



Enquiries: HG Strijdom
Contact number: 021 807 4830
Reference: 15/4/1 (F382/5) P
Date: 13 December 2023

Urban Dynamics Western Cape
Town & Regional Planners
South Gate Office Park
Ground Floor, Unit 2
Carl Cronje Drive
Belville
7530

Dear Sir / Madam

APPLICATION FOR CONSOLIDATION, AMENDMENT OF APPROVED SUBDIVISIONAL PLANS, APPROVAL OF PHASING PLANS & SERVITUDE REGISTRATION: FARMS 382/5, 1277 & 1450, PAARL DIVISION (FARM RHEBOKSKLOOF)

Your land use application in the above-mentioned regard dated September 2023, refers.

1. You are hereby informed that **approval** has been granted in terms of Sections 24 & 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the Consolidation, Subdivision, Phasing & Servitude Registration Plans drafted by Urban Dynamics Western Cape Town & Regional Planners (attached as Annexures "D1 to 23"), thus substituting paragraphs 1, 2, 4, & 6 of the previous letter of approval dated 4 July 2016 (already in your possession);
2. The approval mentioned in paragraph 1 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 The Consolidation, Subdivision, Phasing & Servitude Registration shall take place generally in accordance with the plans mentioned in paragraph 1 above;
 - 2.2 The zonings allocated to the newly created subdivided portions shall be in accordance with the allocations on the plans mentioned in paragraph 1 above;
 - 2.3 All conditions contained in the previous letter of approval dated 4 July 2016 (already in your possession) shall remain in place and applicable to the development;
 - 2.4 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council;

- 2.5 Should the applicant fail to comply with any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary;
 - 2.6 That if deemed necessary, updated requirements of the Municipal Civil & Electrical Engineering Services Divisions and the Provincial Roads Engineer at engineering services plan approval stage, or building plan approval stage;
3. The following considerations be regarded as the reasons for the decision:
- 3.1 The application gives effect to a slightly amended subdivisional approval in terms of the relevant environmental legislation;
 - 3.2 The application is generally in accordance with the previous land use planning approval;
 - 3.3 No new development rights will be granted and the development will remain subject to the previous conditions of approval;
 - 3.4 The application will lead to the better alignment of the private roads for better functionality and also clearly demarcate communal areas surrounding the residential erven;
 - 3.5 The application for the phasing of the development will enable better execution of the development rights;
 - 3.6 Consolidation is now a land use planning application under the new planning legislation;
 - 3.7 Engineering services will be protected by means of servitude registration; and
 - 3.8 All the surrounding property owners consented to the application in writing.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision, within 21 days from the date of notification of the decision.

This approval is therefore **suspended** until further notice. Please also notify (email or per hand) the surrounding property owners who were notified of the application during the public participation process, of their right of appeal – proof of notification must be provided. The appeal procedures are set out in Section 80 of the above-mentioned Bylaw (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za.

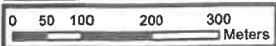
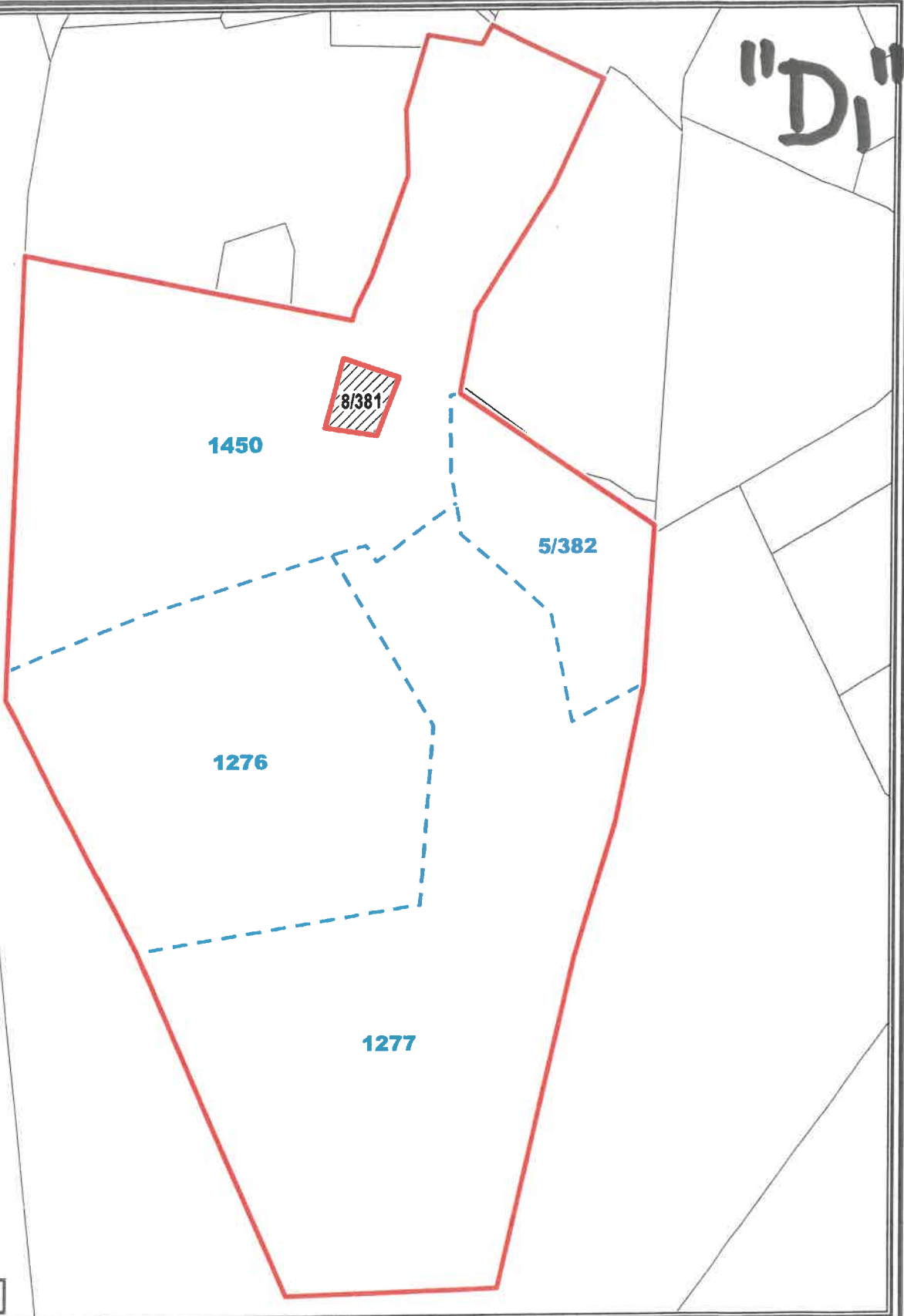
Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT

Please Address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or Customer care, e-mail, customercare@drakenstein.gov.za, Henk Strijdom, henks@drakenstein.gov.za

"Di"



RHEBOKSKLOOF

PAARL FARMS 5/382, 1276,
1277 & 1450

PROPOSED CONSOLIDATION PLAN



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1546

Website: www.udwc.co.za
Urban Dynamics South Cape (Pty) LTD Reg. No: 1997/006197/07

- Application Area (Consolidated Area)
- Exclusive Figure (Farm 8/381)
- Cadastral Boundaries
- Component Lines

COMPONENTS:

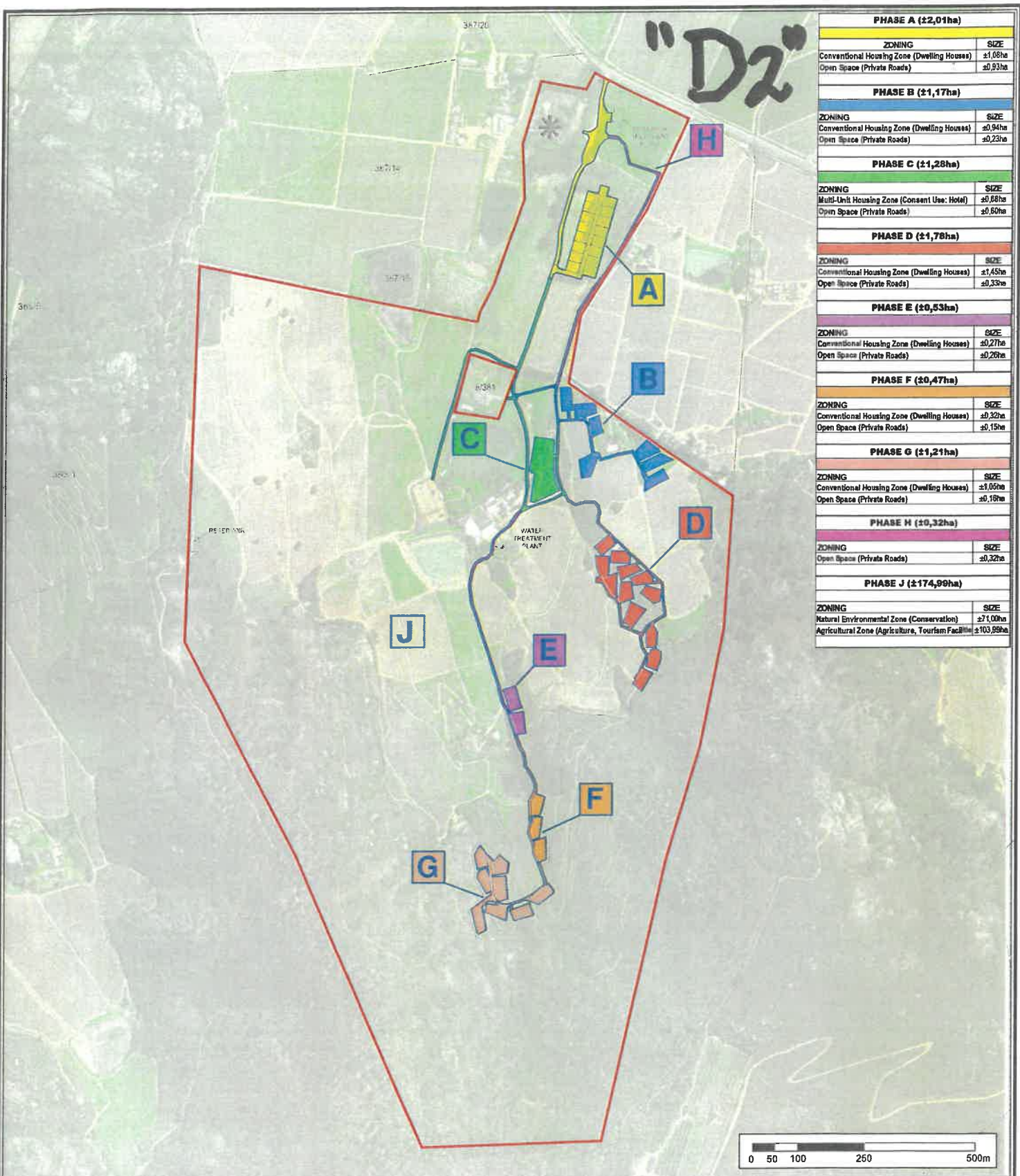
- 1.) Farm 5/382 Paarl
- 2.) Farm 1276 Paarl
- 3.) Farm 1277 Paarl
- 4.) Farm 1450 Paarl

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:
COMPILED BY: F. B/S

INDEMNITY
I hereby warrant and indemnify the undersigned and my heirs, assigns and successors with respect to the facts and circumstances stated herein and to the best of my knowledge and belief, that the contents of this drawing are true and correct and that I am not aware of any facts or circumstances which would render the contents of this drawing false or misleading in any material particular.

