



STELLENBOSCH

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**DIRECTORATE:
PLANNING &
ECONOMIC**

DEVELOPMENT

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

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

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

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

LAND USE PLANNING APPLICATION FORM A

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

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	Jacqueline
Surname	Samson-Swartz
Company name (if applicable)	J Samson Consultancy obo Viridus Works (Pty) Ltd
Postal Address	17 ST Thomas Rd, Claremont, 7708
Email Address	Jacqui@jsamsonconsultancy.com
Contact Number(s)	+27 82 4673748

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

Registered owner(s) Name	Billy Visser Trust with POA to Uniqon Developers (Pty) Ltd Reg. no. 1997/021737/07
E-mail Address	etienne@uniqon.co.za
Contact Number	+27 12 809 0262

PART C: PROPERTY DETAILS (in accordance with title deed)									
Erf No		Suburb		Town					
Farm no	468	Farm Portion	28	Nearest Town	Stellenbosch				
Physical or Street Address	Lynedoch Road			Property / Business / Farm known as					
Current Zoning	Agriculture and Rural Zone								
Additional or Consent Uses	None								
Current activities	Low scale viticulture								
Property Size / Extent	45,5 ha			Are there existing buildings?		Y			
Title Deed number	T24050/2019								
Any restrictions in the Conveyance's Certificate?		N	If yes, list condition(s) as per certificate.						
Are the restrictive conditions in favour of a third party?		N	If yes, list the party(ies).						
Is the property owned by Council?		N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority						
Is the building located within the historical core?		N	Is the building older than 60 years?		N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹		N	If yes, indicate which section are triggered and attach relevant permit.
Any existing unauthorized buildings and/or land use on the subject property(ies)?		N	If yes, is this application to legalise the building / land use ² ?						N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		N	Are there any land claim(s) registered on the subject property(ies)?						N

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

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

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

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

PART E: LAND USE PLANNING APPLICATIONS AND PAYMENT OF FEES	
APPLICATIONS IN TERMS OF SECTION 15 OF THE MUNICIPAL BYLAW ON LAND USE PLANNING 2023	
Type of application	Tick
15(2)(a) rezoning of land*	X
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	X
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	X
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	
15(2)(p) to disestablish a homeowners' association	
15(2)(q) to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services	
15(2)(r) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
OTHER APPLICATIONS	
Deviation from Council Policies/By-laws	
Consent / Permission required in terms of a title deed (includes where permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)	
DETAILS FOR INVOICE	
Name & Surname (party responsible for payment)	Virdus Works (Pty) Ltd
Postal Address	3 rd Floor, Time Square, Elektron Street, Techno Park, Stellenbosch, 7600
Vat Number (where applicable)	4530303074
<p>1. Application fees are per the Council Approved Tariffs. The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once proof of payment is received, the application will be regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and <u>with proof submitted together</u> with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>	
BANKING DETAILS	
Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/ _____ and ERF/FARM _____
Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment	

PART F: DETAILS OF PROPOSAL *(Brief description of intent of development)*

Uniqon Developers (Pty) Ltd acquired Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch for urban development purposes in keeping with the urban designation thereof in the approved Stellenbosch Municipality Spatial Development Framework, 2019. Portion 28 is located west of Baden Powell Drive and the Cape Town – Stellenbosch railway line, around Lynedoch Village. It has an area of 45,5 ha which is inside of the delineated urban edge of Lynedoch. Access to Lynedoch Village and the various functions of the Sustainability Institute is through the property, which is closely related to the Village.

The application is for consideration of a phased development, by rezoning of the property to a subdivisional area that provides for mixed uses, including, but not limited to:

- multi-unit housing zone for medium and high-density residential, retirement village, private roads, and renewable energy structures;
- private open space zone for conservation of the river corridor, and open spaces;
- transport facilities zone for transport purposes (goods and passengers);
- public roads and parking zone for public roads and streets;
- local business zone for the establishment of small retail outlet, restaurant, medical consulting rooms and offices;
- community zone for the establishment of place of assembly, place of worship, day care facilities, place of education, indoor and other sporting, and related facilities; and
- utility services zone for the accommodation of private infrastructure and utility services as required for the development;

in terms of the Stellenbosch Municipality Integrated Zoning Scheme Bylaw, 2019.

Name and Date of design guidelines (if applicable)

		Adjoining erf number				
Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage / footprint			From	%	To	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			From		To	
Exceeding height restriction			From	m	To	m
Exceeding maximum storey height			From	m	To	m

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y		Power of attorney / Owner's consent if applicant is not owner		N	Proof of any other relevant right held in the land concerned
Y		Resolution or other proof that applicant is authorised to act on behalf of a juristic person		N	S.G. diagram / General plan extract (A4 or A3 only)
Y		Written motivation pertaining to the need and desirability of the proposal	Y		Site development plan or conceptual layout plan (A4 or A3 only) to scale
Y		Locality plan (A4 or A3 only) to scale	Y		Proof of agreement or permission for required servitude
Y		Proposed subdivision plan (A4 or A3 only) to scale	Y		Proof of registered ownership (Full copy of the title deed)
Y		Conveyancer's certificate	Y		Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)
	N/A	Consolidation plan (A4 or A3 only) to scale		N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y		Street name and numbering plan (A4 or A3 only) to scale		N/A	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
	N/A	Landscaping / Tree plan (A4 or A3 only) to scale		N/A	Owners' Association consent
	N/A	Abutting owner's consent	Y		Services Report or indication of all municipal services / registered servitudes
Y		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)		N/A	Proof of failure of owner's association
	N/A	Copy of original approval and conditions of approval		N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
	N/A	Proof of lawful use right		N/A	Other (specify):
Y		Required number of documentation copies		N/A	

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

Y		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):		
				N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y		Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)		N/A	National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		N/A	Other (specify)
Y		Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
	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:

27/05/2024

Full name:

Jacqueline Samson

Professional capacity:

Registered planner A/3401/2023