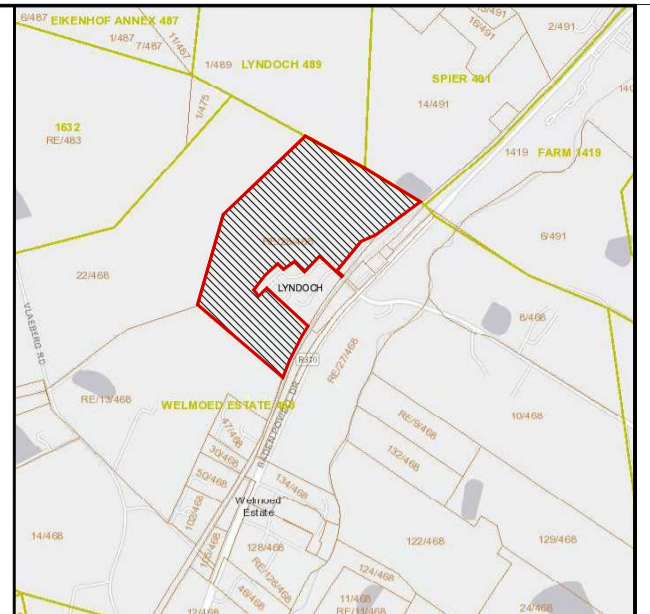


**SKETCH PLAN:
PROPOSED SUBDIVISION OF
PORTION 28 OF THE FARM
WELMOED ESTATE No. 468
LOCAL AUTHORITY: STELLENBOSCH**

ANNEXURE J.1-1



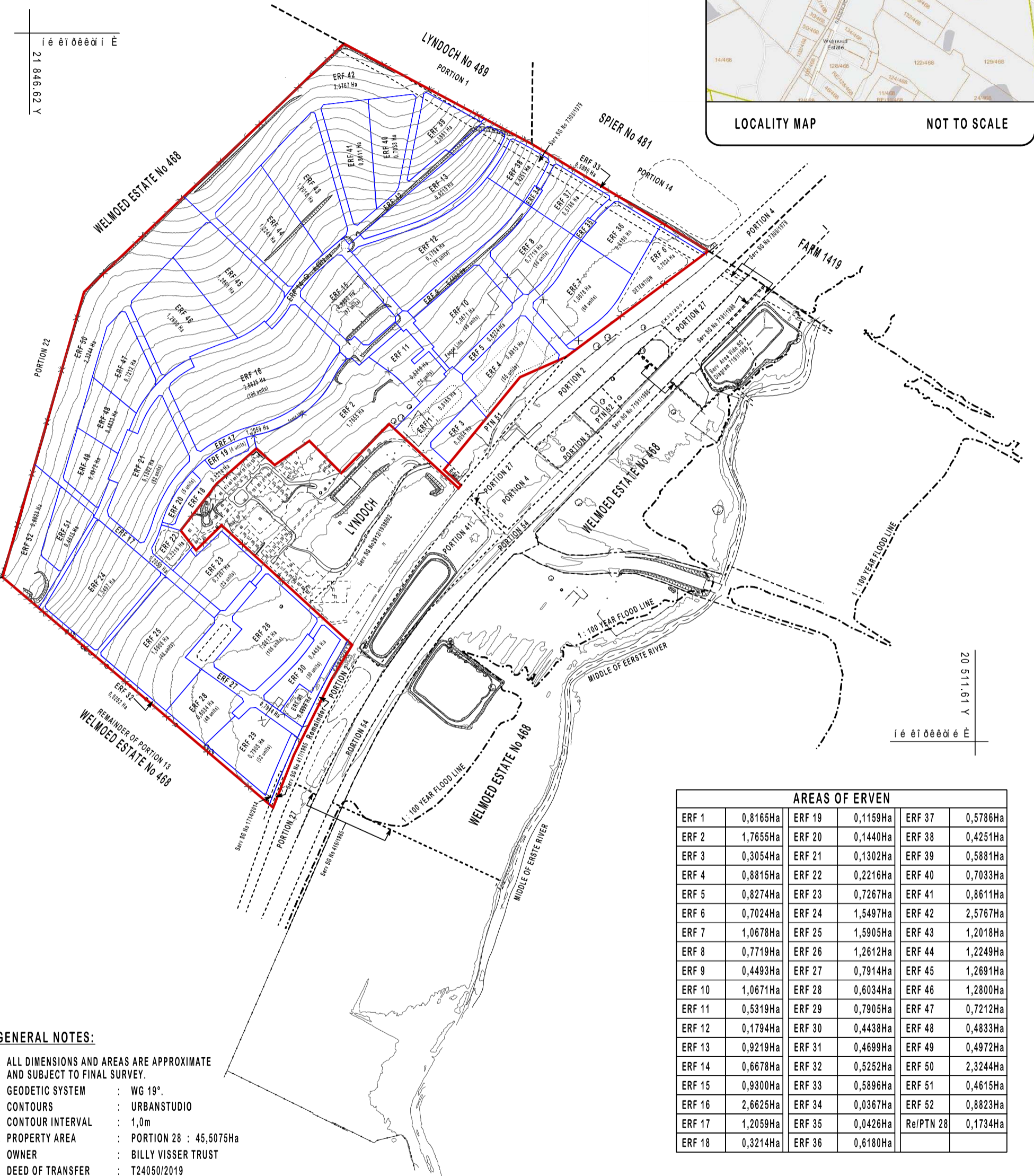
SCALE: 1 : 4 000



LOCALITY MAP

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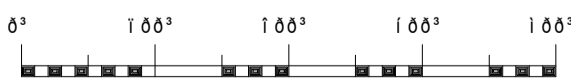


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GENERAL NOTES:

1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. GEODETIC SYSTEM : WG 19°.
3. CONTOURS : URBANSTUDIO
4. CONTOUR INTERVAL : 1,0m
5. PROPERTY AREA : PORTION 28 : 45,5075Ha
6. OWNER : BILLY VISSER TRUST
7. DEED OF TRANSFER : T24050/2019

PLAN NUMBER: ??	Applicant Signature
REF: ??	
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ON ORIGINAL A2

AREAS OF ERVEN					
ERF 1	0,8165Ha	ERF 19	0,1159Ha	ERF 37	0,5786Ha
ERF 2	1,7655Ha	ERF 20	0,1440Ha	ERF 38	0,4251Ha
ERF 3	0,3054Ha	ERF 21	0,1302Ha	ERF 39	0,5881Ha
