



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1317/2025

Our File Reference Number: Farm 29, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir /Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL ON FARM 29, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.
 - 2.1. That the application in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **permission required in terms of a condition of approval** for the approval of a Site Development Plan and Landscaping Plan for the proposed cemetery on Farm No. 29, Stellenbosch Division,

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

- i. The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- ii. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- iii. The development be undertaken generally in accordance with the Site Development Plan attached as **ANNEXURE C**.

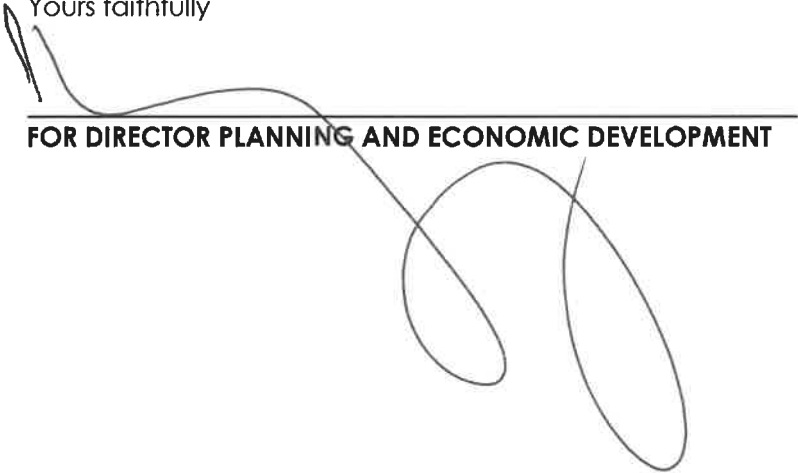
- iv. The remaining conditions imposed by council in its approval letter dated 25 August 2020 is still applicable.
- v. Sufficient on-site parking be provided as illustrated on the site development plan to the satisfaction of the Municipality.
- vi. Buildings will be restricted to one (1) storey only.
- vii. The employee housing units on the subject property shall be occupied solely by a single family, as defined in the Stellenbosch Zoning Scheme Bylaw, 2019. Furthermore, at least one occupant in each housing unit must be permanently employed in connection with the cemetery operations on the property.
- viii. The boundary wall must comply with Section 195 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019.

2.3. The reasons for the above decision are as follows:

- a. The proposal will not result in any additional rights being granted.
 - b. The Site Development Plan complies with the approved land use rights.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
 4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
 5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
 6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
 7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

2 Oct. 2025
DATE

ANNEXURE C

SITE DEVELOPMENT **PLAN & LANDSCAPING** **PLAN**

PLANTING LEGEND

FEATURE TREES & BOULEVARDS

- Platanus x acerifolia – London Plane Tree
- Quercus palustris – Pin Oak
- Liquidambar styraciflua – Sweetgum
- Syzygium guineense – Water pear
- Erythrina caffra – Coast coral

PROTEACEAE (Structural, Showy Fynbos Shrubs)

- Protea cynaroides – King protea
- Protea repens – Common sugarbush
- Protea neriifolia – Oleander-leaf protea
- Protea compacta – Bat River sugarbush
- Leucospermum cordifolium – Pin cushion protea
- Leucadendron salignum – Sunshine corebush
- Leucadendron laurifolium – Golden corebush
- Leucadendron goudii – Green corebush
- Leucadendron x Sakati Sunset
- Leucadendron x lince Gold

ERICACEAE (Heaths – Fine-textured, Long-flowering Shrubs)

- Erica cerinthoides – Fire heath
- Erica mammosa – Nine-pin heath
- Erica coccinea – Scarlet heath
- Erica glandulosa
- Erica quadrangularis

RUTACEAE (Aromatic Buchus and Conifert Bushes)

- Agathosma betulina – True Bichu
- Agathosma ovata – False Buchu
- Acadadenia heterophylla
- Coleonema pulchellum – Conifert bush
- Coleonema album – White conifert bush

PHYLLICA & METALASIA (Texture, Contrast, Habitat Support)

- Phyllica pubescens – Featherhead
- Phyllica ericoides
- Metalasia muricata – White bristle bush

PELANGONIUM (Scented Shrubs – Wild Geraniums)

- Pelargonium cucullatum
- Pelargonium capitatum
- Pelargonium citroellum

SHRUB-LIKE RESTIOS (For Textural & Vertical Interest)

- Chondropetalum tectorum – Small Cape reed
- Thamnochortus indignus – Dekriet
- Eragrostis tectorum

GRASSES & RESTIOS

- Aristida junceaformis
- Melinis nervigulata – Natal red top
- Pennisetum macraurum – Swamp foxtail
- Festuca glauca – Blue fescue

GROUNDCOVERS & FILLERS

- Helichrysum cymosum – Everlasting
- Geranium incanum – Wild geranium
- Fallica amelloides – Blue daisy
- Gazania rigens / linearis
- Crassula multicaulis – Fairy crassula
- Corpebreus edulis – Sour fig

HERRACEOUS PERENNIALS & SMALL SHRUBS

- Dietes grandiflora – Wild iris
- Chasmanthe aethiopica – Cobra lily
- Watsonia barbotia
- Pelargonium spp. – Wild geraniums
- Leonetta leonurus – Wild dagga
- Salvia africana-lutea – Wild sage

SMALL TREES & LARGER SHRUBS

- Olea europaea subsp. africana – Wild olive
- Scaevola crenata / pendulifolia / lucida – Karoo species
- Moyenianthus eleoides – Hard pear
- Tarchonanthus camphoratus – Camphor bush
- Euclea crispa – Blue guarri

SUCCULENTS & STRUCTURAL PLANTS

- Aloe ferox – Bitter aloe
- Aloe arborescens – Krantz aloe
- Aloe striata – Coral aloe
- Cotyledon orbiculata – Pig's ear
- Senecio serpens – Blue chalciticks

LAWN

- Cynodon dactylon – Bermuda Grass



MASTER PLAN

- Memorial Park Centre - 0.4520 ha**
 - Chapel
 - Offices & Storage
 - Public Toilets
 - Gathering Space
- Service Zone - 0.9366 ha**
 - Workshop Shed
 - Office
 - Hallway Nursery
 - Staff Accommodation
- Defined Zone - 0.3229 ha**
 - Family & Groups
 - Form Cemeteries
- Columbarium Zone - 0.6735 ha**
 - Niche & Memorial Walls
 - Floor Panels
- Traditional Graves - 6.5916 ha**
 - Headstones
 - Grave columns
- Informal Zones - 10.5151 ha**
 - Parkland
- Drainage & Wetland Rehabilitation - 9.8838 ha**
 - Wetland
 - Stormwater Attenuation
- Transport - 10.6935 ha**
 - R304 road reserve
 - Access Roads
 - Internal Roads
 - Parking



