

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

Affected person's Name

Affected persons Physical Address

Affected person's Title:

Application Property Address	Jonker Estate, Helshoogte Road, Stellenbosch
Application Property Number	Erf 16400, Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	De Bosch Properties (Pty) Ltd & Sarprop Developments (Pty) Ltd
Application Reference	LU/19288 (TP1258/2025)
Application Type	Rezoning

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

- Application in terms of Section 15 (2) (a) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the rezoning of a portion (2193m²) of the existing building footprint from Agricultural/Rural Zone to Multi-Unit Residential Zone to allow for 28 residential units with ancillary communal areas for the exclusive use of residents of the facility.

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

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

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

The comments must be addressed to the applicant by electronic mail as follows: emilevdm@adept.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 15 September 2025.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant (Emile van der Merwe) for assistance at the e-mail address provided or telephonically at (0845566461/021-8865050) during normal office hours.

YOURS FAITHFULLY

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

Adres van aansoek eiendom	Jonker Estate, Helshoogte Pad, Stellenbosch
Aansoek eiendom beskrywing	Erf 16400, Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	De Bosch Properties (Pty) Ltd & Sarprop Developments (Pty) Ltd
Aansoek Verwysing	LU/19288 (TP1258/2025)
Tipe Aansoek	Hersonering

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

- Aansoek in terme van Artikel 15 (2) (a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2023 vir die hersonering van 'n gedeelte (2193m²) van die bestaande geboue vanaf Landbou/Landelike Sone na Multi-Eenheid Residensiële Sone ten einde 28 residensiële eenhede met gemeenskaplike areas vir die uitsluitlike gebruik van inwoners toe te laat.

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

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

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

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (Emile van der Merwe Stadsbeplanningskonsultante: emilevdm@adept.co.za. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing ingedien word en moet ontvang word voor of op die sluitingsdatum van 15 September 2025.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (0845566461 / 886 5050) gedurende normale kantoor ure.

Die uwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGS KONSULTANTE

2025-06-30

My ref: Erf 16400 Stellenbosch

Stellenbosch Municipality

Department Planning and Development

PO Box 17

STELLENBOSCH

7599

Attention: Robert Fooy

Dear Sir

ERF 16400 (JONKER ESTATE), STELLENBOSCH: REZONING

Attached hereby please find the formal application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) on the above-mentioned property. In this regard application is made for the following:

- Application in terms of Section 15 (2) (a) of the Stellenbosch Municipal Land Use Planning By-Law (2023) for the rezoning of a portion (2193m²) of the existing building from Agricultural/Rural Zone to Multi-Unit residential zone to allow for 28 residential units and ancillary communal areas for the exclusive use of the residents of the facility.

Included hereby please find the following:

Appendix 1	:	Location
Appendix 2	:	Title Deed
Appendix 3	:	Resolutions and Power of Attorney
Appendix 4	:	SG diagram
Appendix 5	:	Pre Scrutiny feedback
Appendix 6	:	Zoning certificate
Appendix 7	:	Surveyor General – Erf designation

Doornbosch Centre | Strand Road | PO Box 204 | Stellenbosch 7599
Tel: 021 - 886 5050 | Fax: 021 - 883 8965 | Email: emilevdm@adept.co.za

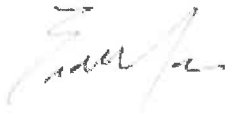
Evdm Town Planning Services CC Reg. No. 2005/162249/23
Emile van der Merwe URP(SA) B. Hon. M(URP) MSAPI

Appendix 8	:	Sectional Title diagrams
Appendix 9	:	Architectural drawings
Appendix 10	:	Architectural statement: Visual and mitigation measures
Appendix 11	:	Building plan approvals
Appendix 12	:	Landscaping Plan
Appendix 13	:	Application form

Attached please also find the proof of payment in respect of the application fees and it will be appreciated if you can please provide the invoice to this office accordingly.

Thanking you in anticipation.

Yours faithfully



EMILE VAN DER MERWE

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

1. BRIEF

Emile van der Merwe Town Planning Consultants have been appointed by the registered owners of Erf 16400 (former Farm 490/5) Stellenbosch to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

- Application in terms of Section 15 (2) (a) of the Stellenbosch Municipal Land Use Planning By-Law (2023) for the rezoning of a portion (2193m²) of the existing building from Agricultural/Rural Zone to Multi-Unit residential zone to allow for 28 residential units and ancillary communal areas for the exclusive use of the residents of the facility

The following report will endeavour to show that the proposal is desirable from an integrated planning point of view and that it is line with the planning policies of National- and Provincial Government as well as the planning directives endorsed in terms of the Stellenbosch Municipal Integrated Development Plan and the Stellenbosch Spatial Development Framework.

2. BACKGROUND

The Stellenbosch Municipality during 2005 granted approval for the rezoning of a portion of the property from Agricultural Zone 1 to Residential Zone V to establish a guest house consisting of 12 suites with appropriate facilities on the property.

The Stellenbosch Municipality during 2014 granted approval to convert the existing agricultural for a tourist facility comprising a conference facility and wine tasting area within the ground floor of the existing building on the property. Approval was also granted for a temporary departure to accommodate a spa treatment facility for guests on the lower ground floor of the existing building as well as to facilitate a restaurant which is open to the general public within the dining hall of the approved guest house facility. The said approval also allowed for internal changes to the existing guest house on the property.

In terms of the zoning certificate (**Appendix 6**), the property comprises a split zoning that allows for the following:

Multi-Unit residential Zone

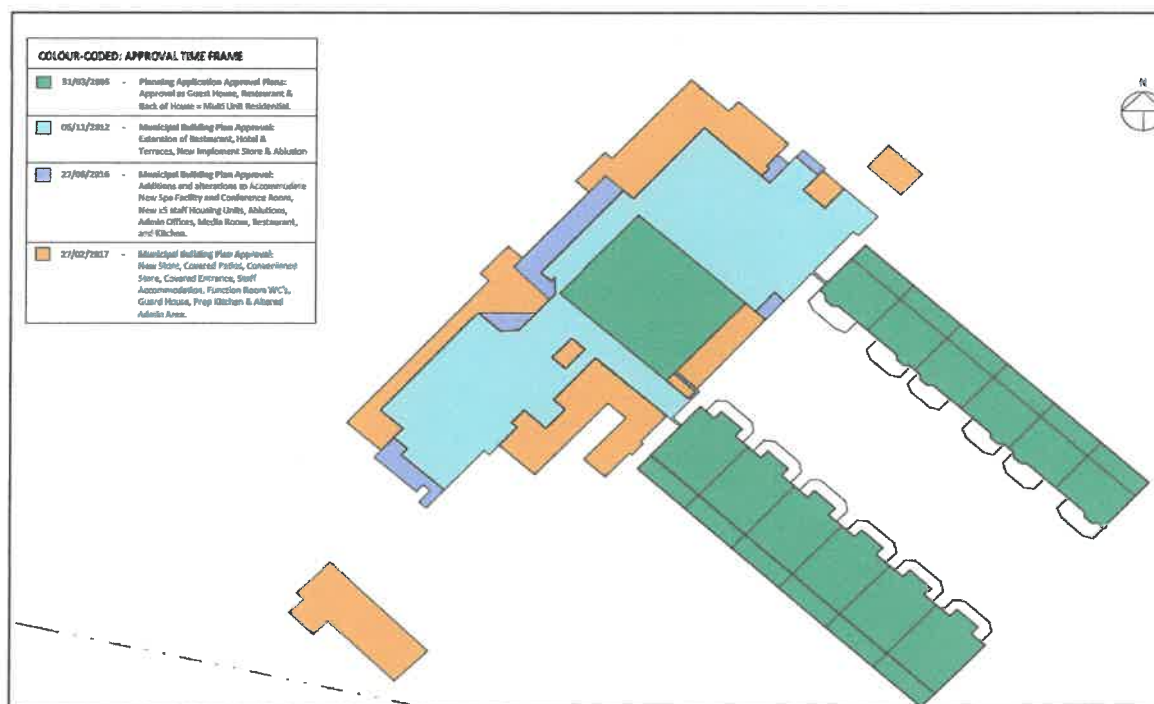
Limited to an area of 1068m² for twelve (12) tourist accommodation suites with a reception/dining/lounge/kitchen/laundry area as per the approvals granted in 2005 and 2014, respectively; and

Agriculture/Rural Zone

Remainder of the property – Agricultural Rural Zone with a consent approval for tourist facilities (100m² wine tasting facility and 60 seat conference facility) in the existing agricultural building.

Building plans for the development and additions and alterations to the guest house and associated facilities were approved in accordance with the diagrams below (Appendix 11).

Approved building plans and land uses



3. LOCATION AND ACCESS – REFER TO APPENDIX 1 – LOCALITY PLAN

The property is located approximately 5k m to the east of the Stellenbosch Central Business and gains access from the Helshoogte Road (Main Road 172) via an existing approved access.

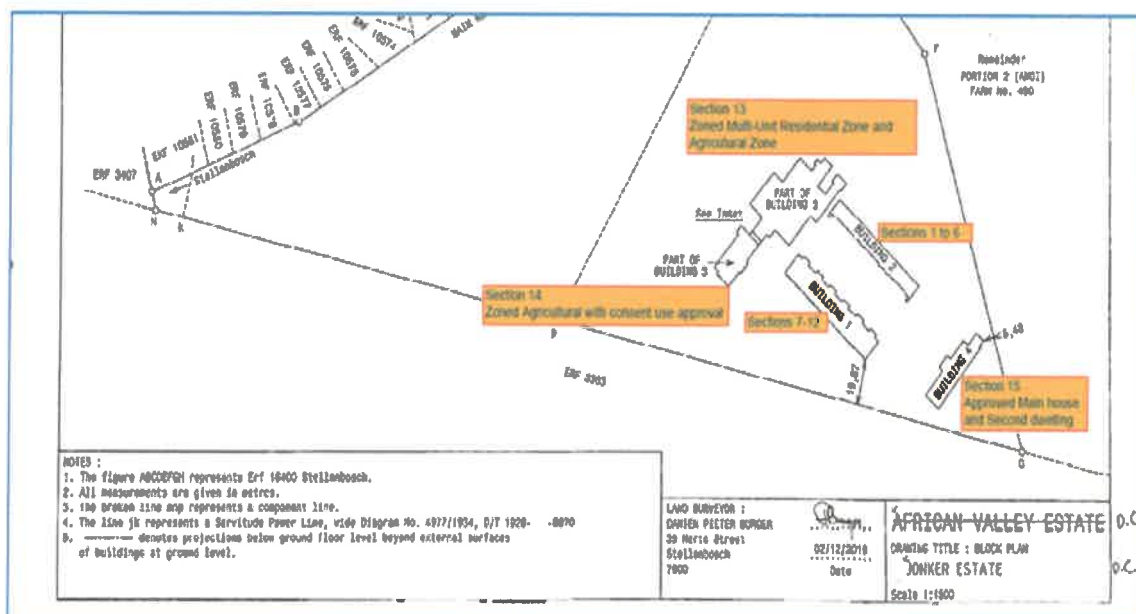
4. OWNERSHIP AND SIZE

The property is owned by De Bosch Properties (Pty) Ltd and Sarprop Development (Pty) Ltd in accordance with the Title Deed attached as **Appendix 2**. The Company resolutions and Power of attorney is attached as **Appendix 3**. The SG diagram is attached as **Appendix 4**. The property is 6,2731 ha in extent.

5. REGISTRATION AND SECTIONAL TITLE DIAGRAMS

In terms of Section 36 of Act 8/1997 the property designation has been changed from Farm 490/5 to Erf 16400 Stellenbosch. The letter of the Department of Rural Development and Land Reform is attached as **Appendix 7**. The property is exempted from the provisions of the Subdivision of Agricultural Land Act (Act 70 of 1970) and a Sectional Title Scheme (Jonker Estate) has been registered as per the SG diagrams D443/2016 (**Appendix 8**).

The existing buildings in terms of the approved Sectional Title Scheme are confined to the existing approved 4 buildings shown on the diagram below and comprise the following:



- Buildings 1 – presents 6 guest suites (Sections 7-12)
- Building 2 – presents 6 guest suites (Sections 1-6)
- Building 3 – Sections 13 and 14
- Building 4 – Existing main dwelling (Section 15).

6. DEVELOPMENT PROPOSAL – PLANS ATTACHED – APPENDIX 9

The current zoning with associated land uses does not align with the existing building configuration applicable to certain portions of Sections 13 and 14 and it presents a complex scenario that severely compromise the present and future functionality of the building. It therefore is the intention of the owners to formalize the split zoning of these portions of the existing building (building no 3) in a practical and sensible manner. Given the approved Sectional Title Scheme that includes Sections 13 and 14 and the current use of buildings 1 and 2 as multi- unit residential units the development proposal entails the conversion and internal alterations to permit the establishment of 28 multi-unit suites **within the footprint of the existing building**.

The development proposals are attached as **Appendix 9** and comprise the following:

- 12 units on lower ground floor (771m²) – (9x one bedrooms, 1x two-bedrooms and 2 x three-bedroom units)
- 16 units on upper ground floor (967m²) – 13 x one-bedrooms and 3x three-bedroom units
- Stoep areas - 455m²
- Communal areas (362m²) – Approved Multi-Unit residential zone

Parking

Required (1 and 2 bedroom units) = $35 \times 1.5 = 53$ and $3 \times 3 \text{ bedrooms} \times 2 = 6$

- Total required 59
- Provided = 65

Note: The re-development of the building will result in small decrease of the existing building footprint

ARCHITECTURAL DRAWINGS AND STATEMENT PERTAINING TO VISUAL IMPACT AND MITIGATION MEASURES

The architectural drawings prepared by TV3 Architects and Planners is attached as Appendix 9. In terms of the drawings read with the method statement (**Appendix 10**) the following is noted:

Objective

To soften the existing visual impact through the sensitive use of materials, colour, scale, and form as to ensure that the building integrates harmoniously into its context, with the aim of being visually recessive rather than dominant.

Material Use:

All newly constructed walls are to be finished with a clean, smooth plaster surface and selected portions of the façades, including vertical elements such as braais, will be clad in natural colour timber.

Building Footprint and Roof Form:

The original **approved building footprint** was respected, and in some areas **the footprint is reduced** through strategic setbacks. New additions include a combination of flat roofs and a **low-pitch (25°)** roof element that is set back behind the flat-roofed portion, further reducing its visual prominence.

Building Form, Volume and Façade Layering:

The building mass has been segmented into smaller, articulated forms. Recessed balconies and deep-set glazing are to be implemented in order to reduce the perception of scale and to create a layered façade that harmoniously interacts with the environment. These setbacks introduce visual depth and will serve as passive design elements as well as to prevent large reflective areas from street or adjacent properties.

The **layered façades and deep envelope** approach contributes significantly to reducing the apparent building volume and visual bulk. This enables the architecture to harmoniously blend within its natural surroundings.

Colour Palette:

The walls will be painted in warm grey tones, which are visually recessive and less intrusive compared to white. These colours reduce the visual contrast between the building and its environment, facilitating a seamless integration into the natural landscape

The use of darker, muted tones on walls and roofing positively enhances the visual integration of the building. A variation of grey tones across architectural elements creates subtle depth, ensuring that vegetation and the broader landscape remain the primary visual focal point.

Balustrades and Retaining Walls:

Balustrades will be constructed from frameless glass, minimising interruptions to views and reducing visual clutter.

Dry-stacked stone walls will be used for external retaining walls — a robust yet natural method that reinforces the local character and terrain without appearing artificial or engineered, reinforcing a grounded, organic aesthetic.

Lighting:

Light pollution is to be avoided by limiting exterior lighting to the minimum required for safety and functionality. All lighting will be:

- Discrete and well-integrated into the building design;
- Naked light sources must not be visible outside the area of the site, and light sources must be shielded to reduce light spillage.
- Downward-facing and subtle in intensity, particularly in shared or public areas.
- Up-lighting on outer façades will be limited and properly shielded.
- Neon or unshielded bright security lighting will not be used.
- Lighting will be restricted to build structures only, and any parking area lighting will be low level, soft in tone, and not visually obtrusive.

Landscaping

In addition to the above, will sufficient landscaping be implemented to further mitigate and soften the visual impact of the existing building. The landscaping plan is attached as **Appendix 12**.

7. LEGISLATIVE AND POLICY CONTEXT

7.1 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Western Cape Land Use Management Act (2014)

The afore-mentioned legislative provides the norms and standards and guiding principles to which development applications must comply and assessed. The application inter-alia is consistent with the following guiding principles.

