

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

APPLICATION FOR PERMISSION IN TERMS OF THE ZONING SCHEME AND PERMISSION IN TERMS OF RESTRICTIVE TITLE DEED CONDITIONS: PORTION 2 OF FARM 1537 STELLENBOSCH

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

Application Property Address	Farm 1537/2, Stellenrust Divisional Road Stellenbosch
Application Property Number	Portion 2 of Farm 1537, Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	De Bosch Investments (Pty) Ltd
Application Reference	TP683/2024
Application Type	Permission in terms of the zoning and Title Deed conditions

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

Application in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning (2023) for the following:

- Permission in terms of the zoning scheme (technical approval) in terms of Section 15 (2) (g) of the said by-law to utilise the approved 4-bedroom second dwelling on the property as a tourist dwelling unit.
- Permission in terms of the restrictive title deed conditions contained in Deed of Transfer T5023/2022 (condition E2 and E4) in order to facilitate the proposed tourist dwelling unit.

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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows:

(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (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 20 October 2026.**

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 GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon

AANSOEK VIR TEGNIESE GOEDKEURING EN GOEDKEURING IN TERME VAN BEPERKENDE TITEL VOORWAARDES: GEDEELTE 2 VAN PLAAS 1537 STELLENBOSCH

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

Adres van aansoek eiendom	Plaas 1537/2, Stellenrust Afdelingspad, Stellenbosch
Aansoek eiendom beskrywing	Gedeelte 2 van Plaas 1537, Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	De Bosch Investments (Pty) Ltd
Aansoek Verwysing	TP 683/2024
Tipe Aansoek	Tegniese Goedkeuring en Goedkeuring in terme van Beperkende Titellovoorwaardes

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek in terme van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die volgende:

- Permissie (tegniese goedkeuring) in terme van Artikel 15 (2) (g) van genoemde verordening ten einde die goedgekeurde 4-slaapkamer tweede wooneenheid op die eiendom as 'n toeriste-eenheid aan te wend.
- Permissie in terme van die beperkende titellovoorwaardes soos vervat in Titelloakte T5023/2022 (voorwaarde E2 en E4) om die voorgestelde gebruik te fasiliteer.

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 tydspan 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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte

van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (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 gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **20 Oktober 2026**.

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



2026-07-30

My ref: Farm 1537/2 Stellenbosch

TP 683/2024

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

**APPLICATION FOR TECHNICAL APPROVAL (TOURISTS DWELLING UNIT): PORTION 2 OF FARM 1537
DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE**

The application TP683/2024 hereby is amended to obtain permission in terms of the zoning scheme for the following:

- Application in terms of Section 15 (2) (g) of the Land Use Planning By-Law (2023) for permission in terms of the zoning scheme (Technical approval) to utilise the approved second dwelling on the property as a tourist dwelling unit (4 bedrooms).
- Application in terms of the restrictive title deed conditions (condition E2 and 4) contained in Deed of Transfer T5023/2022 to facilitate the tourist dwelling unit.

Included please find the amended motivation with the associated architectural drawings.

Thanking you in anticipation.

Yours faithfully

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

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

1. BRIEF

Emile van der Merwe Town Planning Consultants have been appointed by the registered owner of Portion 2 of Farm 1537 Stellenbosch, to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

- Application in terms of Section 15 (2) (g) of the Land Use Planning By-Law (2023) for permission in terms of the zoning scheme (Technical approval) to utilise the approved second dwelling on the property as a tourist dwelling unit (4 bedrooms).
- Application in terms of the restrictive title deed conditions (condition E2 and 4) contained in Deed of Transfer T5023/2022 to facilitate the tourist dwelling unit.

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. The report further will show that the proposal is compatible with the surrounding land use character of the area.

2. LOCATION AND ACCESS – LOCATION PLAN ATTACHED AS APPENDIX 1

The application property is located approximately 10km to the south east of Stellenbosch Town and approximately 1km to the north east of the intersection of the Annandale Road and the R44. A location plan is attached as **Appendix 1**. Access to Portion 2 of Farm 1537 is obtained from the Stellenrust Divisional Road.

3. OWNERSHIP AND SIZE

The property is owned by De Bosch Investments Pty Ltd as held by Deed of Transfer T5023/2022. A copy of the Title Deed is attached as **Appendix 2**. The Company Resolution and Power of Attorney in favour of the applicant is attached as **Appendix 3**. The property is 2.195 ha in extent and falls with the jurisdiction area of the Stellenbosch Municipality. The new consolidation diagram is attached as **Appendix 4**.

4. STELLENBOSCH ZONING SCHEME BY-LAW (2023)

The Stellenbosch Municipality Zoning Scheme By-Law, adopted by Council on 29 May 2019 has come into effect from 1 November 2019 (Amended November 2023). The application property

in terms of Chapter 20 of the afore-mentioned By-Law is zoned "Agricultural Rural Zone". The purpose of the zone is (see below) is make provision for the following:

200. Purpose of the zone

- (1) The purpose of this zone is to make provision for:
- the protection and preservation of agricultural land, rural landscapes, and biodiversity.
 - use of land for purposes of bona fide agricultural production or conservation.
 - buildings and structures which may be erected for reasonable and normal agricultural purposes.
 - a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability, and providing diversified income to landowners, without adversely impacting on the primary use of the land unit for agricultural purposes.

The base zone makes provision for the following land uses as per the table below;

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building ($\leq 2000\text{m}^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000\text{m}^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000\text{m}^2$) • Agricultural industry ($< 2000\text{m}^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000\text{m}^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> \text{one event/year}$) • Plant nursery • Polytunnel ($> 5000\text{m}^2$) • 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

The development proposal can be accommodated as an additional use (technical approval) that in terms of the zoning scheme is defined as follows:

"tourist dwelling unit" (toerisme-wooneenheid) means the use of a furnished dwelling house and/or second dwelling and/or a dwelling unit in flats, where the entire dwelling unit is rented out for the accommodation of transient guests and where accommodation is only provided on a self-catering basis, provided that if more than 4 dwelling units on the same property are rented out by the same owner or proprietor as an enterprise it is deemed to be a tourist accommodation establishment;

5. EXISTING LAND USE AND DEVELOPMENT PROPOSAL

The Stellenbosch Municipality on 1 April 2022 granted approval (BP 1056/2021) for the construction of an indoor horse arena and associated stables (De Bosch Stables) on the property. The remainder of the property is used for grazing and paddock purposes. In order to increase the agricultural footprint, the owner of Portion 2 of Farm 1537 Stellenbosch

consolidated an additional portion (1 ha in extent) with Farm 1537/2 to form a new agricultural land unit of 2,219 ha. The portion that was consolidated is shown on the figure below.