CALCUTTA MEMORIAL PARK

STELLENBOSCH

SITE DEVELOPMENT PLAN & LANDSCAPE MASTER PLAN

CLIENT	STELLENBOSCH MUNICIPALITY
DRAWING NUMBER	23465_LA_1000
SCALE	REVISION
DATE	A

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW 2021
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER
2 Oct 2025
DATE



SCHWITZT

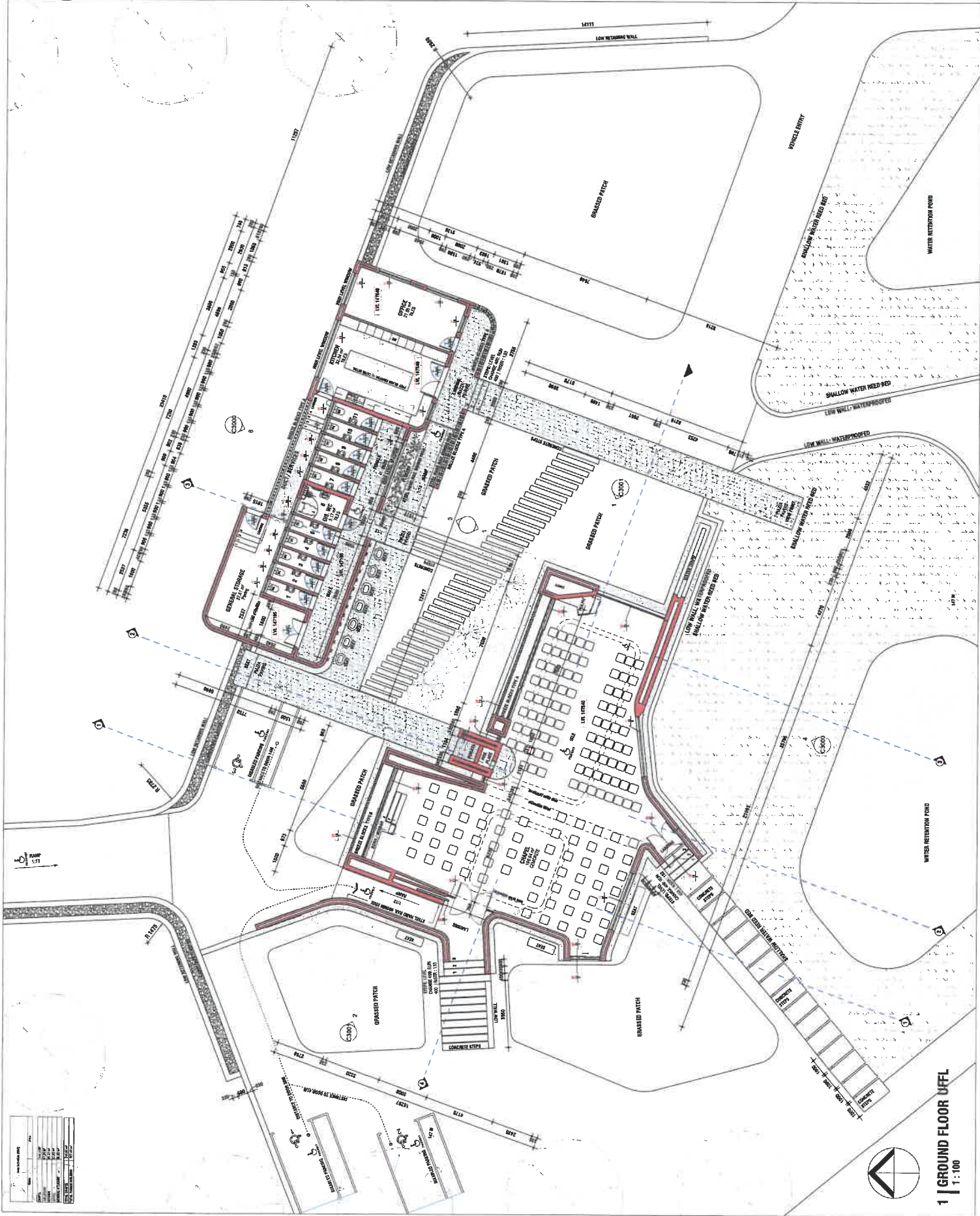
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REVISIONS

Unit 305 Oak's Postcard
c/o Philip and, Bird Street
studio@nuvoim.com

architecture | urban design | landscape architecture | interior design

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/01/2024
2	ISSUED FOR PERMIT	12/01/2024
3	ISSUED FOR PERMIT	12/01/2024
4	ISSUED FOR PERMIT	12/01/2024
5	ISSUED FOR PERMIT	12/01/2024
6	ISSUED FOR PERMIT	12/01/2024
7	ISSUED FOR PERMIT	12/01/2024
8	ISSUED FOR PERMIT	12/01/2024
9	ISSUED FOR PERMIT	12/01/2024
10	ISSUED FOR PERMIT	12/01/2024



1 | GROUND FLOOR UFFL
1:100



CALCUTTA CHAPEL

BIGEN

FARM NO 29
STELLENBOSCH

STELLENBOSCH

GROUND FLOOR PLAN

CODE	PROJECT	DATE	REVISION
23AK	1	AR	C1001
			B

COUNCIL SUBMISSION

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/01/2024
2	ISSUED FOR PERMIT	12/01/2024
3	ISSUED FOR PERMIT	12/01/2024
4	ISSUED FOR PERMIT	12/01/2024
5	ISSUED FOR PERMIT	12/01/2024
6	ISSUED FOR PERMIT	12/01/2024
7	ISSUED FOR PERMIT	12/01/2024
8	ISSUED FOR PERMIT	12/01/2024
9	ISSUED FOR PERMIT	12/01/2024
10	ISSUED FOR PERMIT	12/01/2024

STRUCTURE: 1st floor design | Landscape architecture | Interior design
12/01/2024: 1st floor design | Landscape architecture | Interior design
12/01/2024: 1st floor design | Landscape architecture | Interior design
12/01/2024: 1st floor design | Landscape architecture | Interior design

CLIENT
ARCHITECT

1. All work to be done in accordance with the relevant building regulations.
2. All work to be done in accordance with the relevant building regulations.
3. All work to be done in accordance with the relevant building regulations.
4. All work to be done in accordance with the relevant building regulations.
5. All work to be done in accordance with the relevant building regulations.
6. All work to be done in accordance with the relevant building regulations.
7. All work to be done in accordance with the relevant building regulations.
8. All work to be done in accordance with the relevant building regulations.
9. All work to be done in accordance with the relevant building regulations.
10. All work to be done in accordance with the relevant building regulations.

