



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9996

Our File Reference Number: Farm 60/1, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: Leon.jubilius@ahg-property.co.za

Sir

APPLICATION FOR SUBDIVISION OF REMAINDER OF FARM 60/1, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

Consent in terms of the relevant title deed no. T1753/1973, Condition D(1), to allow for the subdivision the subject property in terms of section 45(6) of SPLUMA;

That the application in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 for **Subdivision** of the Remainder Farm No. 60/1, Stellenbosch Division into two portions measuring $\pm 58,51$ ha (remainder) and $\pm 6,15$ ha (Portion 1) as indicated on Plan No. STB Farm 60/1 Sub, drawn by AHG Town and Regional Planners, dated 12 July 2019; and

BE APPROVED in terms of Section 60 of the said Bylaw and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

Conditions of approval:

- a. The approval applies only to the subdivision in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- b. The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
- c. 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;
- d. Written proof must be submitted that the proposed portion measuring approximately 6,1ha (ptn aFGHhgfedcba) has been incorporated into the Slaley Agricultural Estate Farm owners Association ("SAEFOA");
- e. The portions created may only be used for agricultural purposes;
- f. The proposed subdivided portion (Portion 1 measuring ±6,15ha) must have a lawful access point;
- g. The proposed subdivided portion (Portion 1 measuring ±6,15ha) must have its own electricity supply cable separate of the existing house;
- h. Installation cost for the new electrical service cable is the responsibility of the applicant;
- i. All electrical wiring for the house on the proposed subdivided portion should be carried out in accordance with SANS 10142;
- j. No electricity supply will be switched on if the Certificate of Compliance is outstanding.

The reasons for the above decision are as follows:

- (a) The proposed subdivision will result in the creation of land portions that are in line with the existing character of the surrounding area.
- (b) The proposed subdivision will not affect the agricultural viability of any of the properties involved or any adjacent properties.

Matters on the application to be noted:

- (a) The conditions imposed by the Department of Agriculture, Forestry and Fisheries in their letter dated 25 October 2019, attached as **ANNEXURE G, BE NOTED.**

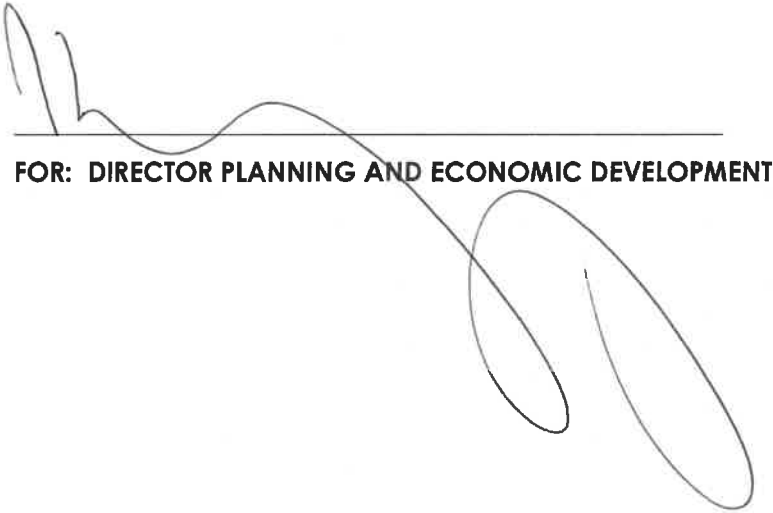
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of 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
6. An applicant 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