ERF 4	0,8815Ha	ERF 22	0,2216Ha	ERF 40	0,7033Ha
ERF 5	0,8274Ha	ERF 23	0,7267Ha	ERF 41	0,8611Ha
ERF 6	0,7024Ha	ERF 24	1,5497Ha	ERF 42	2,5767Ha
ERF 7	1,0678Ha	ERF 25	1,5905Ha	ERF 43	1,2018Ha
ERF 8	0,7719Ha	ERF 26	1,2612Ha	ERF 44	1,2249Ha
ERF 9	0,4493Ha	ERF 27	0,7914Ha	ERF 45	1,2691Ha
ERF 10	1,0671Ha	ERF 28	0,6034Ha	ERF 46	1,2800Ha
ERF 11	0,5319Ha	ERF 29	0,7905Ha	ERF 47	0,7212Ha
ERF 12	0,1794Ha	ERF 30	0,4438Ha	ERF 48	0,4833Ha
ERF 13	0,9219Ha	ERF 31	0,4699Ha	ERF 49	0,4972Ha
ERF 14	0,6678Ha	ERF 32	0,5252Ha	ERF 50	2,3244Ha
ERF 15	0,9300Ha	ERF 33	0,5896Ha	ERF 51	0,4615Ha
ERF 16	2,6625Ha	ERF 34	0,0367Ha	ERF 52	0,8823Ha
ERF 17	1,2059Ha	ERF 35	0,0426Ha	Re/PTN 28	0,1734Ha
ERF 18	0,3214Ha	ERF 36	0,6180Ha		

VIRDUS WORKS

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
3rd Floor, Time Square, Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
Mobile: +27 82 467 3748
Email: jacqui@jamsamsonconsultancy.com

