



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10827

Our File Reference Number: RE-Farm 1505, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL** [REDACTED]

Sir / Madam

## **APPLICATION FOR SUBDIVISION, CONSOLIDATION AND REGISTRATION OF SERVITUDE ON REMAINDER FARM 1505, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1. The **consent in terms of the relevant title deed** No. T1754/1973, Condition D(a) to allow for the subdivision of Farm No. 60/4, Stellenbosch Division, in terms of Section 45(6) of SPLUMA **be granted;**
  - 2.2. That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm No. 1505 and Farm No. 60/4, Stellenbosch Division as indicated on Subdivisional and Consolidation Plan Nr. ST1130 SD1 rev 4, dated 16 April 2020, and drawn by Ben Langbridge Professional Land Surveyors:
    - 2.2.1. i.t.o section 15(2)(d):
      - a) The subdivision of Remainder Farm No. 1505, Stellenbosch Division into seven (7) portion namely, the Portion A ( $\pm 54,6835$ ha); Portion B ( $\pm 0,2208$ ha); Portion C ( $\pm 0,0773$ ha); Portion D ( $\pm 0,1107$ ha); Portion E ( $\pm 0,7432$ ha); Portion F ( $\pm 0,2769$ ha) and Portion G ( $\pm 0,3092$ ha).
      - b) The subdivision of Farm No. 60/4, Stellenbosch Division into two (2) portions namely Portion H ( $\pm 4,4582$ ha) and Portion I ( $\pm 0,2290$ ha).

- c) The registration of servitude areas over Farm No. 60/6 and Farm No. 60/10, Stellenbosch Division to accommodate the existing buildings at the security gate as well as the water reservoir and pump station of the estate (servitude note 1).
- d) The registration of servitude area for a borehole and associated piping over Farm No. 60/3, Stellenbosch Division (servitude note 4).
- e) The registration of a servitude over Portion 10 for a solar power installation which is approximately 2 350m<sup>2</sup> in extent (servitude note 5).
- f) The registration of a 6m servitude right of way over Farm No. 60 ptn's 3, 4, 5, 6, 10 & 11; as well as the curvilinear lines labelled "proposed servitude road" to ensure access to the respective portions (servitude notes 2 & 3).

2.2.2. i.t.o section 15(2)(e) the **Consolidation** of:

- a) Portions B, C, and I with Farm No. 60/3, Stellenbosch Division (Portion J) to form a land unit of ±4,8788ha.
- b) Portion D with Farm No. 60/4, Stellenbosch Division (Portion H) to form a land unit of ±4,5689ha.
- c) Portions E and F with Farm No. 60/7, Stellenbosch Division (Portion K) to form a land unit of ±5,0845ha.
- d) Portion G with Farm No. 60/9, Stellenbosch Division (Portion L) to form a land unit of ±5,3123ha.

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

2.3.1 The approval only applies to the subdivision, consolidation, and registration of servitudes under consideration, as indicated on the referenced, **ST1130 SD1 rev4, dated 16 April 2020**, subdivision & consolidation plan, attached as **ANNEXURE C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.3.2. The development must be undertaken generally in accordance with the subdivision & consolidation plan as referenced, ST1130 SD1 rev4, dated 16 April 2020, and attached as **ANNEXURE C**.

- 2.3.3. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 2.3.4. That the Surveyor General approved diagrams of the newly created unit must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.
- 2.3.5. An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:

*aa) Newly allocated erf numbers*

*bb) Co-ordinates*

*cc) Survey dimensions*

*dd) Street names and numbering*

- 2.3.6. The servitude rights as depicted on Plan ST1130 SD1 rev4, dated 16 April 2020, be registered in the title deeds of the applicable property/ies on registration.
- 2.3.7. The consolidation of the erven occurs prior to building plan approval and that the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and endorsement of the relevant title deed by the Registrar of Deeds.
- 2.3.8. That the following conditions of the **Department of Transport and Public Works** as specified in their letter dated 10 November 2020, attached as **ANNEXURE F**, be complied with;

- (a) *Servitudes shall be registered as required to ensure full, permanent, and legal access to Portions 10, 11, 3, 4, 5, 6, 7, 8 and 9 of Farm No. 60, Stellenbosch form Divisional Road 1084 Knorhoek Road.*