OFFICE
1:2500STORMWATER DESIGN - CIVILS

PROPOSED NEW STRUCTURES:

TOTAL COVERAGE

12



very little more.

2

REVISIONS

architects | urban design | landscape architecture | interior design

CALCIUCCI MEMORIA

FARM NO 29

STELLENBOSCH

SITE PLAN

Age	Married	Single	Widow
18-24	100	100	100
25-34	100	100	100
35-44	100	100	100
45-54	100	100	100
55-64	100	100	100
65-74	100	100	100
75-84	100	100	100
85-94	100	100	100
95-104	100	100	100
105-114	100	100	100
115-124	100	100	100
125-134	100	100	100
135-144	100	100	100
145-154	100	100	100
155-164	100	100	100
165-174	100	100	100
175-184	100	100	100
185-194	100	100	100
195-204	100	100	100
205-214	100	100	100
215-224	100	100	100
225-234	100	100	100
235-244	100	100	100
245-254	100	100	100
255-264	100	100	100
265-274	100	100	100
275-284	100	100	100
285-294	100	100	100
295-304	100	100	100
305-314	100	100	100
315-324	100	100	100
325-334	100	100	100
335-344	100	100	100
345-354	100	100	100
355-364	100	100	100
365-374	100	100	100
375-384	100	100	100
385-394	100	100	100
395-404	100	100	100
405-414	100	100	100
415-424	100	100	100
425-434	100	100	100
435-444	100	100	100
445-454	100	100	100
455-464	100	100	100
465-474	100	100	100
475-484	100	100	100
485-494	100	100	100
495-504	100	100	100
505-514	100	100	100
515-524	100	100	100
525-534	100	100	100
535-544	100	100	100
545-554	100	100	100
555-564	100	100	100
565-574	100	100	100
575-584	100	100	100
585-594	100	100	100
595-604	100	100	100
605-614	100	100	100
615-624	100	100	100
625-634	100	100	100
635-644	100	100	100
645-654	100	100	100
655-664	100	100	100
665-674	100	100	100
675-684	100	100	100
685-694	100	100	100
695-704	100	100	100
705-714	100	100	100
715-724	100	100	100
725-734	100	100	100
735-744	100	100	100
745-754	100	100	100
755-764	100	100	100
765-774	100	100	100
775-784	100	100	100
785-794	100	100	100
795-804	100	100	100
805-814	100	100	100
815-824	100	100	100
825-834	100	100	100
835-844	100	100	100
845-854	100	100	100
855-864	100	100	100
865-874	100	100	100
875-884			

COUNCIL SUBMISSION

REV	DATE	BY	DESCRIPTION
1	01/15/2010	SP	Initial Rpt
2	01/15/2010	SP	Final Summary

[illegible]

current

✓

**CALCUTTA MEMORIAL
PARK
BIGEN**

FARM NO 29
STELLENBOSCH**STELLENBOSCH**

GROUND FLOOR PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
3AK	1	AR	A-1001	B