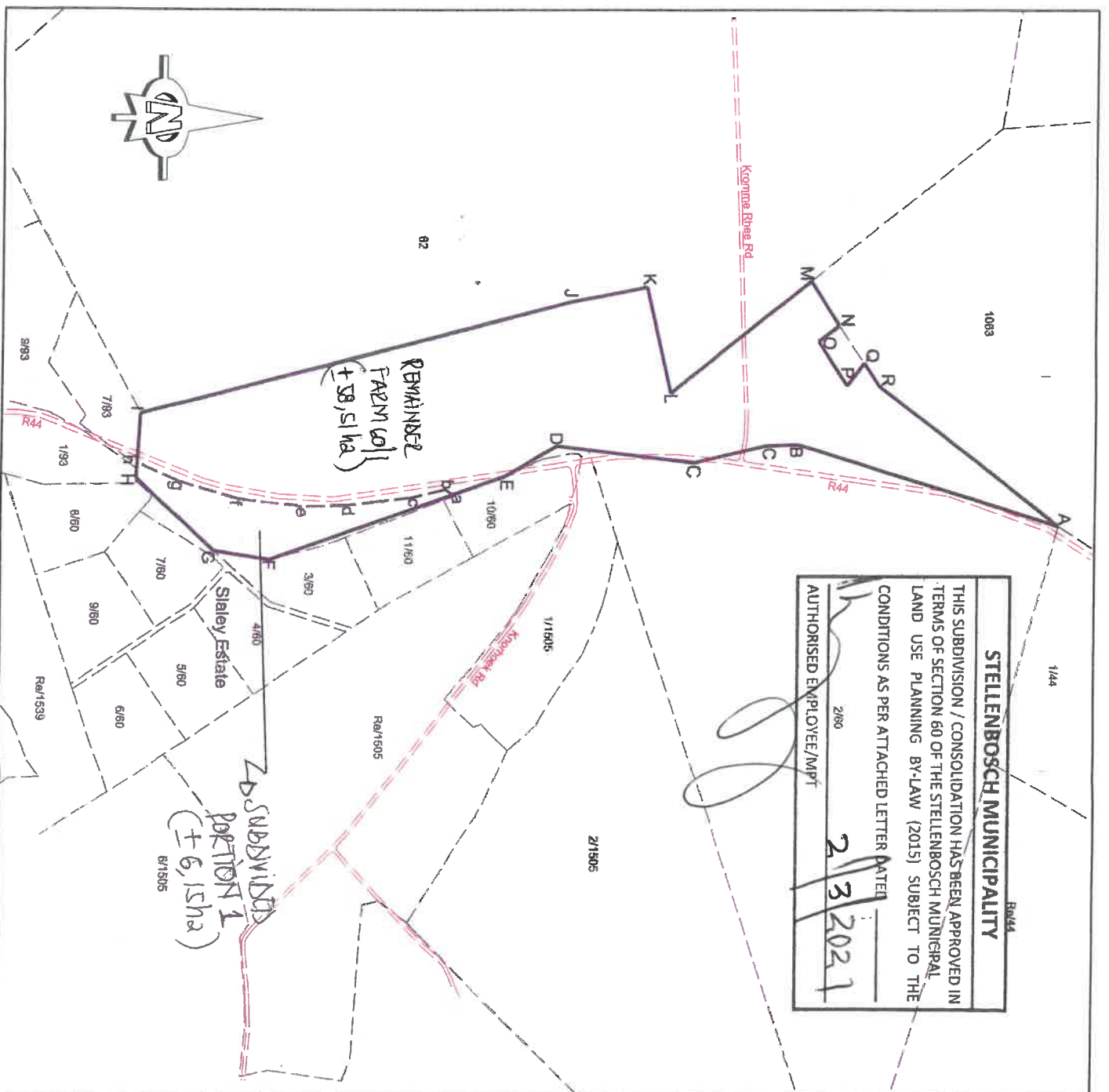


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FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

21/3/2021

DATE:



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 ATEL
 2/3/2021
 2/60
 AUTHORISED EMPLOYEE/MPT

PROJECT: SUBDIVISION
The Remainder of Portion 1 (Simonsig)
 of the farm Groen Hof 60
 Registration Division of Stellenbosch

- Notes:
- The figure marked "ABCDEFGHJKLMNPPQRA" represent the Remainder of Portion 1 (Simonsig) of the farm Groen Hof no 60, Stellenbosch RD measuring 64,6618 ha.
 - Proposed subdivision:
 - The figure marked "aFGHghfedcba" represent the proposed subdivision measuring approximately 6,15 ha in extent
 - The figure marked "ABCDEFghijklmNOPQRA" represent the proposed remainder measuring approximately 58,51 ha in extent
 - All sizes and dimensions are approximate and subject to final survey.
 - The property falls in the area of jurisdiction of the Stellenbosch Local Municipality.