DATE: September 2022	CLIENT
SCALE: See Linescale	
DRAWING NO: 1	
FILE NAME:	



PHASE A (±2,01ha)	
ZONING	SIZE
Conventional Housing Zone (Dwelling Houses)	±1,08ha
Open Space (Private Roads)	±0,93ha
PHASE B (±1,17ha)	
ZONING	SIZE
Conventional Housing Zone (Dwelling Houses)	±0,94ha
Open Space (Private Roads)	±0,23ha
PHASE C (±1,28ha)	
ZONING	SIZE
Multi-Unit Housing Zone (Consent Use: Hotel)	±0,68ha
Open Space (Private Roads)	±0,60ha
PHASE D (±1,78ha)	
ZONING	SIZE
Conventional Housing Zone (Dwelling Houses)	±1,45ha
Open Space (Private Roads)	±0,33ha
PHASE E (±0,53ha)	
ZONING	SIZE
Conventional Housing Zone (Dwelling Houses)	±0,27ha
Open Space (Private Roads)	±0,26ha
PHASE F (±0,47ha)	
ZONING	SIZE
Conventional Housing Zone (Dwelling Houses)	±0,32ha
Open Space (Private Roads)	±0,15ha
PHASE G (±1,21ha)	
ZONING	SIZE
Conventional Housing Zone (Dwelling Houses)	±1,05ha
Open Space (Private Roads)	±0,16ha
PHASE H (±0,32ha)	
ZONING	SIZE
Open Space (Private Roads)	±0,32ha
PHASE J (±174,89ha)	
ZONING	SIZE
Natural Environmental Zone (Conservation)	±71,00ha
Agricultural Zone (Agriculture, Tourism Facilities)	±103,89ha

RHEBOKSKLOOF

WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASING PLAN PHASES A to J

DATE	10 July 2023	COPYRIGHT	RESERVED
SCALE	See linescale	CLIENT	
PLAN NO.	16		

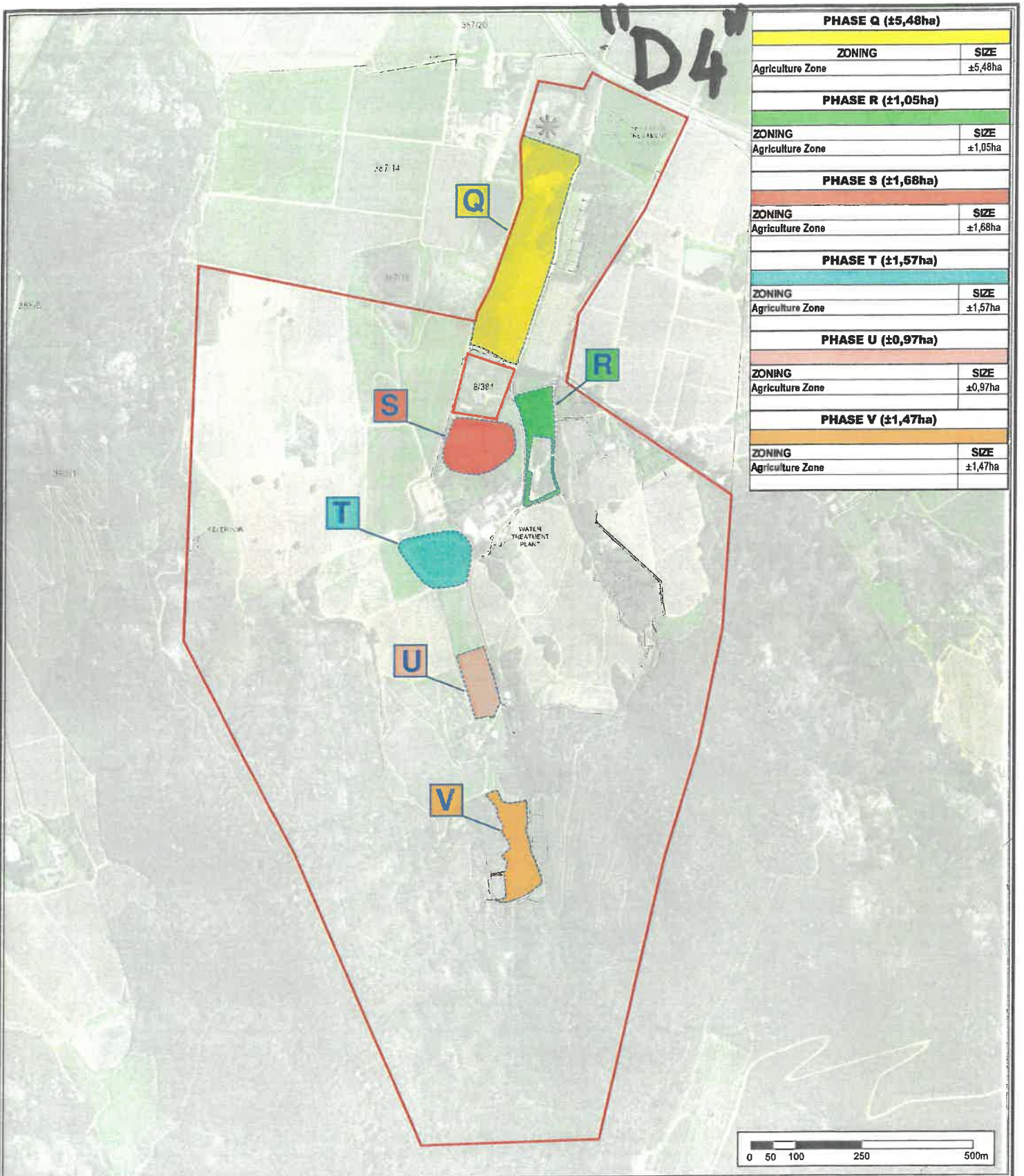
URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

TEL: 021 952 1546
FAX: 021 952 1548
WWW.URBANDYNAMICSWP.COM

- Application area (±183.76ha)
(Excluded Figure - Farm 8/381)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Proposed phasing boundaries
- ✳ Consent use for tourism facilities

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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PHASE Q (±5,48ha)	
ZONING	SIZE
Agriculture Zone	±5,48ha
PHASE R (±1,05ha)	
ZONING	SIZE
Agriculture Zone	±1,05ha
PHASE S (±1,68ha)	
ZONING	SIZE
Agriculture Zone	±1,68ha
PHASE T (±1,57ha)	
ZONING	SIZE
Agriculture Zone	±1,57ha
PHASE U (±0,97ha)	
ZONING	SIZE
Agriculture Zone	±0,97ha
PHASE V (±1,47ha)	
ZONING	SIZE
Agriculture Zone	±1,47ha

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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASING PLAN PHASES Q to V

	DATE	10 July 2023	CLIENT
	SCALE	See linescale	copyright reserved
	PLAN NO.	18	

- Application area (±183.76ha)
(Excluded Figure - Farm 8/381)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Proposed phasing boundaries
- Consent use for tourism facilities

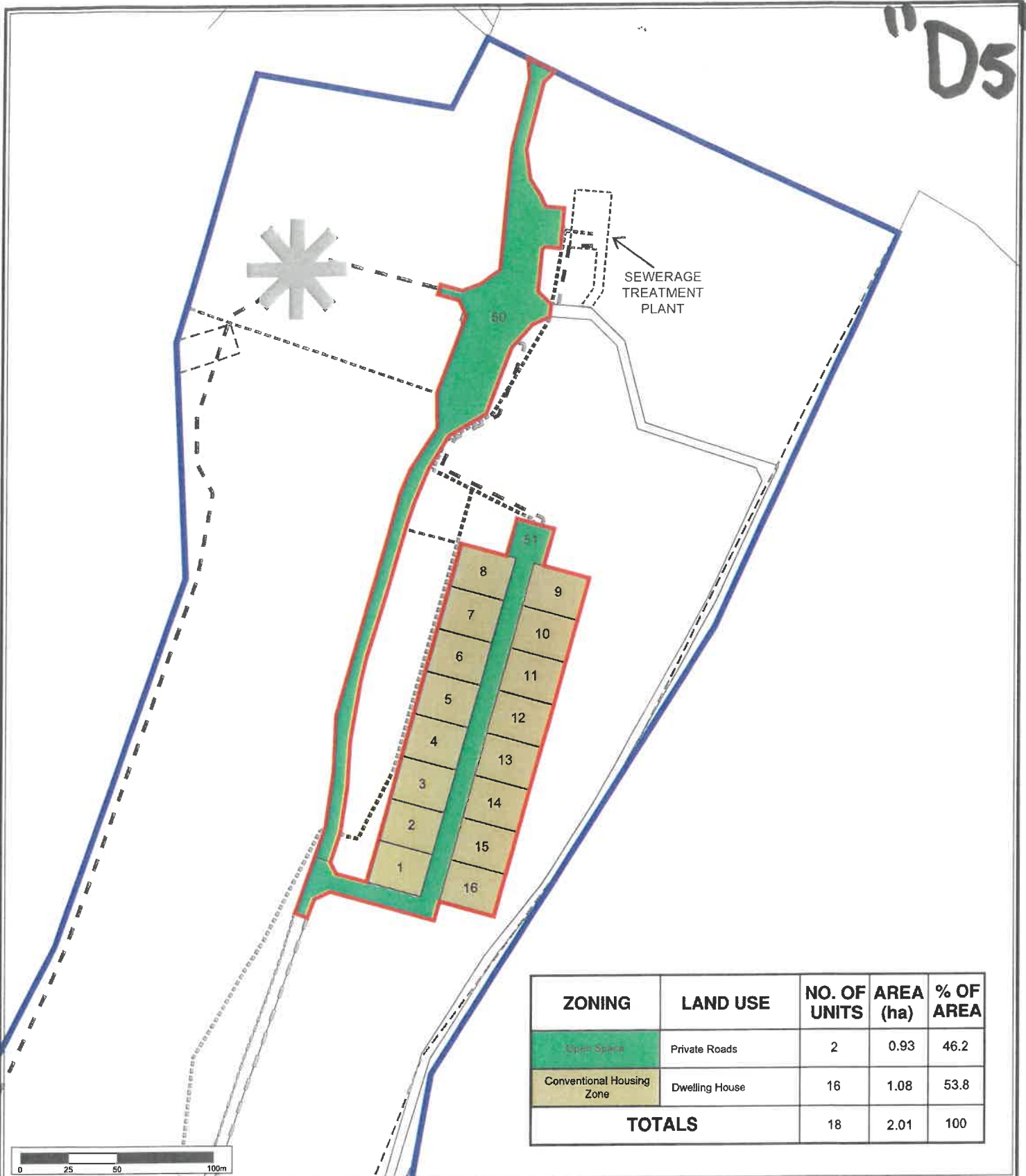
URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