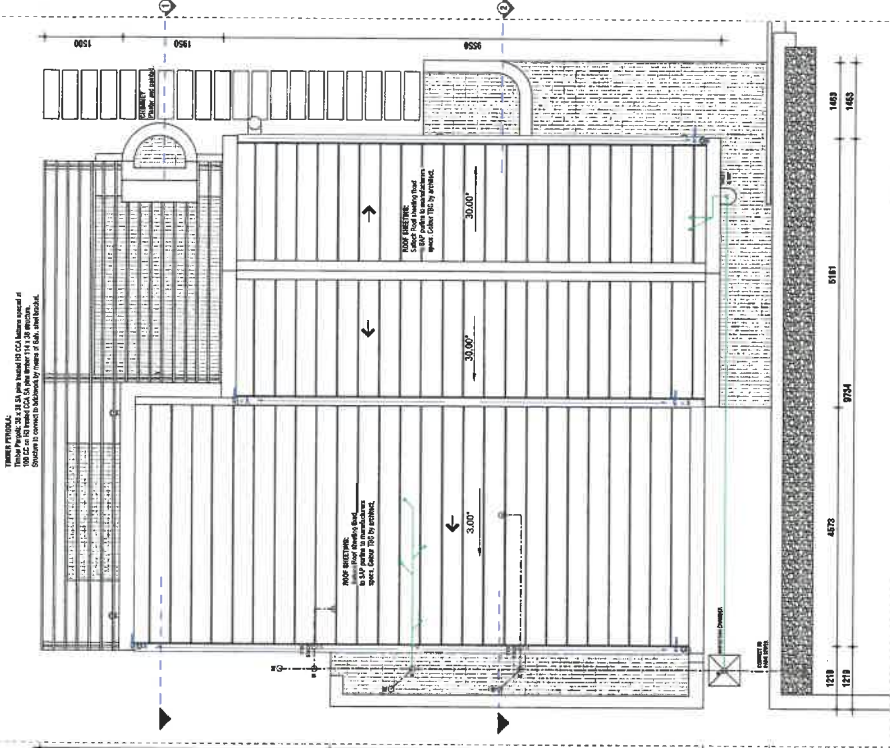
COUNCIL SUBMISSION

1 | SHED UFL

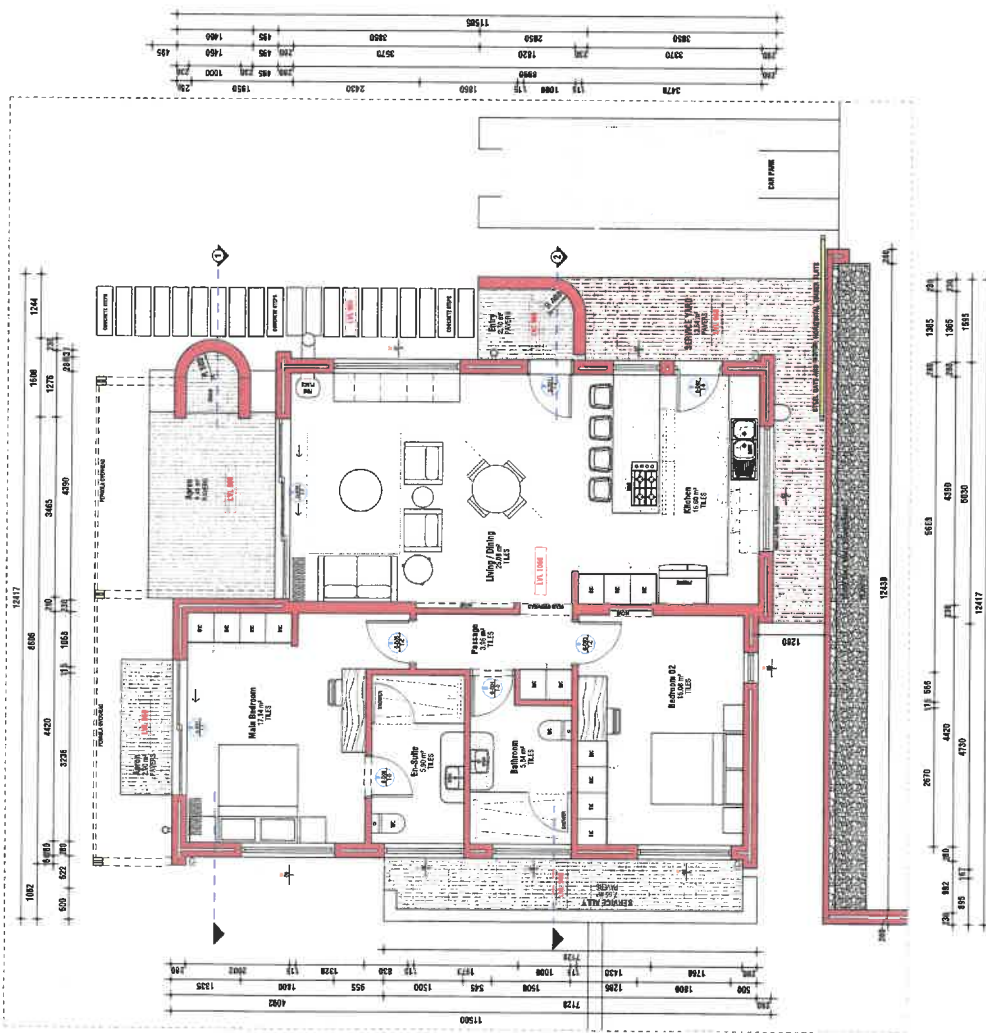
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SCALE 1:100

23AK	1	AR	B-1 1000	B
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2 | ROOF PLAN
1:50



1 | GROUND FLOOR PLAN
1:50

AREA SCHEDULE (SQA)	
Name	Area
MAIN BEDROOM	13.97 m²
LANDING AREA	27.87 m²
PASSAGE	4.27 m²
BATHROOM	6.89 m²
KITCHEN	17.19 m²
TOTAL AREA	100.11 m²

STELLENBOSCH
RES UNIT 1 - GENERAL ARRANGEMENT
PLAN & ROOF PLAN

CODE 23AK **1** **AR** 8-1 1010 **B**

CLIENT CALCUTTA MEMORIAL PARK
ARCHITECT STELLENBOSCH MUNICIPALITY

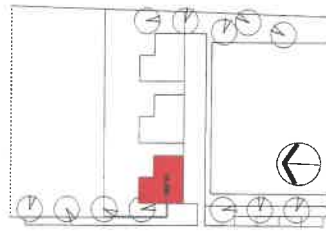
PROJECT CALCUTTA FARM NR29

DATE 2023/09/15 15:38

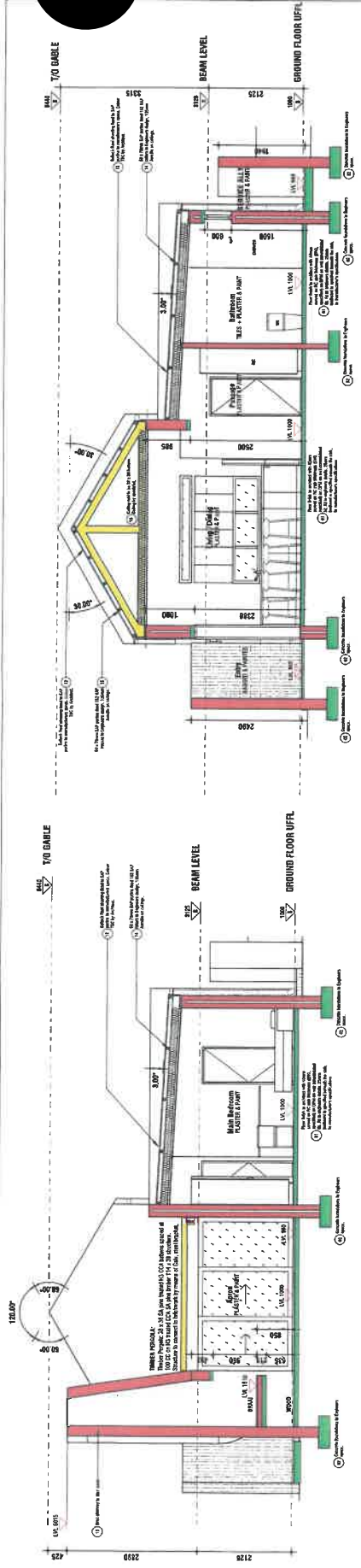
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	2023/09/15	ARCHITECT	ISSUED FOR PERMIT

