

**NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT**

7 Koppies (Pty) Ltd  
PO Box 555  
Franschhoek  
7690

Dear Sir/Madam:

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: **Portion 2 of Farm Moddervally No. 1417, Wemmershoek**

Application Property Number: **Portion 2 of Farm 1417, Wemmershoek**

Applicant: **CK Rumboll and Partners**  
Tell: 022 482 1845  
Email: [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za)

Owner: **Sean Moore**  
Tell: 011 394 4480  
Cell: 082 561 1579  
Email: [seanm@ziegler.co.za](mailto:seanm@ziegler.co.za)

Application Reference: **LU/13762**

Application Type: **Subdivision and Consolidation**

Detailed description of land use or development proposal, including its intent and purpose:

Application has been made for the **subdivision** in terms of section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law (2015) of Farm No. 1417/2, Paarl Division (63.4983ha) into two portions of Portion A (±4.3ha) and a Remainder (±59ha). Application is also made for the **consolidation** in terms of section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law (2015) of Portion A (±4.3ha) of Farm No, 1417/2, Paarl Division with Farm No. 875/2, Paarl Division (3.4261ha).

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
  - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: CK Rumboll and Partners at [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **5 September 2022**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **022 482 1845** during normal office hours.

Yours faithfully



**Anelia Coetzee**

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN  
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

7 Koppies (Pty) Ltd  
PO Box 555  
Franschhoek  
7690

Liewe Meneer / Mevrouw:

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: **Gedeelte 2 van Plaas Nr. 1417, Wemmershoek**

Aansoek eiendom beskrywing: **Gedeelte 2 van Plaas Moddervalley Nr. 1417, Wemmershoek**

Aansoeker: **CK Rumboll & Venotte.**  
Tell: 022 482 1845  
Email: [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za)

Eienaar: **Sean Moore**  
Tell: 011 394 4480  
Cell: 082 561 1579  
Email: [seanm@ziegler.co.za](mailto:seanm@ziegler.co.za)

Aansoek Verwysing: LU/ **13762**

Tipe Aansoek: **Onderverdeling en Konsolidasie**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen vir die **onderverdeling** ingevolge artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2015) van Plaas Nr. 1417/2, Afdeling Paarl (63.4983ha) in twee gedeeltes van Gedeelte A ( $\pm 4.3$ ha) en 'n Restant ( $\pm 59$ ha). Daar word ook aansoek gedoen vir die **konsolidasie** ingevolge artikel 15(2)(e) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening (2015) van Gedeelte A ( $\pm 4.3$ ha) van Plaas No, 1417/2, Afdeling Paarl met Plaas No. 875/2, Afdeling Paarl (3,4261ha).

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is

nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
  - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: CK Rumboll en Vernotte by [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **5 September 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **022 485 1845** gedurende normale kantoor ure.

Die uwe



**Anelia Coetzee**

# CK RUMBOLL & VENNOTE / PARTNERS



PROFESSIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

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19 August 2022

VERW/REF: STEL/11583/AC/IV

**Attention:** Stellenbosch Municipality  
Planning Department

Dear Sir / Madam

**NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT  
SUBDIVISION AND CONSOLIDATION:**

**PROPOSED SUBDIVISION: PORTION 2 OF FARM 1417, PAARL DIVISION**  
**PROPOSED CONSOLIDATION: NEWLY CREATED PORTION A WITH PORTION 2 OF FARM 875, PAARL DIVISION**

Applicant: CK Rumboll and Partners  
Tell: 022 482 1845  
Email: [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za)

Owner: Sean Moore  
Tell: 011 394 4480  
Cell: 082 561 1579  
Email: [seanm@ziegler.co.za](mailto:seanm@ziegler.co.za)

Description of development proposal:

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You are hereby invited to submit comments and / or objections on the application. The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **19 September 2022**.

The comments must be addressed to the applicant by electronic mail as follows: CK Rumboll and Partners at [planning4@rumboll.co.za](mailto:planning4@rumboll.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

Regards

Anelia Coetzee  
For: CK RUMBOLL and PARTNERS

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**VENNOTE / PARTNERS:**

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

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**ADDRESS/ ADRES:** [reception@rumboll.co.za](mailto:reception@rumboll.co.za) / PO Box 211 / Rainierstr 16, Malmesbury, 7299  
**MALMESBURY** (T) 022 482 1845 (F) 022 487 1661 **VREDENBURG** (T) 022 719 1014

# CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

19 August 2022

VERW/REF: STEL/11583/AC/IV

**Attention:** Stellenbosch Municipality  
Planning Department

Dear Sir / Madam

## **NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT SUBDIVISION AND CONSOLIDATION:**

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Regards

Anelia Coetzee  
For: *CK RUMBOLL and PARTNERS*

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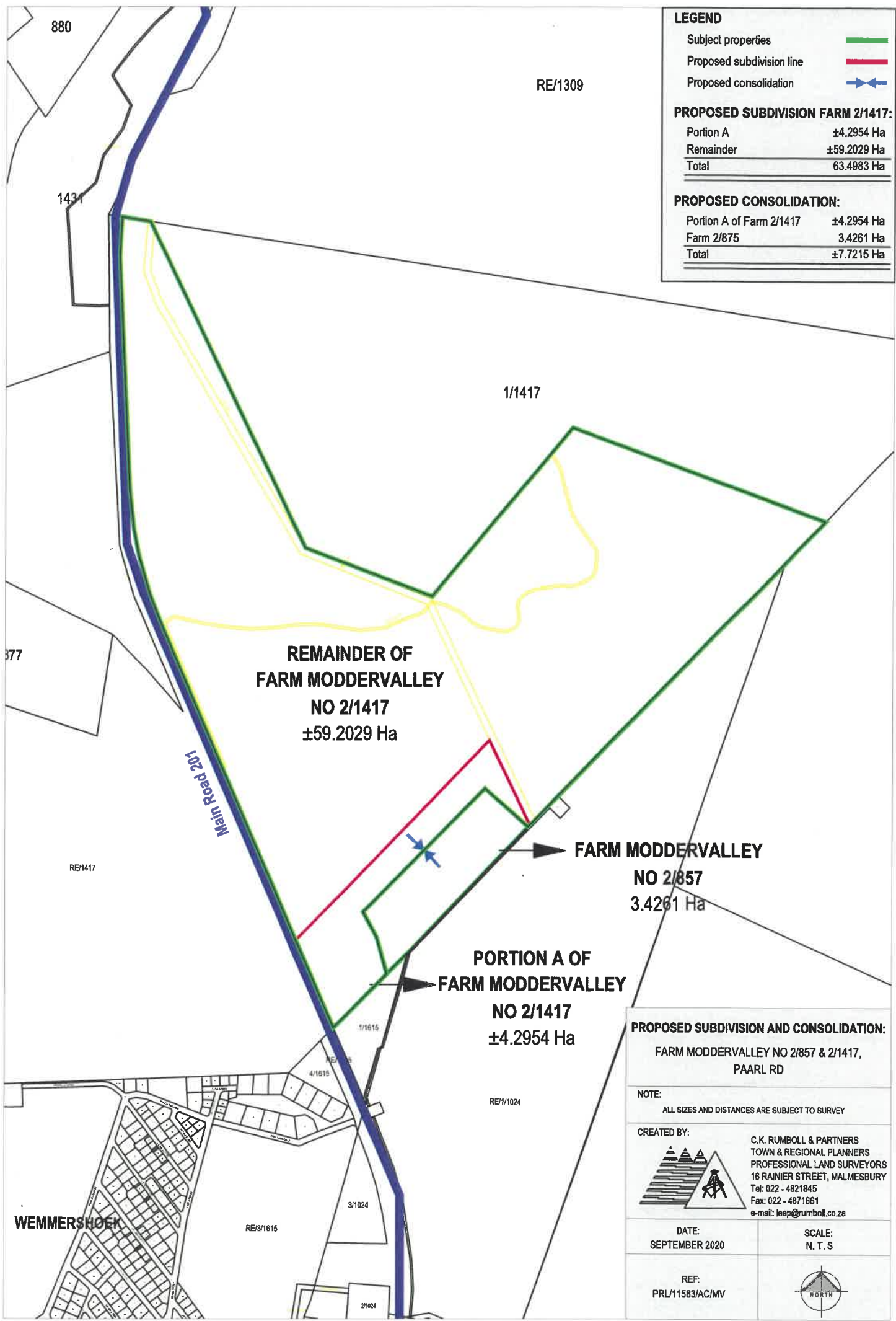
#### VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

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ADDRESS/ ADRES: [reception@rumboll.co.za](mailto:reception@rumboll.co.za) / PO Box 211 / Rainierstr 16, Malmesbury, 7299  
MALMESBURY (T) 022 482 1845 (F) 022 487 1661 VREDENBURG (T) 022 719 1014





**LEGEND**

- Subject properties —
- Proposed subdivision line —
- Proposed consolidation ↔

**PROPOSED SUBDIVISION FARM 2/1417:**

Portion A	±4.2954 Ha
Remainder	±59.2029 Ha
<b>Total</b>	<b>63.4983 Ha</b>

**PROPOSED CONSOLIDATION:**

Portion A of Farm 2/1417	±4.2954 Ha
Farm 2/875	3.4261 Ha
<b>Total</b>	<b>±7.7215 Ha</b>

**REMAINDER OF  
FARM MODDERVALLEY  
NO 2/1417  
±59.2029 Ha**

**FARM MODDERVALLEY  
NO 2/857  
3.4261 Ha**

**PORTION A OF  
FARM MODDERVALLEY  
NO 2/1417  
±4.2954 Ha**

**PROPOSED SUBDIVISION AND CONSOLIDATION:**

FARM MODDERVALLEY NO 2/857 & 2/1417,  
PAARL RD

**NOTE:**  
ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

CREATED BY:



C.K. RUMBOLL & PARTNERS  
TOWN & REGIONAL PLANNERS  
PROFESSIONAL LAND SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871661  
e-mail: leap@rumboll.co.za