Additional portion of land (1ha) consolidated



The approved consolidation diagram is attached as **Appendix 4**. The owner wishes to provide high-end tourism accommodation facilities on the property in order to create more variety and to provide diversified income without impacting on the primary use and agricultural activities of the land unit.

Application thus is hereby made to utilise the approved second dwelling (4 bedrooms) as tourist dwelling unit. Building plan for the second dwelling has been approved on 15 April 2025 (BP6385/2025). The second dwelling is being constructed. The plans are attached as **Appendix 5**.

Provisions/criteria for consent uses in terms of Section 207 of the of the Stellenbosch Zoning Scheme By-Law.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

- (1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people⁸ in total per land unit.
- (2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.
- (3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.
- (4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.
- (5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness Centre unless Municipality's consent has been obtained for these land uses.
- (6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of additional dwellings.
- (7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

The development proposal on the property conforms to the above criteria and it will not have any negative impact on the conservation of productive agricultural land and it will not impact on the long-term viability of the farming unit.

6. LEGISLATIVE AND POLICY CONTEXT

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

The legislative framework 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, infrastructure, agriculture and land
- Integrate social, economic and institutional aspects of land development

The Western Cape Land Use Management Act, 2014 and the Spatial Planning and Land Use Management Act, 2013 serves as platform to guide decision-making in relation to land use and development. In this regard are the following 4 principles applicable

Spatial Justice

The proposal will not have a negative impact on the agricultural potential and farming activities.

Spatial efficiency

The proposal will make of use resources in a just and efficient manner.

Spatial resilience

The proposal is deemed compatible with the rural character of the area and is in line with the municipal IDP and spatial development framework.

Good Administration

The proposal conforms to the requirements of the Stellenbosch Planning Zoning Scheme By-Law and Stellenbosch Land Use Planning By-Law. Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard is drawn to the following

LUPA

Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the applicable provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard is drawn to the following:

6.2 Western Cape Provincial Spatial Development Framework (WCPSPDF)

The WCPSPDF serves as guideline and puts forward proposals and strategies aimed at achieving certain provincial wide goals. The policy document is informed by the National Development Plan and related spatial policies and takes its strategic direction from the Western Cape development strategy and related policy frameworks. It also serves to guide the location and form of public investment. An important factor in this regard relates to the role which the rural economy can play in the overall economy of the greater municipal are and is of particular relevance to the Stellenbosch area. The proposed tourist facility presents an opportunity that is aligned with the policy to allow for compatible and sustainable rural activities to the benefit of the broader good of society with positive socio-economic returns.

As far as the application is concerned, the principles contained in the WCPSPDF will have to be considered to ascertain whether sustainable development is promoted. Sustainable development encompasses the integration of social, economic and ecological factors into planning, decision-making and implementation so as to ensure that development serves present and future generations. The three pillars of sustainable development, also referred to as the triple bottom line are:

- Ecological integrity
- Social Justice
- Economic efficiency

These three pillars of sustainability can be viewed as providers of the capital necessary for each subsequent pillar to function. In order to determine the desirability of a proposed development one should thus consider whether or not it is socially, economically and ecologically sustainable. The application will not have a negative impact on the 3 pillars of sustainability

Western Cape Land Use Planning Guidelines (2019): Rural Areas

The Western Cape Land Use Planning Guidelines forms part of the approved Western Cape Government: Provincial Spatial Development Framework. The objectives of the Rural Areas Guideline are to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the Province's life supporting ecological infrastructure and ecosystem services (i.e. environmental goods and services).
- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a proactive manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.

The Guidelines supports the following:

- Accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape.
- Activities or land uses of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products, e.g.: farm tourism; Restaurant and function venue facility;

The development proposal put forward in the application is consistent, in line and will give practical effect to the Rural Land Use Guidelines that have been adopted by the Western Cape Government: Department of Environmental Affairs and Development Planning.

6.3 Western Cape Strategic Plan 2014-2019

Vision

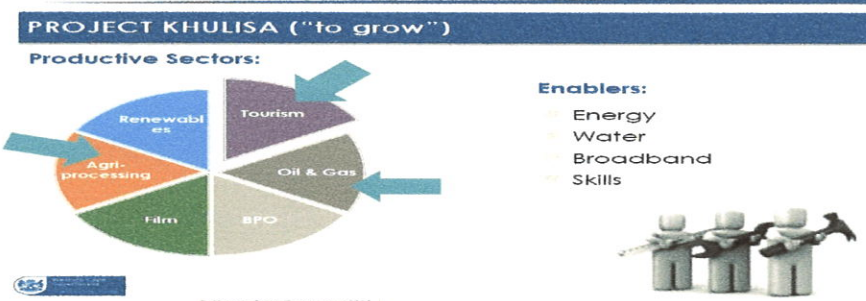
"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected High Opportunity Society For All"

Provincial Strategic Goals



Western Cape Economic Drivers

PSG 1: Create opportunities for growth and jobs



From the above information it is clear that the Provincial Government Western Cape in terms of their Provincial Spatial Development Framework and Strategic Plan has placed as specific emphasis on the importance of the tourism industry as key sector in growing and sustaining the economic base of the region.