85 VOYER BUILDING
NO. 12, WOODBURY
BELLVILLE, 7800
TEL: 021 959 1111
WWW.URBANDYNAMICS.CO.ZA

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"D5"



ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Upper Spaza	Private Roads	2	0.93	46.2
Conventional Housing Zone	Dwelling House	16	1.08	53.8
TOTALS		18	2.01	100

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PHASE A

DATE	06 Sep 2023	COPYRIGHT	RESERVED	CLIENT
SCALE	See Inset scale			
PLAN NO.	16A			

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

1011 GARDEN ROAD
CLOVELLY, 7913
TEL: 021 954 1144
FAX: 021 954 1144
WWW.URBANDYNAMICSWESTERNCAPE.PC

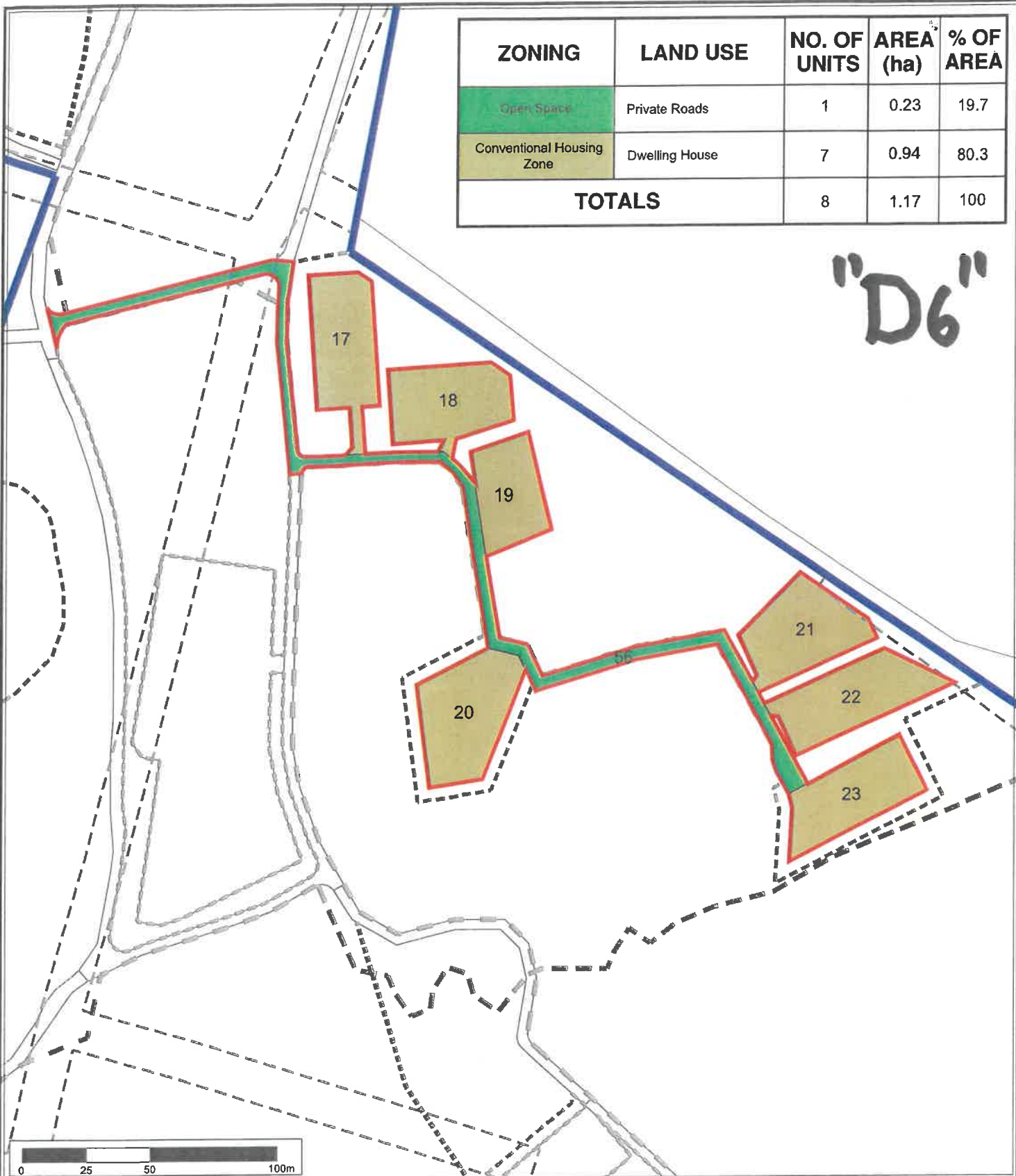
- Phase A (±2.01ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- ✳ Consent use for Tourism Facilities

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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Open Space	Private Roads	1	0.23	19.7
Conventional Housing Zone	Dwelling House	7	0.94	80.3
TOTALS		8	1.17	100

"D6"



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PHASE B

DATE	06 Sep 2023	CLIENT
SCALE	See linescale	COPYRIGHT RESERVED
PLAN NO.	19B	

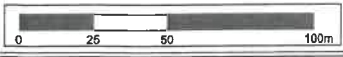
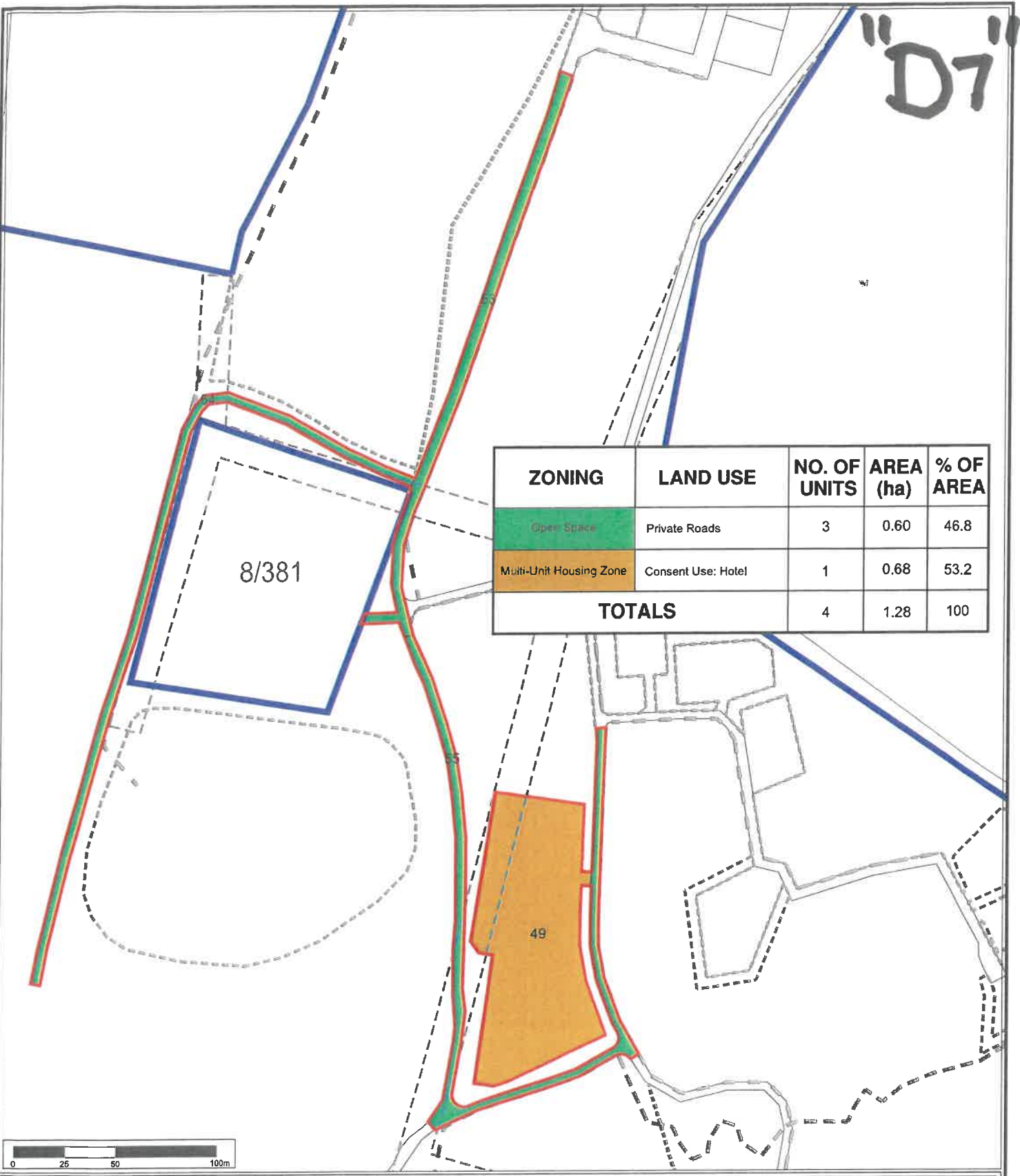
- Phase B (±1.17ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical Servitude Area