- 2.3.9. That the conditions of the **Department of Agriculture, Land Reform and Rural Development** as specified in their letter dated 4 June 2021, attached as **ANNEXURE G**, be complied with;

- (i) *Simultaneously with registration of transfer, Portion 3 of the consolidated farm Groenhof No. 60, in extent 4,3517 hectares must be consolidated with:*
- a) The portion measuring approximately 2208m<sup>2</sup> (Ptn B)*
  - b) The portion measuring approximately 773m<sup>2</sup> (Ptn C); and*
  - c) The portion measuring approximately 0,229hectares (Ptn I)*
- (ii) *Simultaneously with registration of transfer, the portion measuring approximately 3092m<sup>2</sup> (Ptn G) must be consolidated with Portion 9 of the consolidated farm Groenhof No. 60, in extent 5,0121hectares, Division Stellenbosch, Western Cape Province.*

- (iii) Simultaneously with registration of transfer, Portion 7 of the consolidated farm Groenhof No. 60, in extent 4,0644hectares must be consolidated with:
  - a) The portion measuring approximately 2769m<sup>2</sup> (Ptn F); and
  - b) The portion measuring approximately 7432m<sup>2</sup> (Ptn E)
- (iv) Simultaneously with registration of transfer the portion measuring approximately 0,1107hectares (Ptn D) must be consolidated with the portion measuring approximately 4,45 hectares (Ptn H).
- (v) The portions created may only be used for agricultural purposes.

**2.4. The reasons for the above decision are as follows:**

- 2.4.1. The remnant of the road serves no purpose of access and is no useful to the owners as it is fenced off and forms part of the Slaley Estate.
- 2.4.2. The proposed subdivision will not affect the agricultural viability of any of the properties involved or any adjacent properties.

**2.5. Matters to be noted:**

All electrical requirements be directed to Eskom.

- 2.5.1. An application for the cancellation of the 12,59m wide servitude (as per Diagram SG 1706/2007) as indicated in the title deed condition (Title Deed T96893/2007), Clause I.E, must be made for it to be removed.
- 3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
- 4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
  - (a) The personal particulars of the Appellant, including:
    - (I) First names and surname;
    - (II) ID number;
    - (III) Company of Legal person's name (if applicable)

- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (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 authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za)

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
  - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
  - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

  
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

18/7/2022  
DATE:

# **ANNEXURE C**

**APPLICATION FOR SUBDIVISION,  
CONSOLIDATION AND REGISTRATION OF  
SERVITUDE: REMAINDER FARM NO. 1505,  
STELLENBOSCH DIVISION**