6.4 Stellenbosch Spatial Development Framework

The Stellenbosch SDF has been approved by Council during November 2019 is founded on the principles of the Spatial Planning and Land Use Management Act, the Western Cape Land Use Planning Act, the National Development Plan, the National Heritage Resources Act, the Environmental Management Act, as well as the Stellenbosch Municipal Integrated Development Plan. 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 property is located outside the urban to which the following principles apply:

- Land outside the urban edge should be used for agricultural production, biodiversity, conservation, scenic quality and agri-tourism;

- Intensification of agriculture, biodiversity, conservation and agri-tourism should be promoted in farming areas outside of urban settlements
- Tourism facilities preferably should make use of existing buildings or new buildings on disturbed footprints and these should take the natural and heritage significance of the site into account.

The proposal is consistent with the above principles and objectives of the SDF. It in fact is in support with the development principles of spatial justice, spatial sustainability, efficiency and spatial resilience.

7. SERVICES

Potable water to the facility is obtained from the existing borehole on the property. Sewerage will be disposed via the municipal network that is available in the area. Electricity is provided by Eskom.

8. CONCLUSION

The development proposal is consistent and complies with the criteria set out in Chapter V of the Stellenbosch Land Use Planning By-Law (2023) with reference to the following:

- The proposal is consistent with the Integrated Development plan and the Spatial Development Framework of the Stellenbosch Municipality;
- The proposal will have a minimum impact on the agricultural activities.
- The proposal is subservient to the main farming agricultural activities;
- The proposal conforms to the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act and the principles referred to in Chapter VI of the Land Use Management Act, and
- The proposal is in line with the provisions of the Stellenbosch Zoning Scheme By-Law and associated development parameters.
- The proposal will not impact negatively on the preservation of agricultural land and the continued use of farm for agricultural purposes;
- The proposed facility is considered to be a rural place bound activity and is of small scale that will complement the farming operations whilst not compromising the agricultural sustainability, scenic and heritage and cultural landscape
- The proposed facility is accessible from the existing internal farm road.
- The proposal will not interfere with the daily running of the farming operations
- The proposal will not adversely affect the agricultural potential of the farming unit.

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Portion 2 of Farm 1537 Paarl Division.

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APPENDIX 1

LOCATION PLAN

Location map: Portion 2 of Farm 1537

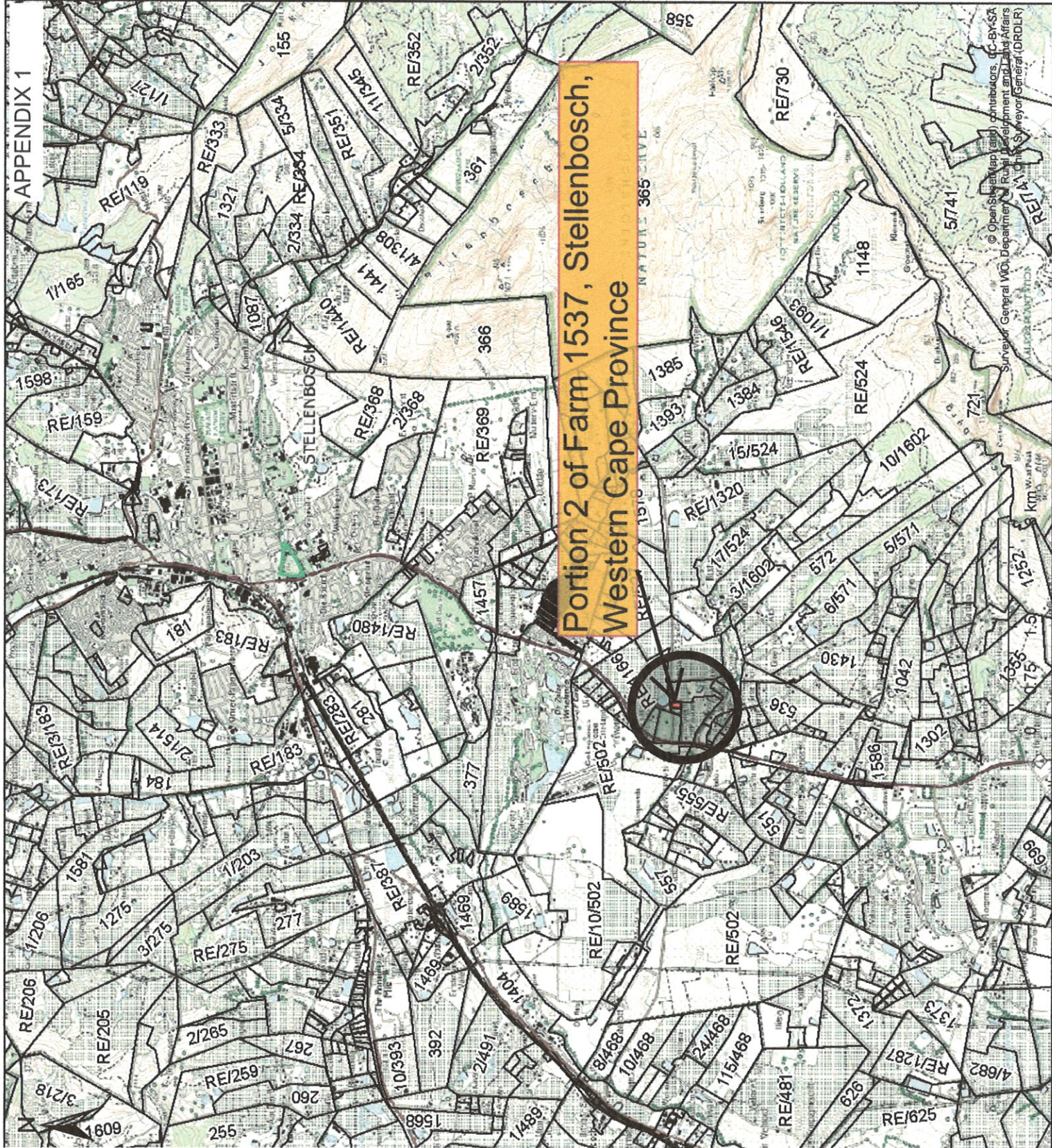
Legend

Farm Portions

Map Center: Lon: 18°51'9.6"E
 Lat: 33°58'23.9"S

Scale: 1:90 422

Date created: January 30, 2023

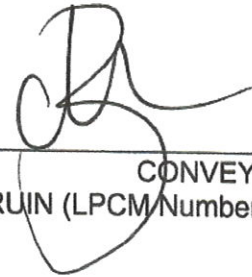


APPENDIX 2
TITLE DEED

310

DERCKSEN & CO
P O BOX 1476
STELLENBOSCH
7599

Prepared by me



CONVEYANCER
ZELDA DE BRUIN (LPCM Number 91024)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 6 000 000,00	R. 257,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000005023 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNECKE LOUW (LPCM Number 80989)

