exceeding height restriction				From	m	To	m
Exceeding maximum storey height				From	m	To	m

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

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	X	Proof of any other relevant right held in the land concerned
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	S.G. diagram / General plan extract (A4 or A3 only)
X	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		X	N	Proof of registered ownership (Full copy of the title deed)
Y	X	Conveyancer's certificate		Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)

Y	N	X	Consolidation plan (A4 or A3 only) to scale	Y	N	X	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	X	Street name and numbering plan (A4 or A3 only) to scale	Y	N	X	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	X	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	X	Owners' Association consent
Y	N	X	Abutting owner's consent	Y	N	X	Services Report or indication of all municipal services / registered servitudes
Y	N	X	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	X	Proof of failure of owner's association
Y	N	X	Copy of original approval and conditions of approval	Y	N	X	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	X	Proof of lawful use right	Y	N	X	Other (specify):
Y	N	X	Required number of documentation copies	Y	N	X	

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

Y	X	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	X	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y X National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	X	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y X National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	X	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y X National Water Act, 1998 (Act 36 of 1998)
Y	X	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y X Other (specify)
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, 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) of said bylaw 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 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 if 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:

06/11/2023

Full name:

Hermanus Christoffel Rhode

Professional capacity:

Consultant

Nicole Katts

From: LLC <info@liquorlicenceconsultants.co.za>
Sent: Tuesday, 30 July 2024 16:55
To: Nicole Katts
Subject: Re: FW: [EX] Re: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)
Attachments: SKM_450i24073011060.pdf; SKM_450i24073011061.pdf

Good Day Nicole,

See attached Approved Building Plan for ERF 4124.

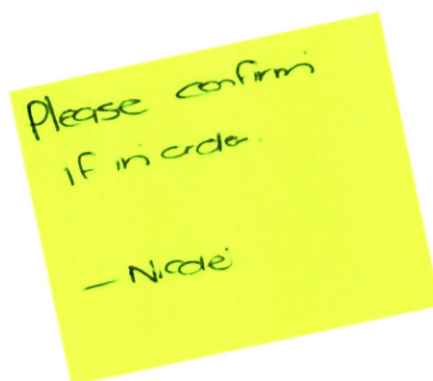
Kind regards,

Herman Rhode

[B.Com](#) Hons UCT, AGA (SA) SAICA, CIS

082 933 4593 / 065 105 0257

<https://liquorlicenseconsultant.co.za/>



On 2024-07-09 11:29, Nicole Katts wrote:

Dear Nopinki

Please see below e-mail for your response.



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

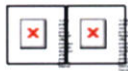
Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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www.stellenbosch.gov.za

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The information contained in this communication from nicole.katts@stellenbosch.gov.za sent at 2024-07-09 11:29:49 is confidential and may be legally privileged. It is intended solely for use by info@liquorlicenceconsultants.co.za and others authorized to receive it. If you are not info@liquorlicenceconsultants.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](#)

From: LLC <info@liquorlicenceconsultants.co.za>

Sent: Tuesday, 09 July 2024 11:26

To: Nicole Katts <Nicole.Katts@stellenbosch.gov.za>

Subject: [EX] Re: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)

Good Day Nicole,

Trust all is well on your side.

Do you need an approved plan or can we proceed as the CASE ID is BP4823/2024 and we are waiting for approval of the Building Plan.

Can you advise?

Kind regards,

Herman Rhode

[B.Com](#) Hons UCT, AGA (SA) SAICA, CIS

082 933 4593 / 065 105 0257

<https://liquorlicenseconsultant.co.za/>



On 2024-02-06 09:04, Nicole Katts wrote:

Good day Herman

Please see below comment from the planner regarding the above application.

- The back portion that is to be used for temporary departure purposes. There are no approved plans for it.

Should you have any further enquiries, please see below contact details of the planner.

Nopinki Dafeti – Nopinki.dafeti@ Stellenbosch.gov.za / 021 808 8640



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

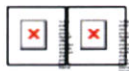
Planning & Economic Development

T: +27 21 808 8318

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Stellenbosch, 7600

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From: Nicole Katts

Sent: Wednesday, 17 January 2024 11:47

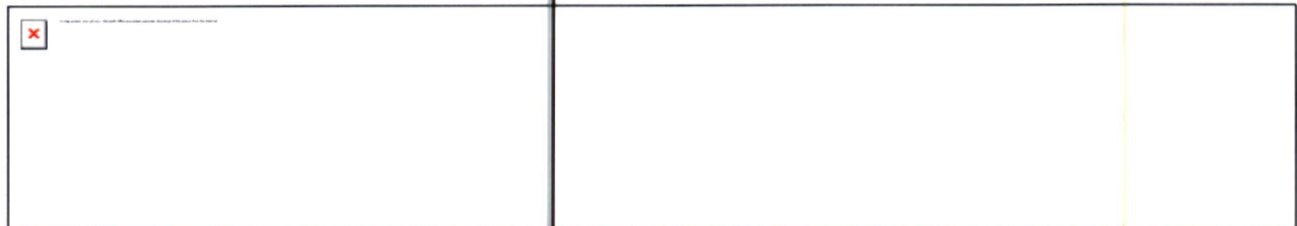
To: LLC <info@liquorlicenceconsultants.co.za>

Subject: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)

Good day Hermanus

I trust that you are well.

Please see below information for your attention regarding the above submitted application.



Should you have any further enquiries, please see below contact details of the planner.

Nopinki Dafeti – Nopinki.dafeti@ Stellenbosch.gov.za / 021 808 8640



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

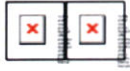
Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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STELLENBOSCH MUNISIPALITEIT
STELLENBOSCH MUNICIPALITY

**KENNISGEWING VIR GOEDKEURING VAN BOUPLAN
NOTICE OF APPROVAL OF BUILDING PLAN**

Regan Bruintjies
5 Gorridon Street
Idas Valley
Stellenbosch
7600

Erf Number: SB4124
Building Plan number: 4823/2024
Situated at: Gorridon Street
Description of application: Additions
Approval date: 22/07/2024

**APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATION
AND BUILDING STANDARDS, ACT 103 OF 1977.**

BUILDING CONTROL OFFICER – RODNEY ADAMS

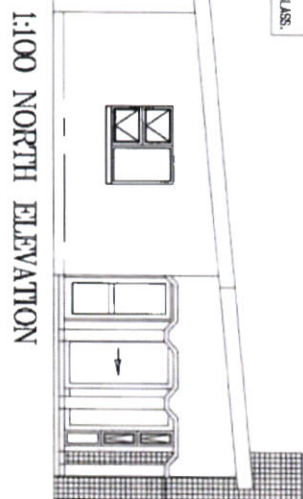
Recommended for approval subject to the following conditions:-

1. All work to be done in accordance with the National Building Regulations and standards Act 103 of 1977.
2. This approval does not exempt the owner from complying with any relevant legislation.
3. The approval granted in terms of Section 7 (4) of the Act 103 of 1977, shall lapse after the expiry of a period of 12 months unless the construction started prior to the said period or unless the applicant make application in writing to extend such period.
4. Where, in the opinion of the local authority, the location of any boundary of a site has not been accurately determined such local authority may, require the owner, at his own cost, to engage a professional land surveyor and to submit to the local authority a certificate, in an approved form and signed by such professional land surveyor.
5. Provide at least 50% of hot water with alternative energy savings devices.
6. Owner/s to ensure storm water disposal to comply with SANS 10400-R and must be controlled and discharged to the road.