URBAN DYNAMICS WESTERN CAPE
 TOWN & REGIONAL PLANNERS
 151, 27th Ave, 7941
 BEAUFORT WEST
 7941
 TEL: 021 954 1644
 FAX: 021 954 1648
 www.urbandynamics.co.za
 URBAN DYNAMICS WESTERN CAPE INC. Reg. No. 40889237

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"D7"



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PHASE C

DATE	06 Sep 2023	COPYRIGHT RESERVED	CLIENT
SCALE	See linescale		
PLAN NO.	19C		

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

121 PICTON RD
FARM 100
WILSONS BAY
7050

TEL: 021 461 1546
FAX: 021 461 1546
WWW.URBANDYNAMICS.CO.ZA

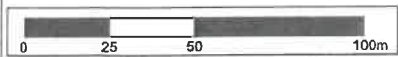
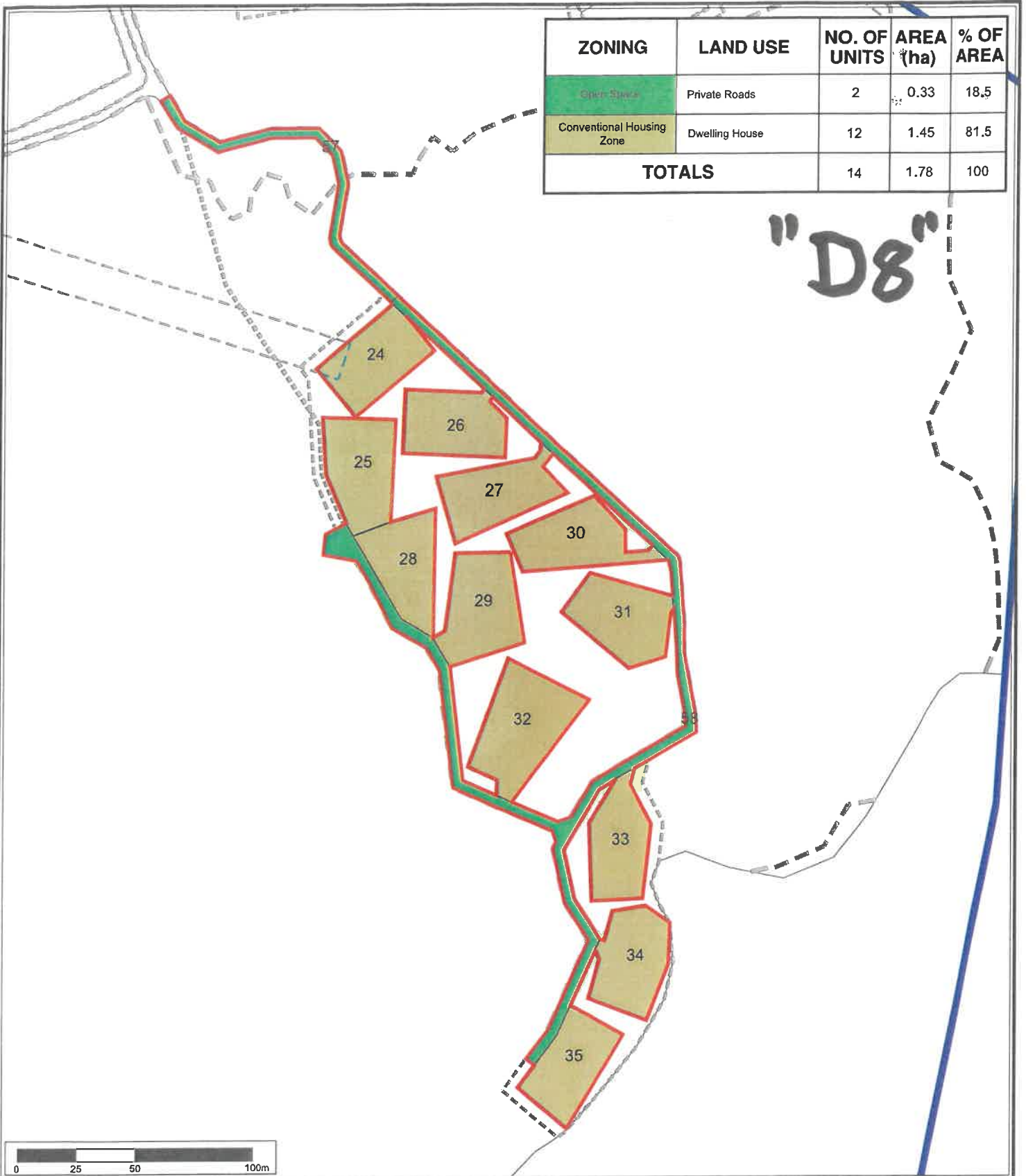
- Phase C (±1.28ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical Servitude Area

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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Open Space	Private Roads	2	0.33	18.5
Conventional Housing Zone	Dwelling House	12	1.45	81.5
TOTALS		14	1.78	100

"D8"



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PHASE D

DATE	06 Sep 2023	COPYRIGHT	RESERVED
SCALE	See linescale	CLIENT	
PLAN NO.	19D		

URBAN DYNAMICS WESTERN CAPE
TOWN & RESIDENTIAL PLANNERS

101 VICTORIA ROAD
CLOUDBAY
7201

TEL: 021 948 1544
FAX: 021 948 1549
WWW.URBANDYNAMICS.CO.ZA

- Phase D (±1.78ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical Servitude Area

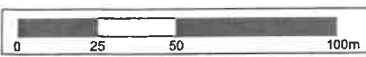
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"D9"

WATER TREATMENT PLANT

ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Open Space	Private Roads	2	0.26	49.1
Conventional Housing Zone	Dwelling House	2	0.27	50.9
TOTALS		4	0.53	100



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PHASE E

DATE	06 Sep 2023	CLIENT	
SCALE	See linescale	COPYRIGHT	RESERVED
PLAN NO.	19E		

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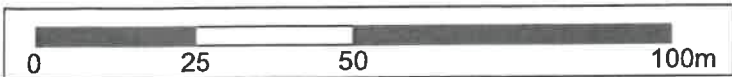
TEL: 021 944 1144
FAX: 021 944 1144
WWW.URBANDYNAMICSWESTERNCAPE.CO.za

- Phase E (±0.53ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical Servitude Area

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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Open Space	Private Roads	1	0.16	13.2
Conventional Housing Zone	Dwelling House	8	1.05	86.8
TOTALS		9	1.21	100



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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE G

DATE	06 Sep 2023	CLIENT	
SCALE	See linescale	COMPONENT	RECEIVED
PLAN NO.	19G		

- Phase G (±1.21ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)

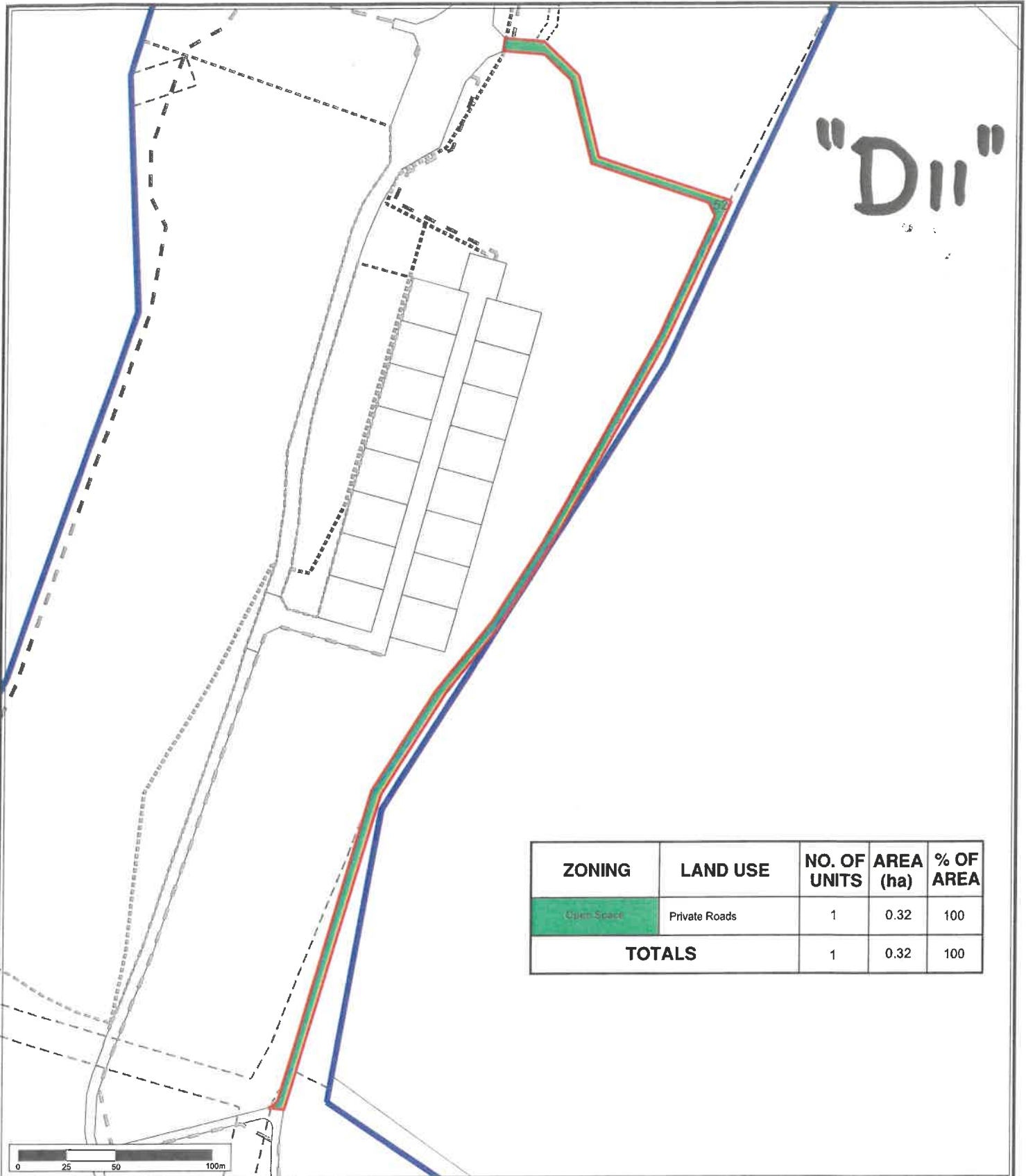
URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