SKETCH PLAN: PROPOSED PHASING & LAND USE PLAN

PORTION 28 OF THE FARM

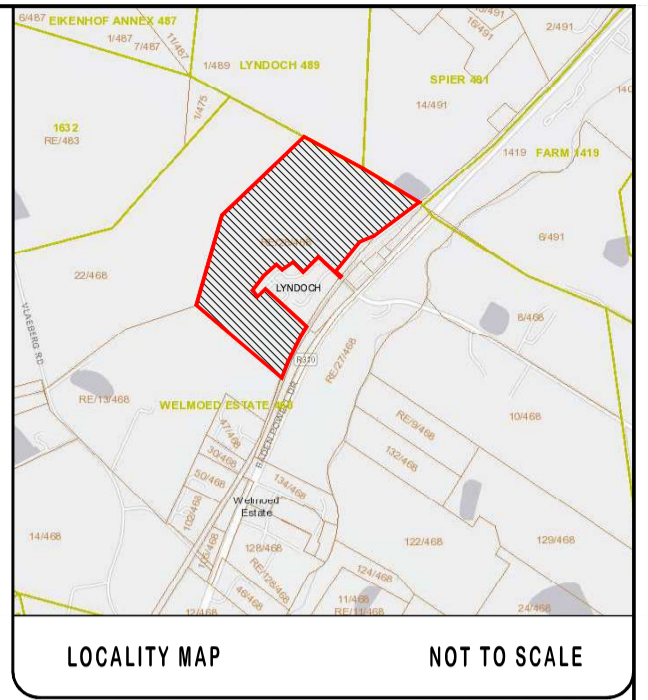
WELMOED ESTATE No. 468

LOCAL AUTHORITY: STELLENBOSCH

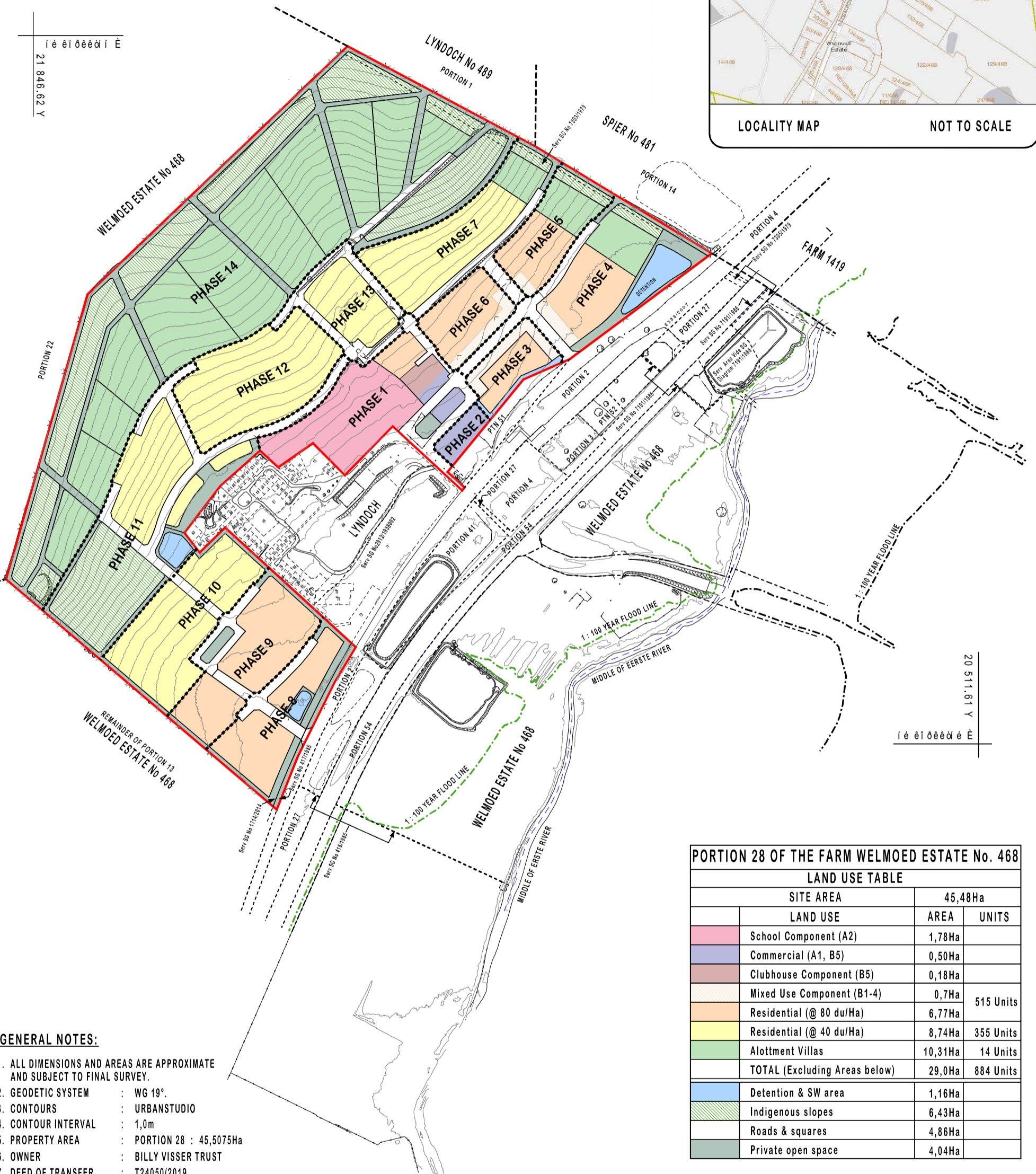
ANNEXURE J.1-2



SCALE: 1 : 4 000



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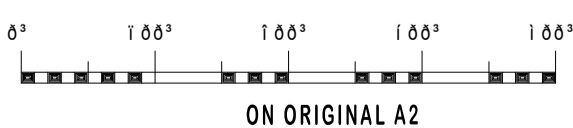
PORTION 28 OF THE FARM WELMOED ESTATE No. 468