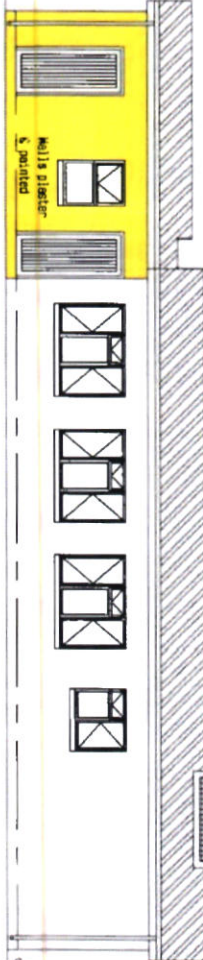
.....
MANAGER: BUILDING DEVELOPMENT MANAGEMENT

WINDOW/DOOR NUMBER	W1	W2	D1
QUANTITY	1	1	3 2x1.181
FINISH	STANDARD ALUMINUM TYP. HANG WINDOW AS BY ALUMINUM SPECIALIST.	STANDARD ALUMINUM TYP. HANG WINDOW AS BY ALUMINUM SPECIALIST.	STANDARD TYPICAL SINGLE DOOR SUPPLY BY CASE DOOR OR SIMILAR APPROVED.
GLASS	SAFETY GLASS AS PER NEN N 5005:0400 AND SABS RECOMMENDATIONS 1007 & 1080.	SAFETY GLASS AS PER NEN N 5005:0400 AND SABS RECOMMENDATIONS 1007 & 1080.	NONE

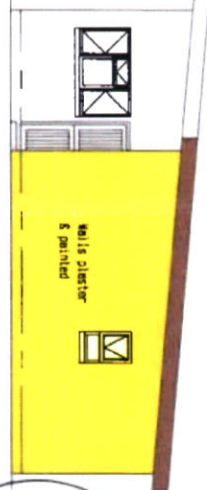
NOTE:
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 1007 & SABS 1080 PART 4. ACCESS DOORS AND SIDEWINDERS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SLOPE FRONTS TO BE SAFETY GLASS.



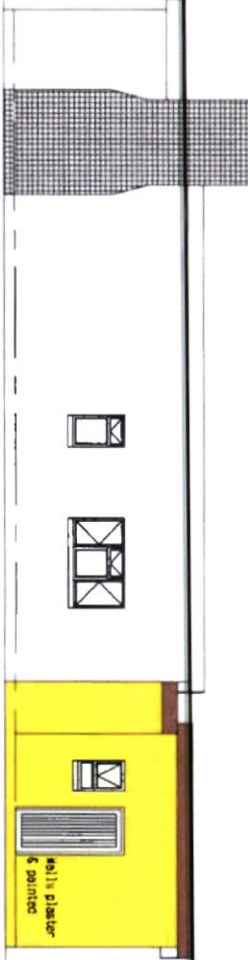
1:100 NORTH ELEVATION



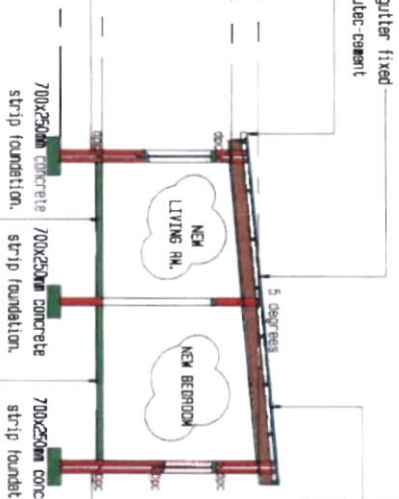
1:100 EAST ELEVATION



1:100 SOUTH ELEVATION



1:100 WEST ELEVATION



1:100 SECTION AA

FENESTRATION CALCULATIONS:	
Zone	4
U-value	1.4
SPEC	0.13
Building Orientation	N S (longer axis)
Nett floor area	24.6 x 20/100
20x (glazing)	4.92m2

REVISIONS:	
REV.	DATE
A	12/04/2024
B	12/07/2024

APPROVED
FOR THE MUNICIPALITY OF THE NATIONAL DEVELOPMENT MANAGEMENT
DATE 22.07.2024

Our Building Not to be used as second dwelling

DEVELOPMENT DATA:	
SITE AREA	2865sqm
NEW ADDITIONS:	
GROUND FLOOR	299sqm
EXISTING DWELLING	1115sqm
OVERALL TOTAL	1405sqm
COVERED SCGM	1405sqm
EXISTING COVERAGE	39%
ADDITIONS COVERAGE	10%
TOTAL	49%

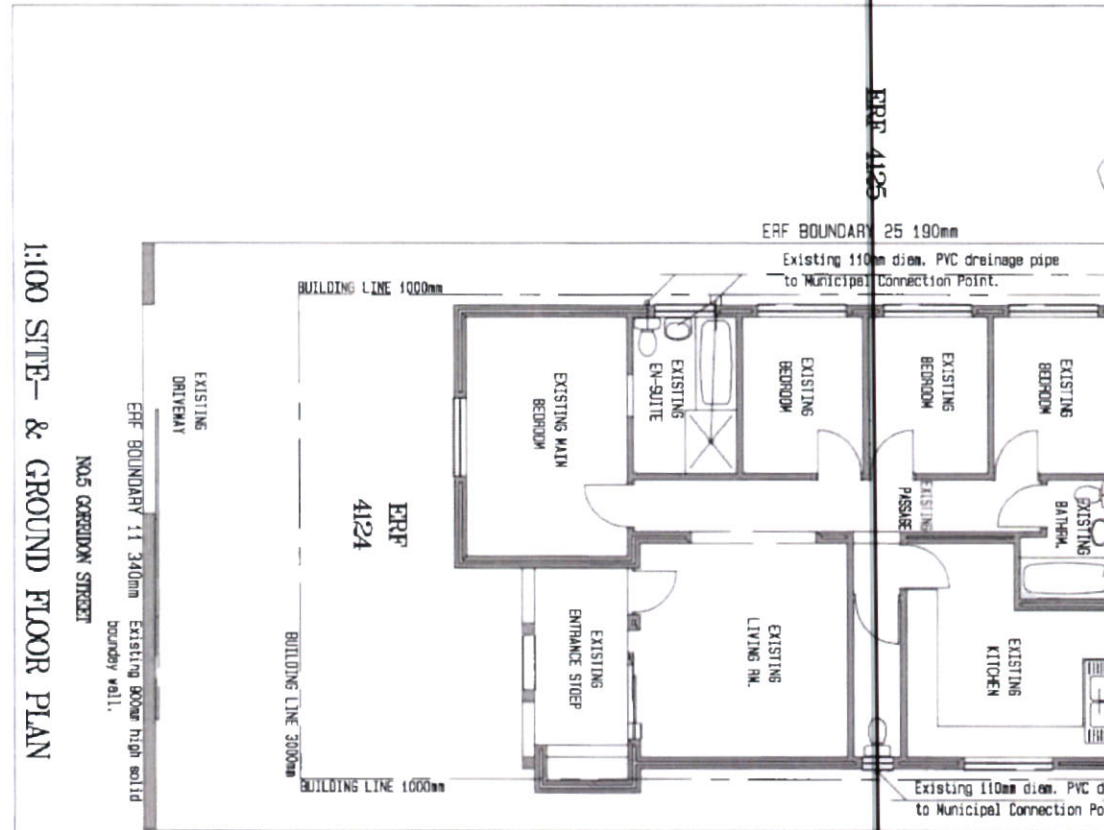
D LAKEY
DRAUGHTING SERVICES
12 TIAIBOS CLOSE
THE RIDGE
IDAS VALLEY
STELLENBOSCH
7800