**SUBDIVISION AND CONSOLIDATION PLAN**



# SLALEY ESTATE

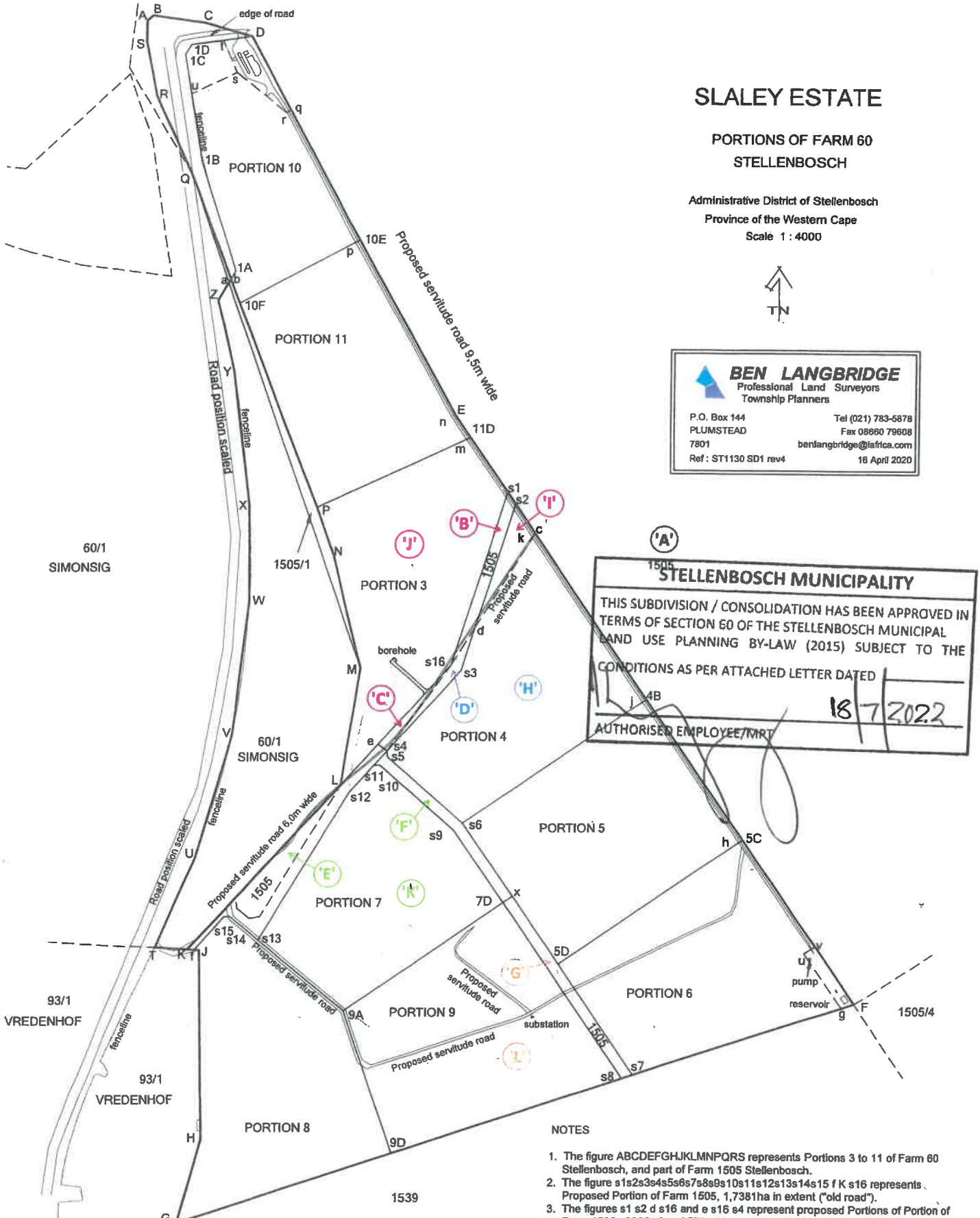
PORTIONS OF FARM 60  
STELLENBOSCH

Administrative District of Stellenbosch  
Province of the Western Cape  
Scale 1 : 4000



**BEN LANGBRIDGE**  
Professional Land Surveyors  
Township Planners

P.O. Box 144 Tel (021) 783-6878  
PLUMSTEAD Fax 08680 79608  
7801 bentlangbridge@lafica.com  
Ref : ST1130 SD1 rev4 16 April 2020



**STELLENBOSCH MUNICIPALITY**

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN  
TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL  
LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE  
CONDITIONS AS PER ATTACHED LETTER DATED

18/7/2022

AUTHORISED EMPLOYEE/MRT

**NOTES**

1. The figure ABCDEFGHJKLMNPQRS represents Portions 3 to 11 of Farm 60 Stellenbosch, and part of Farm 1505 Stellenbosch.
2. The figure s1s2s3s4s5s6s7s8s9s10s11s12s13s14s15 f K s16 represents Proposed Portion of Farm 1505, 1,7381ha in extent ("old road").
3. The figures s1 s2 d s16 and e s16 s4 represent proposed Portions of Portion of Farm 1505, 2208m<sup>2</sup> and 773m<sup>2</sup> in extent, and will be consolidated with Portion 3.
4. The figure s2 c d represents proposed Portion of Portion 4, 2290m<sup>2</sup> in extent, and will be consolidated with Portion 3.
5. The figure s4s16 d s3 represents Proposed Portion of Portion of Farm 1505, 1107m<sup>2</sup> in extent, and will be consolidated with Portion 4.
6. The figure e s4 s11 s12 s13 s14 s15 f K L represents Portion of Portion of Farm 1505, 7432m<sup>2</sup> in extent, and will be consolidated with Portion 7.
7. The figure s4 s5 s6 x 7D s9 s10 s11 represents Portion of Portion of Farm 1505, 2769m<sup>2</sup> in extent, and will be consolidated with Portion 7.
8. The figure x 5D s7 s8 7D represents Portion of Farm 1505, 3092m<sup>2</sup> in extent, and will be consolidated with Portion 9.