LAND USE TABLE			
SITE AREA		45,48Ha	
LAND USE	AREA	UNITS	
School Component (A2)	1,78Ha		
Commercial (A1, B5)	0,50Ha		
Clubhouse Component (B5)	0,18Ha		
Mixed Use Component (B1-4)	0,7Ha	515 Units	
Residential (@ 80 du/Ha)	6,77Ha		
Residential (@ 40 du/Ha)	8,74Ha	355 Units	
Allotment Villas	10,31Ha	14 Units	
TOTAL (Excluding Areas below)	29,0Ha	884 Units	
Detention & SW area	1,16Ha		
Indigenous slopes	6,43Ha		
Roads & squares	4,86Ha		
Private open space	4,04Ha		

GENERAL NOTES:

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6. OWNER : BILLY VISSER TRUST
7. DEED OF TRANSFER : T24050/2019

PLAN NUMBER: ??	Applicant Signature _____
REF: ??	
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Email: jacqui@jsamsonconsultancy.com

SKETCH PLAN: PROPOSED STREET NAMES

PORTION 28 OF THE FARM

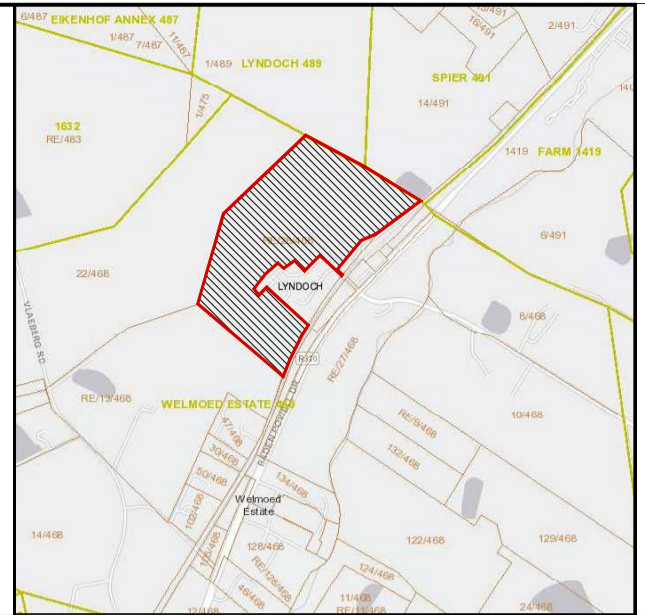
WELMOED ESTATE No. 468

LOCAL AUTHORITY: STELLENBOSCH

ANNEXURE J.1-3

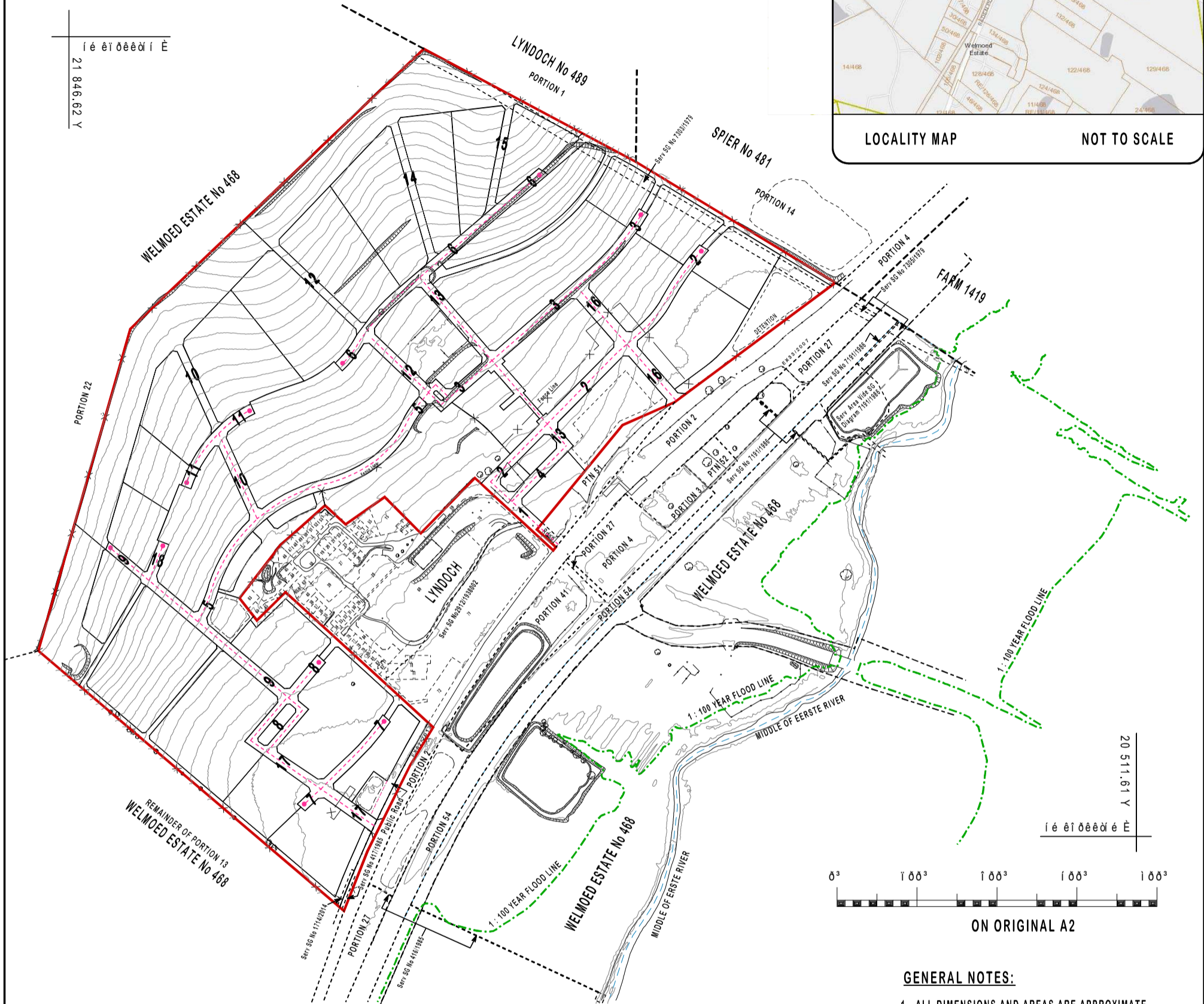


SCALE: 1 : 4 000



LOCALITY MAP

NOT TO SCALE



Street Reference	Preferred Name	Alternative Name	Name Derivation
1	Lynedoch Street		Existing access street with name as name appears in documents and on maps
2	Welmoed Avenue	Welmoed Road	Name of relevance to the original farm name.
3	Meerlust Avenue	Meerlust Road	Name of relevance to the name of an abutting farm awarded to the original farm owners.
4	Cellar Street	Kelder Street	Name relevant to the old wine cellar on the farm.