CLIENT: *[Signature]*
ARCHITECT: *[Signature]*

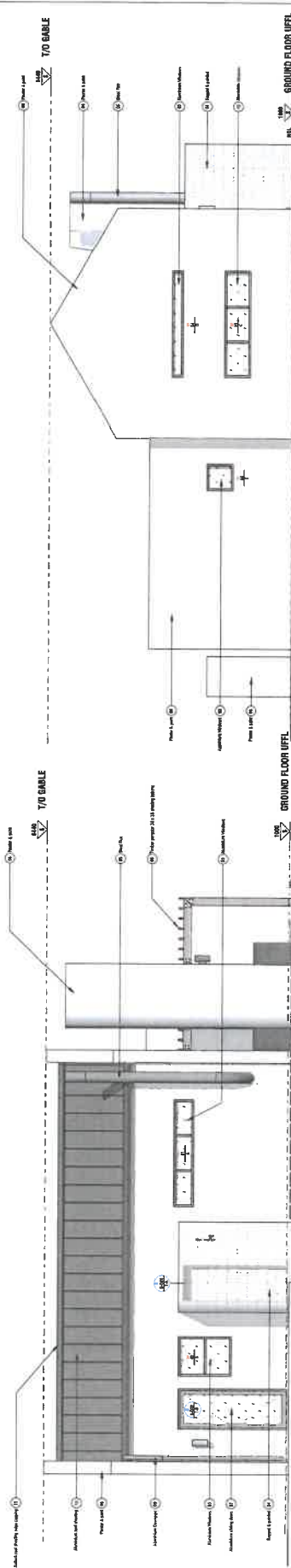


BUILDING © PLAN



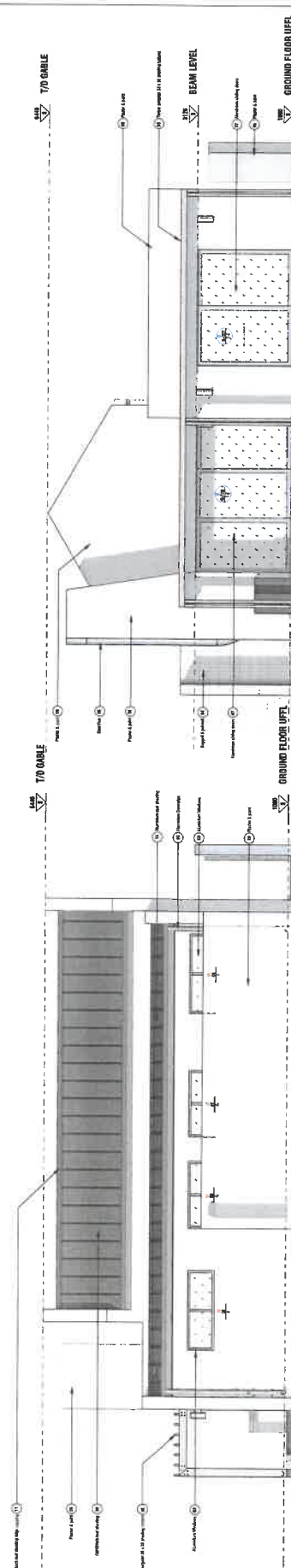
1 | SECTION A
1:50

2 | SECTION B
1:50



6 | EAST ELEVATION
1:50

4 | SOUTH ELEVATION
1:50



3 | WEST ELEVATION
1:50

5 | NORTH ELEVATION
1:50

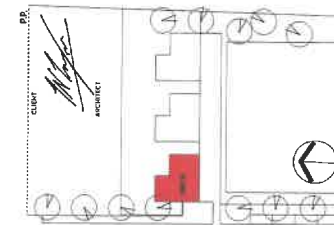
Architectural design | Landscape architecture | Interior design
Unit 105, Oak Park Road
Stellenbosch 7600
021 555 1234
info@stello.com

REVISIONS

NO.	DATE	BY	REVISION
1	2023/05/10	MD	Initial design
2	2023/05/15	MD	Revised design
3	2023/05/20	MD	Final design

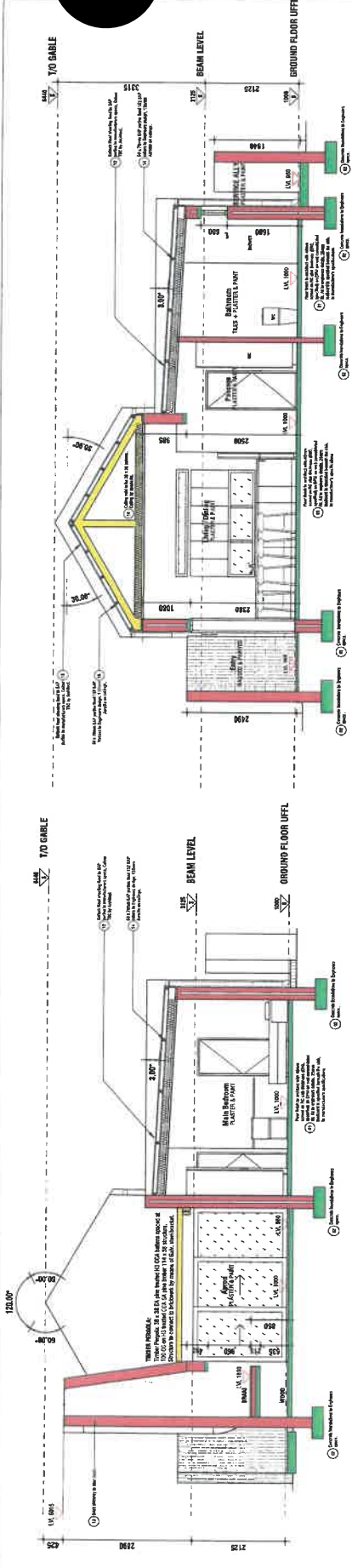
1. All work to be done in accordance with the relevant building regulations.
2. The design is based on the information provided by the client.
3. The design is subject to the approval of the relevant authorities.
4. The design is for the purpose of the building and is not to be used for any other purpose.
5. The design is for the purpose of the building and is not to be used for any other purpose.
6. The design is for the purpose of the building and is not to be used for any other purpose.
7. The design is for the purpose of the building and is not to be used for any other purpose.
8. The design is for the purpose of the building and is not to be used for any other purpose.
9. The design is for the purpose of the building and is not to be used for any other purpose.
10. The design is for the purpose of the building and is not to be used for any other purpose.

NO.	DATE	BY	REVISION
1	2023/05/10	MD	Initial design
2	2023/05/15	MD	Revised design
3	2023/05/20	MD	Final design



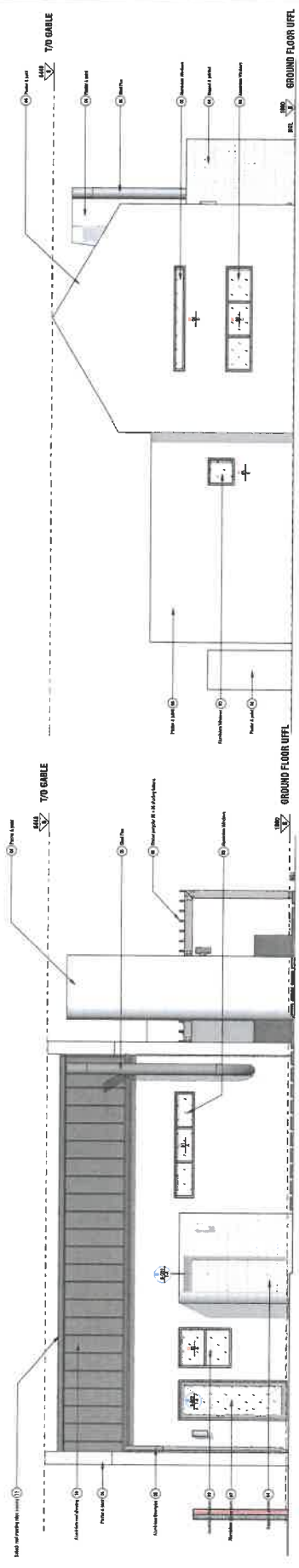
BUILDING B PLAN

Architectural design | Landscape architecture | Interior design
Unit 105, Oak Park Road
Stellenbosch 7600
021 555 1234
info@stello.com