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

AUDACIA WINES PROPRIETARY LIMITED
Registration Number 1996/017122/07

DATA / VERIFY
10-02-2022
ELIZABETH VAN TONDER

which said Power of Attorney was signed at STELLENBOSCH on 6 December
2021



And the appearer declared that his/her said principal had, on 10 November 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

DE BOSCH INVESTMENTS PROPRIETARY LIMITED
Registration Number 2008/012774/07

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

PORTION 2 OF THE FARM AUDACIA ESTATE NUMBER 1537
IN THE STELLENBOSCH MUNICIPALITY
DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE

IN EXTENT 1,2195 (ONE COMMA TWO ONE NINE FIVE) Hectares

FIRST REGISTERED by Certificate of Registered Title Number T60000/2013 with Diagram S.G. Number 3403/2009 relating thereto and held by Deed of Transfer Number T45662/2015

A. SUBJECT to the conditions contained in Deed of Transfer Number T1064/1941.

B. SUBJECT FURTHER to the condition contained in Deed of Grant dated the 12th December 1890(Stellenbosch Letters of Grant Volume 6 Number 4) issued in terms of the regulations of Act Number 14 of 1887, reading as follows:

"1. That all roads and thoroughfares now existing on the land hereby granted whether they are described in the diagram or not shall remain free and uninterrupted."

C. SUBJECT FURTHER to the condition contained in Deed of Grant dated the 12 December 1890(Stellenbosch Letters of Grant Volume 6 number 4) reading as follows:

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

D. SUBJECT FURTHER to the condition contained in an endorsement on Deed of Transfer Number T1064/1941 dated the 5th June, 1950 reading as follows:

" By Deed of Transfer Number T7800/1950 Portion 2 thereby transferred is entitled to the benefit of a condition that the owners of the said remainders shall not have the right to erect any building or structure on such remainders within 100 yards of the eastern boundary of the said Portion 2, as more fully appear on reference on the said Deed of Transfer."

E. SUBJECT FURTHER to the following special conditions contained in the aforesaid Deed of Transfer Number T7800/1950, as having been imposed by the Controlling Authority in terms of Section 11 of the Advertising on Boards and Ribbon Development Act Number 21 of 1940, namely:-

1. The land may not be subdivided without the written approval of the Controlling Authority, as defined in Act Number 21 of 1940.
2. Not more than one dwelling-house, together with such outbuildings as are ordinarily to be used in connection therewith, shall be erected on the land except with the written approval of the Controlling Authority, as defined in Act Number 21 of 1940.
3. The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land, without the written approval of the Controlling Authority, as defined in Act Number 21 of 1940.
4. No building or structure whatsoever shall be erected within distance of 96,46 metres from the centre line of the Stellenbosch-Somerset West Main road passing along the Western boundary of the property in question without the written approval of the Controlling Authority as defined in Act Number 21 of 1940.

F. ENTITLED to a servitude Borehole in the circular servitude area one (1) metre in diameter on THE FARM NUMBER 1166 in the Municipality and Division Stellenbosch in extent: 81,7271 (Eighty One Comma Seven Two Seven One) hectares; held by Certificate of Consolidated Title Number T7290/1985 as will more fully appear from Notarial Deed of Servitude K831/1996S.

G. BY VIRTUE of a Notarial Deed of Servitude Number K491/2008S dated 17 March 2007 the within mentioned property is entitled to:



- (a) A perpetual right of way, which servitude road area measuring 851 metres square is indicated by the figure middle of furrow bCDEFG on Diagram SG Number 6706/2007,

And

- (b) A pre-emptive right over Portion 6 (Portio of Portion 1) of the Farm Annandale Number 537 measuring 4635 metre quare held by T30265/1978

With Ancillary Rights

As will more fully appear from the aforementioned Notarial Deed of Servitude Number K491/2008 dated 17 March 2007.

H. SUBJECT FURTHER to the following special conditions contained in Certificate of Registered Title Number T60000/2013 imposed by the Controlling Authority in terms of Section 11 of the Advertising on Boards and Ribbon Development Act Number 21 of 1940, which reads as follow:-

"1. In terme van bogenoemde wet het hierdie direktoraat vanuit verkeersoorwegings geen beswaar teen die aansoek om konsolidering en onderverdeling nie op voorwaarde dat:

- a. Alle toegange voldoen aan die standaardvereistes betrekking tot nuwe toegange op Provinsiale paaie (afskrif aangeheg);
- b. Geen addisionele toegange sonder die skriftelike goedkeuring van die Padowerheid ingevolge Artikel 10 van Wet 21/1940 geneem word nie;
- c. Die bestaande toegang vanuit Hoofpad 27 (km log 27.060) permanent gesluit en verwyder word, alle stormwaterpype of pypduiders in syslote moet permanent verwyder word en grensdrade moet permanent herstel word (soos genoem in die aansoek);