- Promote land development that is spatially compact, resource –frugal and within the fiscal, institutional and administrative means of the Stellenbosch Municipality.
- Protection of prime unique and high potential agricultural land.
- Uphold consistency of land use measures in accordance with environmental management instruments
- Promote land development in locations that are sustainable and limit urban sprawl
- Protection of high biodiversity areas and heritage and tourism resources
- Optimise the use of resources and infrastructure in a just and efficient manner
- Integrate social, economic and institutional aspects of land development

In terms of Section 7 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and Section 59 of the Western Cape Land Use Planning Act, 2014 (LUPA), land development applications must promote the core development principles. The proposal complies with these principles as follows:

Spatial Justice:

The proposed conversion of existing buildings into residential units within the urban edge supports spatial justice by promoting more inclusive and equitable use of land in the Stellenbosch area. The proposed land use is conducive to economic diversification, which can provide new local employment and service opportunities for surrounding communities, including historically disadvantaged groups. The repurposing of existing infrastructure avoids exclusive or underutilised land use patterns and contributes to a more balanced economy.

Spatial Sustainability:

The proposal aligns with the principle of spatial sustainability by utilising existing buildings on an already-developed portion of the property. No additional buildings or land disturbance are proposed, thereby protecting the remaining agricultural land. The re-use of the existing building will not impact ecological footprint and biophysical attributes of the area and will not infringe of the remainder agricultural portion of the property. land.

Efficiency:

The development promotes efficient and optimal land use through the adaptive re-use of existing buildings and infrastructure that limits the demand on municipal resources. The

consolidation of activities within a defined footprint also limits spatial sprawl and makes optimal use of the property's development potential.

Spatial Resilience:

The proposal allows the property to remain economically active and adaptable to changing circumstances and market conditions, thereby contributing to the resilience of the local rural economy.

Good Administration:

The application process will be undertaken in accordance with the procedural requirements of the Stellenbosch Municipality.

7.2 Stellenbosch Municipal Spatial Development Framework (SMSDF)

The Stellenbosch SDF has been approved by Council during November 2023 is founded on the principles of the Spatial Planning and Land Use Management Act and the Western Cape Land Use Planning Act as well other relevant legislation.

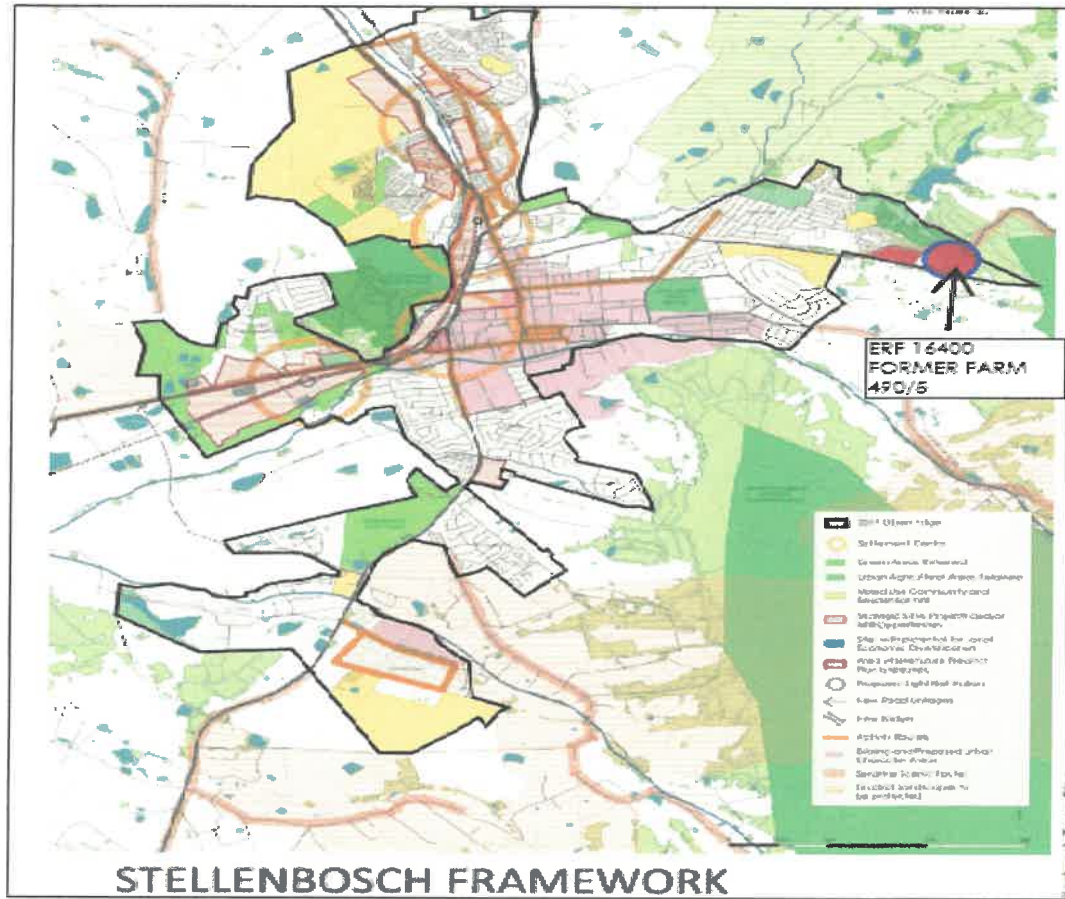
The Stellenbosch Municipality Spatial Development Framework (SSDF), approved by Council in 2023, identifies seven key principles for spatial development and management within the municipality, namely:

1. Maintain and grow natural assets;
2. Respect and grow our cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement
4. opportunity;
5. Clarify and respect the different roles and functions of settlements;
6. Clarify and respect the roles and functions of different elements of movement structure;
7. Ensure balanced, sustainable communities;
8. Focus collective energy on critical lead projects;

The SDF places a renewed and key focus on the protection of agricultural and farming land and the conservation of the natural and biodiversity areas.

The development proposal in relation to the approved urban edge is shown on the map below.

Extract: Approved Stellenbosch Municipal Spatial Development Framework November 2023



The property is located within the approved edge of Stellenbosch Town as indicated above. The proposal is consistent with the spatial proposals as it is confined to an existing approved building. The proposal will not have no adverse impact on the existing green and agricultural areas and the areas will be retained. The development footprint of the building will not be increased.

8. SERVICES

It is envisaged that the re-use of the existing buildings will not lead to a substantial increase in service level capacity of the municipality. BSI Civil and Structural Engineers have been appointed to provide and obtain the required confirmation from the Directorate Engineering Services Stellenbosch Municipality in this regard.

9. CONCLUSION

The development proposal is considered desirable from a planning and land use management perspective with regard to the following:

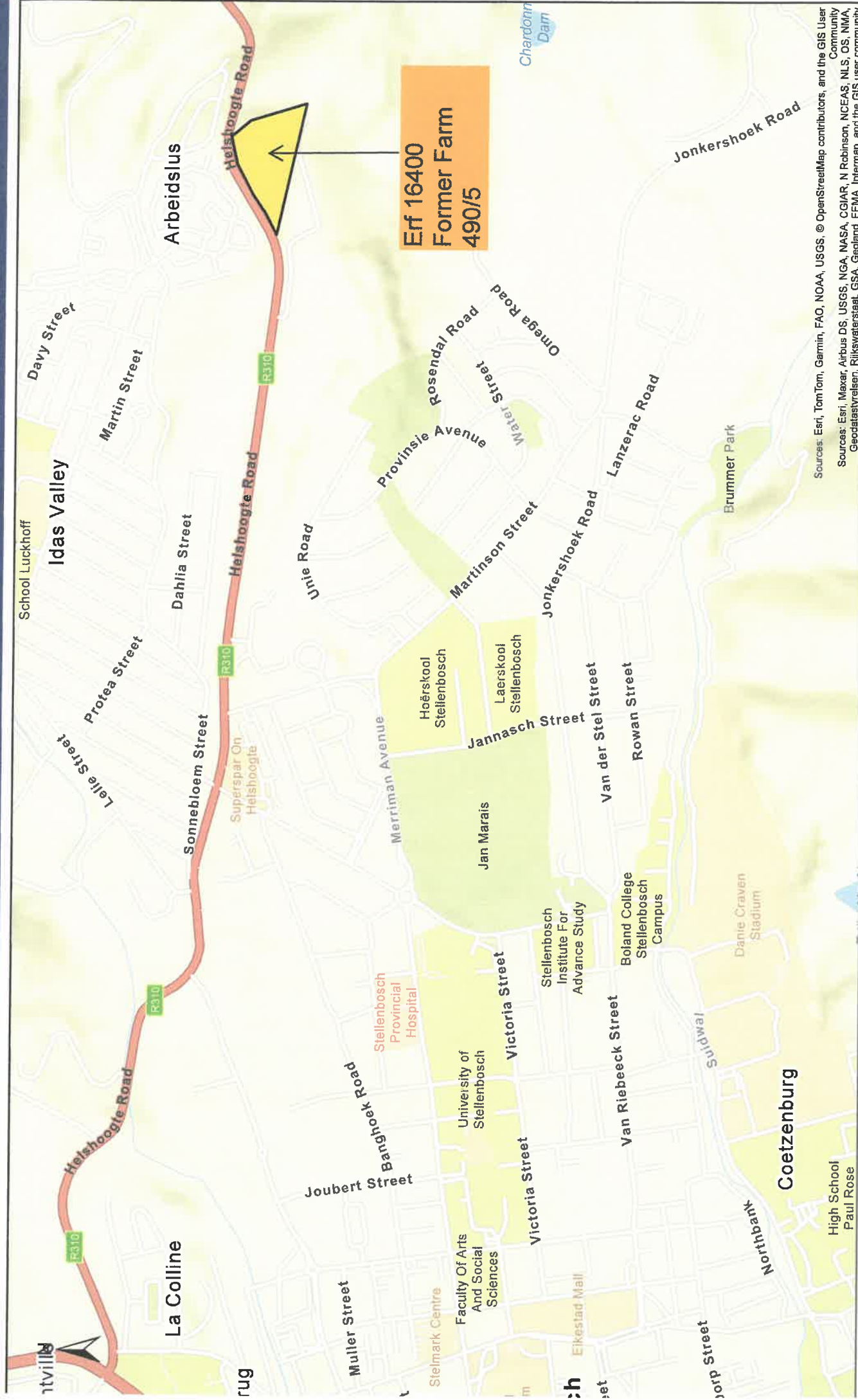
- The application is consistent with the Integrated Development plan and the Spatial Development Framework of the Stellenbosch Municipality
- The application property is located within the urban edge and will not result in urban sprawl as it is confined to an existing building of which the major portion is zoned multi-unit residential zone.
- The proposal allows for a moderate form of densification as promoted on national, provincial and local planning policy level.
- The agricultural component will be retained.
- The proposal is not considered to be out of character with the surrounding area,
- Parking can be provided on the property;
- The proposal presents the opportunity to implement architectural components and elements to soften and mitigate the existing visual impact;
- The proposal will not have a significant impact on the service level capacities of the Municipality.
- The development complies to and is consistent with the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act (2013), the principles referred to in Chapter VI of the Land Use Management Act, (2014) and the provisions of the Stellenbosch Zoning Scheme By-Law (2023) and the Stellenbosch Municipal Land Use Planning By-Law (2015)

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Erf 16400 Stellenbosch.

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APPENDIX 1
LOCATION PLAN

Erf 16400: Location Plan



Date created: 2025/04/30



APPENDIX 2

TITLE DEEDS

310

DERCKSEN & CO
P O BOX 1476
STELLENBOSCH
7599

Prepared by me



CONVEYANCER
ELSJE JACOBA JOHANNA DERCKSEN
(LPCM 78880)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 550 000,00	R. 850,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

10 DEC 2025

ST 000013681 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNECKE LOUW (LPCM 80989)

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

SARBRO LEISURE PROPRIETARY LIMITED
Registration Number 1997/001600/07

which said Power of Attorney was signed at CENTURION on 10 December 2024

And the said appearer declared that his/her principal had, on 21 October 2024, truly and legally sold the following property, by Private Treaty;

And that he/she, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

DE BOSCH PROPERTIES PROPRIETARY LIMITED
Registration number: 2000/018606/07

1. ONE HALF (1/2) SHARE in a Unit consisting of
 - (a) Section Number 13 as shown and more fully described on Sectional Plan Number ~~SS 00000067~~ / 2025 in the scheme known as JONKER ESTATE in respect of the land and building or buildings situated at Stellenbosch, in the municipality and division Stellenbosch, Western Cape Province, of which section the floor area, according to the said sectional plan is 1 006 (One Thousand and Six) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST 000013666 / 2025

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

2. ONE HALF (1/2) SHARE in a Unit consisting of

- (a) Section Number 14 as shown and more fully described on Sectional Plan Number ~~SS 00000067~~ / 2025 in the scheme known as JONKER ESTATE in respect of the land and building or buildings situated at Stellenbosch, in the municipality and division Stellenbosch, Western Cape Province, of which section the floor area, according to the said sectional plan is 713 (Seven Hundred and Thirteen) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST 000013667 / 2025

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

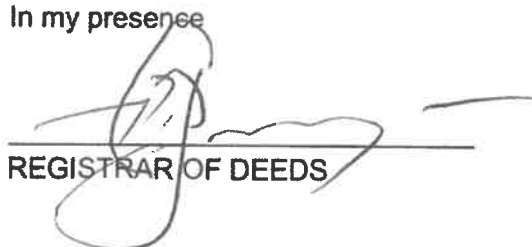
WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R550 000,00 (FIVE HUNDRED AND FIFTY THOUSAND RAND) .

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 14 March 2025.



q.q.

In my presence



REGISTRAR OF DEEDS



310

DERCKSEN & CO
P O BOX 1476
STELLENBOSCH
7599

Prepared by me



CONVEYANCER
ELSJE JACOBA JOHANNA DERCKSEN
(LPCM 78880)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5350.00000	R. 2596.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

1 8 -00- 2025

CT 000013680 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNECKE LOUW (LPCM 80989)

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

SARBRO LEISURE PROPRIETARY LIMITED
Registration Number 1997/001600/07

which said Power of Attorney was signed at CENTURION on 20 January 2025

And the said appearer declared that his/her principal had, on 3 December 2024, truly and legally sold the following property, by Private Treaty;

And that he/she, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

SARPROP DEVELOPMENT PROPRIETARY LIMITED
Registration Number: 2018/566805/07

1. ONE HALF (1/2) SHARE in a Unit consisting of

- (a) Section Number 13 as shown and more fully described on Sectional Plan Number SS 000000067/2025 in the scheme known as JONKER ESTATE in respect of the land and building or buildings situated at Stellenbosch, in the municipality and division Stellenbosch, Western Cape Province, of which section the floor area, according to the said sectional plan is 1 006 (One Thousand and Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST 000013666/2025

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

2. ONE HALF (1/2) SHARE in a Unit consisting of

- (a) Section Number 14 as shown and more fully described on Sectional Plan Number SS 000000067/2025 in the scheme known as JONKER ESTATE in respect of the land and building or buildings situated at Stellenbosch, in the municipality and division Stellenbosch, Western Cape Province, of which section the floor area, according to the said sectional plan is 713 (Seven Hundred and Thirteen) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST 000013667/2025

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

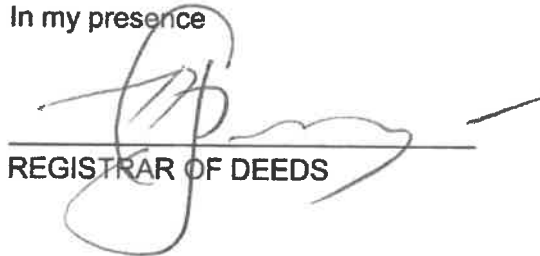
WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 350 000,00 (FIVE MILLION THREE HUNDRED AND FIFTY THOUSAND RAND) .

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 14 March 2025.



q.q.

In my presence


REGISTRAR OF DEEDS

APPENDIX 3
RESOLUTIONS AND POWER OF ATTORNEY

RESOLUTION

DE BOSCH PROPERTIES (PTY) LTD

REG NO 2000/018606/07

HELD AT STELLENBOSCH ON 18 JUNE 2025

PROPERTY: ERF 16400 STELLENBOSH

Francois Dercksen in his capacity as Director is hereby authorized to act on behalf of the Company and to sign all relevant documents in respect of the application to be made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning By-Law (2023) on the above-mentioned property.