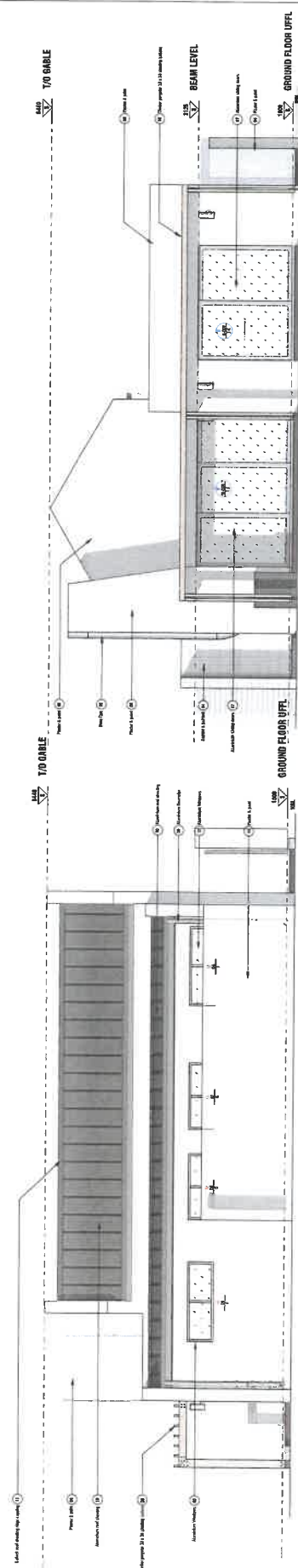
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2 | SECTION B
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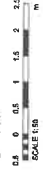
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1:50

4 | SOUTH ELEVATION
1:50



3 | WEST ELEVATION
1:50

5 | NORTH ELEVATION
1:50



ARCHITECTURE: Lorian design | landscape architecture | interior design
 LIAISON: David Parnell
 STRUCTURAL: Lorian design
 ELECTRICAL: Lorian design
 MECHANICAL: Lorian design
 CIVIL: Lorian design
 LANDSCAPE: Lorian design
 INTERIOR: Lorian design
 EXTERIOR: Lorian design
 PROJECT: 23AK 1 AR B-2-1030 B
 DATE: 11/21/2019

REV	DATE	DESCRIPTION
1	11/21/2019	ISSUED FOR PERMIT
2	11/21/2019	ISSUED FOR PERMIT
3	11/21/2019	ISSUED FOR PERMIT
4	11/21/2019	ISSUED FOR PERMIT
5	11/21/2019	ISSUED FOR PERMIT
6	11/21/2019	ISSUED FOR PERMIT
7	11/21/2019	ISSUED FOR PERMIT
8	11/21/2019	ISSUED FOR PERMIT
9	11/21/2019	ISSUED FOR PERMIT
10	11/21/2019	ISSUED FOR PERMIT

1. All work shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
 2. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
 3. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
 4. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
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 7. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
 8. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
 9. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.
 10. The design shall be done in accordance with the City of Stellenbosch Building Regulations and the National Building Regulations and Building Standards Act No. 103 of 1997.

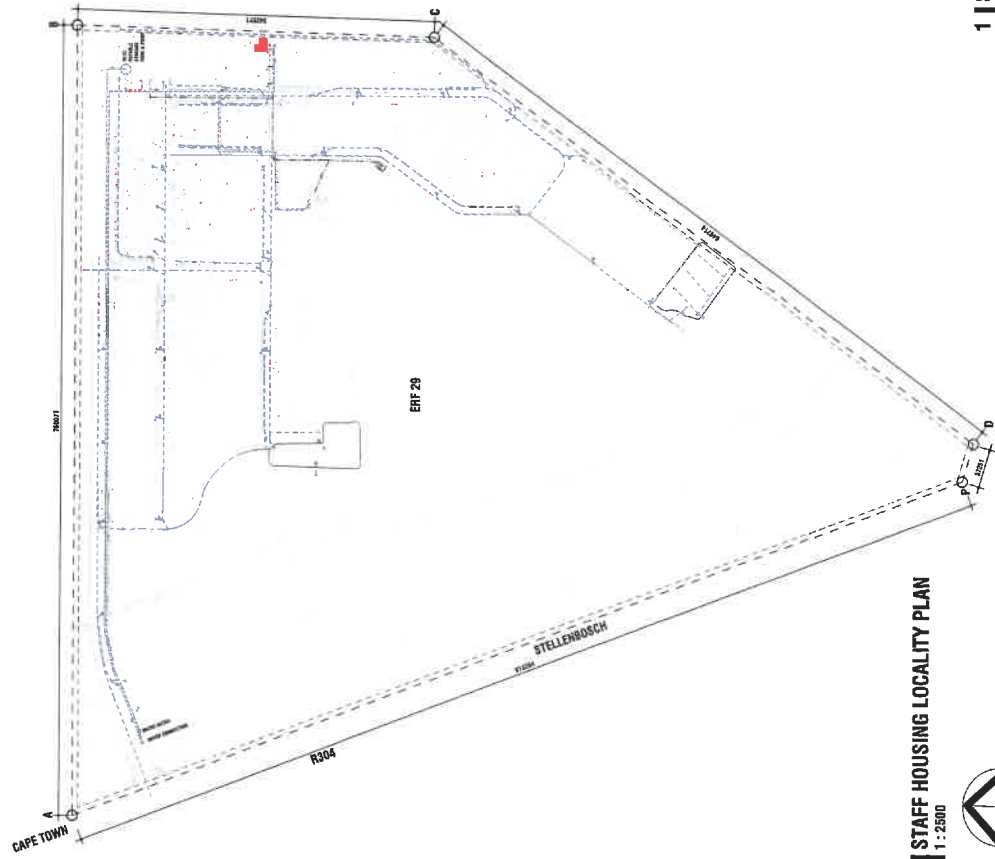
REV	DATE	DESCRIPTION
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2	11/21/2019	ISSUED FOR PERMIT
3	11/21/2019	ISSUED FOR PERMIT
4	11/21/2019	ISSUED FOR PERMIT
5	11/21/2019	ISSUED FOR PERMIT
6	11/21/2019	ISSUED FOR PERMIT
7	11/21/2019	ISSUED FOR PERMIT
8	11/21/2019	ISSUED FOR PERMIT
9	11/21/2019	ISSUED FOR PERMIT
10	11/21/2019	ISSUED FOR PERMIT