NO. 123456789
PO BOX 1234
Cape Town
TEL: 021 1234 5678
FAX: 021 1234 5678
URBANDYNAMICS WESTERN CAPE INC. 123456789

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"DII"



ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Open Space	Private Roads	1	0.32	100
TOTALS		1	0.32	100

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PHASE H

DATE	06 Sep 2023	CLIENT
SCALE	See linescale	COPYRIGHT RESERVED
PLAN NO.	19H	

- Phase H (±0.32ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical Servitude Area

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

REG. NO. 123456789
MEMBER OF THE SOUTH AFRICAN INSTITUTE OF PLANNERS (SAIP)

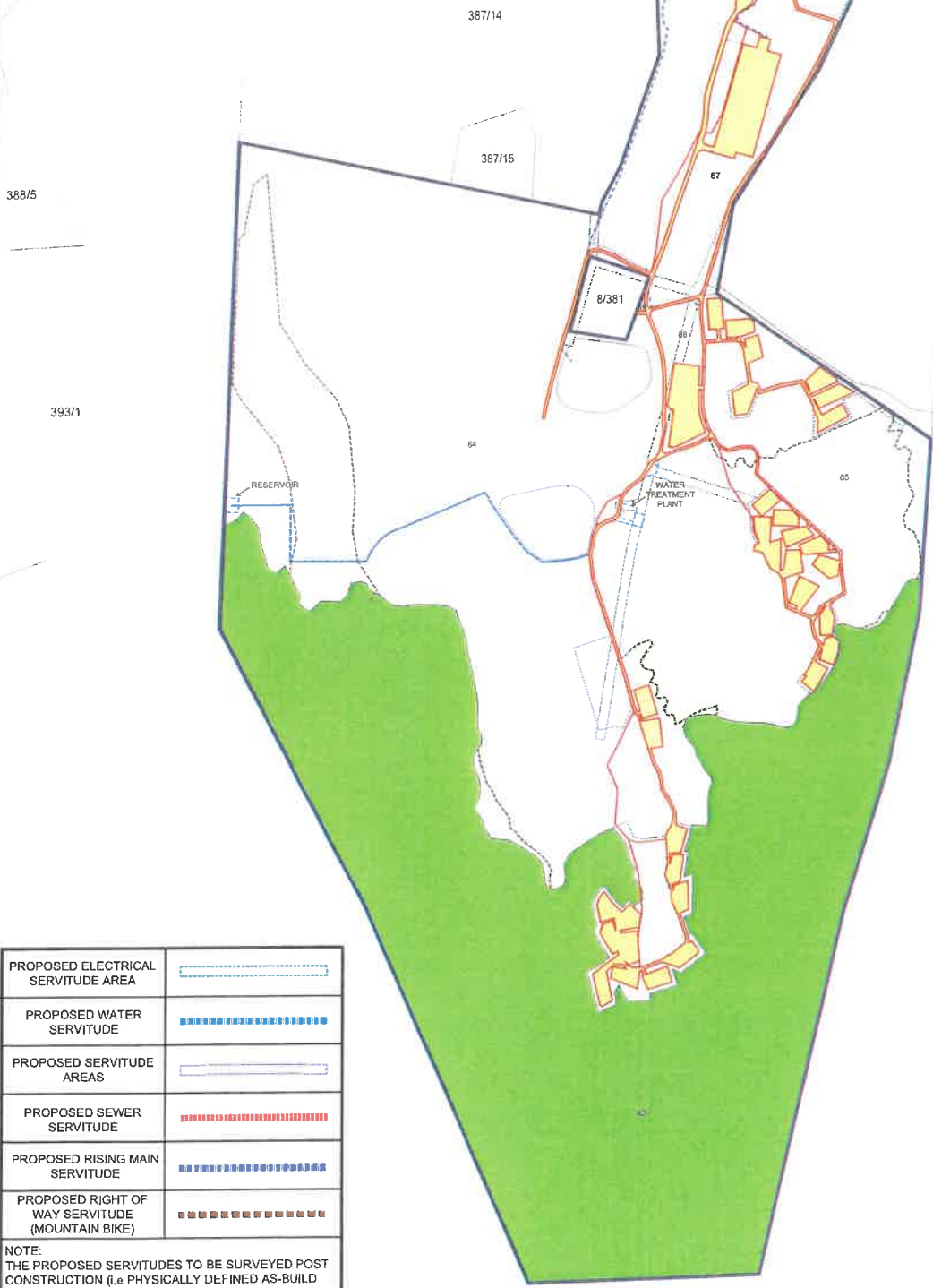
TEL: 021 461 1111
FAX: 021 461 1112
WWW.URBANDYNAMICS.CO.ZA

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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Natural Environment Zone	Conservation	1	71.00	40.6
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	6	103.99	59.4
TOTALS		7	174.99	100

"D12"



PROPOSED ELECTRICAL SERVITUDE AREA	
PROPOSED WATER SERVITUDE	
PROPOSED SERVITUDE AREAS	
PROPOSED SEWER SERVITUDE	
PROPOSED RISING MAIN SERVITUDE	
PROPOSED RIGHT OF WAY SERVITUDE (MOUNTAIN BIKE)	

NOTE:
THE PROPOSED SERVITUDES TO BE SURVEYED POST CONSTRUCTION (i.e. PHYSICALLY DEFINED AS-BUILD SERVITUDE AREAS)

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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE J

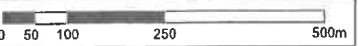
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SCALE	See linescale			
PLAN NO.	19J			

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

111 021 948 046
FAX: 021 948 194
EMAIL: info@urban-dynamics.co.za

- Phase J (±174.99ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Developable Area (Exclusive Figure)

PLEASE NOTE:
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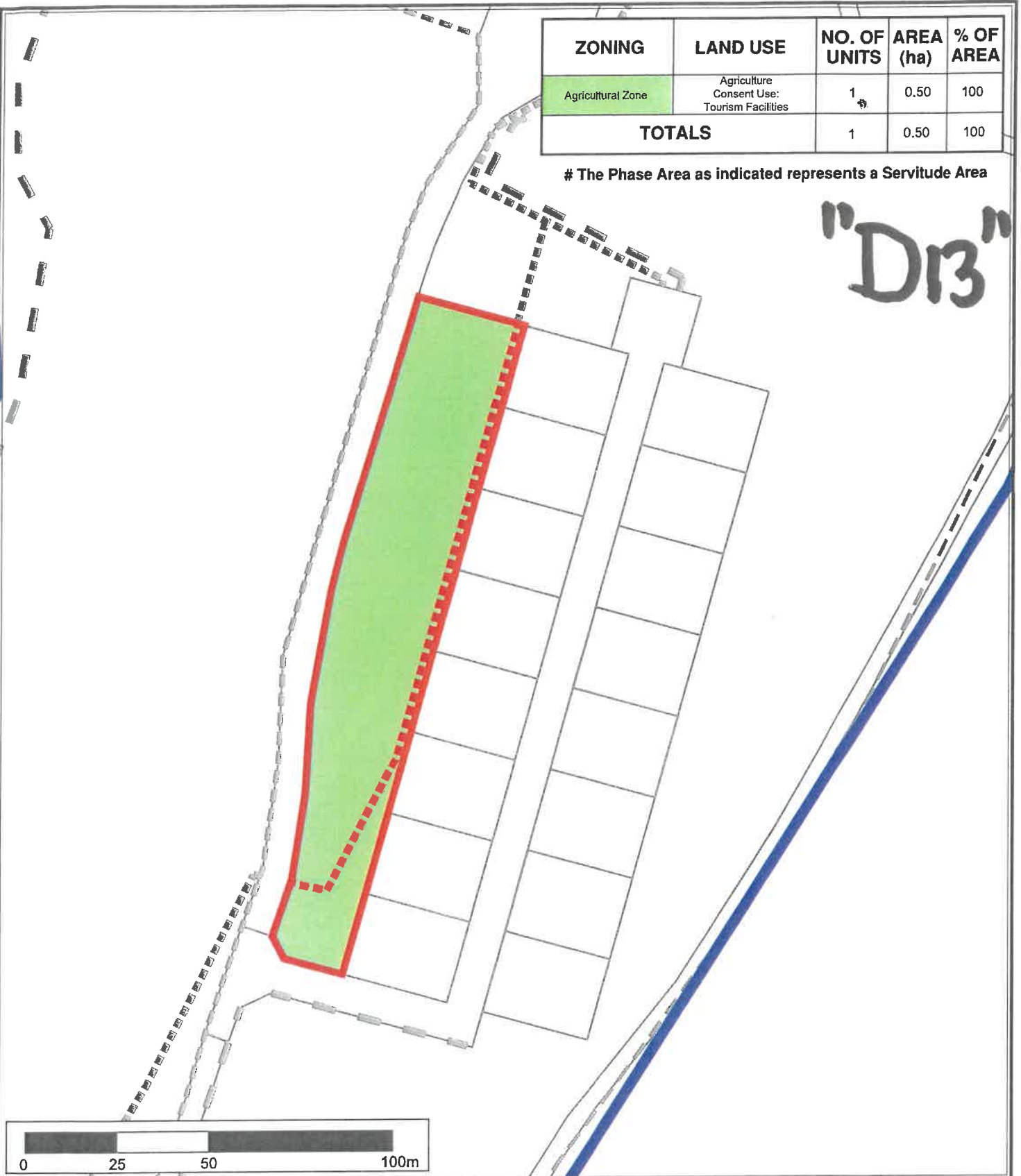


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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	1	0.50	100
TOTALS		1	0.50	100

The Phase Area as indicated represents a Servitude Area

"D13"



RHEBOKSKLOOF

WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE K

	DATE	06 Sep 2023	CLIENT COPYRIGHT RESERVED
	SCALE	See linescale	
	PLAN NO.	19K	

URBAN DYNAMICS WESTERN CAPE
 TOWN & REGIONAL PLANNERS

 101A DE WILHELMUS
 NO. 1 OFFICE BLDG
 BOUTIQUE, 1ST FLOOR
 PO BOX 1046
 WINDHOLM
 7501
 TEL: 021 951 1146
 FAX: 021 951 1146
 WWW.URBANDYNAMICS.CO.za
 URBAN DYNAMICS WESTERN CAPE INC. REG. NO. 2008/0229

- Phase K (±0.50ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Proposed sewer servitude