- d. Geen advertensie- of enige ander tekens wat sigbaar is vanaf Afdelings 1053 mag sonder die skriftelike goedkeuring van die Padowerheid opgerig word nie;
 - e. Die 5 meter boulyn ingevolge Artikel 17 van Paaie Ordinsie 19/1976 is van toepassing langs aanliggende Provinsiale paaie;
 - f. Geen winkel of besigheidsplek van watter aard ookal op die grond geopen of bedryf word nie behalwe met die skriftelike goedkeuring van die Beheerende Gesag soos omskryf in Wet 21/1940;
 - g. Geen gebou of enige bouwerk van watter aard ook al mag op grond binne 'n afstand van 95 meter van die middellyn van die aanliggende Provinsiale Paaie sonder die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet 21/1940 opgerig word nie;
2. Die grond nie verder onderverdeel of konsolideer word sonder die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet 21/1940 opgerig word nie;
3. Nie meer as een woonhuis saam met sodanige buitegeboue as wat onder gewone omstandighede nodig is om in verband daarmee gebruik te word, mag sonder die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet 21/1940 opgerig word nie."
- I. The within property is ENTITLED over Remainder Farm 537 to the following servitudes as will appear K1609/2017S:
- (1) The figure s3 s4 s5 represent a services servitude area 149 squares in extent being water tanks / reservoirs for borehole and municipal water, excluding the borehole situated thereon-in favour of Remainder Farm 537 for common use.
 - (2) The line s6 s7 represents the centre line of a services servitude 5,00 metres wide up to the boundary to divisional road number 1053, as shown being in flow of municipal water and out-flow of sewerage and/or effluent – in favour of Remainder Farm 537.



- (3) The line s8 s9 represents the centre line of a services servitude 3.00 metres wide, as shown to service in-flow of municipal water, and out-flow of sewerage and/or effluent, borehole water, municipal water, pipelines, communication and electricity cables -in favour of Remainder Farm 537.
- (4) The line s13 s12 represents the northern boundary of a services servitude 3.00 metres wide, as shown being in respect of in-flow of municipal water, and out-flow of sewerage and/or effluent, borehole water, municipal water, pipelines, communication and electricity cables -in favour of Remainder Farm 537 for common use.
- (5) The figure s14 s13 s15 s16 represents a services servitude 130 square metres in extent being to service sewerage and/or effluent, sump pump and electricity- in favour of Remainder Farm 537 for common use.
- (6) The line s14 s13 s15 s16 represents the northern and western boundaries of a services servitude 5.00 metres wide up to divisional road number 1053, as shown being in respect of in-flow of municipal water, and out-flow of sewerage and/or effluent, borehole water, municipal water, pipelines, communication and electricity cables -in favour of Remainder Farm 537 for common use.
- (7) The line s23 s24 s25 s26 s30 represents the centre line of a services servitude 3.00 metres wide, as shown being to service sewerage and/or effluent, borehole water, municipal water, pipelines, communication and electricity cables -in favour of Remainder Farm 537 for common use.
- (8) The line s29 s30 represents the centre line of a services servitude 3.00 metres wide, as shown being to service sewerage and/or effluent, borehole water, municipal water, pipelines, communication and electricity cables -in favour of Remainder Farm 537 for common use.
- (9) The line s27 s28 represents the centre line of a services servitude 3.00 metres wide, as shown being to service sewerage and/or effluent, borehole water, municipal water, pipelines, communication and electricity cables -in favour of Remainder Farm 537 for common use.



- (10) The figure s32 s33 s29 s34 represents a services servitude area 64 square metres in extent being to service tank, sump pump and electrical cabling and fibre optics - in favour of Remainder Farm 537 for common use.
- (11) The line s30 represents the centre line of a services servitude 3.00 metres wide, as shown being to service water sewerage and/or effluent, electrical cabling and fibre-optics -in favour of Remainder Farm 537.
- (12) The line a-s36 represents the centre line of a services servitude 3.00 metres wide, as shown being to service water sewerage and/or effluent, electrical cabling and fibre-optics -in favour of the properties at 1,2 and 3 over the Remainder Farm 537.
- J. The witin mentioned property is SUBJECT OVER remainder Farm 537 to the following servitudes as will more fully appear K1609/2017S:
- (1) The curvilinear line b c d represents the centre line of servitude road 6.00 metres wide, as shown in favour of Remainder Farm 1537 over Remainder Farm 537 for common use,
- (2) The curvilinear line c e represents the centre line of servitude road 5.00 metres wide up to main road number 27, as shown in favour of Remainder Farm 1537 and over Remainder Farm 537 for common use.



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

**The Trustees for the time being of
RIVIERBOSCH TRUST
REGISTRATION NUMBER IT3159/2006**

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

**GIST PROPERTY PROPRIETARY LIMITED
REGISTRATION NUMBER 2017/055226/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R11 000 000,00 (ELEVEN MILLION RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

8 February

2022



q.q.

In my presence



REGISTRAR OF DEEDS



APPENDIX 3
RESOLUTION AND POWER OF ATTORNEY

RESOLUTION

**PASSED AT THE MEETING OF DIE BOSCH INVESTMENTS (REG NO
2008/012774/07**

HELD AT STELLENBOSCH

ON 27 JANUARY 2023

FRANCOIS JOSEPHUS DERCKSEN in his capacity as Director is hereby authorized to sign all documentation which may be necessary for the application(s) in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) applicable to Portion 2 of Farm 1537 Division Stellenbosch.

A handwritten signature in black ink, appearing to read 'FJ Dercksen', with a large loop at the start and a long horizontal stroke at the end.

**DIRECTOR
FJ DERCKSEN**

POWER OF ATTORNEY

De Bosch Investments (Pty) Ltd the registered owners of Portion 2 Farm 1537
Stellenbosch Division

Do hereby nominate and appoint

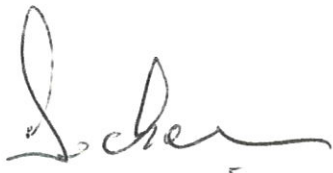
Emile van der Merwe Town Planning Consultants

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

- Permission in terms of Section 15 (2) (g) of the Land Use Planning By-Law :
to for a tourist dwelling unit; and
- Permission in terms of the Title Deed conditions to facilitate the tourist
dwelling unit

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 30TH OF JULY 2026



FRANCOIS DERCKSEN
DIRECTOR

APPENDIX 4

SG DIAGRAM

S.G. No.

324/2024

Approved.