SACAP NO.D2280
NEW ADDITIONS FOR
REGAN BRUITJES
NO.5 GORRISON STREET
ERF 4124 IDAS VALLEY
STELLENBOSCH

MUNICIPAL DRAWINGS
PLANS,ELEVATIONS
SECTION,WINDOW &
DOOR SCHEDULES

DESIGNED	REV.	TEKENING NR.
D.LAKEY	B	DRAWING NO.
SCALE	DATE	CHECKED
AS SHOWN	MARCH, 2024	ISSUED

1:100 SITE- & GROUND FLOOR PLAN



Nicole Katts

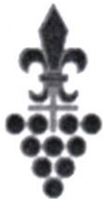
From: Nicole Katts
Sent: Tuesday, 06 February 2024 09:05
To: 'LLC'
Cc: 'regan.bruintjies@ominsure.co.za'
Subject: RE: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)

Good day Herman

Please see below comment from the planner regarding the above application.

- The back portion that is to be used for temporary departure purposes. There are no approved plans for it.

Should you have any further enquiries, please see below contact details of the planner.
Nopinki Dafeti – Nopinki.dafeti@stellenbosch.gov.za / 021 808 8640



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



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From: Nicole Katts
Sent: Wednesday, 17 January 2024 11:47
To: LLC <info@liquorlicenceconsultants.co.za>
Subject: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)

Good day Hermanus

I trust that you are well.

Please see below information for your attention regarding the above submitted application.

Outstanding information (to be completed by Planner):

The application cannot be accepted in its current format for the following reasons:

- A temporary departure application can only be performed within an existing approved structure (Section 18(5)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023. According to our records, there is no approved building plan for the structure that is intended to be used for the proposed use.

Should you have any further enquiries, please see below contact details of the planner.
Nopinki Dafeti – Nopinki.dafeti@stellenbosch.gov.za / 021 808 8640



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

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Nicole Katts

From: LLC <info@liquorlicenceconsultants.co.za>
Sent: Wednesday, 24 January 2024 09:45
To: Nicole Katts
Cc: Nopinki Dafeti
Subject: [EX] Re: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)
Attachments: SKM_C55824012407380.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Day Nicole,

Can we enquire whether the attached would work as this is the previous building plan.

Or is the comment that we'd need to submit a building plan with the proposed use and get that approved?

Kind regards,

Herman Rhode

B.Com Hons UCT, AGA (SA) SAICA

082 933 4593 / 065 105 0257

www.liquorlicenceconsultants.co.za



On 2024-01-17 11:46, Nicole Katts wrote:

Good day Hermanus

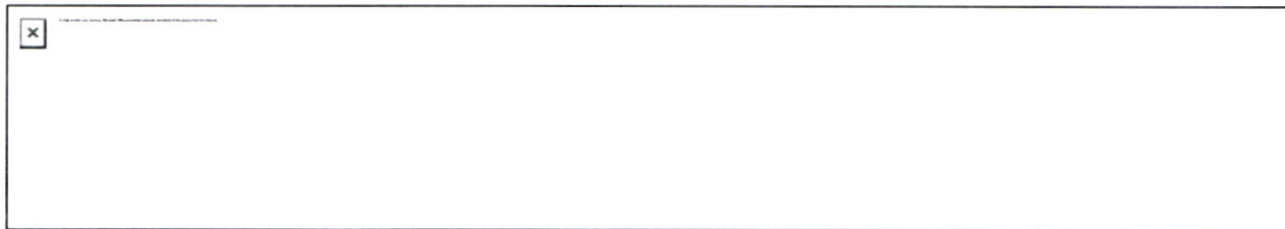
I trust that you are well.

-The back portion that
is to be used for temporary

departure purposes.
There are no approved
plans for it

Weth
6/02/2024

Please see below information for your attention regarding the above submitted application.



Should you have any further enquiries, please see below contact details of the planner.

Nopinki Dafeti – Nopinki.dafeti@ Stellenbosch.gov.za / 021 808 8640



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

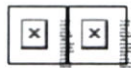
Planning & Economic Development

T: +27 21 808 8318

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Stellenbosch, 7600

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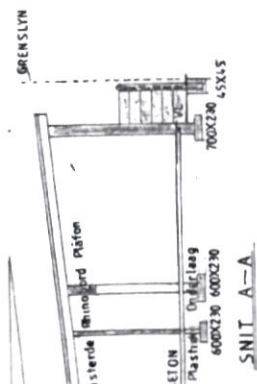
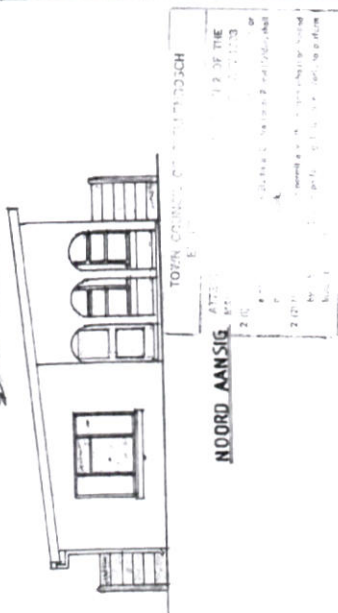
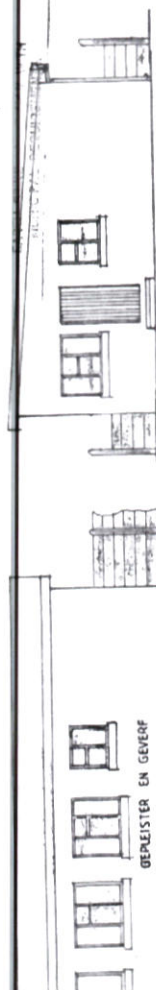
Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from nicole.katts@stellenbosch.gov.za sent at 2024-01-17 11:46:43 is confidential and may be legally privileged. It is intended solely for use by info@liquorlicenceconsultants.co.za and others authorized to receive it. If you are not info@liquorlicenceconsultants.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](#)

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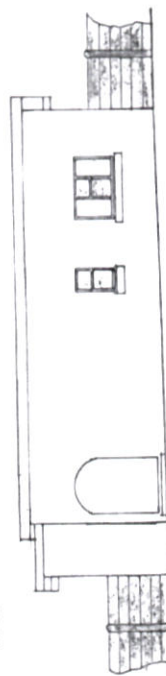
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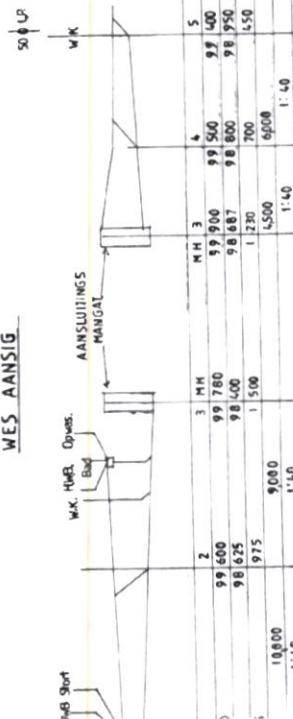
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Nicole Katts

From: Nicole Katts
Sent: Monday, 11 December 2023 10:33
To: renaldo@archtownplanners.co.za
Cc: marike@archtownplanners.co.za
Subject: OUTSTANDING INFORMATION: ERF 4124 STELLENBOSCH (TP569/2023)

Good day Renaldo

I trust that you are well.