FRANCOIS DERCKSEN

DIRECTOR

RESOLUTION

SARPROP DEVELOPMENT (PTY) LTD

REG NO 2018/566805/07

HELD AT STELLENBOSCH ON 18 JUNE 2025

PROPERTY: ERF 16400 STELLENBOSH

Percy Sarjoo in his capacity as Director is hereby authorized to act on behalf of the Company and to sign all relevant documents in respect of the application to be made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning By-Law (2023) on the above-mentioned property.



DIRECTOR

POWER OF ATTORNEY

De Bosch Properties (Pty) Ltd and Sarprop Development (Pty) Ltd, the registered owners of Erf 16400 Stellenbosch,

Do hereby nominate and appoint

Emile van der Merwe Town Planning Consultants

With the power of substitution, to be my/our lawful Agent in my/our name, place and stead and to make the necessary application for the following

- ❑ **APPLICATION FOR REZONING AND AMENDMENT OF SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15 (2) OF THE STELLENBOSCH LAND USE PLANNING BY-LAW (2023)**

On the above mentioned property and to proceed with any required work to the final end and termination thereof and generally of effecting the purpose aforesaid, to do our cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Agent(s) shall lawfully do, or cause to be done by virtue of these present.

SIGNED AT STELLENBOSCH ON THIS 18th DAY OF JUNE 2025



FRANCOIS DERCKSEN

DIRECTOR



PERCY SARJOO

DIRECTOR

APPENDIX 4

SG DIAGRAM

Goedgetuys.

J. de Vries
Landmeter-Generaal.
23-11-1959

SYZ Kaapen Vord	RIJTINGS- HOEK	STELING 1: 296 KO-ORDINATE	z
AB	253.16.20	A	Kant. 0.0 +11000.000.0
BC	208.49.40	B	+30411.0 +25656.1
CD	208.49.40	C	+30080.5 +25559.2
DE	342.22.30	D	+30055.5 +25570.4
EF	322.07.00	E	+29670.4 +25701.7
FG	343.23.40	F	+29516.5 +26186.1
GH	102.46.30	G	+29181.4 +26616.8
HJ	166.02.20	H	+29015.3 +27173.8
JA	238.32.20	J	+30475.0 +26842.8
BM	253.16.20	M	+30722.8 +25846.0
BN	232.46.30	N	+29913.9 +25506.7
			+25784.4 +27903.4

Beskrifwing van Baken:

A = 4" vierkante wat 6" witteek

B M = Geest baken.

C D E F G = 1" x 3" vierkante wat 9" witteek

H J = Swaartwyker hoekdraadpaal.

1. Figuur A.K.L.H.J wat Gedeelte 3 (geel) van Gedeelte 2 (Armo) van die plaas Nr 490, waarstel. Kaart Nr 702/1949 geheg aan T/A 1950-198-6902
2. Figuur A.B.C.D.E.F.G.H.K wat Gedeelte 4 (geel) van Gedeelte 3 (Armo) van die plaas Nr 490, waarstel. Kaart Nr 7355/59 geheg aan T/A 1960. 2499

Staal 1: 5000

A.B.C.D.E.F.G.H.J

grond, synde

18.9956 Morge

Gedeelte 5 van die plaas Nr 490 en deels van (sien 30)

gelyk in die Afdeling Stellenbosch Provinsie Kaap die Goete Hoop

Opgetreke in Janie 1959 deur my *J. de Vries* Landmeter.

Landmeter.

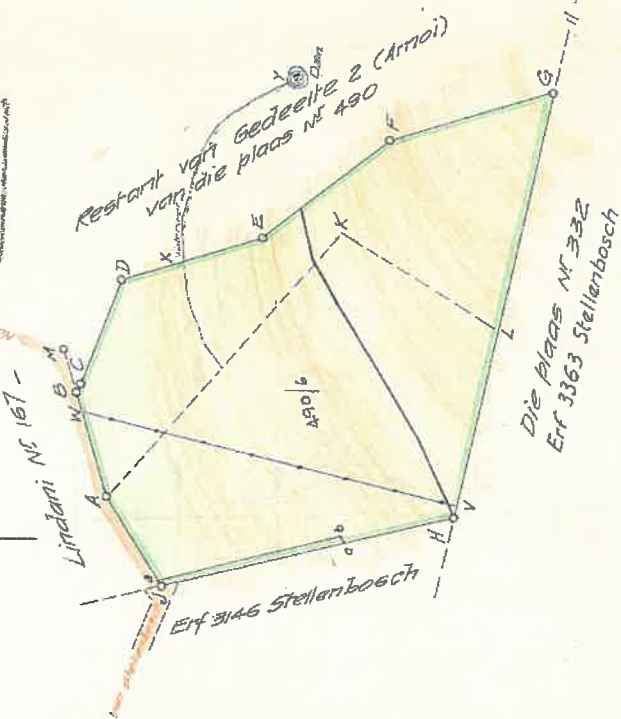
Hierdie kaart is geheg aan S.V.T. Nr. 2500/1960.	Die oorspronklike kaart is geheg aan No. 2500/1960.	Libor No. 7357/59 M.S. No. E. 1603/59
Registreur van Akte.	aan in die beskrywing aangehaal	BH-SDP (M1046) 1/14 4H-808C.

FOR ENDORSEMENTS
SEE BACK OF DOW/40/5

Subject to
Sectional Title

* Rem N104

ERF 16400
Stellenbosch



- 1 Die blau lyn v.w stel in Servituut Kraglyn, voor Kaart Nr 497/1934 geheg aan Natienele Akte - sien T/A Nr 5970/1938.
- 2 Die blau lyn XY stel in Servituut Wateroor van die Restant van Kaart Nr 7356/59, geheg aan T/A Nr 2499/1960.

APPENDIX 5

PRE SCRUTINY FEEDBACK

Emile

From: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Sent: Friday, 09 May 2025 16:04
To: emilevdm@adept.co.za
Subject: RE: [EX] RE: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

Yes



STELLENBOSCH
STELLENBOSCH • BUREL • FRANCKSEN
MUNICIPALITY • EMILE • FRANCKSEN



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens. Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

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From: Emile <emilevdm@adept.co.za>
Sent: Friday, 09 May 2025 15:33
To: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; 'Francois Dercksen' <francois@dercksen.co.za>
Subject: [EX] RE: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

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Hallo Robert

Thanks, can I proceed with formal submission in adherence to your info below.

Please confirm.

Thanks
Emile

From: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Sent: Friday, 09 May 2025 14:36
To: emilevdm@adept.co.za
Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; 'Francois Dercksen' <francois@dercksen.co.za>
Subject: RE: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

Emile

As discussed during the onsite meeting, the proposal must accurately reflect the approvals granted under the Land Use Management Scheme (LUMS) and demonstrate that these approvals have been implemented onsite, as evidenced by the approved building plan. Furthermore, the Site Development Plan (SDP) must clearly delineate the areas proposed for rezoning, specify the intended land uses, and include provision for adequate onsite parking in accordance with regulatory requirements. The accompanying motivation should explicitly detail the nature of the application, supported by relevant sketches / plans.

Emile

From: Emile <emilevdm@adept.co.za>
Sent: Friday, 09 May 2025 15:33
To: 'Robert Fooy'
Cc: 'Bulelwa Mdoda'; 'Francois Dercksen'
Subject: RE: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

Hallo Robert

Thanks, can I proceed with formal submission in adherence to your info below.

Please confirm.

Thanks
Emile

From: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Sent: Friday, 09 May 2025 14:36
To: emilevdm@adept.co.za
Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; 'Francois Dercksen' <francois@dercksen.co.za>
Subject: RE: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

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It is also strongly recommended that a comprehensive landscaping plan be submitted to ensure alignment with the overall development objectives and include copies of previous LUMS and building plan approvals granted where relevant.



Regards 

Robert Fooy

Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680

Email: robert.fooy@stellenbosch.gov.za

1st Floor, NPK Building

It is also strongly recommended that a comprehensive landscaping plan be submitted to ensure alignment with the overall development objectives and include copies of previous LUMS and building plan approvals granted where relevant.



Regards



Robert Fooy

Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680

Email: robert.fooy@ Stellenbosch.gov.za

1st Floor, NPK Building
20 Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za



www.facebook.com/stellenboschmunicipality

twitter.com/StellMun



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MUNISIPALITEIT • EMISIPALA • MUNICIPALITY



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From: Chrizelle Kriel <Chrizelle.Kriel@ Stellenbosch.gov.za>

Sent: Friday, 09 May 2025 12:10

To: Robert Fooy <Robert.Fooy@ Stellenbosch.gov.za>

Cc: Bulelwa Mdoda <Bulelwa.Mdoda@ Stellenbosch.gov.za>

Subject: Fw: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

Robert, please scrutinise and provide written feedback.

Vriendelike Groete / Kind Regards

Chrizelle Kriel (Pr. Pln.)

Manager: Land Use Management

Development Management

**Planning & Economic
Development**



T: +27 21 808 8660| Fax: +27 21 886 6899

Email:
Chrizelle.Kriel@stellenbosch.gov.za

1st floor, NPK Building

Cnr Plein and Ryneveld Street

PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

From: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>

Sent: Friday, May 9, 2025 9:18 AM

To: emilevdm@adept.co.za <emilevdm@adept.co.za>

Cc: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>; Landuse Applications
<Landuse.Applications@stellenbosch.gov.za>

Subject: FW: Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

Dear Emile;

I hereby acknowledge receipt of your pre- application for Erf 16400 Stellenbosch.

Your request will be allocated to a Planner.

Feedback will be provided in due course.



Kind regards
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690
1st Floor, NPK Building
Cnr Plein and Ryneveld Street
Stellenbosch
7600
www.stellenbosch.gov.za



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is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Emile <emilevdm@adept.co.za>

Sent: Tuesday, 06 May 2025 13:11

To: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>; Robert Fooy <Robert.Fooy@stellenbosch.gov.za>

Cc: 'Francois Dercksen' <francois@dercksen.co.za>

Subject: [EX] Erf 16400 Stellenbosch (Former Farm 490/5): Jonker Estate Pre Scrutinuy application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day

Attached please find the the required Pre-Scrutiny application on the above-mentioned property.

The said application follows on the site inspection meeting that was held on 10 April 2025 held with the owner and officials from the Planning and Heritage/Spatial Section.

It is trusted that the Pre Scrutiny application receives your favourable attention and this office kindly awaits your further instruction in this regard.

Your comments are kindly sought in order to proceed with the formal submission.

Kind regards

Emile



EMILE VAN DER MERWE

LAND PLANNING CONSULTANTS

084 556 6461

Downsbooth Centre | Strand Rd | PO Box 204 | Stellenbosch 7399
Tel: 021 886 3050 | Fax: 021 883 3963
Email: emilevdm@adept.co.za

APPENDIX 6
ZONING CERTIFICATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

Our Ref : Farm 490 Portion 5
Contact per : R Fooy
Contact no. : (021) 808 8680

ZONING CERTIFICATE

**Farm 490 Portion 5, Stellenbosch, Administrative District of Stellenbosch,
Province of the Western Cape**

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2023, the base zone allocated to the above property, **is a split zone**:

1.1 MULTI-UNIT RESIDENTIAL ZONE

Limited to an area of 1068m² on the property for a twelve (12) Guest Room, Tourist Accommodation Enterprise with a reception / dining / lounge / kitchen/ laundry area, as noted in the approvals granted in 2005 & amended in 2014. (Lapsed Temporary Departure for the 120-seater Restaurant to be use as dining area only for patrons of the establishment)

1.2 AGRICULTURE AND RURAL ZONE

The remainder of the property (Excluding the 1068m² spot zone approval granted in 2005 & amended in 2014.)

PRIMARY USES	ADDITIONAL USES (Technical Approval)	CONSENT USES (Application Required)
<ul style="list-style-type: none">• Agricultural building (≤2000m²)• Agriculture• Dwelling house• Forestry• Natural environment• Occasional use (one event/year)• Private road• Polytunnel (≤2000m²)• Second dwelling• Employee housing (one unit)	<ul style="list-style-type: none">• Agricultural building (>2000m²)• Agricultural industry (<2000m²)• Bed and breakfast establishment• Employee housing (exceeding one unit)• Guest house• Home day care centre• Home occupation practice• Polytunnel (≤2001m² and ≤5000m²)• Rooftop base telecommunication station• Tourist dwelling units	<ul style="list-style-type: none">• Abattoir• Additional dwelling units (Max 4)• Airfield• Airstrip• Agricultural industry (≤2000m²)• Camping site• Day care centre• Freestanding base telecommunication station• Helicopter landing pad• Intensive feed farming• Kennel• Market

	<ul style="list-style-type: none"> • Tourist facility (Existing buildings) 	<ul style="list-style-type: none"> • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (New buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter
--	---	--

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

A Deemed Additional Use on the remainder agricultural zoned portion of the property for a Tourist Facility comprising a 100m² Wine Tasting facility, with a 60 seat Conference Facility in the existing converted agricultural building, as indicated in the approval granted in 2014. The lapsed Temporary Departure granted for 240m² Spa area located on the lower ground floor area of the converted agricultural building to be converted back to be used as part of the agricultural building for agricultural related uses.

3. LAND USE RESTRICTIONS

This property may only be used for the permitted land uses detailed above and for no other purpose.

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at <https:// Stellenbosch.gov.za/planning-portal/>.

4. STATUS OF THE ZONING CERTIFICATE

- A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.
- The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions.



For Director: Planning and Economic Development

20-11-2024

Date:



STELLENBOSCH

STELLENBOSCH • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Annexure 2

Navrae / Enquiries :
U verwysing / Your ref.
Ons verwysing / Our Ref.
Datum / Date
Telefoon / Telephone
Faks / Fax
E-pos / E-mail

U von Molendorff
Farm 490/5, Stellenbosch
2005-03-31
021-808 8682
021-808 8651
ulrichm@stellenbosch.org

REGISTERED POST

Amanda Louw Townplanners

Sir / Madam

APPLICATION FOR REZONING : AFRICAN VALLEY ESTATE GUESTHOUSE: REMAINDER FARM 490/5, STELLENBOSCH

Your application in the abovementioned regard, refers.

