

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

To whom it may concern

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

Application Property Address: Off Fischerpad / Sterhuis - Stellenbosch farms

Application Property Number: Unregistered Farm No. 1623, Stellenbosch Division and Farm No. 218/4, Stellenbosch Division

Applicant: Nico van Zyl/ BvZPlan (021 9811406) nico@bvzplan.co.za

Owner: Sterhuis Trust (IT 482/1996) - 083 305 7155

Application Reference: LU/ 15240

Application Type: Consolidation and Subdivision

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

1. Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for the **Consolidation** of Unregistered Farm No. 1623, Stellenbosch Division and Farm No. 218/4, Stellenbosch Division to form Unregistered Farm No. 1629, Stellenbosch Division.
2. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for the **Subdivision** of the Unregistered Farm No. 1629, Stellenbosch Division (consolidated portion) into two portions namely Portion I (±8,1280ha) and the Remainder (±89ha in extent).

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-notices/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;

- o Where relevant demonstrate the undesirable effect that the application will have if approved;
- o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **Nico van Zyl for BvZPlan – nico@bvzplan.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 **26 May 2023**.

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 (082 821 9271 / 021 9811 406) during normal office hours.

Yours faithfully

BvZPlan

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

Vir wie dit mag aangaan:

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

Adres van aansoek eiendom: Vanaf Fischerpad / Sterhuis - Stellenbosch Plase

Aansoek eiendom beskrywing: Ongeregistreerde Plaas Nr 1623, Afdeling Stellenbosch en Plaas Nr 218/4, Afdeling Stellenbosch

Aansoeker: Nico van Zyl/ BvZPlan (021 9811406) nico@bvzplan.co.za

Eienaar: Sterhuis Trust (IT 482/1996) - 083 305 7155

Aansoek Verwysing: LU/ 15240

Tipe Aansoek: Konsolidasie en Onderverdeling

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek word gedoen ingevolge Artikel 15(2)(e) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, afgekondig by kennisgewing nommer 354/2015, gedateer 20 Oktober 2015 vir die Konsolidasie van Ongeregistreerde Plaas No. 1623, Stellenbosch Afdeling en Plaas No. 218/4, Afdeling Stellenbosch om Ongeregistreerde Plaas No. 1629, Afdeling Stellenbosch, te vorm.
2. Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, afgekondig by kennisgewing nommer 354/2015, gedateer 20 Oktober 2015 vir die Onderverdeling van die Ongeregistreerde Plaas No. 1629, Stellenbosch-afdeling (gekonsolideerde gedeelte) in twee gedeeltes, naamlik Gedeelte I (±8,1280ha) en die Restant (±89ha groot).

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 tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/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.

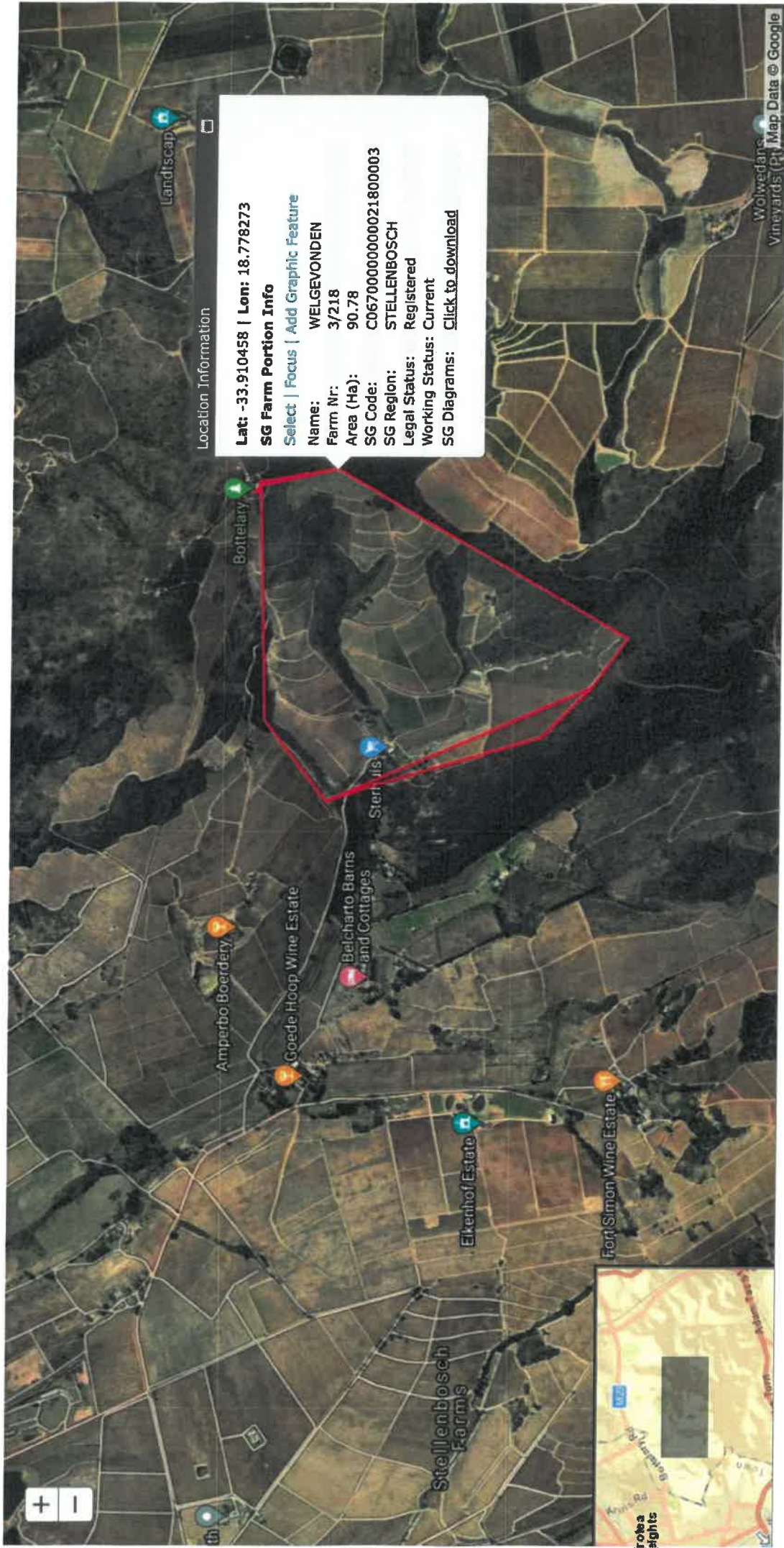
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **Nico van Zyl vir BvZPlan – nico@bvzplan.co.za** Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