Please see below information for your attention regarding the above submitted application.

Outstanding information (to be completed by Planner):

The application cannot be accepted in its current format for the following reasons:
- A temporary departure application can only be performed within an existing approved structure (Section 18(5)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023. According to our records, there is no approved building plan for the structure that is intended to be used for the proposed use.

Should you have any further enquiries, please see below contact details of the planner.
Nopinki Dafeti – Nopinki.dafeti@stellenbosch.gov.za / 021 808 8640



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer

Development Management

Planning & Economic Development

T: +27 21 808 8318

NPK Building, 20 Plein Street

Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

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

For Attention: Stellenbosch Municipality
Department: Spatial Planning and Environment
Street Address: 71 Plein Street, Stellenbosch
Postal Address: P.O. Box 17, Stellenbosch, 7599

Dear Sir/Madam

RE: APPLICATION FOR TEMPORARY DEPARTURE FOR SALE OF ALCOHOLIC BEVERAGES FOR ERF 4124, 5 GORRISON ROAD, IDAS VALLEY, STELLENBOSCH.

The application is submitted to request for the temporary departure of the subject property to permit the sale of alcoholic beverages on an off-consumption basis (i.e. Liquor Store).

The application is submitted in terms of the following legislation:

- Spatial Planning and Land Use Act, 2013
- Western Cape Land Use Planning Act, 2014

Attached as part of this application are the following:

- Cover Letter
- Motivation
- Annexures

If there are any enquiries with regard to this application please contact Hermanus Rhode
On 065 105 0257 or info@liquorlicenceconsultants.co.za.

Regards



Hermanus Rhode
B.Com Hons UCT, AGA (SA) SAICA

APPLICATION FOR TEMPORARY DEPARURE FOR: SALE OF ALCOHOLIC BEVERAGES FOR ERF 4124, 5 GORRIDON ROAD, IDAS VALLEY, STELLENBOSCH

Prepared by:

Hermanus Rhode

Contact No: 065 105 0257

Email: info@liquorlicenceconsultants.co.za

On behalf of:

Regan Adam Bruintjies

Owner of 5 Gorridon Road, Idas Valley, 7609

Annexures:

A – Power of Attorney

B – Title Deed

C – Locality Plan

D – Building Plan

E – Support Letters

Motivation for Stellenbosch Municipality Temporary Departure for ERF 4124

1.1 INTRODUCTION

Liquor Licence Consultants were appointed by the owner of ERF 4124, 5 Gorridon Road, Idas Valley, Stellenbosch, 7609 to apply to the Stellenbosch Municipality for the necessary land-use rights to permit the sale of alcoholic beverages on the ERF.

The application includes the following actions to accommodate the intended uses:

- ✓ Temporary Departure from the development rules

The purpose of the report shall therefore be to outline the proposed development and motivate the different aspects involved to obtain the approval by the Stellenbosch Municipality. No alterations are envisaged to the existing dwelling structure in order to permit the sale of alcoholic beverages for an off-consumption basis.

ERF 4124 may hereby be referred to as the "**Property**".

1.2 LAND OWNERSHIP

Erf 4124, 5 Gorridon Road, Idas Valley, Stellenbosch is owned by Regan Adam Bruintjies and the title deed is attached as Annexure B.

1.3 LOCALITY

A Locality Plan is included in the application. The site falls within the jurisdiction area of the Stellenbosch Municipality.

1.4 TITLE INFORMATION

ERF 4124 Stellenbosch is held by virtue of Title Deed 8752/2012, a copy of which is included.

1.4.1 PROPERTY DESCRIPTION

By virtue of Title Deed 8752/2012, the property is described as:

ERF 4124 STELLENBOSCH

MUNICIPALITY AND DIVISION OF STELLENBOSCH

WESTERN CAPE

1.4.2 CONVEYANCER CERTIFICATE

A Conveyancer Certificate was not prepared but can be commissioned, if so required.

1.4.3 SIZE

Erf 4124 measures **286 m²** in extent.

1.4.4 OWNERSHIP

The property is registered in the name of Regan Adam Brintjies and a Power of Attorney and Resolution has been attached and included in this application.

1.4.5 MORTGAGE BONDS:

The property is bonded.

1.5 SURROUNDING ZONING AND LAND USE

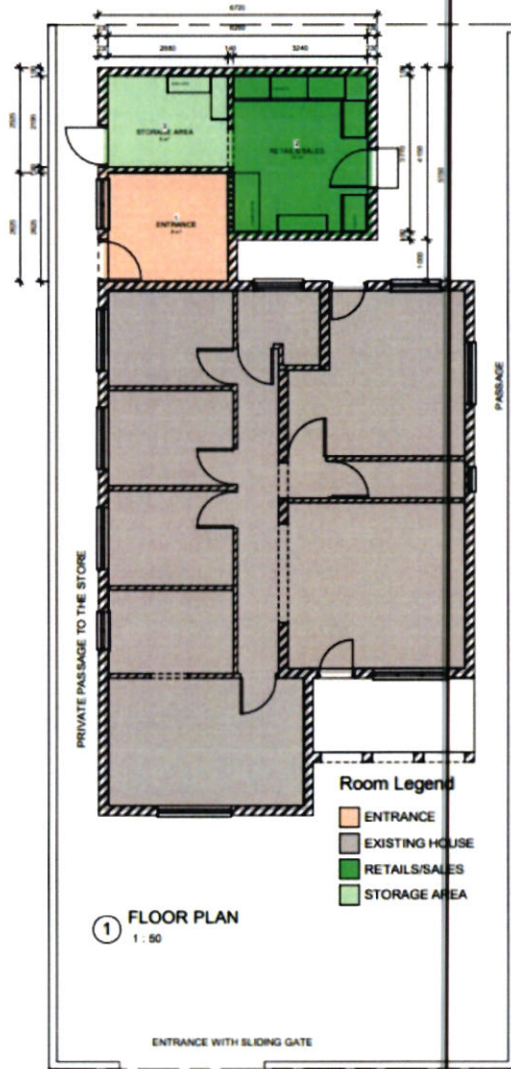
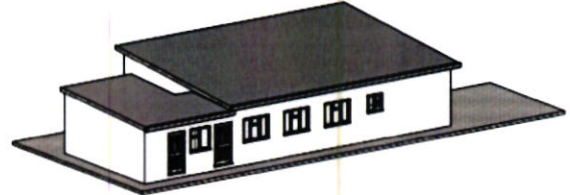
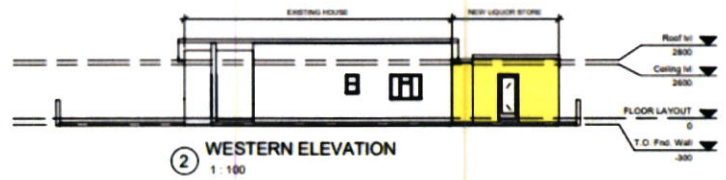
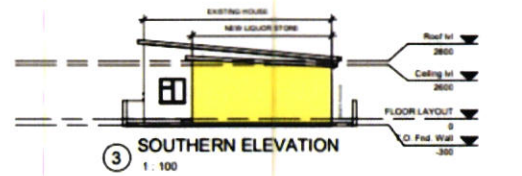
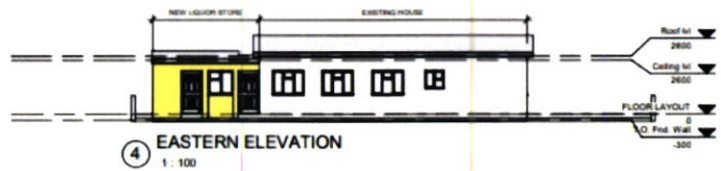
The property is situated on the corner of Gorridon Road and is bordered by single dwelling units. The zoning is Conventional Residential Zone as per the Stellenbosch Zoning By-Law. The images below indicate the application site in relation to the immediate surroundings.