**SERVITUDE NOTES**

1. The figures tDqrs and uvfG represent Proposed Servitude Areas over Portions 6 and 10 as shown.
2. The lines DE and EF represent the eastern boundary of a Servitude Road 6,0m wide over Portions 3, 4, 52, 6, 10 and 11 as shown.
3. The curvilinear lines labelled "proposed servitude road" represent the centreline of Proposed Servitude Roads 6,0m wide over Portions as shown.
4. The borehole and associated piping will be protected by a servitude area over Portion 3 as shown.
5. The figure 1C 1D tsu represents a proposed servitude area for solar power installation, approximately 2350sq.m in extent.



# **ANNEXURE F**

**APPLICATION FOR SUBDIVISION,  
CONSOLIDATION AND REGISTRATION OF  
SERVITUDE: REMAINDER FARM NO. 1505,  
STELLENBOSCH DIVISION**

**COMMENT FROM THE DEPARTMENT OF  
TRANSPORT AND PUBLIC WOKS**



Western Cape  
Government

Transport and Public Works

**ROAD NETWORK MANAGEMENT**

Email: Grace.Swanepoel@westerncape.gov.za

tel: +27 21 483 4669

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

**REFERENCE: TPW/CFS/RP/LUD/REZ/SUB-25/375 (Job 27976)**

**ENQUIRIES: Ms GD Swanepoel**

**DATE: 10 November 2020**

AHG Town Planning

PO Box 2992

**SOMERSET WEST**

7129

Attention: Mr Leon Jubilius

Dear Sir

**MAIN ROAD 27 (R44) AND DIVISIONAL ROAD 1084 KNORHOEK ROAD: APPLICATION FOR SUBDIVISION OF REM FARM 1505 AND FARM 60/4, STELLENBOSCH AND CONSOLIDATION WITH PORTIONS 3, 4, 7 AND 9 OF FARM 60**

1. Your letter ref. Farm 1505/STB, Stellenbosch Land Use application No. LU/10827 dated 7 September 2020, with attached application, refers.
2. The subject properties are located  $\pm$ 6km north of Stellenbosch to the east of Main Road 27 and south of Divisional Road 1084 Knorhoek Road. Portions 3 to 11 of Farm 60, Stellenbosch together form the Slaley Estate and share a secure entry from Knorhoek Road. Farm 1505 abuts Slaley Estate to the east, with a residual servitude portion extending into the Slaley Estate.
3. The application is for:
  - 3.1 The subdivision of Farm 1505, Stellenbosch and Portion 4 of Farm 60, Stellenbosch;
  - 3.2 Consolidation of designated portions of Farm 1505 separately with Portions 3, 4, 7 and 9 of Farm 60 and a portion of Farm 60/4 with Farm 60/3;
  - 3.3 Registration of servitude rights of way as indicated on the survey plan to provide permanent legal access from Divisional Road 1084 Knorhoek Road;
  - 3.4 Cancellation of a servitude right of way and
  - 3.5 Removal of restrictive conditions of title.

4. This Branch offers no objection to the application in respect of Farm 1505 Stellenbosch and Portions 3, 4, 7 and 9 of Farm 60, Stellenbosch as detailed above and in the land use application submitted to Stellenbosch Municipality, subject to the following conditions:
  - 4.1 No structure of any kind may be erected within the 5m building line of Main Road 27 or Divisional Road 1084 without the approval of this Branch as Road Authority;
  - 4.2 Servitudes shall be registered as required to ensure full, permanent and legal access to Portions 10, 11, 3, 4, 5, 6, 7, 8 and 9 of Farm 60, Stellenbosch from Divisional Road 1084 Knorhoek Road.
5. In terms of Act 21 of 1940, this Branch approves the subdivision of Farm 1505, Stellenbosch and Portion 4 of Farm 60, Stellenbosch.