The Council at its meeting held on 2005/03/08 resolved as follows:

- (a) that, in terms of Section 16 of the Land Use Planning Ordinance, 1985 (No 15 of 1985), approval be granted for the rezoning of a portion measuring $\pm 1\,068\text{m}^2$ of Farm 490/5 Stellenbosch, from Agricultural Zone I to Residential Zone V to establish a guest-house consisting of 12 suites and appropriate facilities; and
- (b) that, in terms of Section 42(1) of the Municipal Ordinance, 1985 (No 15 of 1985), the approval in paragraph (a) shall be subject to the following conditions:
 - (i) that the developer submit a comprehensive landscaping plan which illustrates the measures which will be implemented to reduce the visual impact of the development. These measures must take into consideration and where appropriate, include the mitigating measures included in the Visual Impact Assessment submitted in support of the application (APPENDIX 1.28 to 1.36). The landscaping plan must be accompanied by a schedule which outlines when the landscaping and other mitigating measures will be implemented. The developer's commitment to comply with this schedule must be submitted in writing as well as details of the landscape architect who will be responsible for implementation of the landscaping and other measures;
 - (ii) that the guest-house be limited to 12 guest-suites together with the required facilities. The total floor area of the facility may not exceed $1\,068\text{m}^2$;

7

- (iii) that the developer honour the commitment made to negotiate a contribution towards the research and development of the local biosphere as already made in APPENDIX 1.39;
- (iv) that the developer honour the commitment made to promote eco-tourism in the Botmaskop area in conjunction with other property owners. Preference must be given where appropriate to the employment of local residents of Stellenbosch in the planned tourist activities so as to benefit the local community;
- (v) that attention be given to minimizing the illumination of the site to prevent light pollution in the rural area. Lighting with a low impact must be indicated on the development plan. Illumination of the access and internal roads is not recommended. A report with regard to the intended lighting must be submitted before building plans shall be approved;
- (vi) that the owner of the property or the successor-in-title, not deviate from this approved landscaping plan in future;
- (vii) that any contemplated advertising signs must be in accordance with the specifications of the Roads Authority and be submitted to the Municipality and the roads authority for assessment. The rural character and ambience must be borne in mind in this regard;
- (viii) that all materials used in the construction of the buildings, be complimentary to the character of the environment. Preference must be given to natural materials and finishes which are appropriate. Details of the intended finishes must be provided for assessment with the building plans;
- (ix) that building plans for the proposed buildings be submitted to the Council;
- (x) that the activities on the property may not create a nuisance to the adjacent properties. No outside music or loud-speaker systems shall be allowed at the common facility. It will be the owner's responsibility to ensure that visitors do not enter abutting private property without permission;
- (xi) that the following conditions of the Director: Engineering and Technical Services (Stellenbosch Municipality), be adhered to:
 - (a) that services be connected to the municipal water and sewerage reticulation networks;
 - (b) that detail civic services plans, with specific reference to roads, stormwater, sewerage and water, be submitted to the Department for approval;
 - (c) that the development be serviced by the refuse removal service of the Council;
 - (d) that pro-rata capital contributions for bulk services shall be payable;
 - (e) that way-leaves be obtained from the District Roads Engineer to allow for the connection of the services to the Municipal networks;
- (xii) that the conditions of the Chief: Health Officer (Cape Winelands District Municipality) as set out in its letter 16/1/2/1 dated 2004-06-04, APPENDIX 1.20, be adhered to;
- (xiii) that the conditions as set out in the Record of Decision E 12/2/1 105, Farm 490/5, dated 2004-11-30 (APPENDIX 1.12 to 1.18) of the Department of Environmental Affairs and Development Planning be adhered to;

- (xiv) that the conditions of the Department of Water Affairs and Forestry as set out in its letter 16/2/7/G200/A/8 dated 2004-10-15 must be complied with (APPENDIX 1.21);
- (xv) that the conditions of the District Roads Engineer as set out in APPENDIX 1.19, be complied with; No building plans for the guest house shall be approved until proof has been provided that a mutually acceptable agreement has been concluded with regard to access;
- (xvi) that no pollution, including noise pollution, may take place on the property. All health regulations must be complied with. Where noise is concerned, the Environmental Conservation Act, Act 73 of 1989, as well as the SABS code of conduct 0103-1994, must be used as a guideline and shall be the responsibility of the owner;
- (xvii) that the requirements of the National Water Act, 1998, the Water Service Act, 1997 and the Environmental Conservation Act, 1989, be adhered to at all times;
- (xviii) that the necessary license in terms of the Liquor Act No 27 of 1989, be obtained;
- (xix) that all areas within the facility which are utilized for the preparation or processing of any foodstuff, comply with the prescriptions of Regulation 918 dated 1999-07-30. A Certificate of Acceptability must be obtained;
- (xx) that the required license as stipulated in the Business Act, No 71 of 1991, be obtained if applicable;
- (xxi) that the owner register for the payment of levies as prescribed in the Regional Services Council Act, No 109 of 1985, if applicable;
- (xxii) that the approval applies only to the rezoning in question and shall not be construed as authority to depart from any other legal prescriptions or requirements;
- (xxiii) that the rezoning shall lapse if the right is not exercised for an uninterrupted period of two years;
- (xxiv) that the applicant shall be responsible for all costs necessary, to comply with all the conditions unless otherwise specified;
- (xxv) that the owner or his assignee confirm in writing that the aforementioned conditions are understood and shall be adhered to, before the approval shall come into affect;
- (xxvi) that these conditions of approval shall be made known to any new owner and/or developer and shall be binding on any new owner and/or developer, and
- (xxvii) that Council reserves the right to impose further conditions if needed.

Kindly note that in terms of Section 62 of the Municipal Systems Act (32 of 2000) the objector to the application is entitled to lodged an appeal at the Municipal Manager against the Council's decision.

The letter may therefore, until further notification, not be acted upon.

Kindly note that in terms of Section 62 of the Municipal Systems Act (32 of 2000) you have the right to lodge an appeal against the Council's decision (R550 per appeal). A detailed motivated appeal and not only the intention to appeal, must be lodged in writing within twenty one (21) days from the date of registration of this letter, to the Municipal Manager, P O Box 17, Stellenbosch, 7599 and must be accompanied by all relevant documents submitted to this office.

It is pointed out that at the conclusion of the appeal process in terms of the above Act, the appeal process in terms of the Land Use Planning Ordinance will commence.

A letter in this regard will be addressed to you in due course.

Yours faithfully

lm

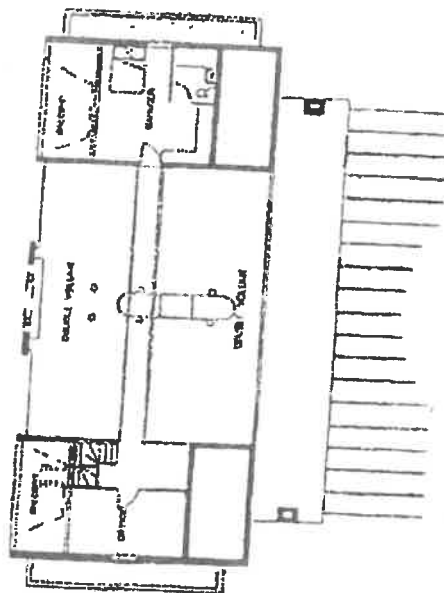
p ACT DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT SERVICES
/sm
F490/5

10

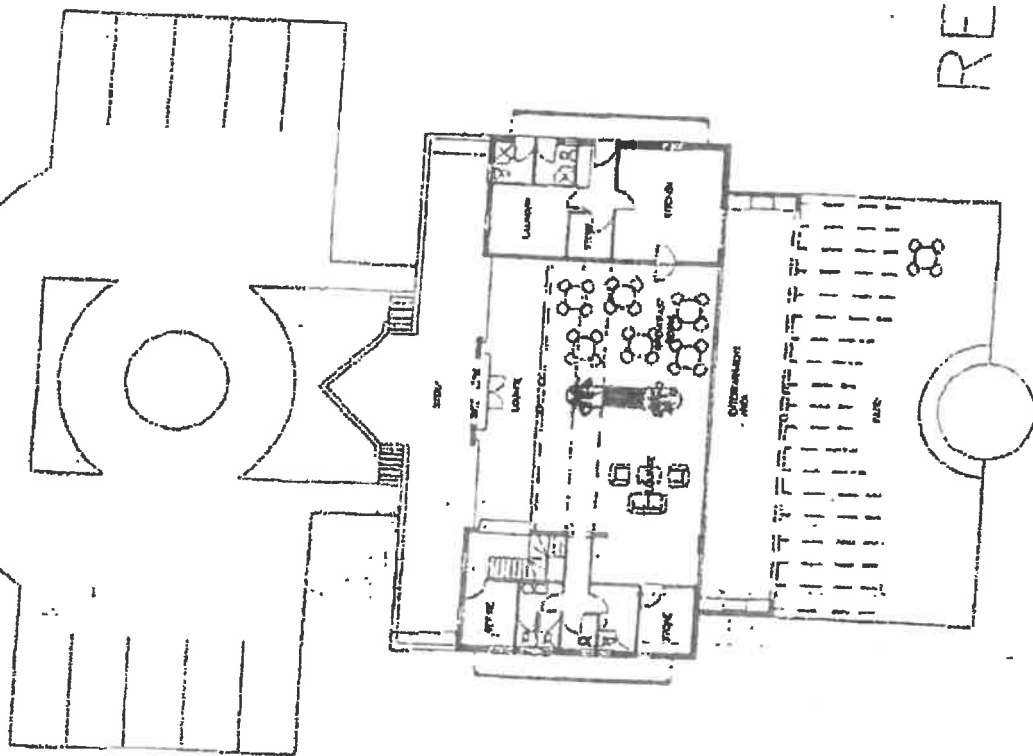
10

FIGURE 3

PROPOSED
GUEST HOUSE
ON
EFT 490
plan 5
STELLENBOSCH
FOR
AFRICAN
VALLEY
ESTATES



RECEPTION BUILDING
scale 1:200



1-6

12

71

sig comment

Annexure 3



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Enquiries	R Fooy/H Deacon
Your ref	
Our ref	Farm 490/5(S)
Application no	LU/3158
Date	2014-06-09
Telephone	021-8088680/8657
Fax	021-8866899

REGISTERED MAIL

Emile van der Merwe
Town Planning Consultants
P O Box 204
STELLENBOSCH
7599

Dear Sir / Madam

APPLICATION FOR AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN, CONSENT USE AND TEMPORARY DEPARTURE ON FARM 490/5, STELLENBOSCH DIVISION

Your application in the above regard, received on 2013-08-23, refers.

The Planning and Economic Development Committee at its meeting held on 2014-06-03, resolved as follows:

1. That approval be granted for a Consent Use in terms of Section 4.7 of the Scheme Regulations made in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), and promulgated under PN 1048/1988, to convert the existing agricultural building for a tourist facility comprising a wine tasting and conference facility which is to be located within the existing agricultural building on the ground floor, as indicated on the Site Development Plan attached as Appendix 3, subject to the conditions contained in the attached Appendix 1;
2. That approval be granted in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for a temporary departure to accommodate a spa treatment facility for guests of the guest house within the existing agricultural building on the lower ground floor, as indicated on the Site Development Plan attached as Appendix 3, subject to the conditions contained in the attached Appendix 1;
3. That approval be granted in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for a temporary departure to facilitate a restaurant which is open to the general public within the existing dining hall of the approved guest house facility, as indicated on the Site Development Plan attached as Appendix 3, subject to the conditions contained in the attached Appendix 1;
4. That approval be granted in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the amendment of the approved Site Development Plan to facilitate internal changes to the existing guest house buildings already located on the property, as indicated on the Site Development Plan attached as Appendix 3, subject to the conditions contained in the attached Appendix 1.

Kindly note, this temporary land use departure approval is valid for a period of five years from the date of Council's final notification letter, which is to follow in due course and exercising thereof must commence within a period of 2 years from date of such final notification letter.

Kindly also note where applicable, the above approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No 103 of 1977 and that building work may therefore only commence once such plans are formally passed.

Kindly note, you are advised in terms of Section 5 of the Promotion of Administrative Justice Act, No 3 of 2000 that you are entitled to request in writing reasons for the above decision.

In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee to the amount of R 737,00, should be directed to and received by the Municipal Manager, Stellenbosch Municipality, P O Box 17, Stellenbosch, 7599, or if hand delivered, to the Advice office, Land Use Management, Ground floor, municipal building, Plein Street, Stellenbosch, within 21 days of the date of registration at the Post office of this notification letter (with such registration day not included in the appeal period), provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter. Where this letter is collected by hand, the above appeal period will be similarly calculated from the next day after collection. Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority.

Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted in the normal manner, as only the above decision can be appealed at this stage.

Please note, appellants are not permitted to canvass the Municipal Manager or members of Council's Appeals Committee before or after the matter is heard.

Important note : *Rights of appeal in terms of Section 44(1)(a), (b), (c) or (d) of the Land Use Planning Ordinance, No 15 of 1985 no longer exist, as such an appeal to the Minister of Local Government, Environmental Affairs and Development Planning, Western Cape has been declared unconstitutional by the Constitutional Court in its unanimous judgment* on 4 April 2014, as such matters fall within the exclusive functions of a municipality in terms of the Constitution.*

Kindly note the above Council decision is suspended and may therefore not be acted on until such time as the period for lodging an appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000 has lapsed, any such appeal has been finalised and you have been advised accordingly.

Yours faithfully



for **DIRECTOR : PLANNING & ECONOMIC DEVELOPMENT**
PL490-5309

* In Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v The Habitat Council and Others; Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v City of Cape Town and Others [2014] ZACC 9 (Case No. CC117/13).

[Chairperson: Councillor JP Serdyn (Ms)]

[Portfolio: Planning and Land-Use Management, Building Control,
Air Pollution, Spatial Planning/Environmental Heritage
and Cultural Management]

APPENDIX 1

FILE NO: FARM 490/5 STELLENBOSCH

In this approval document:

"Council" means the Stellenbosch Municipality

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

"the site" means FARM 490/5 STELLENBOSCH

"scheme regulation" has the meaning assigned thereto by the Land Use Planning Ordinance (15 of 1985).

EXTENT OF APPROVAL: Consent Use to convert the existing agricultural building into a tourist facility comprising a wine tasting and conference facility which is to be located within the existing agricultural building on the ground floor, as indicated on the Site Development Plan attached as **APPENDIX 3**;

Temporary departure to accommodate a spa treatment facility for guest of the guest house within the existing agricultural building on the lower ground floor, as indicated on the Site Development Plan attached as **APPENDIX 3**;

Temporary departure to facilitate a restaurant which is open to the general public within the existing dining hall of the approved guest house facility as indicated on the Site Development Plan attached as **APPENDIX 3**.

Amendment of the approved site development plan to facilitate internal changes to the existing guest house buildings already located on the property, as indicated on the Site Development Plan attached as **APPENDIX 3**.

VALIDITY OF APPROVAL: That the approvals for the amendment of the site development plan, consent use and temporary departure shall lapse if not exercised within two (2) years from date of final notification.

CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE NO. 15 OF 1985:

1. That this approval applies only to the applications in question and shall not be construed as authority to depart from any other legal prescription or requirement;

[Chairperson: Councillor JP Serdyn (Ms)]

[Portfolio: Planning and Land-Use Management, Building Control,
Air Pollution, Spatial Planning/Environmental Heritage
and Cultural Management]

2. That the conditions imposed by the Directorate: Engineering Services as contained in their letter dated 02-05-2014 be complied with (Attached as **APPENDIX 6**);
3. That a business license for the preparation of food must be issued by Council prior to the restaurant being opened;
4. That the building plans are to be submitted to the Planning Advisory Committee of Council, for approval prior to formal building plans being submitted and approved by Council.
5. That building plan is to be submitted and approved by Council for any internal alterations to the existing buildings;
6. That a detailed landscaping plans is to be submitted for approval by Council with the building plans;
7. That the approval of the temporary departure for the spa is only valid for 5 years from date of final notification;
8. That the spa may only be available to patrons of the guest house and not for the general public;
9. That the building not be painted white but it is to be painted a colour that will aid it in blending in with its surroundings and that the colour of the building is to be indicated on the building plans for approval by the Director: Planning and Economic Development.
10. That a detailed landscaping plan is submitted to Council for approval with the building plan to soften any visual impact that the building may have on its surroundings.
11. That the existing agricultural activities located on the remainder of the subject property be retained to aid in retaining the rural character of the area.
12. That at least 80% of all procurement of goods and services and employment opportunities, will be secured from WCO24 and preference be given to surrounding areas in conjunction with BBUS.
13. That all the conditions of approval are to be complied with prior to an occupation certificate being granted by Council.

Wine tasting (400m ²)	3(100m ²)
Conferenced room (max. 50 seats)	= 11
Guest house (12 units)	= 12
Restaurant (29 tables)	= 23
TOTAL REQUIRED	= 14
TOTAL PROVIDED	= 55



ALL WORK TO BE IN ACCORDANCE WITH THE N.B.A.

Author's address: Department of Mathematics, University of California, San Diego, 9500 Gilman Drive, La Jolla, CA 92037, USA. E-mail: shrawan@math.ucsd.edu

GODFREY & ASSOCIATES DESIGN CONSULTANTS	DESIGN Permitt & STELLINGSMA	DATE 15 MAY 2013 DRAWN M. STOTTELAAR SCALE 1 : 1000 INFO. Not	PROJECT M. GODFREY SHEET NO. ST 1379
	THIS NEW WETTER SITE PLAN SHOWING PLUMBING	FOR CHATEAUX VILLAGE CENTER, 277 MAIN ST., BRYANSTON MASS., 01903-1838 401-876-1170 Engr. Reg. No. 2582	

Pendix 3

11



DECK-ALOY®



NOTE:
ALL ABOVE AND BELOW GROUND PIPINGS TO COMPLY WITH
F.R.S. STANDARDS.