Below: Street Image of Application Site

Application Site ERF 4124



FOR INFORMATION



NEIGHBOURS CONSENT			
NAME	ADDRESS	ERF NO	SIGNATURE

Figure 1: Envisaged area for sale of alcoholic beverages.

The subject property measures 286 SQM in extent which is the average size of erven within this neighbourhood. There will be no increase in the coverage or density of the property. The total extent of the property to be used is 26 SQM **as indicated in the figure below**. There is no proposed increase in the size of the existing structures on the ERF. The primary use of the property will remain residential.

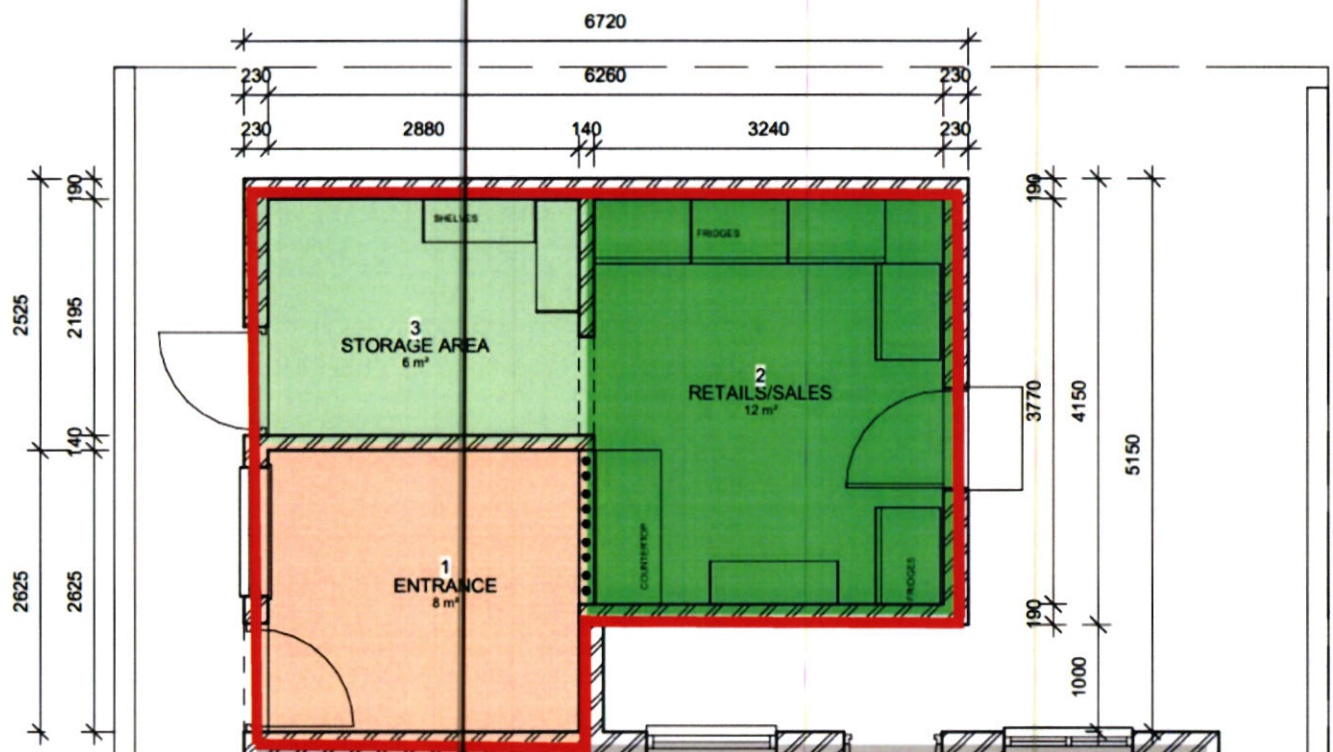


Figure 1.1 Extent of Property that will be used (in red).

- Total Number of staff to be employed at the shop is four to five people with no additional parking bays being required as it is envisaged that the majority of clients are the local community who will walk to the store.
- Working hours would be:
 - Monday – Saturday: 11am - 6pm
 - Sunday: Closed

2. The Application

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, Erf 4124, 5 Gorridon Road, Idas Valley, Stellenbosch, 7609 is currently zoned "**Conventional Residential Zone**".

2.1 The following actions are applied for:

- 2.1.1 Application in terms of Section 15(2)(c) for a departure granted on a temporary basis to utilise land for the sale of alcoholic beverages to permit the usage of a portion of Erf 4124 Gorridon Road into a liquor store for a period of 5 years.

2.2 Development Proposal

2.2.1 Background to the application & Development Proposal

The current owner of the property purchased the property in 20212 with the view to equip the premises for the sale of liquor for consumption off the premises (Off-Sales Liquor). The property is a plot and suitable to operate a business and there is limited business premises in the Zoning Scheme.

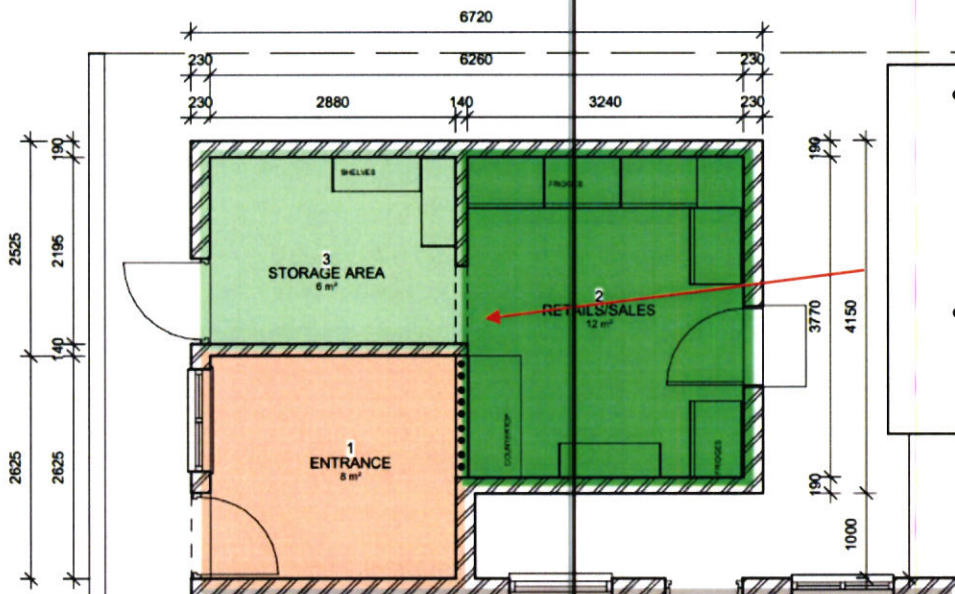
The premises will trade from 11am to 6pm Monday to Saturday with no trading hours on Sunday. The property consists of one floor with a certain section of the ground floor that has areas designated for the:

- Sale of Liquor
- Storage of Liquor
- Area for Clients to wait for Liquor

The following is a summary of the key areas and parameters of the property:

- Extent of Property: 286m²
- GLA Off-Sale Area: 26m²

Premises remains predominantly used for residential purposes.