CLIENT:
 ADDRESS:
 PROJECT: 23AK 1 AR B-2-1030 B
 DATE: 11/21/2019

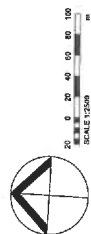
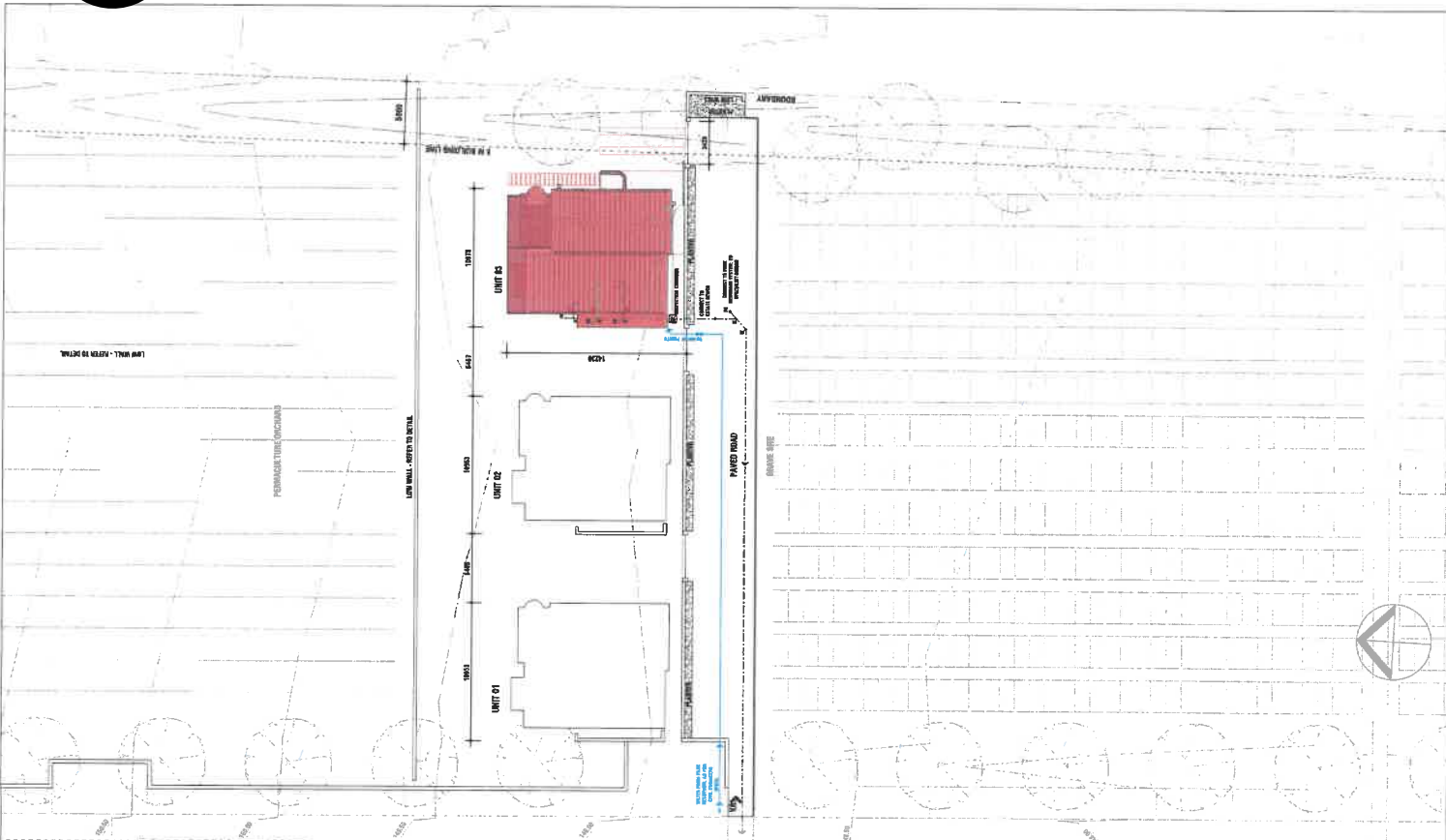
CALCUTTA MEMORIAL PARK
 STELLENBOSCH MUNICIPALITY
 CALCUTTA FARM NR29
 STELLENBOSCH
 RES UNIT 2: SECTIONS & ELEVATIONS
 CODE: 23AK 1 AR B-2-1030 B
 COUNCIL SUBMISSION

[illegible]

STORMWATER DESIGN - CIVILS
DESIGNED DIRECTIONAL FLOW OF STORMWATER AS PER
ENGINEERS DRAWINGS.
REFER TO DETAIL DRAWING:
S&B/MD/03/07A/04/0001-3



1 | SITE PLAN



REV	DATE	REVISION	BY	DATE	REVISION	BY
1	20/04/2013	1st				
2	20/04/2013	2nd				

As an extension of your role as a community leader, you are asked to prepare a 10-minute presentation for the next meeting of the Board of Directors of the National Association of Public Health Administrators (NAPHA). The presentation should focus on the role of public health in the 21st century and the challenges facing the profession. The presentation should include the following topics:

- 1. The role of public health in the 21st century.
- 2. The challenges facing the profession.
- 3. The role of public health in the 21st century.
- 4. The challenges facing the profession.

The presentation should be prepared in a professional and concise manner, using clear and concise language. The presentation should be prepared in a professional and concise manner, using clear and concise language. The presentation should be prepared in a professional and concise manner, using clear and concise language.