Scale 1 : 10 000 (A3)

CLIENT: Slaley Farms (Pty) Ltd.
 PLAN NO: STB Farm 601 Sub. 12 July 2019

ahg Town Planning
 Town and Regional Planners
 PO Box 2992
 Somerset West
 7129
 TEL: 021 840 3220
 FAX: 086 511 6639
 CELL: 082 782 0374
 E-Mail: leon.jubillius@ahg-property.co.za

ANNEXURE G

**SUBDIVISION OF REMAINDER FARM NO. 60/1,
STELLENBOSCH DIVISION**

**COMMENT FROM THE DEPARTMENT OF
AGRICULTURE, FORESTRY AND FISHERIES**



**agriculture,
forestry & fisheries**

Department
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

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

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938 Email: ThokoB@daff.gov.za
Enquiries: Helpdesk Ref: 2019_07_0171

AhG Town Planning
P.O Box 2992
SOMERSET WEST
7129

Attention: Leon Jubilus

**APPLICATION IN TERMS OF SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70
OF 1970: REMAINDER OF PORTION 1 (SIMONSIG) OF THE FARM GROENHOF NO. 60,
DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE**

Your letter bearing reference PTN 1 farm 60 STB dated 15 July 2019 refers.

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

Consent No. 54938 issued in terms of section 4 of the Act is enclosed.

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

Yours faithfully

MS M.S. IESEKE
ACTING DEPUTY DIRECTOR GENERAL: FORESTRY AND
NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER
DATE: 25/10/2019

CC: Land Use and Soil Management, Private Bag X2, SANLAMHOF, 7532
CC: The Surveyor-General, Private Bag X9028, CAPE TOWN, 8000
CC: Mr Brandon Layman Land Use and Management Department of Agriculture, Private Bag X 1, ELSENBURG, 7607



agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2019_07_0171

TOESTEMMING
KRAGTENS DIE WET OP DIE ONDERVERDELING
VAN LANDBOUGROND, 1970

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

54938

By virtue of the powers delegated to me by the Minister of Agriculture, Forestry and Fisheries, consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

REMAINDER OF PORTION 1 (SIMONSIG) OF THE FARM GROENHOF NO. 60, IN EXTENT 64, 6618 HECTARES, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

PARAGRAPH 2: CONSENT GRANTED

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 6,1 hectares and 58,5 hectares respectively represented by the figures marked Portion aFGHhgfdcba and ABCDEabcdefghijklmnoPQRA as shown on the sketch plan attached.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer written proof must be submitted that the proposed portion measuring approximately 6,1 hectares (Ptn aFGHhgfdcba) has been incorporated into the Slayey Agricultural Estate Farmowners Association ("SAEFOA").
- 3.2 The portions created in paragraph 2 above may only be used for agricultural purposes.
- 3.3 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.4 This consent does not exempt the property from the provisions 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.
- 3.5 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.

25/10/2019
DATE

MS M.S. LESEKE
ACTING DEPUTY DIRECTOR GENERAL: FORESTRY AND
NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

PROJECT: SUBDIVISION
The Remainder of Portion 1 (Simonsig)
 of the farm Groen Hof 60
 Registration Division of Stellenbosch

Notes:

1. The figure marked "ABCDEFHIJKLMNOQR" represent the Remainder of Portion 1 (Simonsig) of the farm Groen Hof no 60, Stellenbosch RD measuring 84,6618 ha.
2. Proposed subdivision:
 - 2.1 The figure marked "aFGHigfcdbe" represent the proposed subdivision measuring approximately 6,15 ha in extent
 - 2.2 The figure marked "ABCDEbodefghijklmnopqra" represent the proposed remainder measuring approximately 58,51 ha in extent
3. All sizes and dimensions are approximate and subject to final survey.
4. The property falls in the area of jurisdiction of the Stellenbosch Local Municipality.

Handwritten signature and date: 12 July 2019

SKETSKAART WAARNA VER-
 SKETCHPLAN TO WHICH IS
 WYSWOD IN TOESTEMMING
 REFERRED IN CONSENT
 No: **54938**

Scale 1 : 10 000 (A3)

CLIENT: Slaley Farms (Pty) Ltd.

PLAN NO: STB Farm 61/1 Sub. 12 July 2019

ahc Town Planning
 Town and Regional Planners

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 7129
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