- Off-Sale Area has been developed and changes made to ensure the area meets requirements of Western Cape Liquor Board and Stellenbosch Municipality.
- Off-Sale Coverage Area = 7,6% (22m²) of Total Extent Area (286m²) on ERF 4124.

2.2.2 Motivation for Temporary Departure

2.2.2.1 Temporary Departure

The development proposal requires a temporary departure to permit the usage of a portion of ERF 4124, Gorridon Road, Idas Valley, Stellenbosch as a liquor store for the community.

Reasons/Rational to motivate Temporary Departure:

- The zoning of the property does not allow for a liquor store to be held on the premises according to the Development Scheme.
- A temporary departure application would be the most expeditious route as a permanent departure and rezoning would have been longer, more costly, and complex process for the applicant.
- There is a strong belief that the granting of the Temporary Departure in this location will not create an unwanted precedent, nor that the granting might carry a risk that development rules

allowed could be exploited to create a high impact (unwanted) development in the future.

- The proposed development is to serve the local community and ERF 4124 will not need an extensive parking/access motivation as most of the client's would walk to and from the store.

2.2.2.2 Availability of Services

The proposed development will not have any impact on the current availability of water and sewer infrastructure. Therefore the water and sewer infrastructure will be able to accommodate the proposed development.

3. The Motivation

3.1. Overview and Need for the Development

3.1.1. Our client purchased ERF 4124, 5 Gorridon Road in 2012 for their family with a view to apply for an off-consumption liquor license with the WCLA and subsequently a Temporary Departure with the Stellenbosch Municipality to ensure a portion of the ERF operates as a liquor store. Our client has worked very hard to uplift the façade of the property and to ensure it meets the high standards and requirements of the Municipality.

Given the municipality's vision to develop the local economy and to allow residents to create businesses that positively impact the local economy.

Developments such as these add a formal commercial element to areas such as Idas Valley and positively impact the local area and have the ability improve the standard of living of locals in the area (increased employment, flow of money into local economy etc.)

Given the relatively small size of the property, it is not possible to provide the required number of parking bays on-site that may be required. This is however not seen as a negative impact on the current traffic situation, and for the following

reasons: Many of the customers will walk to and from the liquor store as they will be people from the community purchasing from the development.

The need for and desirability of this application is therefore rooted in the fact that this application will accomplish the goals and objectives of the IDP while ensuring the future uses on this property are in-line with the requirements of the development management scheme.

3.2 Applicable Policies and Legislation

3.2.1 Spatial Planning and Land Use Management Act, 2013

Section 7 stipulates principles that apply to spatial planning, land development & land use management.

Under the principles of spatial sustainability and efficiency:

- Under the principle of spatial sustainability that: spatial planning must (inter alia) protect prime and unique agricultural land and promote land development in locations that are sustainable and limit urban sprawl and result in communities that are viable.
- Under the principle of efficiency that: land development optimises the use of existing resources and infrastructure. The location of the property within the existing area of Idas Valley and the fact that an existing property will be redeveloped and existing infrastructure will be used to service this development supports the proposal as being compliant with these principles.
- The approval of the temporary departure will permit the property to be used for more than only residential purposes and allow the owner to generate additional income from the subject property.
- Surrounding landowners will have the convenience of locating goods in close proximity to their place of residence.

3.2.2 Desirability

a. Socio-Economic Impact

- The land-use departure will have a positive socio-economic impact in that it will improve the local economy by allowing them the opportunity to support a local business owned by a permanent resident on the area.
- The application will further assist the applicant in being financially sustainable and stimulating the local economy with the approval of the temporary departure for the sale of alcoholic beverages.
- It will also provide employment opportunities with regards to staff being employed to assist with the sale of liquor.

b. Compatibility with surrounding uses

- The subject property, together with the majority of the immediately surrounding properties, is zoned as a Conventional Residential Zone. The subject property will continue to be utilised for residential purposes as its primary. Therefore, the residential character of the neighbourhood will be retained. Properties are developed as residences. The area is mainly used as a residential however, mainly locals have submitted letters endorsing the proposed development (**see Annexure E**).

c. Impact on safety, health and wellbeing of surrounding community

- The safety and well-being of the adjacent property owners will not be compromised by the proposed activity.
- The proposed development will bring something that will allow residents in the area to support a business-owner in the local area.

d. Impact on heritage

- No impact on heritage is envisaged.

e. Impact on the biophysical environment

- No environmental impact is envisaged on this site. The site is already developed and there are no trees or vegetation worth preserving on the site.

f. Traffic impacts, parking, access and other transport related considerations

- There will be no increased burden on the existing road network.

- Thus far in the liquor license process we have received no issues mentioned in the municipal comments received related to traffic/ access.

g. Conditions that can mitigate an adverse impact of the proposed land use

- It is not considered that the envisaged adverse impact of the proposed land use can be mitigated by specific conditions.

The diversification of land use ensures that modern sustainable neighborhood's are created and are introduced to older and new parts of a City or Municipality. Below is a diagram representing the pillars pivotal for sustainable development Allen et al.

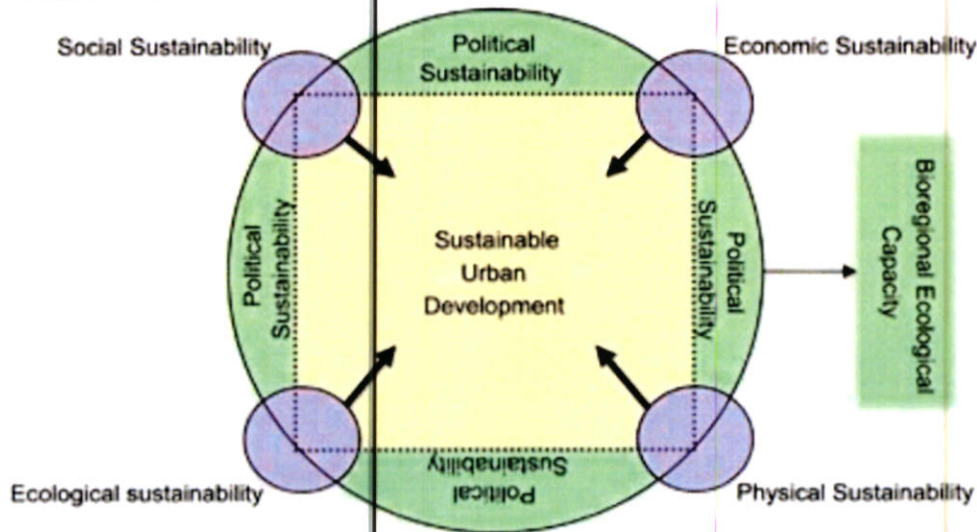


Figure 2: Principles of sustainable development

From Figure 2 Allen et al. summarises factors essential for a sustainable urban development as follows:

3.2.3.1 Economic Sustainability

The ability of the local economy to sustain itself without adversely impacting on the bio-physical environment. The current proposal has no adverse impact on the bio-physical environment as the site is already developed.