Koorowlay

for

Surveyor - General

Date : 2024-03-04

SHEET 1 OF 2 SHEETS

Servitude Notes:

1. The line fg represents the northern boundary of a services servitude 5,00m wide, vide Servitude Plan No. 4571/2011
2. The line hj represents the eastern boundary of a services servitude 3,00m wide, vide Servitude Plan No. 4571/2011
3. The figure mnjk represents a services servitude area 149 square metres in extent, vide Servitude Plan No. 4571/2011
4. The line pq represents the centre line of a services servitude 5,00m wide up to Divisional Road No. 1053, vide Servitude Plan No. 4571/2011
5. The line rs represents the centre line of a services servitude 3,00m wide, vide Servitude Plan No. 4571/2011

Components:

1. The figure ABCf represents Portion 2 of the Farm Audacia Estate No. 1537, vide Diagram No. 3403/2009, D/T 2013- -60000
2. The figure fCDE represents Portion 9 of the Farm Audacia Estate No. 1537, vide Diagram No.323/2024

The figure ABCDE

represents 2,2195 hectares

of land, being

PORTION 10 OF THE FARM AUDACIA ESTATE No. 1537and comprises 1. and 2. as above

Situate in the Stellenbosch Municipality

Administrative District of Stellenbosch

Compiled in February 2024

by me

Province of Western Cape

M Stuart-Fox

PLS 1354 M R Stuart-Fox Pr Land Surveyor

This diagram is annexed to
No.Dated
i.f.o.

Registrar of Deeds

The original diagrams are
as quoted above.

File No. Stel.1537 v.1

S.R. No. Compiled

Comp. BH-8DCD (3785)

LPI C0670000

Farm 1537/10 Stellenbosch

Approved i.t.o. Section 50 of Municipal Land Use Planning Bylaw
Ref: Farm.1537 & 1537/2, Stellenbosch
Date: 17/01/2024

PORTION 10 OF THE FARM AUDACIA ESTATE No. 1537

Administrative District of Stellenbosch

S.G. No.

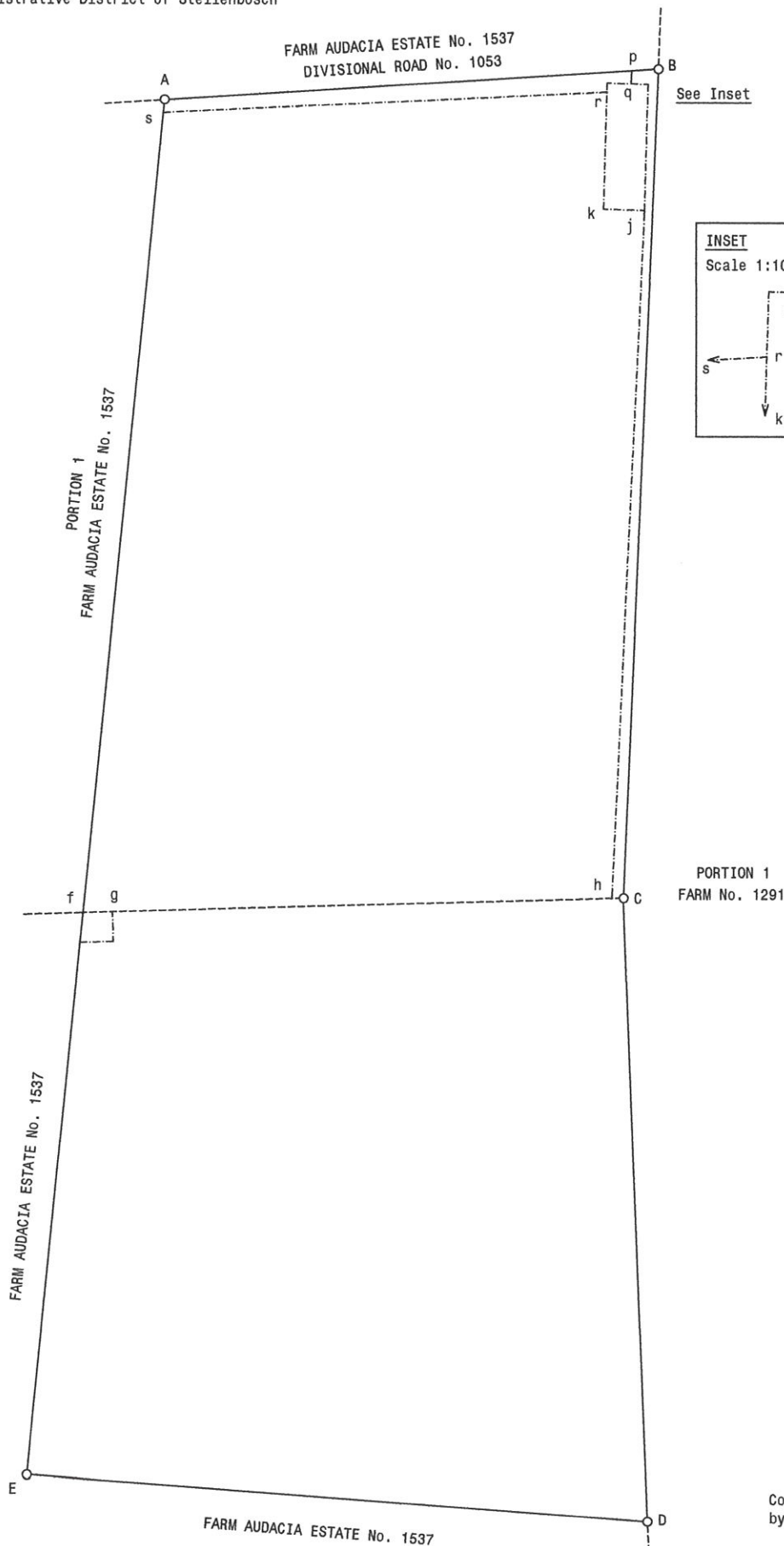
324/2024

Approved.

Koorowlay

for
Surveyor - General
Date : 2024-03-04

SHEET 2 OF 2 SHEETS



INSET
Scale 1:100

The inset diagram shows a rectangular layout with dimensions labeled as follows: m (width), n (width), p (height), q (width), r (width), s (width), j (height), and k (height).