[illegible]

001 1 7M25

[illegible]

Appendix 3



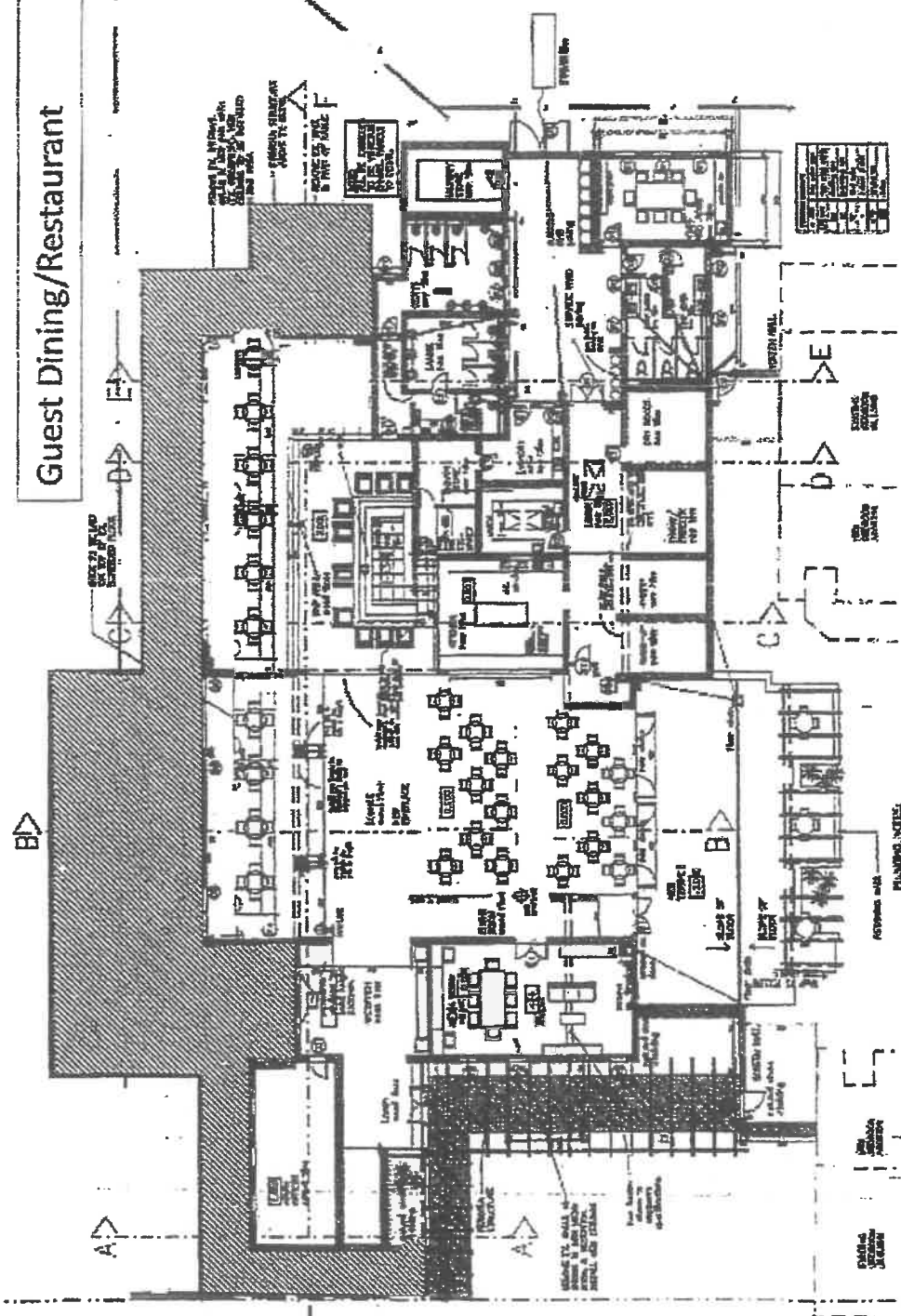
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-29-2001 BY 60322 UCBAW/SJS/STP

[illegible][illegible]

APPENDIX 12.3 RESTAURANT

Shawndra

Guest Dining/Restaurant



DATE	0 JULY 2013
DESIGNER	M. STEINBERG
SCALE	1" = 20'
PROJECT	NEW HAWK BUILDING GROUND FLOOR PLAN SHOWING PLUMBING
SHEET NO.	825-03
DRAWN BY	M. STEINBERG
CHECKED BY	M. STEINBERG
APPROVED BY	M. STEINBERG

GENERAL NOTES:

1. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

2. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

3. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

4. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

5. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

6. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

7. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

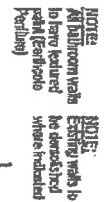
8. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

9. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

10. ALL ROOMS AND RELAY ROOMS PLUMBING TO COMPLY WITH
N.E.A. STANDARDS.

5

TYPICAL LAYOUT: BLOCK A1
BLOCKS A2-6 ARE IDENTICAL

[illegible]

**THE
ALL ABOUT AND BEYOND GROUP PUBLISHED TO COMPLY WITH
N.J.S. 52:10-20.2**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01-11-2001 BY 60322 UCBAW/STP

[illegible]

Appendix

APPENDIX 7

SURVEYOR GENERAL: ERF DESIGNATION



DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM

SURVEYOR-GENERAL: WESTERN CAPE

REGISTRAR OF DEEDS

CAPE TOWN

OUR REF: D443/2016

DATE
20 JANUARY 2017

REDESIGNATION CAVEAT

I have to notify you in terms of Section 36 of Act 8/1997 of the amendment of the designation of the property referred to below.

Property currently known Remainder of Portion 5 of the farm No.490
Administrative District Stellenbosch
Diagram Number 7357/1959
Annexed to S.V.T Nr 1960- -2500

The property is now known as Erf 16400 Stellenbosch

Yours faithfully


.....
For SURVEYOR GENERAL
CAPE TOWN



rural development & land reform

Department:
Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

OFFICE OF SURVEYOR-GENERAL: WESTERN CAPE

Private Bag X9028, CAPE TOWN, 8000

E-mail: sgsecretarywc@drdir.gov.za

Tel No (021) 467 4800

Fax No (021) 465 3008

Mr. D. Burger
Professional Land Surveyor
P. O. Box 154
Stellenbosch
7599
Per Email info@fbvsurvey.co.za

Enquiries: A Ballantyne
Extension: 320

Our Reference: Stel 490
Your Ref: 6 July 2016

25th July 2016

Dear Sir

Portion 5 of the Farm No 490, Administrative District Stellenbosch

Your letter dated 6 July 2016 refers, I must apologise for the slow response from our office. I was waiting for Mr. N Smith to come back from leave and his subsequent sick leave regarding the renumbering.

From our records, noting sheets BH-8DBC 3780 and BHSZ-1432 M2770, the above portion was included in the Municipal Proclamation 223/1960 and is therefore exempt from Act 70 of 1970 under section 1(a). We will not require consent from the Department of Agriculture for submission to our office of a Sectional Title Scheme on the above portion.

We will be willing to renumber the portion to an erf number. Please reserve an Erf number and frame all documents under this erf number. When submitting please request that the portion be renumbered to your reserved erf number.

Yours faithfully

A Ballantyne
for SURVEYOR-GENERAL : WESTERN CAPE

Attachments: none

APPENDIX 8
SECTIONAL TITLE DIAGRAMS

CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL:

DATE:

01/11/2024

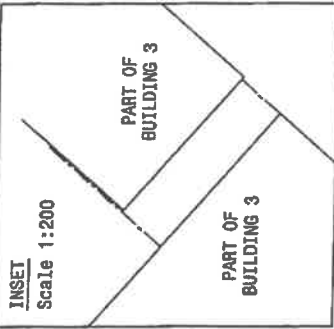
Friedlaender, Burger & Volkmann - Land Surveyors

SECTIONAL PLAN NO. SS	SHEET 1 OF 8 SHEETS	S.G. NO. D 443/2016
Registered at		Approved  for Surveyor-General Date 20.01.2017
Registrar of Deeds Date		
<p>NAME OF SCHEME : AFRICAN VALLEY ESTATE JONKER ESTATE</p> <p>DESCRIPTION OF LAND ACCORDING TO DIAGRAM: ERF 16400 STELLENBOSCH Situate in the Stellenbosch Municipality Administrative District Stellenbosch Province of Western Cape</p> <p>MEASURING : 6,2731 hectares DIAGRAM No. S.G. No. 7357/1959</p> <p>NAME OF LOCAL AUTHORITY : STELLENBOSCH MUNICIPALITY</p> <p>DESCRIPTION OF BUILDINGS: Four buildings namely a) Building 1 comprising Sections 1 to 6 b) Building 2 comprising Sections 7 to 12 c) Building 3 comprising Sections 13 and 14 and common property d) Building 4 comprising Section 15</p> <p>ENCROACHMENTS ON THE LAND : Nil EXCLUSIVE USE AREAS : SEE SHEETS 4 AND 5</p> <p>CAVEAT : THE DEVELOPER RESERVES THE RIGHT TO EXTEND THE SCHEME BY THE ERECTION OF FURTHER BUILDINGS</p> <p>CERTIFICATE: (a) I, Damien Pieter Burger, hereby certify that I have prepared sheets 1 to 8 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Title Act No 95 of 1986, and the regulations promulgated thereunder.</p> <p>Date 02/12/2016 Signed  Land Surveyor Registration No. PLS0080-D Address: 39 Herte Street Stellenbosch 7600</p>		
Survey Record No. 1489/2016	Comp : BH-8DBC (3780) BHSZ-1294 (M1046) BHSZ-1432 (M2770)	Gen. Plan

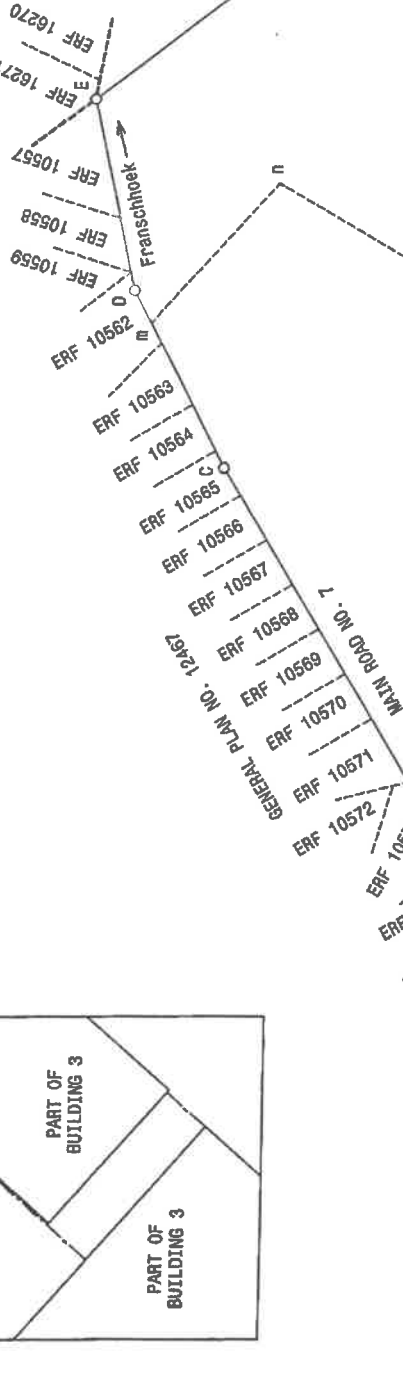
DC

SHEET 2 OF 8 SHEETS

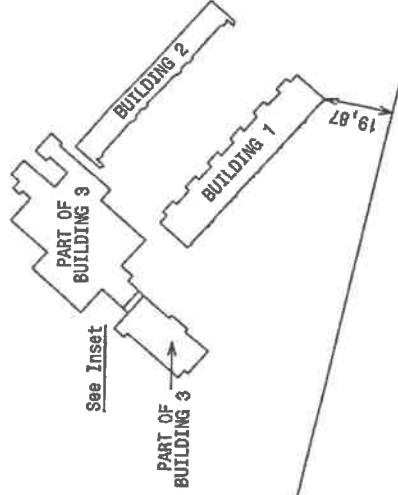
S.G. NO. D 443/2016



GENERAL PLAN
NO. 2767/2013



Remainder
PORTION 2 (AMOI)
FARM No. 490



NOTES :

1. The figure ABCDEFGH represents Erf 16400 Stellenbosch.
2. All measurements are given in metres.
3. The broken line mnp represents a component line.
4. The line jk represents a Servitude Power Line, vide Diagram No. 4977/1934, D/T 1928-6970
5. ----- denotes projections below ground floor level beyond external surfaces of buildings at ground level.

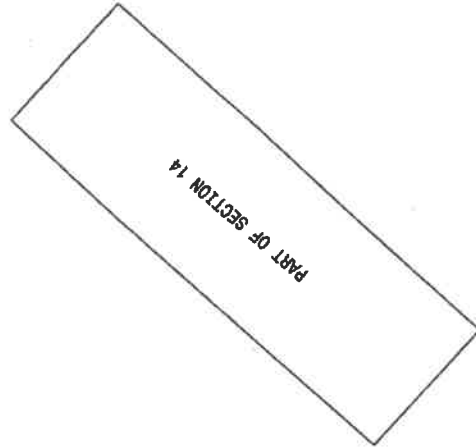
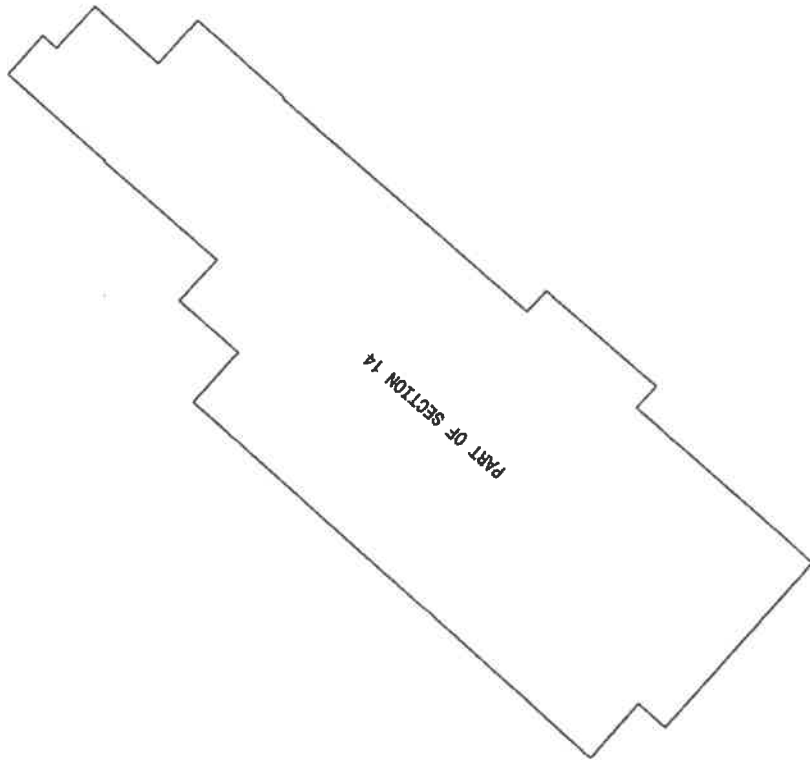
LAND SURVEYOR :
DAMIEN PIETER BURGER
39 Herte Street
Stellenbosch
7600

02/12/2016
Date

AFRICAN VALLEY ESTATE D.C.
DRAWING TITLE : BLOCK PLAN
JONKER ESTATE
Scale 1:1500

CERTIFIED COPY FOR REGISTRATION
DATE: 01/11/2024
FOR SURVEYOR-GENERAL:

SHEET 3 OF 8 SHEETS	S.G. NO. D 443/2016
Approved <i>Bmuc</i> 26.01.2017 for Surveyor-General	Date



NOTES :

1. For participation quotas see sheet 8.
2. For other part of Section 14 see Sheet 6.

LAND SURVEYOR : DAMIEN PIETER BURGER 39 Herte Street Stellenbosch 7600	<i>Burger</i> 02/12/2016 Date
--	-------------------------------------