3.2.3.2 Social Sustainability

Effective policies and actions aimed at improving the quality of life and access to land and land use rights. Promoting businesses in close proximity of residential areas ensures that commuting distances are reduced for resident and ensures that money spent elsewhere is rather reinvested back into local neighbourhoods.

3.2.3.3 Ecological Sustainability

A balance between the impact of urban development on the city-region and global carrying capacity. The proposed business activities are minor in terms of scale and will have far less impact at a city region or globally.

3.2.3.4 Physical Sustainability

The capacity of the built environment and technological structures will sustain human life and productive activities. Modern architectural features will ensure that an environmentally sustainable structure is maintained on the site.

3.2.3.5 Political Sustainability

The quality of governance systems and frameworks guiding the preceding dimensions. The proposed development adheres to the above sustainable pillars as the favourable approval of this application will ensure that the ecological footprint of the municipality is reduced, by having mixed land uses (i.e. residential and business) on a single property. The latter will result in less travel time for residents and money is circulated within the local community.

The proposal adheres to the principles of SPLUMA as elaborated upon below:



Figure 3: SPLUMA Principles

3.3 SPLUMA Principles

3.3.1 Spatial Justice

The proposal will allow for the subject property to continue to be utilised for residential purposes, and thus ensuring the security of a housing opportunity is preserved within the City. The business component will allow the owner to generate income from the subject property.

3.3.2 Spatial Sustainability

This development is the most sustainable and effective utilization of the property, as it discourages urban sprawls and centralizes the provision goods in the neighbourhood.

3.3.3 Efficiency and Equality

By introducing business component and till retaining the residential component on the subject property. This proposal ensures that a family has an equal

opportunity to have access to the housing market and still be able to generate an income from the subject property without discrimination or prejudice.

3.3.4 Spatial Resilience

As there are no proposed alterations to the existing dwelling house, the proposal will not effect the spatial resilience of the existing environment that is and shall be capable of withstanding unforeseen natural disasters.

3.3.5 Good Administration

The approval of the departure to permit the sale of alcoholic beverages ensures a pro-development stance is taken by the Municipality and a good administrative stance is taken on the part of the Municipality while allowing for economic opportunities within a residential neighbourhood in a well-regulated manner.

3.4 Western Cape Land Use Planning Act, 2014

Chapter 6 stipulates principles that apply to land use planning. Under the principles of spatial sustainability:

land use planning should (*inter alia*) —

- (i) promote land development that is *spatially compact*, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority;
- (ii) ensure that special consideration is given to the protection of prime, unique and high potential agricultural land;
- (vi) promote land development in locations that are sustainable and *limit urban sprawl*;

Under the principles of spatial efficiency:

- (a) land development should *optimise* the use of *existing resources, infrastructure, agriculture, land, minerals and facilities*;
- (b) integrated cities and towns should be developed, whereby—
 - (i) the social, economic, *institutional* and physical aspects of land development is integrated;
 - (ii) land development in rural and urban areas in support of each other is promoted;

- (iii) the availability of residential and employment opportunities in close proximity to, or integrated with, each other is promoted;
- (iv) a diverse combination of land uses is promoted;
- (v) the phenomenon of *urban sprawl* in urban areas is *discouraged* and the development of *more compact towns* and cities with *denser habitation* is promoted;
- (vi) historically distorted spatial patterns of settlement are corrected; and
- (vii) the quality and functionality of the public spatial environment is promoted;

The above selected extracts, with relevant *emphasis added*, supports this development as being compliant with this legislative principles.

4. Recommendation

This report has detailed that development proposal under consideration adheres to the overarching principles relating to equity, efficiency, spatial resilience, and justice as prescribed by SPLUMA.

The approval of this application will not deviate from the residential character of the neighbourhood nor have an adverse impact on the natural environment.

The report also clearly outlined the background information to the application, and it was appropriately motivated.

We therefore await the departure from the Municipality in this matter.

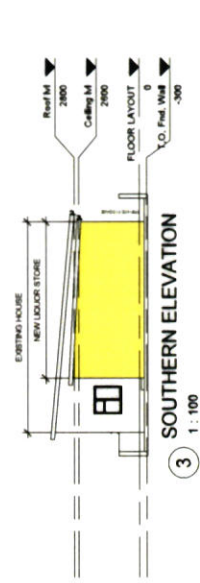
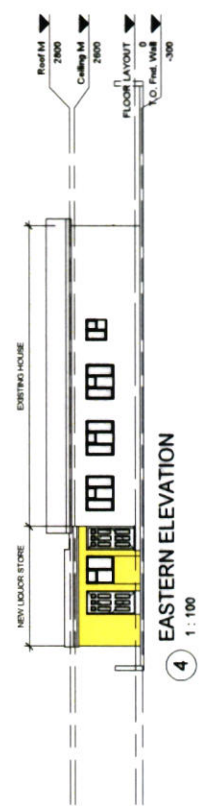
Annexure A

Annexure B

Annexure C

Annexure D

Annexure E

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LIQUOR STORE
MR. R. BRUJNTJES

FLOOR PLAN & ELEVATION

Date	April 23
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Drawn by	Checked by	Author	Checker

Project number	23-004
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1000-005

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As indicated	
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There is a school in the vicinity however it is not in the direct line of sight of the premises. Nor will it be affected due to the nature of the proposed licensed premises. Furthermore, the entrance is located at the back of the premises.

Brückner de Villiers
Primary School

Annexure C

Aerial View Map

There are no churches, rehabilitation centers or any institutions for the frail or aged anywhere in the direct line of sight.

A liquor license at the proposed licensed premises will not negatively impact the surrounding area as there is public interest in an off sales in the immediate area to serve the greater community.



11

STBB SMITH TABATA BUCHANAN BOYES
Cape Town
8th & 9th Floor
5 St Georges Mall
Cape Town
8001
Docex 45

Prepared by me,

Daniel

CONVEYANCER
DANIEL K

FEE

R... *4500*

VERBIND		MORTGAGED	
VIR FOR R <i>385 000,00</i>			
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2012-02-28			

T 000008752/2012

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

HEIN DYSEL

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

SHAMIEL MILLER
Identity Number 710113/5210 08/5
Married according to Muslim Rites

signed at ROBERTSHAM dated 3 OCTOBER 2011.

DATA / VERIFY
05 MAR 2012
OLIVIER YOLANDI

DATA/CAPTURED
29 FEB 2012
LAMANI VUYELWA

CERTIFIED COPY

AND the said Appearer declared that his/her principal had on 5 August 2011 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

REGAN ADAM BRUINTJES
Identity Number 770128 5206 08 8
Unmarried

his heirs, executors, administrators or assigns in full and free property:

ERF 4124 STELENBOSCH
MUNICIPALITY AND DIVISION OF STELENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT: 286 (TWO HUNDRED AND EIGHTY SIX) SQUARE METRES

First transferred by Deed of Transfer T19297/1994 with General Plan SG No 2321/1990 relating thereto and held by Deed of Transfer T4271/2010.