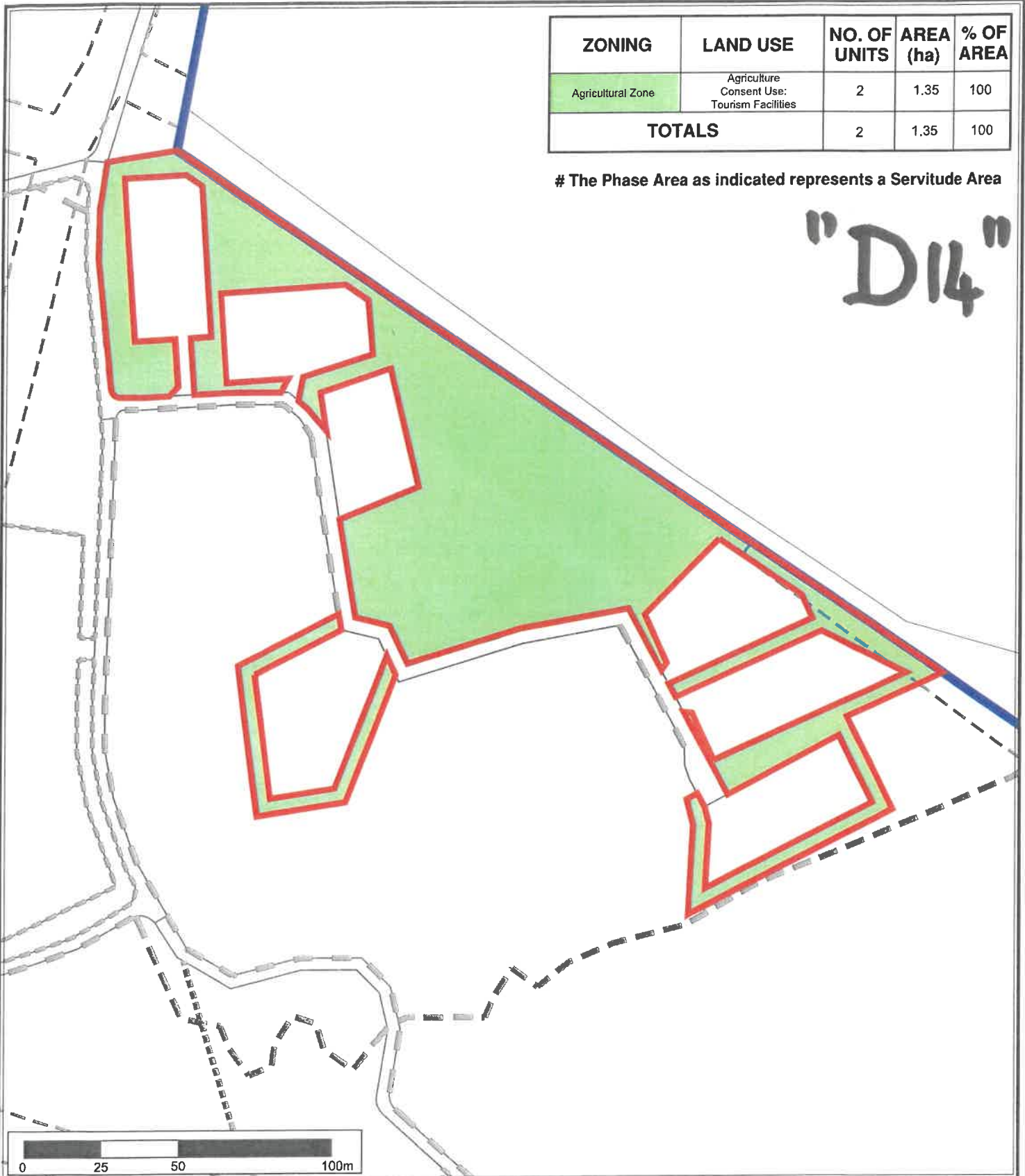
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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	2	1.35	100
TOTALS		2	1.35	100

The Phase Area as indicated represents a Servitude Area

"D14"



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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE L

DATE	06 Sep 2023	COPYRIGHT	CLIENT
SCALE	See linescale	RESERVED	
PLAN NO.	19L		

- Phase L (± 1.35 ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical servitude area

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

105 NEW BOLDERS
NO. 151 MOOREDALE
BELLVILLE, 7530
PO BOX 348
BELLVILLE
7530

TEL: 021 949 1944
FAX: 021 949 1948
WWW.URBANDYNAMICS.CO.ZA
URBAN DYNAMICS WESTERN CAPE P.O. BOX NO. 8098/2021

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	3	1.00	100
TOTALS		3	1.00	100

The Phase Area as indicated represents a Servitude Area

"D15"



RHEBOKSKLOOF

WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE M

	DATE	05 Sep 2023	CLIENT
	SCALE	See linescale	DOMPAGAN RESERVE
	PLAN NO.	19M	

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

105 BLOOMSBURY
ROCKVILLE, CAPE TOWN
7800

TEL: 021 954 1546
FAX: 021 954 1548
WWW.URBANDYNAMICS.CO.za
URBAN DYNAMICS WESTERN CAPE AC REG. NO. 3009021

- Phase M (±1.00ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Proposed sewer servitude
- Electrical servitude area

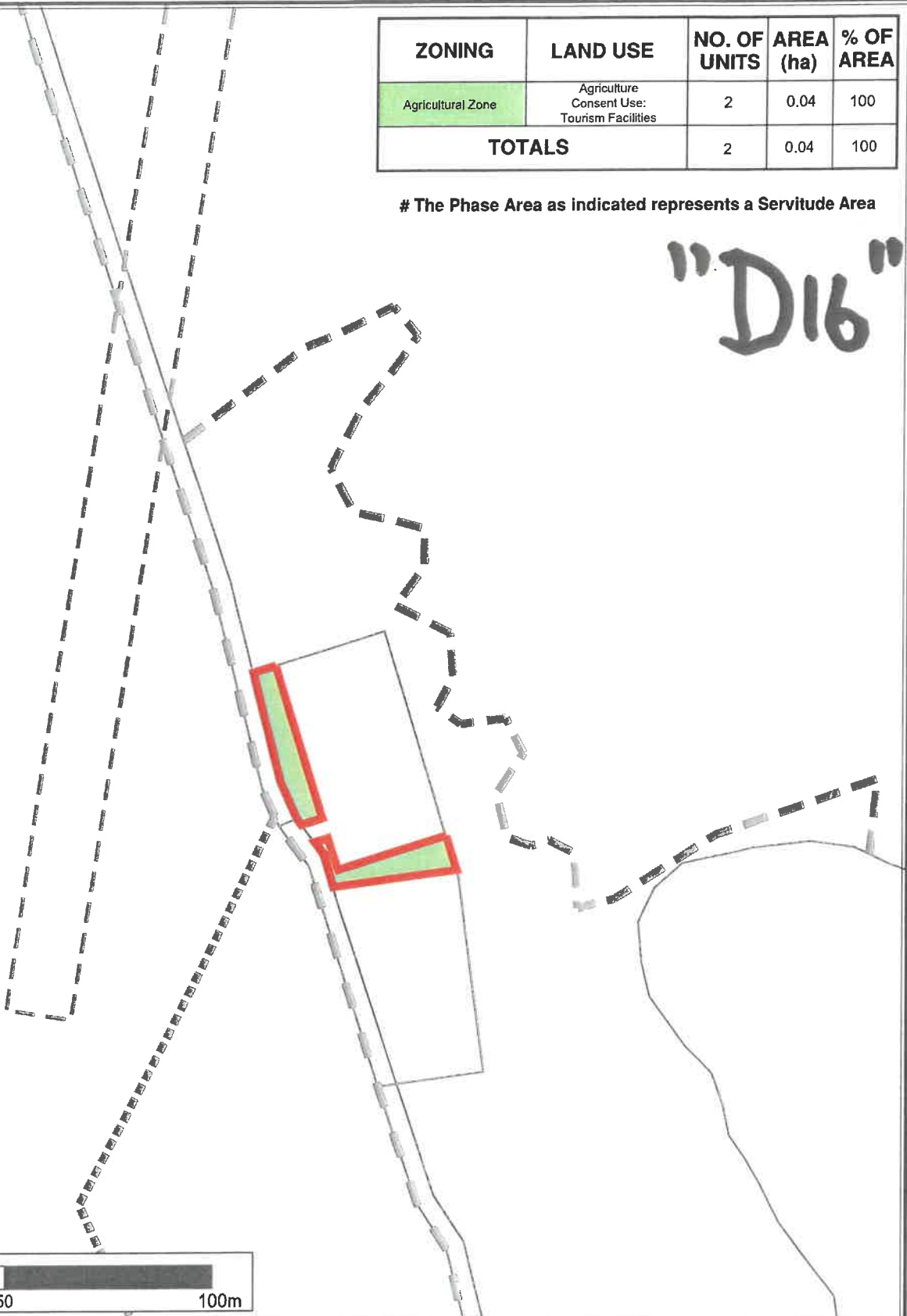
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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	2	0.04	100
TOTALS		2	0.04	100

The Phase Area as indicated represents a Servitude Area

"D16"



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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE N

DATE	06 Sep 2023	CLIENT
SCALE	See finscale	COPYRIGHT RESERVED
PLAN NO.	19N	

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

101 VON BÜLOW
NO. 5, 11600 WIND
MOUNTAIN, 7700
SULLYVILLE
7700

TEL: 021 444 1544
FAX: 021 444 1544
WWW.URBANDYNAMICS.CO.ZA

URBAN DYNAMICS WESTERN CAPE INC 2020 No. 348690/21

- Phase N (±0.04ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)

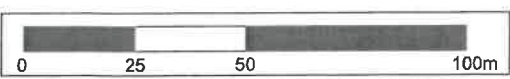
PLEASE NOTE:
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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	1	0.82	100
TOTALS		1	0.82	100

The Phase Area as indicated represents a Servitude Area

"D17"