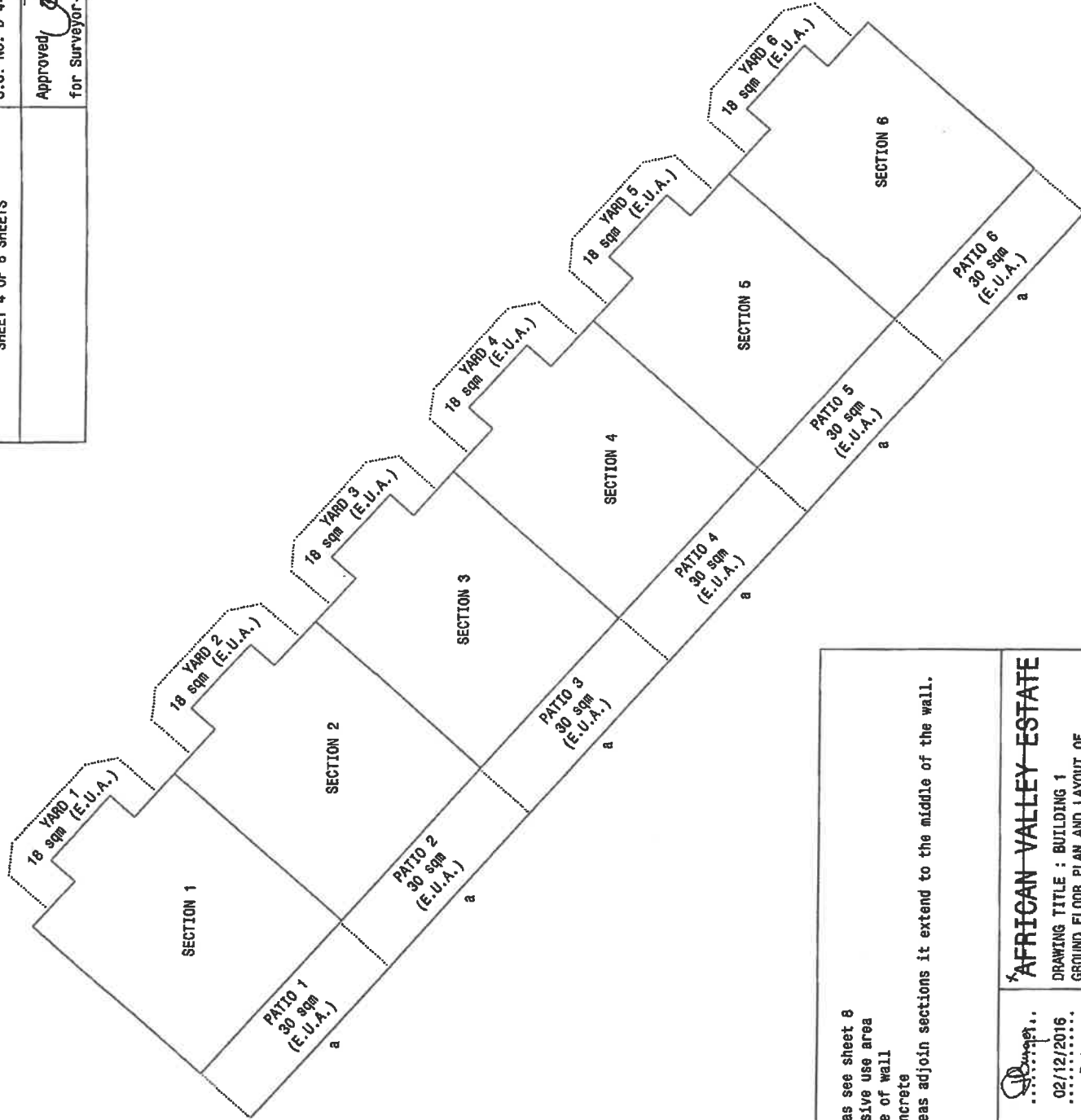
AFRICAN VALLEY ESTATE DRAWING TITLE : BUILDING 3 BASEMENT FLOOR PLAN Scale 1:200	DC JONKER ESTATE DC
--	--------------------------------------

CERTIFIED COPY FOR REGISTRATION	FOR SURVEYOR GENERAL:	DATE: 01/11/2024
---------------------------------	-----------------------	------------------

S.G. NO. D 443/2016

SHEET 4 OF 8 SHEETS

Approved: *Bm* 16.01.2017
for Surveyor-General
Date



NOTES :

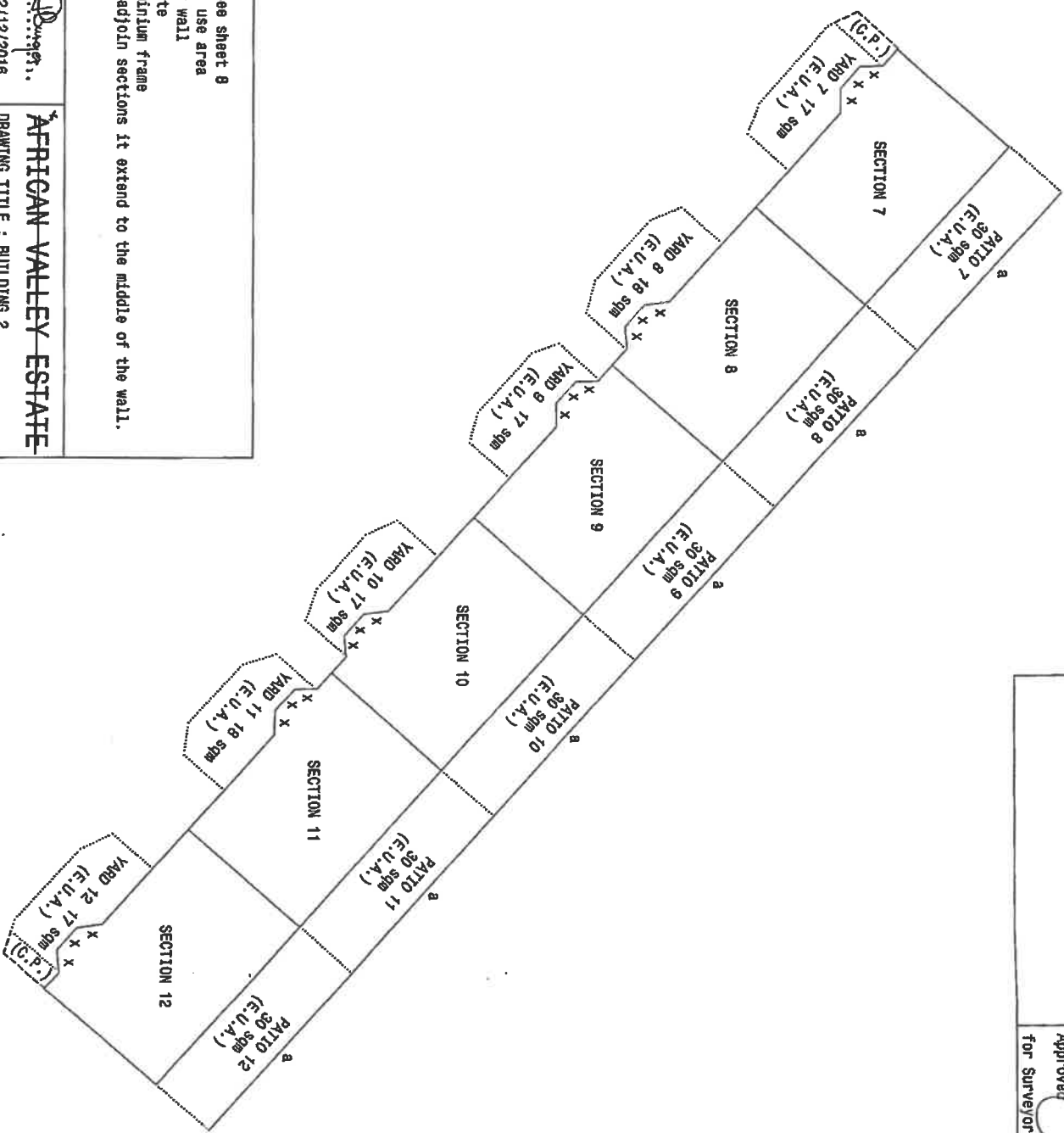
1. For participation quotes see sheet 8
2. (E.U.A.) denotes exclusive use area
3. denotes middle of wall
4. "a" denotes edge of concrete
5. Where exclusive use areas adjoin sections it extend to the middle of the wall.

LAND SURVEYOR :
DANIEL PIETER BURGER
39 Herte Street
Stellenbosch
7600

02/12/2016
Date

AFRICAN VALLEY ESTATE
DRAWING TITLE : BUILDING 1
GROUND FLOOR PLAN AND LAYOUT OF
EXCLUSIVE USE AREAS ON THE GROUND FLOOR
Scale 1:200 * JONKER ESTATE

SHEET 5 OF 8 SHEETS	S.G. NO. D 443/2016
Approved for Surveyor-General	 16-01-2017 Date



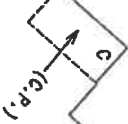
- NOTES :
1. For participation quotas see sheet 8
 2. (E.U.A.) denotes exclusive use area
 3. denotes middle of wall
 4. "a" denotes edge of concrete
 5. "x" denotes centre of aluminium frame
 6. Where exclusive use areas adjoin sections it extend to the middle of the wall.

LAND SURVEYOR :
DAWIEN PIETER BURGER
39 Herte Street
Stellenbosch
7600
02/12/2016
Date
DRAWING TITLE : BUILDING 2
GROUND FLOOR PLAN AND LAYOUT OF
EXCLUSIVE USE AREAS ON THE GROUND FLOOR
Scale 1:200
JONKER ESTATE

SHEET 6 OF 8 SHEETS	S.G. NO. D 443/2016
	Approved  10.01.2017 for Surveyor-General Date



SECTION 13



PART OF SECTION 14

- NOTES :
1. For participation quotas see sheet 8
 2. (C.P.) denotes common property.
 3. For other parts of Section 14 see Sheet 3.
 4. "C" denotes edge of concrete step

LAND SURVEYOR :
DAMEN PIETER BURGER
39 Herte Street
Stellenbosch
7600


02/12/2016
Date

~~AFRICAN VALLEY ESTATE~~
DRAWING TITLE : BUILDING 3
GROUND FLOOR PLAN
*JONKER ESTATE
Scale 1:250

06 06

SHEET 7 OF 8 SHEETS

S.G. NO. D 443/2016

Approved

for Surveyor-General

Date

Bmm . 20.01.2017

T N

SECTION 15

NOTES :

1. For participation quotas see sheet 8

LAND SURVEYOR :
 DAMIEN PIETER BURGER
 39 Herte Street
 Stellenbosch
 7600

D. Burger

 02/12/2016

 Date

~~AFRICAN VALLEY ESTATE~~

DRAWING TITLE : BUILDING 4
 GROUND FLOOR PLAN

Scale 1:200

JONKER ESTATE

CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL:

DATE:

01/11/2024

Friedlaender, Burger & Volkmann - Land Surveyors

D.C

D.C

SHEET 8 OF 8 SHEETS

S.G. NO. D 443/2016

Approved

for Surveyor-General

Date

Dmm. 20.01.2017

SECTION No.	FLOOR AREAS (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	107	3.4752
2	107	3.4752
3	106	3.4427
4	108	3.5075
5	106	3.4427
6	107	3.4752
7	66	2.1436
8	66	2.1436
9	65	2.1111
10	66	2.1436
11	66	2.1436
12	66	2.1436
13	1006	32.6728
14	713	23.1568
15	324	10.5228
TOTALS	3079	100.0000

NOTES :

LAND SURVEYOR :
DAMIEN PIETER BURGER
39 Herte Street
Stellenbosch
7600

D. Burger
02/12/2016
Date

* ~~AFRICAN VALLEY ESTATE~~ OC
DRAWING TITLE : * JONKER ESTATE OC
PARTICIPATION QUOTA SCHEDULE

CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL:

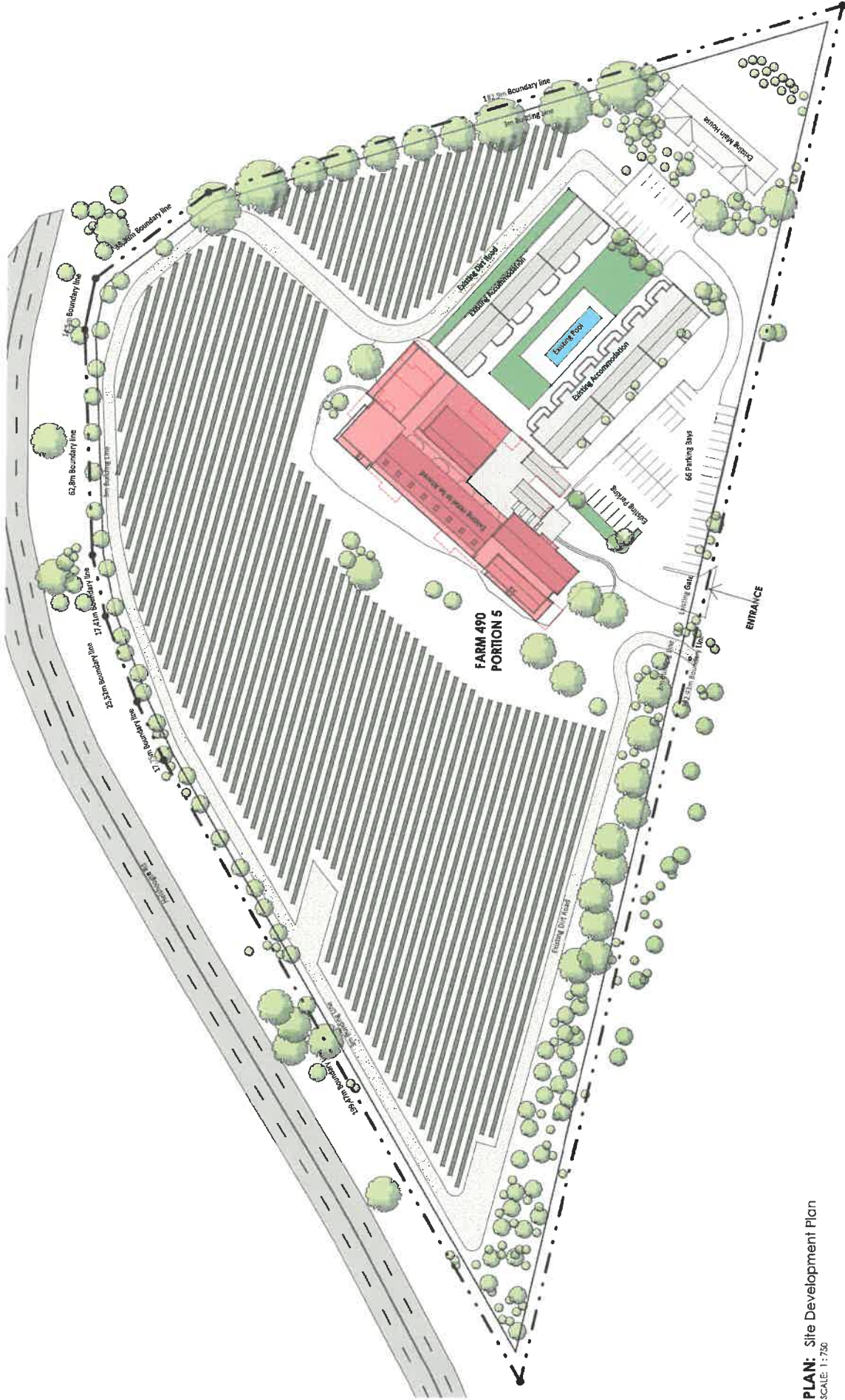
DATE:

01/11/2024

Friedlaender, Burger & Volkmann - Land Surveyors

ANNEXURE 9

ARCHITECTURAL DRAWINGS



PLAN: Site Development Plan
SCALE: 1:750

ORIGINAL DOCUMENT DATE:
DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
0	31-03-2025	Revision 5
1	08-04-2025	Revision 6
2	19-06-2025	Revision 7

PROJECT / CLIENT:

JONKER ESTATE - PHASE 2
PROPOSED NEW TEMPLATE FILE TV3 97
DORP STREET

PROJECT DESCRIPTION:

SDP
ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR | LA GRANTITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH - 7600 | TEL +27 (21) 861 3800 | WWW.TV3.CO.ZA

DATE:
DRAWN:
CHECKED:
SIZE / SCALE:
DRAWING STATUS:
DRAWING No:

19-06-2025
E. STEENBERG
E. SWANEPOEL
A2 / 1: 750
A. Burger - B. Mooking - C. Mooking - D. Terrier - E. Construction - F. A. R. R.
3994/A/101

2
DESIGN

ALL STRUCTURE REQUIREMENTS NATIONAL BUILDING REGULATIONS AND MUNICIPALITY OF JONKER ESTATE REQUIREMENTS TO BE FOLLOWED.
THESE DRAWINGS ARE THE PROPERTY OF TV3 ARCHITECTS AND TOWN PLANNERS AND COPYRIGHT IS RESERVED.
PROPERTY OF TV3 ARCHITECTS AND TOWN PLANNERS AND COPYRIGHT IS RESERVED.