Yours faithfully



**SW CARSTENS**  
For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

## ENDORSEMENTS

1. AHG Town Planning  
Attention: Leon Jubilius (e-mail: [leon.jubilius@ahg-property.co.za](mailto:leon.jubilius@ahg-property.co.za))
2. Stellenbosch Municipality  
Attention: Mr Ulrich von Molendorff (e-mail)
3. Cape Winelands District Municipality  
Attention: Mr Aubrey Smith (e-mail)
4. District Roads Engineer  
Paarl
5. Mr Elroy Smith (e-mail)
6. Mr SW Carstens (e-mail)
7. Mr H Thompson (e-mail)

# **ANNEXURE G**

**APPLICATION FOR SUBDIVISION,  
CONSOLIDATION AND REGISTRATION OF  
SERVITUDE: REMAINDER FARM NO. 1505,  
STELLENBOSCH DIVISION**

**COMMENT FROM THE DEPARTMENT OF  
AGRICULTURE, LAND REFORM AND RURAL  
DEVELOPMENT**



**agriculture, land reform  
& rural development**

Department:  
Agriculture, Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria, 0001  
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land and Soil Management  
Tel: 012-319-7634 Fax: 012-329-5938 E-mail: constancen@dlrrd.gov.za  
Enquiries: Helpdesk Ref: 2021\_05\_0054

AHG Town Planning  
P.O. Box 2992  
SOMERSET WEST  
7129

Attention: Leon Jubilius

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, 1970:  
APPLICATION FOR SUBDIVISION AND CONSOLIDATION OF THE REMAINDER OF FARM NO.  
1505; PORTION 4 AND 10 OF THE FARM GROENHOF NO. 60, DIVISION STELLENBOSCH,  
WESTERN CAPE PROVINCE**

Your e-mail Leon Jubilius dated 4 January 2021 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No. ....**55753** issued in terms of section 4 of the Act, is enclosed in duplicate.

To facilitate registration the conveyancer must lodge the signed copy of the consent with the Registrar of Deeds together with the documents for registration.

Yours faithfully

**MS T.S. CHIPETA  
CHIEF DIRECTOR: NATURAL RESOURCES AND DISASTER MANAGEMENT  
DELEGATE OF THE MINISTER**

DATE: **04/06/2021**

CC: The Surveyor-General Private Bag X 9028 CAPE TOWN 8000  
CC: Land Use and Soil Management Private Bag X 2 SANLAMHOF 7532  
CC: Mr Brandon Layman Landuse Management Department of Agriculture: Western Cape Private Bag x 1 ELSenburg 7607

DALRRD/MB/2021/Groenhof No. 60





**agriculture, land reform  
& rural development**

Department:  
Agriculture, Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA

**VERW/REF.**

2021\_05\_0054

**TOESTEMMING**  
**KRAGTENS DIE WET OP DIE ONDERVERDELING**  
**VAN LANDBOUGROND, 1970**

**CONSENT**  
**IN TERMS OF THE SUBDIVISION OF**  
**AGRICULTURAL LAND ACT, 1970**

**55753**

By virtue of the powers delegated to me by the Minister of Agriculture, Land Reform & Rural Development consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the actions with the agricultural land described in paragraph 1, as indicated in paragraph 2, subject to the conditions set out in paragraph 3.

**PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES**

- 1.1 REMAINDER OF FARM NO. 1505, IN EXTENT 56,4216 HECTARES;
- 1.2 PORTION 4 OF CONSOLIDATED FARM GROENHOF NO. 60, IN EXTENT 4,6872 HECTARES;
- 1.3 PORTION 10 OF THE FARM GROENHOF NO. 60, IN EXTENT 4,1532 HECTARES, AND
- 1.4 PORTION 6 OF THE FARM GROENHOF NO 60, IN EXTENT 4,7603 HECTARES, ALL DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

**PARAGRAPH 2: CONSENT GRANTED**

- 2.1 The subdivision of the agricultural land mentioned in subparagraph 1.1 above into seven portions measuring approximately 54,6 hectares, 2208m<sup>2</sup>; 2769m<sup>2</sup>, 773m<sup>2</sup>, 3092m<sup>2</sup>, 1107m<sup>2</sup>, and 7432m<sup>2</sup> respectively represented by the figures marked Ptn A, Ptn B, Ptn F, Ptn C, Ptn G, Ptn D, Ptn E as shown on sketch plan attached.
- 2.2 The subdivision of the agricultural land mentioned in subparagraph 1.2 above into two portions measuring approximately 0,229 hectares and 4,5 hectares respectively represented by the figures marked Ptn I and Portion H as shown on sketch plan attached.
- 2.3 The registration of a servitude over the agricultural land mentioned in subparagraph 1.3 above for a Solar power installation, in favour of Sleafy Agricultural Estate Farmowners Association, in extent 0,2350 hectares, as shown by the Figure marked 1C1D2tsu on the sketch plan attached.

**PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT**

- 3.1 Simultaneously with registration of transfer, Portion 3 of the consolidated farm Groenhof No. 60, in extent 4,3517 hectares must be consolidated with:
  - (i) The portion measuring approximately 2208m<sup>2</sup> (Ptn B);
  - (ii) The portion measuring approximately 773m<sup>2</sup> (Ptn C); and
  - (iii) The portion measuring approximately 0,229 hectares (Ptn I).
- 3.2 Simultaneously with registration of transfer, the portion measuring approximately 3092m<sup>2</sup> (Pt G) must be consolidated with Portion 9 of the consolidated farm Groenhof No. 60, in extent 5,0121 hectares, Division Stellenbosch, Western Cape Province.

- 3.3 Simultaneously with registration of transfer, Portion 7 of the consolidated farm Groenhof No. 60, in extent 4,0644 hectares must be consolidated with:  
(i) The portion measuring approximately 2769m<sup>2</sup> (Ptn F); and  
(ii) The portion measuring approximately 7432m<sup>2</sup> (Ptn E).
- 3.4 Simultaneously with registration of transfer the portion measuring approximately 0,1107 hectares (Ptn D) must be consolidated with the portion measuring approximately 4,45 hectares (Ptn H).
- 3.5 The portions created in sub-paragraphs 2.1, 2.2 and paragraph 3 above, may only be used for agricultural purposes.
- 3.6 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.7 This consent does not exempt the property from the provision of any other law and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.8 This consent is valid for 5 years from date of grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

**PARAGRAPH 4: WITHDRAWAL OF PREVIOUS CONSENT**

This consent supersedes Consent No. 55455 of 2020-11-10.

04/06/2021  
DATE

  
MS T.S. CHIPETA  
CHIEF DIRECTOR: NATURAL RESOURCES AND  
DISASTER MANAGEMENT  
DELEGATE OF THE MINISTER

# SLALEY ESTATE

## PORTIONS OF FARM 60 STELLENBOSCH

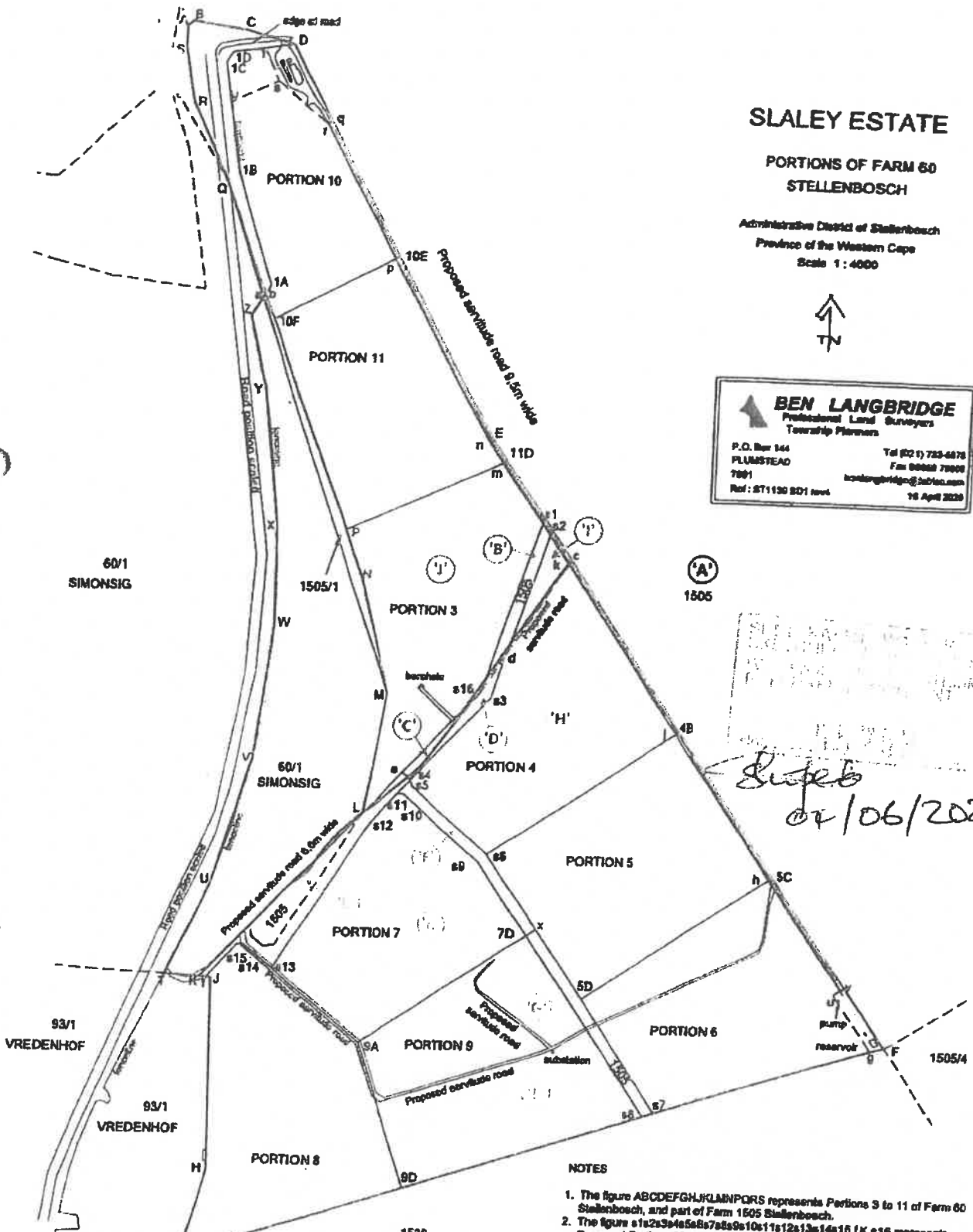
Administrative District of Stellenbosch  
Province of the Western Cape  
Scale 1:4000