RHEBOKSKLOOF





WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE P

DATE	06 Sep 2023	CLIENT	
SCALE	See linescale	COMPILED	RESPONSE
PLAN NO.	19P		

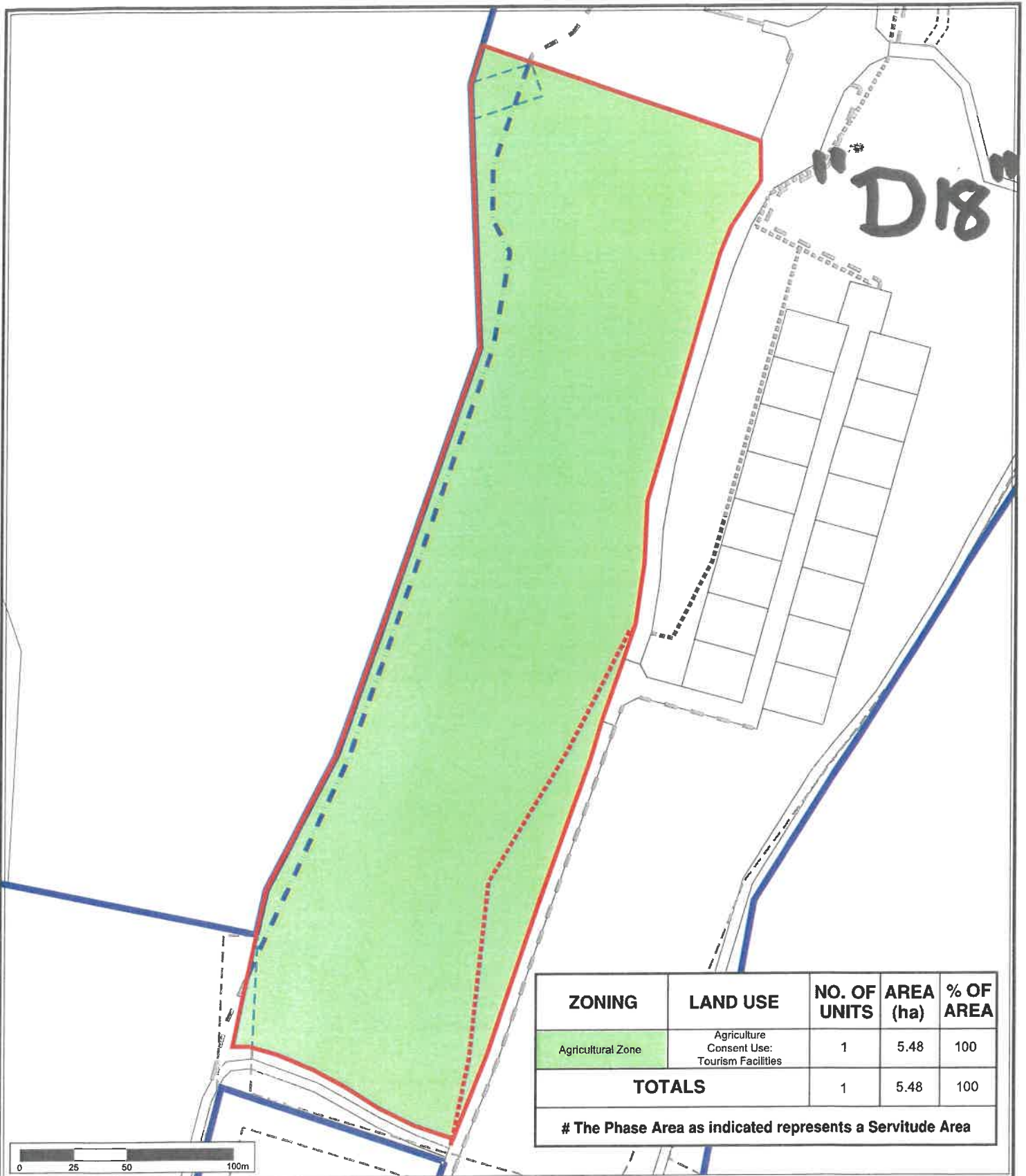
URBAN DYNAMICS WESTERN CAPE
 TOWN & REGIONAL PLANNERS

101 BLOEMFONTEIN ROAD
 BLOEMFONTEIN 9700
 TEL: 051 462 1444
 FAX: 051 462 1446
 WWW.URBANDYNAMICS.CO.ZA

-  Phase P (±0.82ha)
-  Current cadastral boundaries
-  Proposed subdivision boundaries
-  Application Area (Excluding Figure - Farm 8/381)

PLEASE NOTE:
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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE Q

DATE: 06 Sep 2023
SCALE: See linescale
PLAN NO.: 19Q

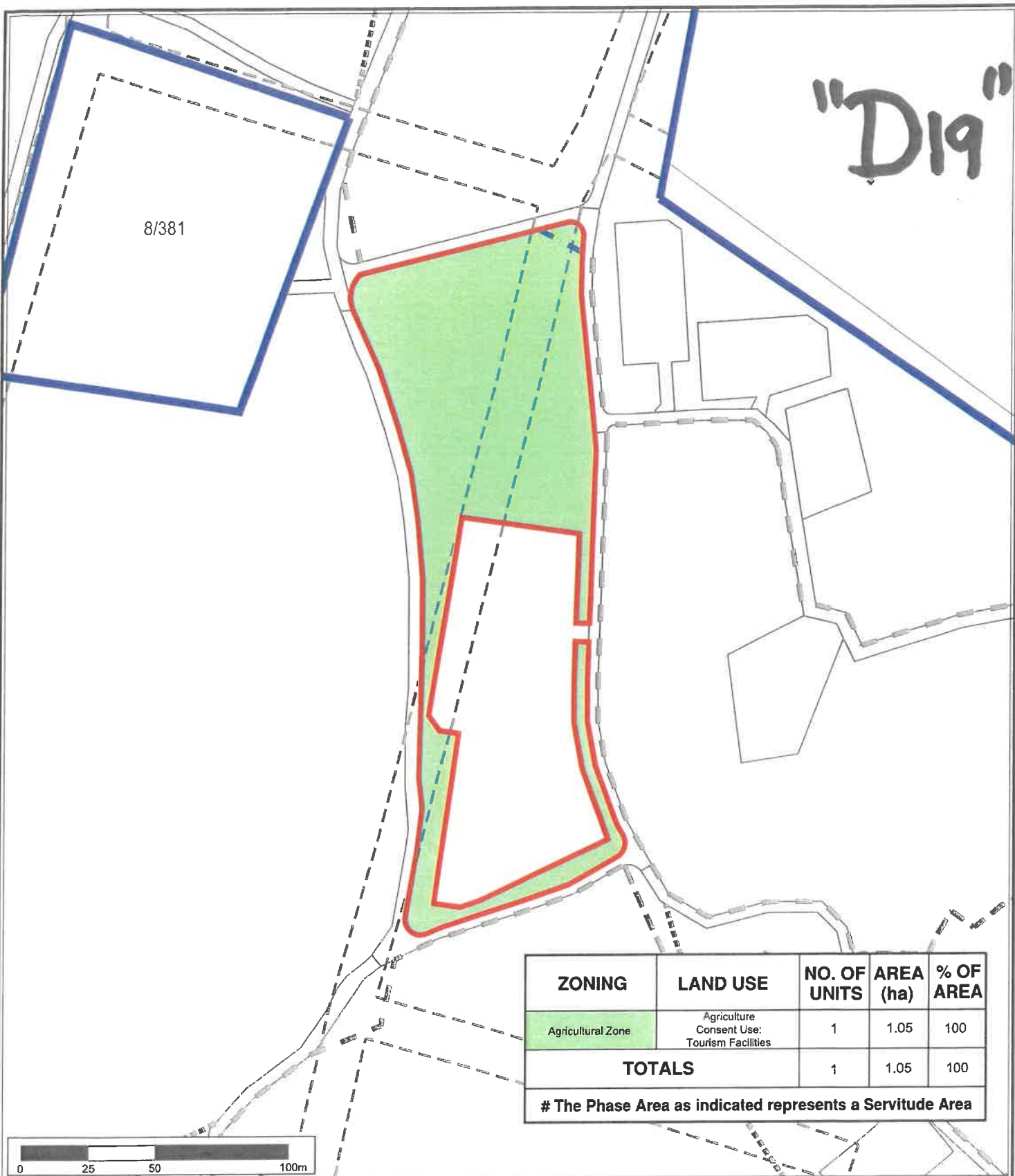
CLIENT: [Blank]
COPYRIGHT: [Blank]

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

- Phase Q (±5.48ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Proposed sewer servitude
- Proposed rising main servitude
- Electrical servitude area

PLEASE NOTE:
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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	1	1.05	100
TOTALS		1	1.05	100

The Phase Area as indicated represents a Servitude Area

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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE R

DATE	06 Sep 2023	COPYRIGHT	CLIENT
SCALE	See Inescale	RESERVED	
PLAN NO.	19R		

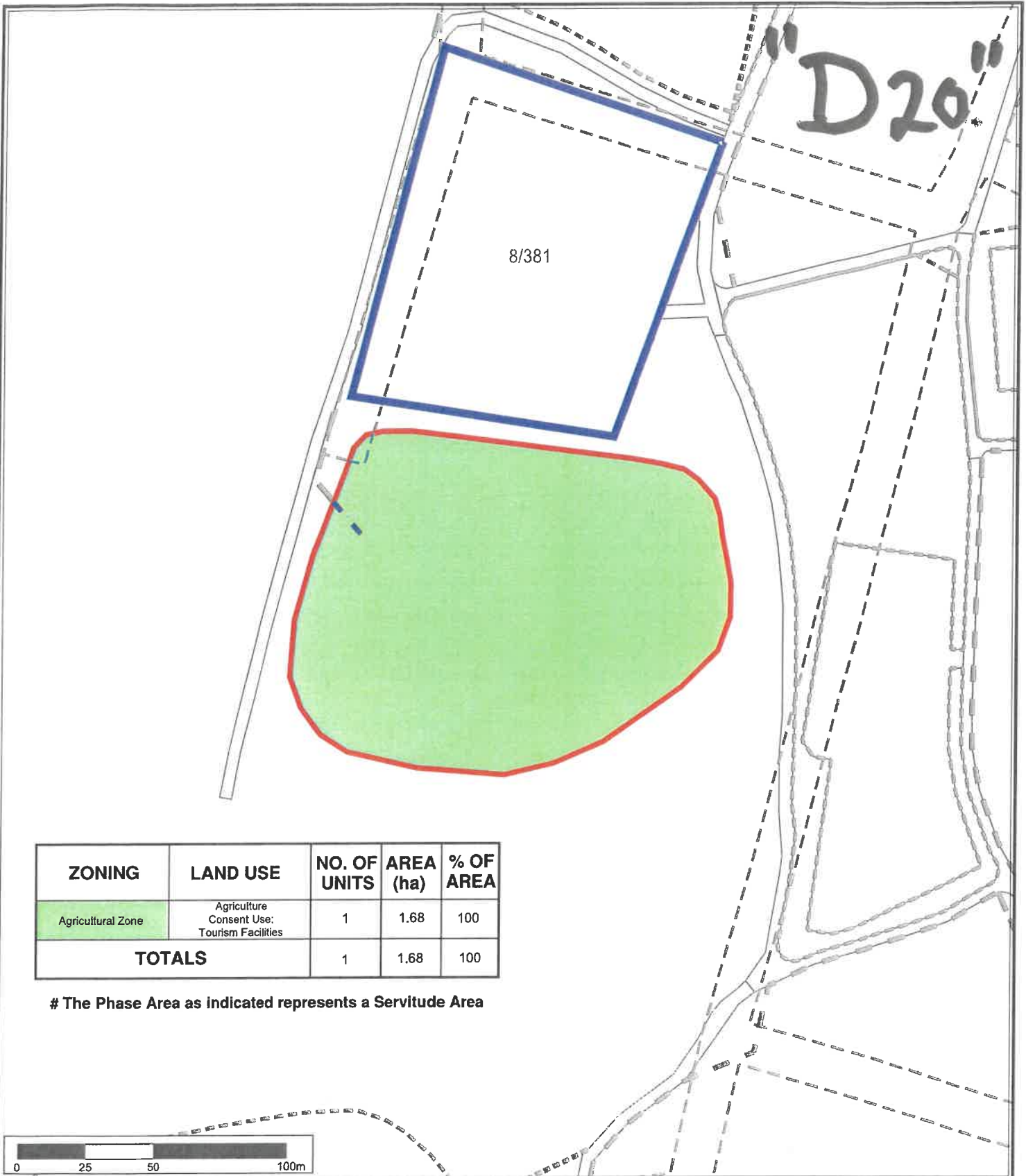
URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