PLAN: Lower Ground
SCALE: 1:200

ORIGINAL DOCUMENT DATE:
DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
0	22-01-2025	Discussion 1
1	05-02-2025	Discussion 2
2	25-02-2025	Revision 2
3	31-03-2025	Revision 5

PROJECT / CLIENT:

JONKER ESTATE - PHASE 2
PROPOSED NEW TEMPLATE FILE TV3 97
DORP STREET

PROJECT DESCRIPTION:

Lower Ground Floor Plan

DATE:
DRAWN:
CHECKED:
SIZE / SCALE:
DRAWING STATUS:
DRAWING NO:

31-03-2025
E. STERNBERG
E. SWAMEPOEL
A2 / 1: 200
A: Design + E. Sternberg + C. Swamepoel + E. Swamepoel + E. Swamepoel
3994/A/202

3

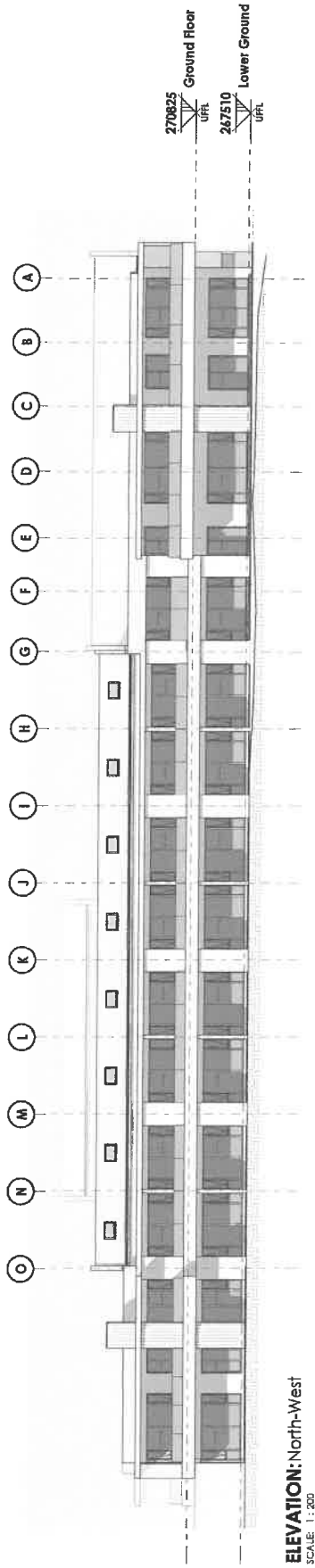
ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

tv3
FIRST FLOOR | LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (0)21 861 3800 | www.tv3.co.za

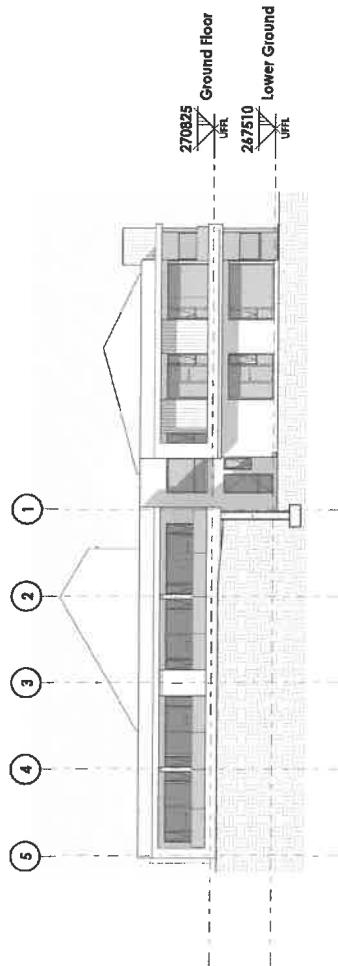
PROPERTY OF THE ARCHITECTS AND TOWN PLANNERS AND URBAN DESIGNERS IS RESERVED.

ALL STRUCTURE REQUIREMENTS NATIONAL BUILDING REGULATIONS AND NATIONAL BY-LAWS MUST BE COMPLIED TO.
THIS DRAWING IS A PRELIMINARY DESIGN AND NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
INFORMATION TO THE ARCHITECTS AND TOWN PLANNERS AND URBAN DESIGNERS IS RESERVED.

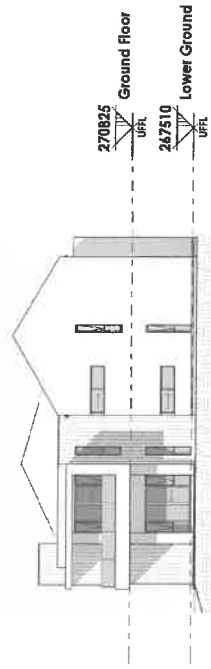
DESIGN



ELEVATION: North-West
SCALE: 1:200



ELEVATION: North-East
SCALE: 1:200



ELEVATION: South-West
SCALE: 1:200

ORIGINAL DOCUMENT DATE:		PROJECT / CLIENT:		PROJECT ISSUE DATE:	
NO	DATE	NO	DATE	NO	DATE
0	31-03-2025	Revision 5			

JONKER ESTATE - PHASE 2
DRAWING DESCRIPTION:
PROPOSED NEW TEMPLATE FILE TV3 97
DORP STREET

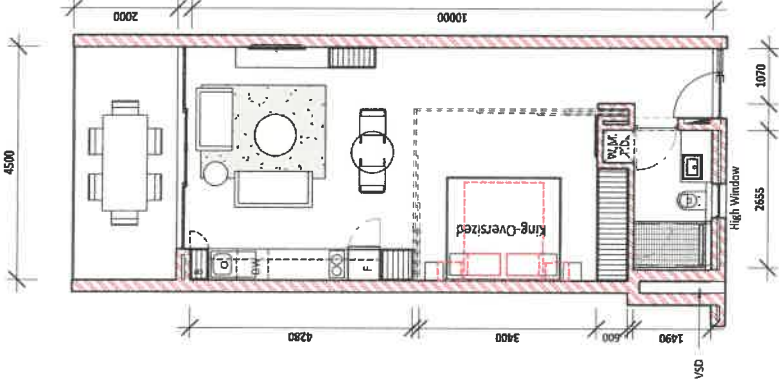
PROJECT DESCRIPTION:
ELEVATIONS

tv3 ARCHITECTS
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FIRST FLOOR: LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
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DATE: 31-03-2025
DRAWN: E. STERNBERG
CHECKED: E. SWANEPOEL
SIZE / SCALE: A2 / 1:200
DRAWING STATUS: A. Design - E. Macleod - C. Macleod - D. Tencer - E. Constable - F. & B. B. B.
DRAWING NO: 3994/A/301

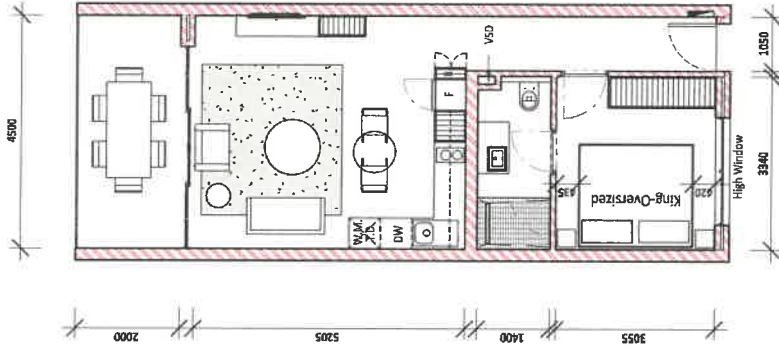
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DESIGN



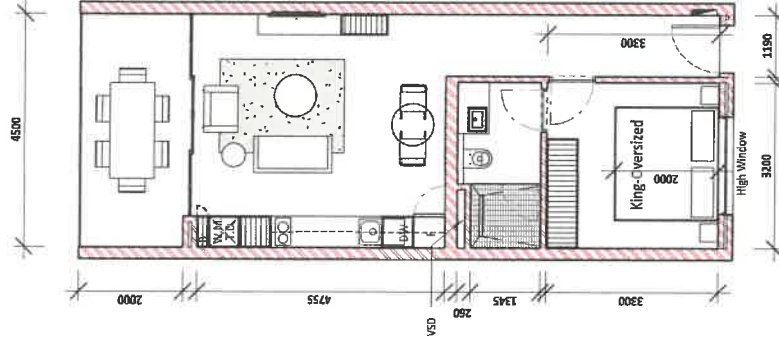
Typical One Bedroom: Option 1
Scale 1:100

Sectional Title Areas:
Unit - 48,58m²
Covered Balcony -10,1m²
Total: 58,68m²



Typical One Bedroom: Option 2
Scale 1:100

Sectional Title Areas:
Unit - 48,58m²
Covered Balcony -10,1m²
Total: 58,68m²



Typical One Bedroom: Option 3
Scale 1:100

Sectional Title Areas:
Unit - 48,58m²
Covered Balcony -10,1m²
Total: 58,68m²

PLAN: Typical Unit Layouts

SCALE: 1 : 100

ORIGINAL DOCUMENT DATE:

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
0	17-03-2025	Revision 4
1	31-03-2025	Revision 5

Project Issue Date

PROJECT DESCRIPTION:

JONKER ESTATE - PHASE 2

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
ALL STATUTORY REQUIREMENTS, NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. • FURNISH DIMENSIONS AND LARGE SCALE DETAILS TAKES PRECEDENCE OVER SCALED DIMENSIONS. REFER ANY AND ALL CORRECTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND COMPANIES AND COPYRIGHT IS RESERVED.

DRAWING DESCRIPTION:

Typical One Bedroom Layout Options

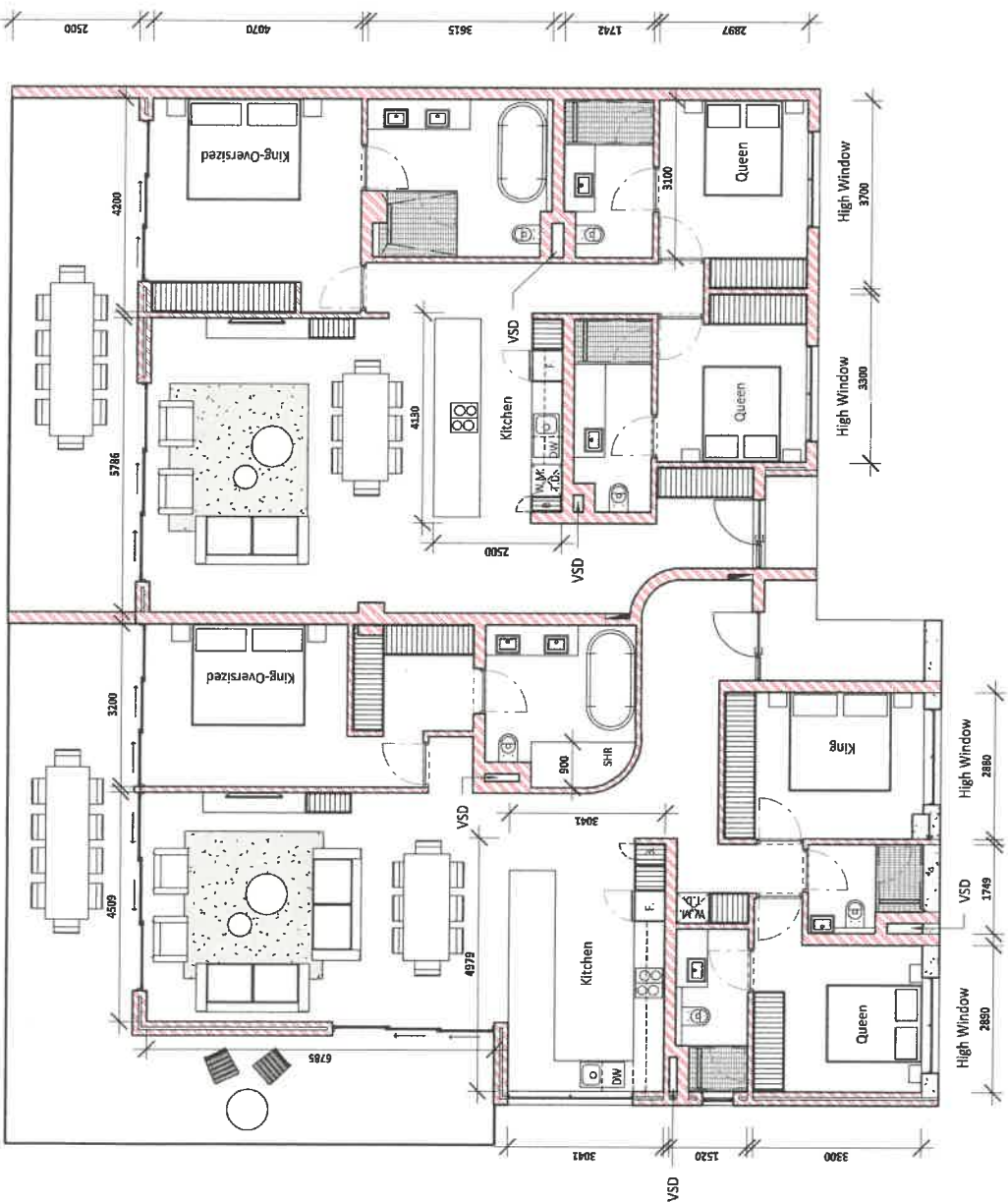


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DATE:	31-03-2025
DRAWN:	E. STEENBERG
CHECKED:	E. SWANEPOEL
SIZE / SCALE:	A3 / 1 : 100
DRAWING No.:	3994/A/211

REV
1

DESIGN



PLAN: Typical Layouts For Unit 1+2
SCALE: 1 : 100

Unit 1: Three Bedroom
Scale 1:100
Sectional Title Areas:
Unit - 133.35m²
Covered Balcony - 43.12m²
Total: 176.47m²

Unit 2: Three Bedroom
Scale 1:100
Sectional Title Areas:
Unit - 129.51m²
Covered Balcony - 27.21m²
Total: 156.72m²

ORIGINAL DOCUMENT DATE: 31-03-2025
DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
0	17-03-2025	Revision 4
1	31-03-2025	Revision 5

PROJECT DESCRIPTION: **JONKER ESTATE - PHASE 2**

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built
ALL STRUCTURE REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO - CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES - FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL DIMENSIONS - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DRAWING DESCRIPTION: **Typical Layouts For Unit 1+2**

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DATE: 31-03-2025
DRAWN: H. MOUTON
CHECKED: E. SWANEPOEL
SIZE / SCALE: A3 / 1 : 100
DRAWING NO.: 3994/A/212
REV 1

DESIGN



ORIGINAL DOCUMENT DATE:	Project Issue Date
DOCUMENT VARIATIONS REGISTER:	

NO	DATE	DESCRIPTION
0	17-03-2025	Revision 4
1	31-03-2025	Revision 5

PROJECT DESCRIPTION:

JONKER ESTATE - PHASE 2

DRAWING STATUS CODES:

A Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: A Built

DRAWING DESCRIPTION:

Typical Layouts For Unit 28 + 12



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DATE:	31-03-2025
DRAWN:	E. STEENBERG
CHECKED:	E. SWANEPOEL
SIZE / SCALE:	A3 / 1 : 100
DRAWING No.:	REV

3994/A/213

DESIGN



Perspective from Helshoogte Road:
Before



Perspective from Helshoogte Road:
After

ORIGINAL DOCUMENT DATE:

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
0	31-03-2025	Revision 5
1	19-06-2025	Revision 7

PROJECT CLIENT:

JONKER ESTATE - PHASE 2

PROJECT DESCRIPTION:

PROPOSED NEW TEMPLATE FILE TV3 97 DORP STREET

ALL STATUTORY REQUIREMENTS (NATIONAL, BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. SIGNED DIMENSIONS AND LARGE SCALE DETAILS MUST BE PRESENTED FOR ALL DIMENSIONS. REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF THE ARCHITECTS AND COPYRIGHT IS RESERVED.

DRAWING DESCRIPTION:

Perspectives



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DATE: 19-06-2025

DRAWN: E. STEENBERG

CHECKED: E. SWANEPOEL

SIZE / SCALE: A3 /

DRAWING STATUS: A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

DRAWING No:

3994/A/501

REV

1

DESIGN

ANNEXURE 10

ARCHITECTURAL STATEMENT

18 June 2025

Our reference: 3994-P: Architectural Statement
Project: Jonker Estate

JONKER ESTATE, STELLENBOSCH

ARCHITECTURAL STATEMENT: VISUAL IMPACT AND MITIGATING MEASURES

The proposed development has been carefully designed to reduce its visual impact through the sensitive use of materials, colour, scale, and form. A conscious effort was made to ensure the building integrates harmoniously into its context, with the aim of being visually recessive rather than dominant.

1. Material Use:

All newly constructed walls will be finished with a clean, smooth plaster surface, consistent throughout the development. Select portions of the façades, including vertical elements such as braais, will be clad in natural colour timber. This treatment softens their appearance and prevents them from appearing stark and prominent. The timber treatment also facilitates a seamless blend with the surrounding environment.