PORTION 1
FARM No. 1291

SCALE 1 : 750

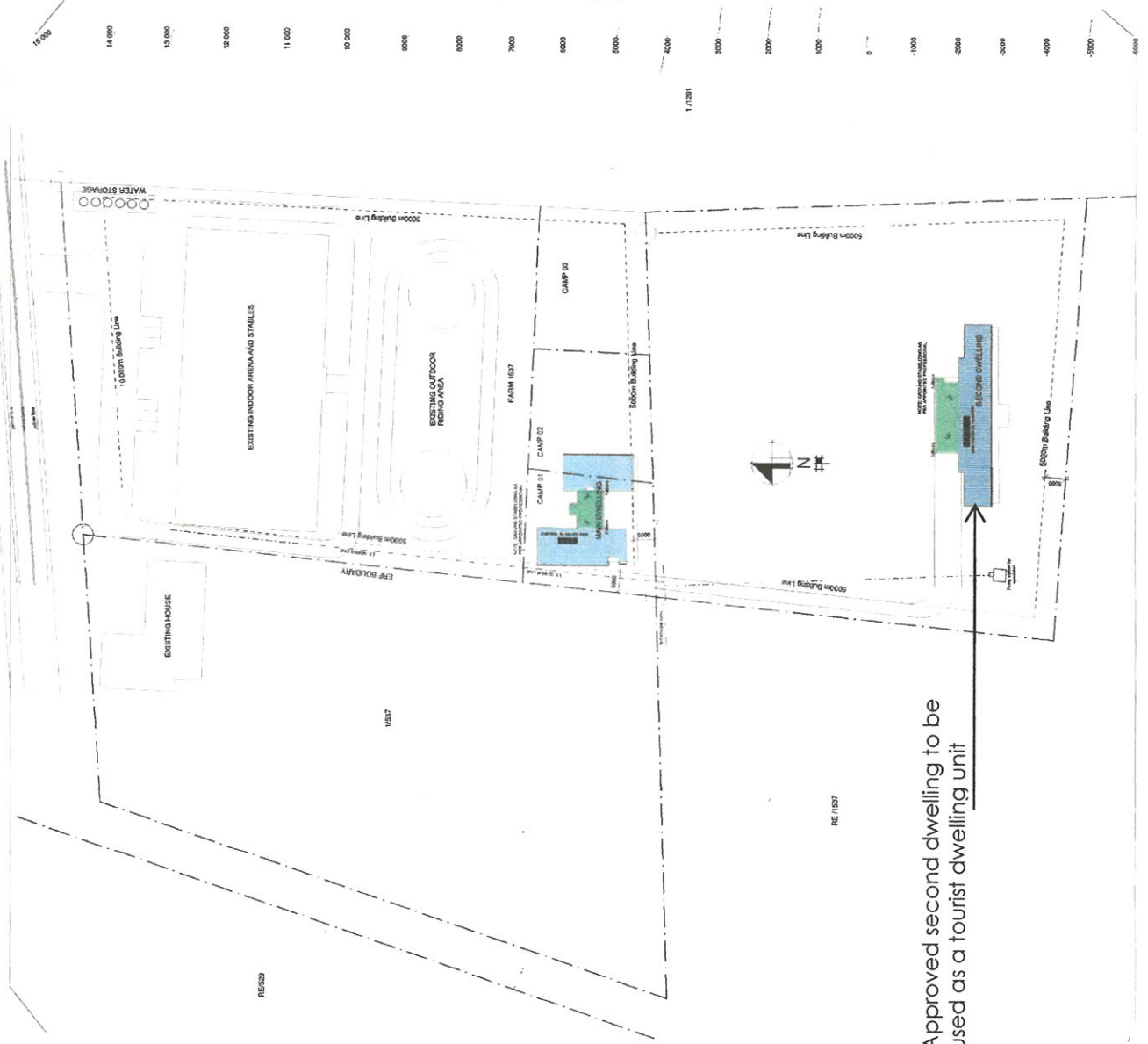
Compiled in February 2024
by me MC

PLS 1354 M R Stuart-Fox Pr Land Surveyor

Farm 1537/10 Stellenbosch

APPENDIX 5

APPROVED BUILDING PLANS



Approved second dwelling to be used as a tourist dwelling unit

NO	REVISIONS	DATE
1	ISSUED TO CLIENT	10-06-2000
	MUNICIPAL	

LEADERS:

- Phase 1: Plans that the legal liability of this plan expires after 5 years from date on which.
- All products available have to be licensed as specified.
- Any other method of installation or deviation from type and use will void the American Architecture (P) Ltd of any legal and release Van Herten Architecture (P) Ltd of any legal.
- All products carry a manufacturer's guarantee, and can't be governed by New American Architecture (P) Ltd. Any deviation from plans has to be reported to Van Herten Architecture (P) Ltd before such deviation is applied, and a new amendment plan has to be acquired before any revision is made. This is a condition. Making any change or construction this plan is a breach.
- All building work has to comply with BS6841:1988 and NBSRC regulations.

[illegible]

829-
NEW ORLEANS
RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
JAN 10 1967

PROJECT DETAIL:
NEW DWELLINGS FOR DE BOSCH
INVESTMENTS PROPRIETARY LIMITED

PROPERTY DETAILS
FARM AUDACIA 1537. STELLENBOSCH

VAN HEERDEN
ARCHITECTURE

8 Tailbos Close, Protea Heights, Brackenfell

DEC NO 30 1963 JAN 17 1964

Pleter van Heerden

072 596 5970

plaster@chym.com

CHANDLER

Kuchen

1

DRUG STATUS CODES:

At Design + Marketing, a Minneapolis-based agency, the design team was charged with creating a new look for the company's website. The goal was to create a modern, clean, and professional design that would reflect the company's values and mission. The design team worked closely with the marketing team to ensure that the website design was aligned with the company's overall branding and messaging. The final design was a sleek, modern website that was easy to navigate and visually appealing. It featured a clean layout with a focus on high-quality images and clear, concise text. The design was also optimized for mobile devices, ensuring that it looked great on any screen. The new website design was a success, and it helped to increase the company's online presence and attract new customers.