URBAN DYNAMICS WESTERN CAPE INC. REG. NO. 48289/2017

- Phase R (±1.05ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical servitude area
- Proposed Water Servitude

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	1	1.68	100
TOTALS		1	1.68	100

The Phase Area as indicated represents a Servitude Area

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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE S

DATE	06 Sep 2023	COPYRIGHT	CLIENT
SCALE	See linescale	RESOURCES	
PLAN NO.	19S		

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS
111, 2011 1941 1936
111, 2011 1941 1936
111, 2011 1941 1936
111, 2011 1941 1936

- Phase S (±1.68ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Proposed rising main servitude
- Electrical servitude area

PLEASE NOTE:
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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	1	0.97	100
TOTALS		1	0.97	100

The Phase Area as indicated represents a Servitude Area

"D22"



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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE U

DATE	06 Sep 2023	COPYRIGHT	CLIENT
SCALE	See linescale	RESERVED	
PLAN NO.	19U		

FILE NAME:

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

REG. VIEW BUILDING
NO. 101/2008/2014
REG. NO. 101/2008/2014
REG. NO. 101/2008/2014
REG. NO. 101/2008/2014
REG. NO. 101/2008/2014

TEL: 021 953 1544
FAX: 021 953 1545
WWW.URBANDYNAMICS.WE
URBANDYNAMICS WESTERN CAPE, INC REG. NO. 101/2008/2014

- Phase U (±0.97ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Electrical servitude area

PLEASE NOTE:
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ZONING	LAND USE	NO. OF UNITS	AREA (ha)	% OF AREA
Agricultural Zone	Agriculture Consent Use: Tourism Facilities	1	1.47	100
TOTALS		1	1.47	100

The Phase Area as indicated represents a Servitude Area

"D23"



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WINE TOURISM, AGRICULTURAL & CONSERVATION ESTATE

PHASE V

DATE	06 Sep 2023	CLIENT
SCALE	See linescale	COPYRIGHT RESERVED
PLAN NO.	19V	

- Phase V (±1.47ha)
- Current cadastral boundaries
- Proposed subdivision boundaries
- Application Area (Excluding Figure - Farm 8/381)
- Proposed sewer servitude

URBAN DYNAMICS WESTERN CAPE
TOWN & REGIONAL PLANNERS

1511 871 988 (548)
1511 871 988 (548)
1511 871 988 (548)
URBAN DYNAMICS WESTERN CAPE INC (Pty) Ltd. 2018/000071

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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- (4) An applicant may appeal in writing to the Appeal Authority in respect of the failure of the Tribunal or an authorised employee to make a decision within the period contemplated in section 57(1), (2) or (3), any time after the expiry of the period contemplated in those sections.
- (5) An appeal is lodged by serving the appeal on the City Manager in the form determined by the Municipality and subject to section 80(1).
- (6) When the Appeal Authority considers an appeal, it must have regard to—
 - (a) the provisions of section 65, read with the necessary changes; and
 - (b) the comments of the Provincial Minister contemplated in section 52 of the Land Use Planning Act.

Procedure for appeal

80. (1) An appeal may be refused if—
- (a) in the case of an appeal contemplated in section 79(2), it is not lodged within the period referred to in that section; or
 - (b) it does not comply with sections 79(2) - (4) and 80(2) - (7).
- (2) An appeal must set out the following—
- (a) the grounds for the appeal which may include the following-
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the Tribunal or authorised employee erred in making the decision concerned;
 - (b) whether the appeal is lodged against the whole decision or a part of the decision;
 - (c) if the appeal is lodged against a part of the decision, a description of the part;
 - (d) if the appeal is lodged against a condition of approval, a description of the condition;
 - (e) the factual or legal findings that the appellant relies on;
 - (f) the relief sought by the appellant; and

- (g) any issue that the appellant wishes the Appeal Authority to consider in making its decision; or
 - (h) in the case of an appeal in respect of the failure of a decision-maker to make a decision, the facts that prove the failure;
- (3) An appeal must be lodged with the City Manager within the period referred to in subsection 79(2), together with proof of payment of appeal fees, as determined by the Municipality.
- (4) An applicant who lodges an appeal must simultaneously serve notice of the appeal on any person who commented on the application concerned and any other person as the Municipality may determine.
- (5) The notice must be served in accordance with section 35.
- (6) The notice contemplated in subsection (5) must invite persons to comment on the appeal within 21 days of the date of notification.
- (7) The appellant must submit proof of service of the notice as contemplated in subsection (5) to the City Manager within 14 days of the date of notification.
- (8) If a person other than the applicant lodges an appeal, the City Manager must give written notice of the appeal to the applicant within 14 days of receipt thereof.
- (9) An applicant who has received notice of an appeal in terms of subsection (8) may submit comment on the appeal to the City Manager within 21 days of the date of notification.
- (10) The Appeal Authority may refuse to accept any comments on an appeal submitted after the closing date for comments on an appeal.
- (11) The Appeal Authority—
 - (a) may request the Provincial Minister within 14 days of the receipt of an appeal to comment in writing on the appeal within 60 days of the date of notification of the request;
 - (b) may notify and request the Provincial Minister within 14 days of the receipt of an appeal to comment on the appeal within 60 days of the date of notification in respect of appeals relating to the following applications:
 - (i) a development outside the Municipality's planned outer limit of urban expansion as reflected in its municipal spatial development framework;
 - (ii) if the Municipality has no approved municipal spatial development framework, a development outside the physical edge;

- (iii) a rezoning of land zoned for agricultural or conservation purposes;
 - (iv) any category of land use applications as may be prescribed by the Provincial Minister; and
 - (c) must on receipt of an appeal in terms of this section notify the applicant in writing whether or not the implementation of the approval of the application is suspended.
- (12) The authorised employee must draft a report assessing an appeal and must submit it to the City Manager within—
 - (a) 60 days of the closing date for comment requested in terms of subsections (6) and (9), if no comment was requested in terms of subsection (11); or
 - (b) 60 days of the closing date for comments requested in terms of subsection (11).
- (13) The City Manager must within 30 days of receiving the report contemplated in subsection (12) submit the appeal to the Appeal Authority.
- (14) The City Manager or an employee designated by him or her must—
 - (a) liaise with the Appeal Authority and the parties concerned regarding any appeal lodged with the Appeal Authority;
 - (b) maintain a diary of meetings of the Appeal Authority;
 - (c) allocate a meeting date for, and appeal number to, an appeal;
 - (d) arrange the attendance of members of the Appeal Authority at meetings;
 - (e) arrange venues for the Appeal Authority;
 - (f) perform the administrative functions in connection with the proceedings of the Appeal Authority;
 - (g) ensure that the proceedings of the Appeal Authority are conducted efficiently and in accordance with the directions of the Appeal Authority;
 - (h) arrange the affairs of the Appeal Authority so as to ensure that time is available to liaise with other organs of state regarding the alignment of integrated appeal procedures;
 - (i) notify the parties concerned of decisions and procedural directives given by the Appeal Authority;
 - (j) keep a record of all appeals lodged as well as the outcome of each, including—

- (i) decisions of the Appeal Authority;
 - (ii) on-site inspections and any matter recorded as a result thereof;
 - (iii) reasons for decisions;
 - (iv) proceedings of the Appeal Authority; and
 - (v) keep records by any means as the Appeal Authority may deem expedient.
- (15) An appellant may, at any time before the Appeal Authority makes a decision on an appeal submitted by the appellant, withdraw the appeal by giving written notice of the withdrawal to the Authorised Employee.
- (16) The appellant must in writing inform the Appeal Authority if he or she has withdrawn the power of attorney given to his or her former agent and confirm whether he or she will personally proceed with the appeal.

Consideration by Appeal Authority

81. (1) The Appeal Authority may consider the written appeal and comments if it appears that the issues for determination of the appeal can be adequately determined in the absence of the parties by considering the documents or other material lodged with or provided to it.
- (2) An oral hearing may be held—
- (a) if it appears that the issues for determination of the appeal cannot be adequately determined in the absence of the parties by only considering the documents or other material lodged with or provided to it; or
 - (b) if such hearing would assist in the expeditious and fair disposal of the appeal.
- (3) The oral hearing may be held by electronic means.
- (4) If the Appeal Authority decides to hold an oral hearing, any party to the appeal proceedings may appear in person or may be represented by another person.
- (5) The Appeal Authority must ensure that every party to proceedings before the Appeal Authority is given an opportunity to present his or her case, whether in writing or orally as contemplated in subsections (2) and (3) and, in particular, to inspect any documents to which the appeal authority proposes to have regard in reaching a decision in the proceeding and to submit comments thereon in accordance with this Chapter or, in the case of an oral hearing, to make submissions in relation to those documents.
- (6) The Appeal Authority must—