2. Building Footprint and Roof Form:

The original **approved building footprint** was respected, and in some areas the footprint is reduced through strategic setbacks. New additions include a combination of flat roofs and a **low-pitch (25°)** roof element that is set back behind the flat-roofed portion, further reducing its visual prominence. These strategies contribute to maintaining a low building mass and a recessive appearance when viewed from key vantage points.

3. Building Form, Volume and Façade Layering:

The building mass has been segmented into smaller, articulated forms. **Recessed balconies and deep-set glazing** help to reduce the perception of scale and create a layered façade that harmoniously interacts with the environment. These setbacks introduce visual depth and serve as passive design elements:

- They provide effective solar shading, reduce glare, mitigate heat gain, and improve privacy.
- They enable each unit to enjoy spacious, covered outdoor living areas with views, while avoiding the necessity for reflective glazing (as discouraged by SANS XA energy efficiency regulations).
- **Glazing is set back behind undercover balconies.** This approach effectively prevents large reflective areas from street or adjacent properties.

The **layered façades and deep envelope** approach contributes significantly to reducing the apparent building volume and visual bulk. This enables the architecture to harmoniously blend within its natural surroundings. Vertical elements, such as the braai, are timber-clad and incorporate gentle curves. These elements avoid harsh lines and visually dominant features, creating a more subdued and organic aesthetic.

4. Colour Palette:

The walls will be painted in warm **grey tones**, which are **visually recessive and less intrusive** compared to white. These colours reduce the visual contrast between the building and its environment, facilitating a seamless integration into the natural landscape.

The use of darker, muted tones on walls and roofing positively enhances the visual integration of the building. A **variation of grey tones** across architectural elements creates subtle depth, ensuring that vegetation and the broader landscape remain the primary visual focal point.

5. Balustrades and Retaining Walls:

Balustrades will be constructed from frameless glass, minimising interruptions to views and reducing visual clutter. **Dry-stacked stone walls** will be used for external retaining walls — a robust yet natural method that reinforces the local character and terrain without appearing artificial or engineered, reinforcing a grounded, organic aesthetic.

6. Lighting:

Light pollution is to be avoided by limiting exterior lighting to the **minimum required for safety and functionality**. All lighting will be:

- **Discrete and well-integrated** into the building design;
- Naked light sources must not be visible outside the area of the site, and light sources must be **shielded** to reduce light spillage.
- Downward-facing and subtle in intensity, particularly in shared or public areas.
- **Up-lighting** on outer façades will be limited and properly shielded.
- **Neon or unshielded bright security lighting** will not be used.
- Lighting will be restricted to build structures only, and any **parking area lighting will be low-level**, soft in tone, and not visually obtrusive.

Regards

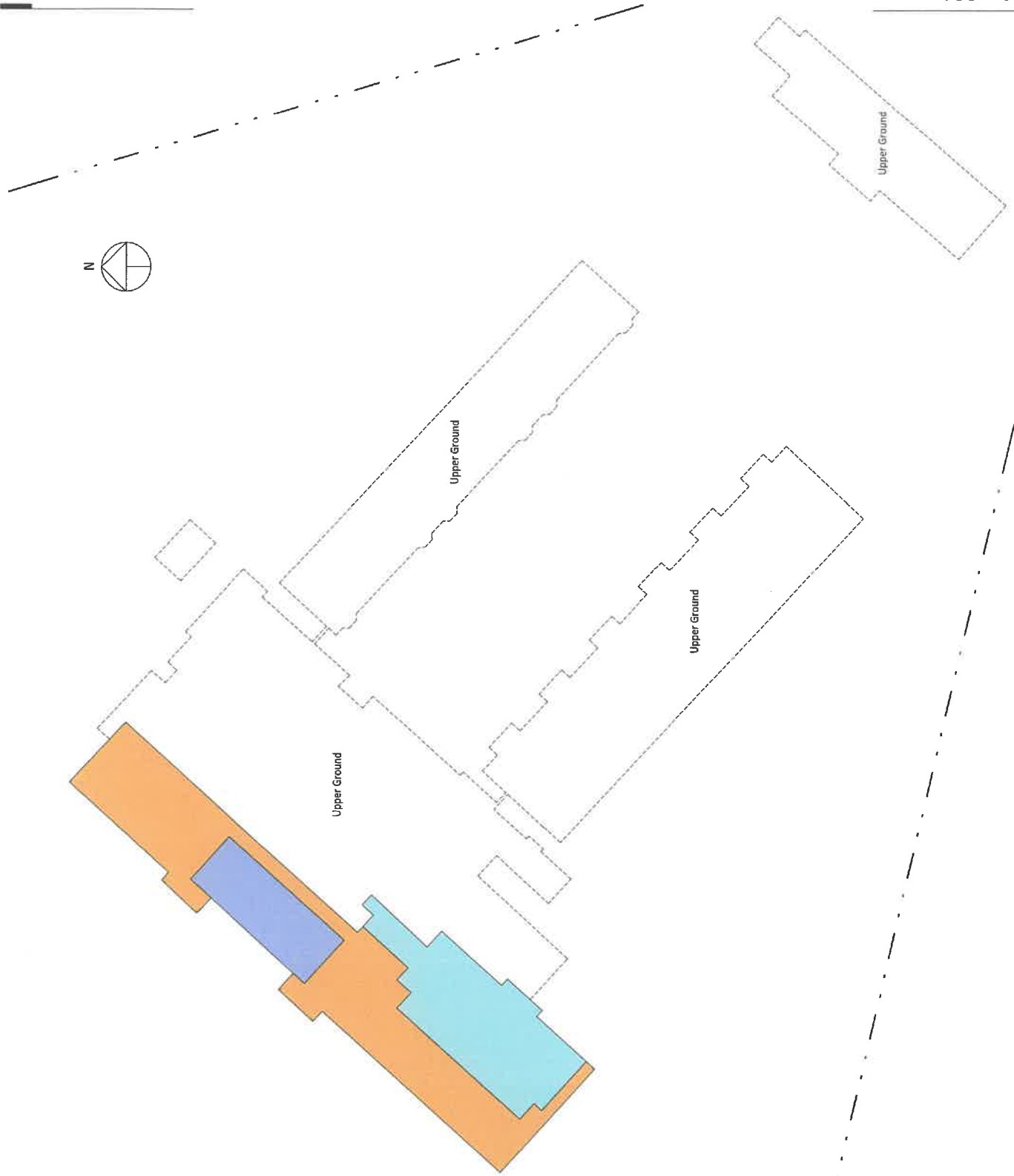


EDWIN SWANEPOEL

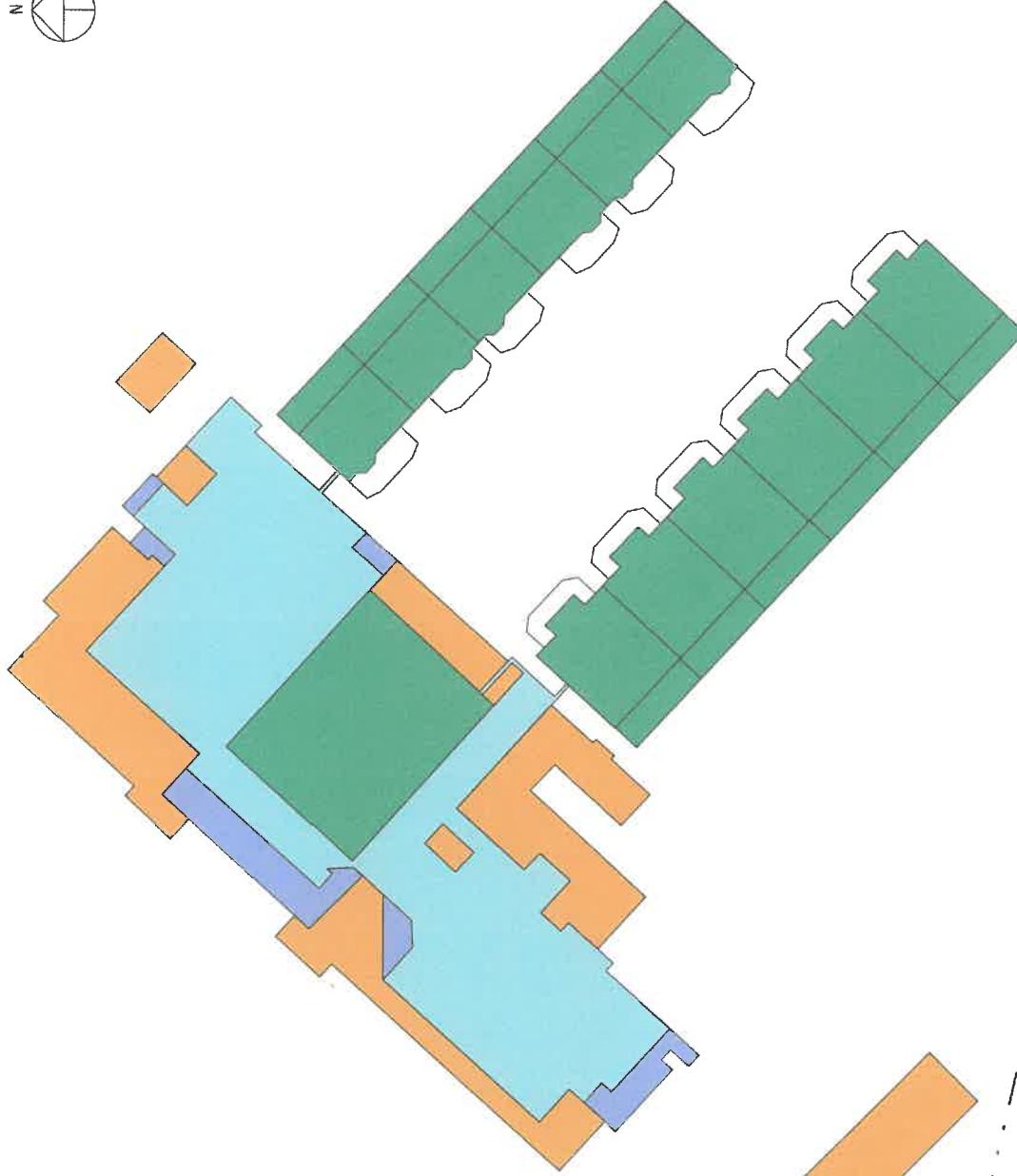
TV3 ARCHITECTS AND TOWN PLANNERS (PTY) LTD

ANNEXURE 11
BUILDING PLAN APPROVALS

COLOUR-CODED: APPROVAL TIME FRAME	
31/03/2005	Planning Application Approval Plans: Approval as Guest House, Restaurant & Back of House = Multi Unit Residential.
05/11/2012	Municipal Building Plan Approval: Extension of Restaurant, Hotel & Terraces, New Implement Store & Ablution
27/06/2016	Municipal Building Plan Approval: Additions and alterations to Accommodate New Spa Facility and Conference Room, New x5 staff Housing Units, Ablutions, Admin Offices, Media Room, Restaurant, and Kitchen.
27/02/2017	Municipal Building Plan Approval: New Store, Covered Patios, Convenience Store, Covered Entrance, Staff Accommodation, Function Room WC's, Guard House, Prep Kitchen & Altered Admin Area.



PLAN: LOWER GROUND FLOOR
SCALE: 1:500



PLAN: UPPER GROUND FLOOR
SCALE: 1 : 500

COLOUR-CODED: APPROVAL TIME FRAME	
31/03/2005	Planning Application Approval Plans: Approval as Guest House, Restaurant & Back of House = Multi Unit Residential.
05/11/2012	Municipal Building Plan Approval: Extension of Restaurant, Hotel & Terraces, New Implement Store & Ablution
27/06/2016	Municipal Building Plan Approval: Additions and alterations to Accommodate New Spa Facility and Conference Room, New 25 staff Housing Units, Ablutions, Admin Offices, Media Room, Restaurant, and Kitchen.
27/02/2017	Municipal Building Plan Approval: New Store, Covered Patios, Convenience Store, Covered Entrance, Staff Accommodation, Function Room WC's, Guard House, Prep Kitchen & Altered Admin Area.

ANNEXURE 12

LANDSCAPING PLANS

[illegible]

AFRICAN VALLEY ESTATE - STELLENBOSCH ON ERF 490 PORTION 5
LANDSCAPE DEVELOPMENT PLAN

ANNEXURE 13
APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za 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: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	Emile
Surname	Van der Merwe
Company name (if applicable)	Emile van der Merwe Town Planning Consultants
Street or Postal Address	PO Box 204, Stellenbosch, 7599
Email Address	emilevdm@adept.co.za
Contact Number(s)	0845566461

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

Registered owner(s) Name	De Bosch Properties (Pty) Ltd and Sarprop Developments (Pty) Ltd
Street or Postal Address	PO Box 1476, Stellenbosch, 7599
E-mail Address	Francois.dercksen.co.za
Contact Number	08255511701

PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf No	16400	Suburb		Town	Stellenbosch	
Farm no		Farm Portion		Nearest Town		
Physical or Street Address	Helshoogte Road		Property / Business / Farm known as		De Jonker	
Current Zoning	Multi-Unit residential zone and Agricultural Rural Zone					
Additional or Consent Uses	Consent Uses: Second dwelling, conference facility and wine tasting					
Current activities	None					
Property Size / Extent	6,2731 ha			Are there existing buildings?	Y	N
Title Deed number	T13681/2025 and T13680/2025					
Any restrictions ito Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.			
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.			
Is the property owned by Council?	Y	N	If yes, attach a power of attorney signed by the Municipal Manager or delegated authority.			
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If yes, indicate which section are triggered in motivation report and attach relevant permit.			
Is the property or building located within the historical core or contains any heritage significant features?	Y	N	Is the building older than 60 years?	Y	N	
Does the property fall inside the urban edge?	Y	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?	Y	N	
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	N	Does the property fall within the Scenic Route Overlay Zone?	Y	N	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use ² ?	Y	N	
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>						
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION			
Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw (LUPB)?	Y	N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation ito Section 53 of the Land Use Planning Act (LUPA)?	Y	N	If yes, attach the minutes / written feedback received.
<p><i>A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisonal area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.</i></p>			

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 APPLICATIONS AND PAYMENT OF FEES			
APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land	1	R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 700.00
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		R2 700.00
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		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24		R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme		R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
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		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00
OTHER APPLICATIONS		Number	Fee
Approval required in terms of the bylaw for street naming and numbering			R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)			R2 700.00
Complexity fee – Per study / assessment			R4 520.00
TOTAL APPLICATION FEE PAYABLE		R10800	
DETAILS FOR INVOICE			
Name & Surname (party responsible for payment)		EVDM Town Planning Services	
Street or Postal Address		PO Box 204, Stellenbosch, 7599	
Vat Number (where applicable)		4740239944	
<p>1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. 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:		TP_____ and ERF/FARM _____	
<p>Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment</p>			

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

See Motivation document

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?						Y	N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?						Y	N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?						Y	N
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.						Y	N
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?						Y	N
HOA Constitution – Name & Date of approval						N/A	
Design Guidelines – Name & Date of approval						N/A	
Departure / Relaxation / Suspension	Zoning Scheme Development Parameter		Design Guideline Development Parameter		Restrictive Title Condition		
Building line encroachment		Adjoining erf number		ZS / DG / RTC		Proposal	
	Street		From	m	To	m	
	Street		From	m	To	m	
	Side / Common		From	m	To	m	
	Side / Common		From	m	To	m	
	Aggregate side		From	m	To	m	
	Rear		From	m	To	m	
Exceeding permissible 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	
Exceeding maximum boundary wall height	Street		From	m	To	m	
	Side / Rear		From	m	To	m	
Relaxation of on-site parking / loading requirements			From	bays	To	bays	

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE 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 in terms of Section 38 of the LUPB

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	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)	
Y	N	Written motivation pertaining to the desirability and impact of the proposal			Y	N	Site 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			Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate			Y	N	Minutes or Written feedback of pre-application consultation (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale	
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale					
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale					
Y	N	N/A	Abutting owner's consent					
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)					
Y	N	N/A	Copy of original approval and conditions of approval					
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Civil Services Report or indication of all municipal services / registered servitudes	

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

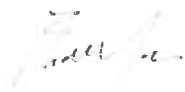
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
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: 2025/06/27

Full name: Emile van der Merwe

Professional capacity: Pr. Planner (A1146/1999)