DATE:  
SEPTEMBER 2020

SCALE:  
N. T. S

REF:  
PRL/11583/AC/MV



**WEMMERSHOEK**

880

RE/1309

1431

1/1417

377

RE/1417

1/1615

4/1615

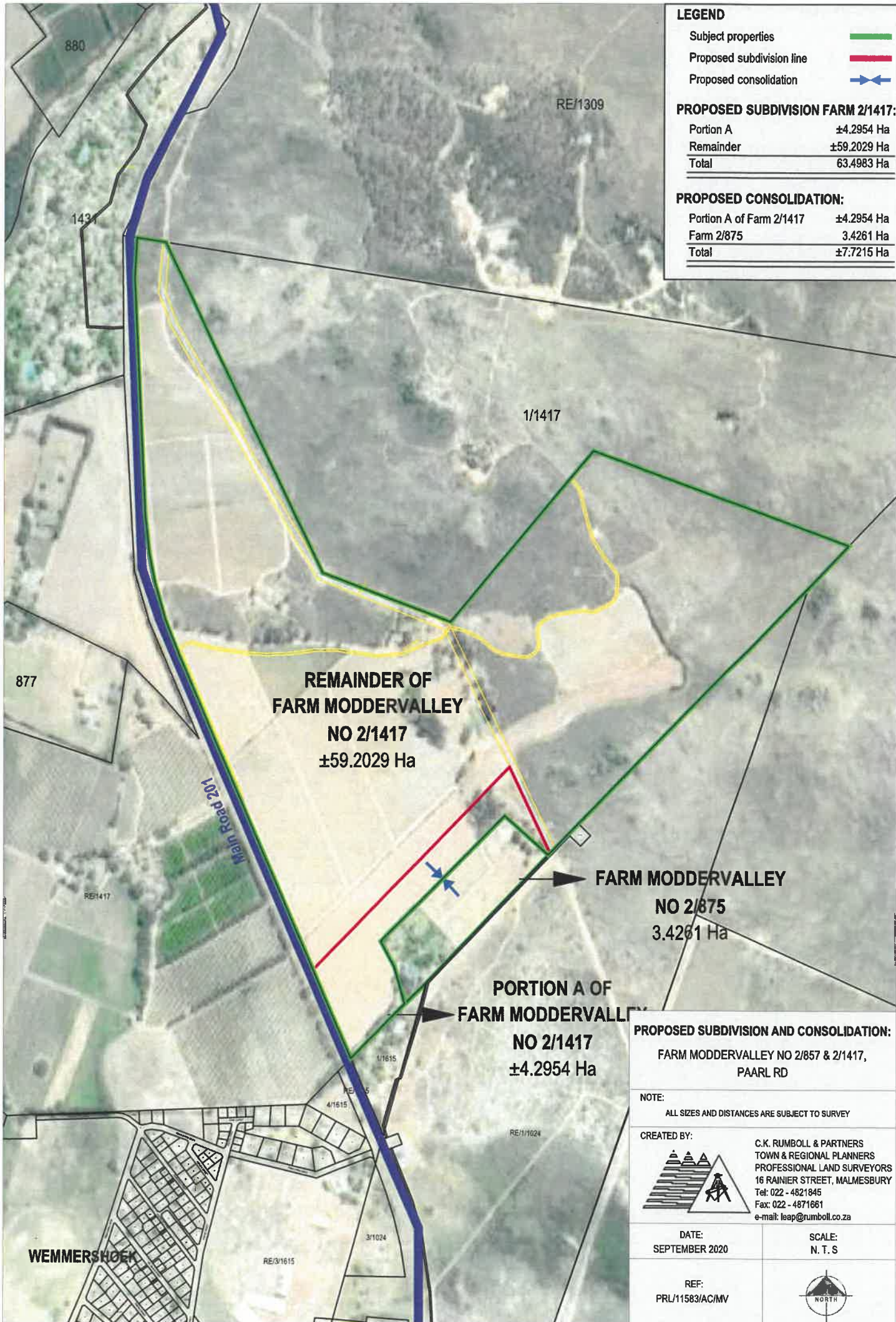
RE/11024

3/1024

RE/3/1615

2/1604

Main Road 201



**LEGEND**

- Subject properties —
- Proposed subdivision line —
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**REMAINDER OF  
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±59.2029 Ha**

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3.4261 Ha**

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FARM MODDERVALLEY  
NO 2/1417  
±4.2954 Ha**

**PROPOSED SUBDIVISION AND CONSOLIDATION:  
FARM MODDERVALLEY NO 2/875 & 2/1417,  
PAARL RD**

**NOTE:**  
ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

**CREATED BY:**  

**C.K. RUMBOLL & PARTNERS  
TOWN & REGIONAL PLANNERS  
PROFESSIONAL LAND SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871661  
e-mail: leap@rumboll.co.za**

**DATE:**  
SEPTEMBER 2020

**SCALE:**  
N. T. S

**REF:**  
PRL/11583/AC/MV



**WEMMERSHOEK**