CURRENT



BUILDING & PLAN

**CALCUTTA MEMORIAL
PARK**

STELLENBOSCH MUNICIPALITY

STELLENBOSCH

RES UNIT 3- SITE PLAN

CODE	PIECE	DESCRIPTION	NUMBER	REV
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COUNCIL SUBMISSION

CALCUTTA FARM NR29

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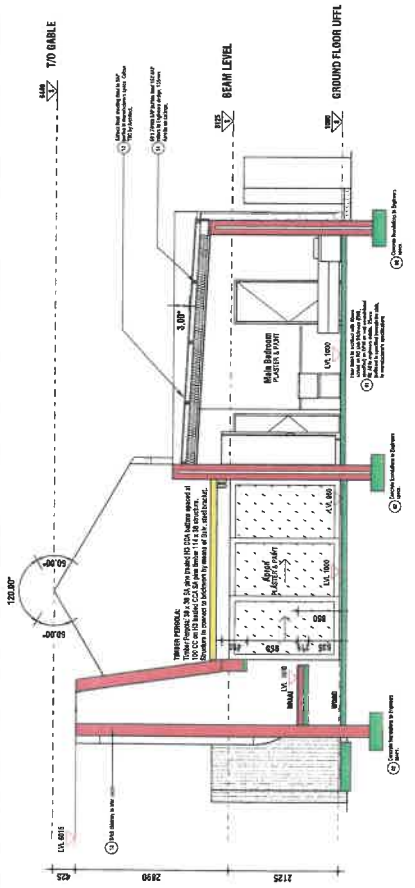
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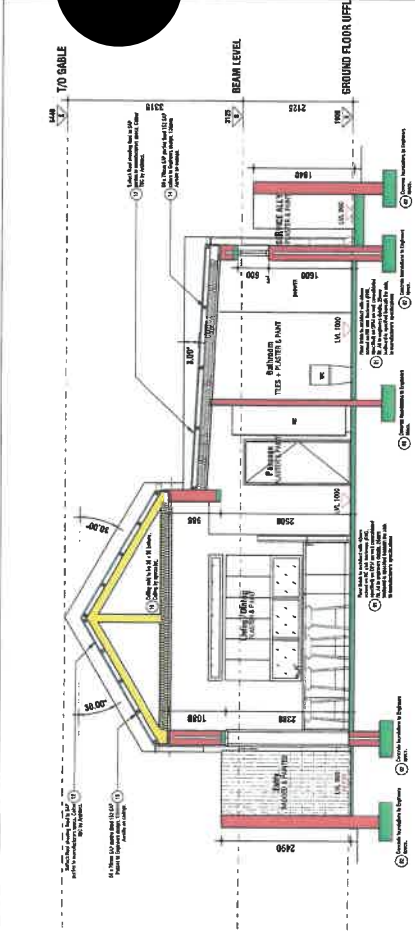
STELLENBOSCH

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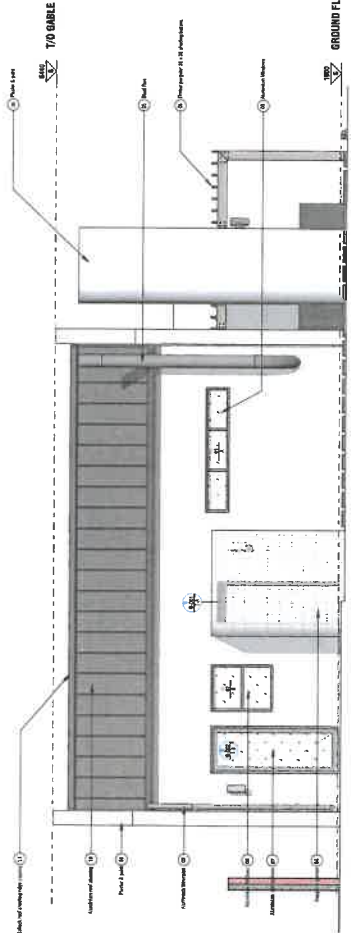
COUNCIL SUBMISSION



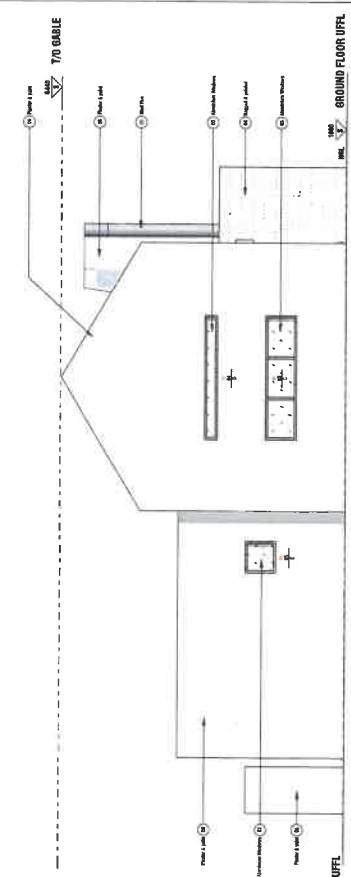
1 | SECTION A
1:50



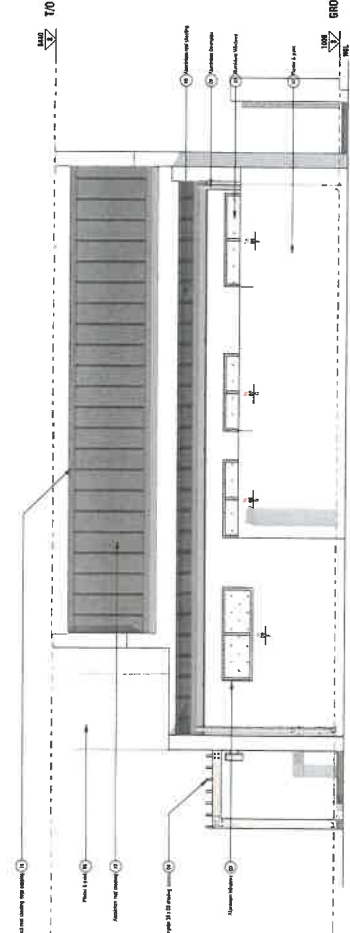
2 | SECTION B
1:50



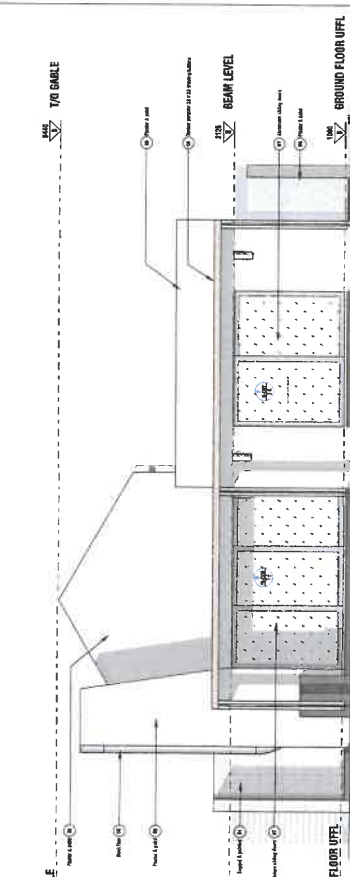
6 | EAST ELEVATION
1:50



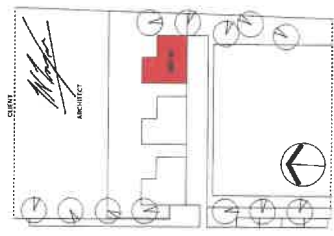
4 | SOUTH ELEVATION
1:50



3 | WEST ELEVATION
1:50



5 | NORTH ELEVATION
1:50



REVISIONS

NO.	DATE	BY	REVISION
1	2024-01-15	ARCHITECT	ISSUED FOR PERMIT
2	2024-01-15	ARCHITECT	ISSUED FOR PERMIT

ARCHITECT
CALCUTTA MEMORIAL PARK
STELLENBOSCH MUNICIPALITY
CALCUTTA FARM NR29
STELLENBOSCH

RES UNIT 3 - SECTIONS & ELEVATIONS

CODE: 23AK 1 AR B-3 1030 B

COUNCIL SUBMISSION