A. **SUBJECT** to the conditions as contained in Deed of Transfer No. T19297/1994/

B. **ENTITLED** to the benefit to the conditions referred to in the endorsement dated 4 July 1932 on Certificate of Registered Title Number T.14340/1920, which endorsement reads as follows:

"By Deed of Transfer No. 4144 dated 4 July 1932 certain water rights formerly attaching to the transferee, her successors in title of the property held hereunder and those held under Transfer 4452 dated 2 July 1908 and Certificate of Registered Title No. 14341/1920 as will more fully appear on reference to the said Deed of Transfer."

C. **SUBJECT** and to the benefit to the conditions referred to in the endorsement dated 11 September 1935 on Certificate of Registered Title Number T.14340/1920, which endorsement reads as follows:

"By Notarial Deed dated 17th and 18th April 1935 certain servitude relative to water rights affecting the remainder of the within land has been entered into subject to conditions as will more fully appear on reference to copy of said Notarial Deed with Trfr 3389/1935."

D. **ENTITLED** to the benefit to the conditions contained in Deed of Transfer Number T.3499/1948, which reads as follows:

1. The owner for the time being of the following properties, namely:

(1) The above property, (2) Remainder of Retreat, (3) The Remainder of Lindani, (4) The remainder of Retreat of The Willows, (5) Lot W, (6) Lot KYV1 and (7) Lot KYV2, this day transferred to the transferees by Paragraphs 1 TO 7 of this Deed shall have the right of way over that land Portion 29 held by GR Alexander by Deed of Transfer 3498/1948 by means of the servitude right of way 12 feet wide indicated on the diagram No. 9059/46 annexed to the said Transfer 3498/1948 by the line a curve h.

D.

CERTIFIED COPY

2. The owners for the time being of the properties mentioned in condition 1 above shall have a right of way over Portion 29 held by GR Alexander by Deed of Transfer 3498/1948 by means of the servitude right of way indicated on the said diagram No. 9059/46 by the line z curve g."

E. **SUBJECT** to the conditions contained in Deed of Transfer Number T.3499/1948, which reads as follows:

- "3. The owner for the time being of Portion 29 held by GR Alexander by Transfer 3498/1948 shall be entitled to the full flow of the furrow shown on the said diagram No. 9059/46 on Monday in each week. This condition shall be binding on the owners for the time being of the properties mentioned in condition 1 above."

F. **SUBJECT TO** and **ENTITLED** to the conditions contained in Deed of Transfer Number T.8261/1950 imposed by the Transferors hereunder (namely Mary Elizabeth Dendy (born Malleson on 18 October 1896) married out of community of property to John Courtauld Dendy, Una Beatrice Malleson, unmarried, (Born 24 January 1898) and Charles Rodbard Struben Malleson, (born on 13 March 1902) as owners of the land known as Portion II of Portion 1 of the farm Idas Valley Proper and Portion 3 of the farm Lindani, in respect of which a Certificate of Registered Title Number T.8260/1950 was issued in their favour en their successors in title, namely:

- "A The Transferee shall be entitled to all such water rights which belong to the farm Idas Valley in the stream which rises in Klein Idas Valley and flows past Lindani which attached to the property held by the Transferors under said Deed of Transfer No. 3499 and the Certificate of Registered Title referred to above.
- B. The existing piped water supply shall be available to and accessible to the owners and occupants of the property referred to under the aforesaid Certificate of Registered Title and to any person authorised by them, and shall remain there property and they shall have the full right to repair or improve this supply. This right shall include existing bore-holes, pipe lines, electric wire poles, plants etc. situate on the property above described, to all which they will have full access. Should the transferee, however wish to remove any of the lines or wires to a more convenient route or to alter any of it to comply with regulations it shall be at liberty to do so at its own cost and nothing it does shall impair the interest of the owners or occupiers of the property held under the aforesaid Certificate of Registered Title as provided for in this condition. This shall include any portion of the wiring, to the pump on the land held under the aforesaid Certificate of Registered Title that may fall outside the boundaries of the land under the Certificate of Registered Title.

CERTIFIED COPY

- C. Notwithstanding the stipulations contained in the preceding paragraphs the transferee shall be at liberty to replace the existing piped water supply to the land held under the Certificate of Registered Title aforesaid with an equal amount of the water free at the same pressure and the quality i.e. potable for use on the land under said Certificate of Registered Title, in which event servitudes on the boreholes, water rights, pipe lines etc. shall be considered as cancelled and as vested in the Transferee. Provided that the costs connected with the works as aforesaid shall be borne by the Transferee."

G. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number T.19297/1997 imposed by the Administrator in terms of Ordinance 33 of 1934 when consenting to the Township IDAS VALLEY EXTENSION No 3, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade, hoof en ander waterpypen die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie onderverdeling, oor hierdie erf gevoer word indien die deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle tye tot die eiendom in met die doel om riele, magnate, vore, waterleidings en ander werke wat daarmee in verband staan, aan te lê onderhou, te verander, te verwyder of te ondersoek.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

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

SHAMIEL MILLER

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

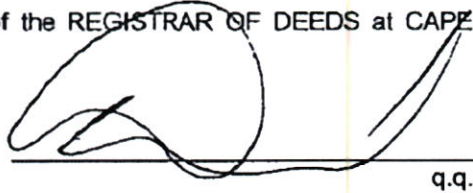
REGAN ADAM BRUINTJES,

his heirs, executors, administrators or assigns

now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R385 000.00 (THREE HUNDRED AND EIGHTY FIVE THOUSAND RAND).

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

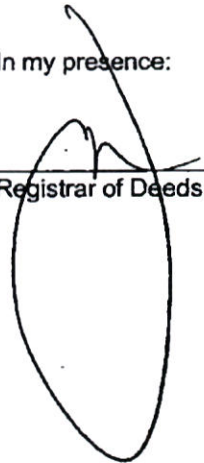
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 2012-02-28



q.q.

In my presence:

Registrar of Deeds



POWER OF ATTORNEY

Regan Bruintjies, ID No: **7701285206088**
Owner of **5 Gorridon Road, Idas Valley, 7609**

Confirm, hereby that I have appointed, Herman Rhode of **167 Loop Street, Cape Town, 8000** of **Liquor Licence Consultants** with power of substitution, to be my lawful agent and on my behalf to:

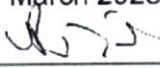
- 1) Complete and provide all the necessary forms, annexures and information required by the City of Cape Town (CoCT) pertaining to the temporary departure application made by the company to the CoCT.
- 2) Attend to any communication from the CoCT that requires attention and respond to the CoCT on behalf of the company.
- 3) Can request from the CoCT the information that was provided to them for the application of the licence.
- 4) Use his professional expertise to ensure that the company meets all the CoCT requirements to obtain the temporary departure for the **Regan Bruintjies** at **5 Gorridon Road, Idas Valley, 7609** as soon as possible.

OWNERS

FULL NAME: Regan Bruintjies

ID NUMBER: 7701285206088

DATE : 22nd March 2023

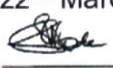
SIGNATURE:  _____

HERMAN RHODE trading as LIQUOR LICENCE CONSULTANTS

FULL NAME: Herman Rhode

ID NUMBER: 5706035045084

DATE : 22nd March 2023

SIGNATURE:  _____