**BEN LANGBRIDGE**  
Professional Land Surveyors  
Township Planners

P.O. Box 144  
PLUMSTEAD  
7801  
Ref: ST1130 SD1 revd

Tel (021) 783-4878  
Fax 0800 79000  
benlangbridge@safrica.com  
16 April 2020



### SERVITUDE NOTES

1. The figures (D)qrs and uvf G represent Proposed Servitude Areas over Portions 6 and 10 as shown.
2. The lines DE and EF represent the eastern boundary of a Servitude Road 6,0m wide over Portions 3, 4, 5, 6, 10 and 11 as shown.
3. The curvilinear lines labelled "proposed servitude road" represent the centreline of Proposed Servitude Roads 6,0m wide over Portions as shown.
4. The borehole and associated piping will be protected by a servitude area over Portion 3 as shown.
5. The figure 1C 1D tsu represents a proposed servitude area for solar power installation, approximately 2350sq.m in extent.

### NOTES

1. The figure ABCDEFGHJKLMPQRS represents Portions 3 to 11 of Farm 60 Stellenbosch, and part of Farm 1505 Stellenbosch.
2. The figure s1s2s3s4s5s6s7s8s9s10s11s12s13s14s15 f K s16 represents Proposed Portion of Farm 1505, 1,7381ha in extent ("old road").
3. The figures s1 s2 d s18 and s18 s4 represent proposed Portions of Portion of Farm 1505, 2208m<sup>2</sup> and 773m<sup>2</sup> in extent, and will be consolidated with Portion 3.
4. The figure s2 c d represents proposed Portion of Portion 4, 2290m<sup>2</sup> in extent, and will be consolidated with Portion 3.
5. The figure s4s16 d s3 represents Proposed Portion of Portion of Farm 1505, 1107m<sup>2</sup> in extent, and will be consolidated with Portion 4.
6. The figure s4 s11 s12 s13 s14 s15 f K L represents Portion of Portion of Farm 1505, 7432m<sup>2</sup> in extent, and will be consolidated with Portion 7.
7. The figure s4 s5 s6 x 7D s9 s10 s11 represents Portion of Portion of Farm 1505, 2780m<sup>2</sup> in extent, and will be consolidated with Portion 7.
8. The figure x 6D s7 s8 7D represents Portion of Portion of Farm 1505, 3092m<sup>2</sup> in extent, and will be consolidated with Portion 9.