ALL STATE VOTERS REGISTRATION (MUNICIPAL BYLAWS) MUST BE ADHERED TO BY ALL PARTICIPANTS AND ALL VOTERS.

AND VARIOUS FUEL CONSUMPTIONS AND
WEEK COMMENCED, FUELING COSTS
WAS \$1.00 PER GALLON.

PREFERENCE OVER SCALED LINEAR INFORMATION TO THE ARCHITECTURE

RESPONSIBLE CONSULTANTS THE
THE PROPERTY OF VAN HEEDEN AND

discussed.

ITEM PLAN	DETAILS
-----------	---------

PLCOUT PLANS	PROOF PLANS
INFORMATION	STUDENT MATERIAL

ELEMENTS	SPECIES
-----------------	----------------

STUDIOS • JEWELLERY

SCALE / UNIT SIZE
(A4) 1000 mm

2024-1503-

CECT-4000

MUNICIPAL

THE UNIVERSITY OF CHICAGO

[illegible][illegible]

The figure contains several architectural drawings:

- Window Schedules:** Four tables (WS-1, WS-2, WS-3, WS-4) listing window types, materials, and dimensions.

Window Schedule	Window Type	Material	Dimensions
WS-1	Double Hung	Aluminum	36" x 48"
WS-2	Single Hung	Aluminum	36" x 24"
WS-3	Transom	Aluminum	36" x 12"
WS-4	Fixed	Aluminum	36" x 48"
- Elevation Views:**
 - Left Elevation:** Shows a wall with a door and two windows. Dimensions include 10'-0" for the door height and 10'-0" for the window height.
 - Right Elevation:** Shows a wall with a door and two windows. Dimensions include 10'-0" for the door height and 10'-0" for the window height.
- Section View (Section A-A):** A vertical cross-section of the building showing the roof, walls, and floor. It includes dimensions for the roof height (10'-0") and the floor height (10'-0").

[illegible]

SECOND DWELLING

1:50

APPENDIX 6
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 B

Section 15(2) of the Land Use Planning Bylaw (LUPB) and restrictive title deed conditions

Permanent departure from the development parameters of the zoning scheme

Permission in terms of the zoning scheme

Extension of validity period of an approval

Permission in terms of a condition of approval

To obtain consent or **Permission in terms of the Title Deed**

Complete this 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	0845566461

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

Registered owner(s) Name	De Bosch Investments Pty Ltd
Street or Postal Address	Unit 1 Plein Street, Stellenbosch
E-mail Address	francois@dercksen.co.za
Contact Number	082 5551701

PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf No		Suburb	Die Boord	Town		
Farm no	1537	Farm Portion	2	Nearest Town	Stellenbosch	
Physical or Street Address	Stellenrust Road		Property / Business / Farm known as		De Bosch Stables	
Current Zoning	Agricultural/Rural Zone					
Additional or Consent Uses	None					
Current activities	Agriculture					
Property Size / Extent	2,2195ha				Are there existing buildings?	Y N
Title Deed number	T5023/2022					
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, <u>attach a power of attorney</u> 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??			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 (Not compulsory)			
Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw?	Y	N	If yes, attach the minutes or written feedback received.

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				
APPLICATION IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW			Number	Fee
15(2)(b)	a permanent departure from the development parameters of the zoning scheme			R2 800.00
15(2)(g)	a permission required in terms of the zoning scheme		1	R2 800.00
15(2)(i)	an extension of the validity period of an approval – 50% of current application fee			R.....
15(2)(l)	a permission required in terms of a condition of approval			R2 800.00
OTHER APPLICATIONS			Number	Fee
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)			1	R5600
TOTAL APPLICATION FEE PAYABLE			R2700	
DETAILS FOR INVOICE				
Name & Surname (party responsible for payment)		EVDM Town Planning Services		
Postal Address		PO Box 204, Stellenbosch		
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:		Standard Bank		
Branch no.:		051001		
Account no.:		242637280		
Payment reference:		Erf 5789 Stellenbosch		
Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment				

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities)		
Application for technical approval in terms of the Zoning Scheme By-Law (2023) in order to utilise the approved second dwelling on the property as a tourist dwelling unit (4 bedrooms).		
Application in terms of Title Deed conditions to facilitate the tourist dwelling unit		
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	
		Adjoining erf number		ZS / DG / RTC		Proposal
Building line encroachment	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: MOTIVATION FOR APPLICATION

When this section is completed and all the relevant documents are attached, it is not necessary to submit a separate report for motivation.

See attached motivation document

PART H: 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.

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Owners' association consent with signature on layout plan
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	Consent form duly completed by abutting owner(s) with signature on layout plan
Y	N	Proof of registered ownership (Full copy of the title deed)	Y	N	Owners' association constitution
Y	N	Copy of original approval and conditions of approval	Y	N	Owners' association design guidelines
Y	N	Minutes or Written feedback of pre-application consultation (if applicable)	Y	N	Written motivation pertaining to the desirability and impact of the application
Y	N	Locality plan (A4 or A3 only) to scale	Y	N	Floor layout plan (A4 or A3 only) to scale
Y	N	Site plan or conceptual layout plan (A4 or A3 only) to scale	Y	N	Landscaping / Tree plan (A4 or A3 only) to scale
Y	N	Other (specify):	Y	N	Other (specify):

SECTION I: DECLARATION

I hereby wish to confirm the following:

- That the information contained in this application form and accompanying documentation is complete and correct.*
- 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.*
- 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.*
- 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: 2026/07/30

Full name: Emile van der Merwe

Professional capacity: Pr. Planner (A1146/1999)



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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

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

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

Dear Sir / Madam

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

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

Note to applicant:

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

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

1. If signing on behalf of a company / trust, please attach written proof of authorisation to do so. If affected premises owned by more than one person (i.e., both husband and wife), all parties to sign.
2. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

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

I / we have no objection	I / we object for the reasons listed hereunder
Reasons for objection	
Signature of affected party / property owner	Date
Full name (capitals)	
Company name	
Erf / Farm No. of affected property	
Street address of affected party	
	Postal code
Contact No.	Office / Home Cell