5	Spier Avenue	Farm Road	Name of relevance to the name of an abutting farm, the owners of which made significant contribution to the Sustainability Institute.
6	Granite Avenue	Pluton Road	Names referring to the rocky outcrops, which are the only portions not cultivated or transformed.
7	Drie Gewels Avenue	Institute Road	Name relevant to the existence of the main built features of Lynedoch Village.
8	Uniqon Square Avenue	Hendrich Square Raod	Names of relevance to the developer.
9	Avalien Street	Anika Street	Names of relevance to the developer.
10	Marcell Street	Carla Street	Names of relevance to the developer.
11	Olive Street	Renosterbos Street	Name of relevance to the vegetation on the farm.
12	Windpomp Street	Windmill Street	Name of relevance to a windmill standing on the farm.
13	Varney Street	Glen Eagles Street	Name of relevance to the name of one of the original farm owners responsible for establishing the hotel, and the initial name thereof.
14	Oakleaf Street	Villafontes Street	Names of the two major soil types found on the property.
15	Spring Street	Fontein Street	Name of relevance to the spring that used to provide the farm with water.
16	Bendeman Street	Christelle Street	Names of relevance to the developer.
17	Cabernet Street	Vineyard Street	Name of relevance to the viticulture on the farm.
18	Christiaan Close	Stella Close	Names of relevance to the developer.

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PLAN NUMBER:	Applicant Signature
REF:	
0810	800000011
0801011	1E0X1W0


VIRDUS
 WORKS

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