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 **26 May 2023**. 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 (082 821 9271/ 021 9811 406) gedurende normale kantoor ure.

Die uwe

BvZPlan



Location Information

Lat: -33.910458 | Lon: 18.778273

SG Farm Portion Info

Select | Focus | Add Graphic Feature

Name: WELGEVONDEN

Farm Nr: 3/218

Area (Ha): 90.78

SG Code: C0670000000021800003

SG Region: STELLENBOSCH

Legal Status: Registered

Working Status: Current

SG Diagrams: [Click to download](#)



Landscap

Bottelary

Sterkvis

Amperbo Boerdery

Goede Hoop Wine Estate

Belcharto Barns and Cottages

Eikenhof Estate

Fort Simon Wine Estate

Stellenbosch Farms

Woiwedans Vineyards (Pt) Map Data © Google



MOTIVATION

Application for the consolidation of portion 4 (Sterhuis annexe) of farm nr 218 with unregistered farm 1623 division Stellenbosch and the subsequent subdivision into two portions 8ha and 89ha respectively.



**Application submitted to
The Stellenbosch Municipality**

By

BZPlan

Professional Planners

On behalf of

Sterhuis Trust

January 2023

Version 2

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 - 6.7 (p) national and provincial policies, principles, norms and criteria
 - 6.8 (q) & (r) matters contained in section 42 of SPLUMA and chapter vi of LUPA
 - 6.9 (s) applicable provisions of the municipal zoning scheme by-law, 2019
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ENCLOSED AS SEPARATE DOCUMENTS

Attachment 1 - Application form

Attachment 2 - Powers of Attorney & Resolution

Attachment 3 – Title Deeds

Attachment 4 – SG Diagrams

Attachment 5 – Conveyancer’s Certificate

Attachment 6 – Location plan

Attachment 7 – Pre-Application Scrutiny Form

Attachment 8 – Proposed Consolidation Plan

Attachment 9 – Proposed Subdivision Plan

Attachment 10 – Layout Sketch plan

Attachment 11 – Agricultural Consent

Attachment 12 – Previous Consent use Approval related to Broadcast towers

1. EXECUTIVE SUMMARY

Property description	the consolidation of portion 4 (Sterhuis annexe) of farm nr 218 with unregistered farm 1623 division Stellenbosch and the subsequent subdivision into two portions 8ha and 89ha respectively. (Further referred to as “The application properties” in this document and attachments)
Property address	Off Fischerpad
The Application	1. The consolidation of mentioned properties in the Property description 2. The subdivision of the consolidated properties into two portions, 8 and 89 HA respectively in size
Site extent	97.4ha
Current zoning	Agriculture
Current land use	Agriculture
Overlay zone applicable	N/A
PHRA or SAHRA heritage	N/A

2. PURPOSE OF THE MOTIVATION

The purpose of this motivation is to supplement the information contained in the enclosed **Application form** in order to enable the Stellenbosch Municipality to objectively evaluate this application. The applicant is available to supply any further information that may be required.

Refer Attachment 1 - Application form.

3. PROPERTY INFORMATION

3.1 Ownership and title description

Ownership	Bond	Title description
Sterhuis Trust(IT 482/1996)	No bond	Take note that one of the portions is currently unregistered, all the previously related diagrams are therefore provided T 54811/2016 T 60927/96 T 46918/2016 T 74993/2017 T 74287/2017

Powers of Attorney

The power of attorney that indicate that BvZPlan is appointed as the registered owner's legal representative/agent, is attached. It should be noted that, in terms of the Resolution, also attached, Mr Andre Kruger is empowered to represent the registered owner.

Copies of the ***Title Deeds, Conveyancer's Certificate and the Surveyor General Diagrams*** are enclosed. There are no restrictive conditions that limit the consolidation and subdivision on the title deeds

Refer to Attachment 2 - Powers of Attorney & Resolution

Attachment 3 - Title Deeds

Attachment 4 - SG Diagrams

Attachment 5 - Conveyancer's Certificate

3.2 Location

The location of the site is shown on the attached ***Location Plan***. It is located off Fischer rd from which it takes access with Sterhuis rd. See image below:





Figure 1 (Screenshot from CapeFarmMapper)

Refer Attachment 6 – Location Plan

3.3 Existing Land Uses

The Application properties are currently mostly functioning as one farm with the area on the top of the mountain mainly used for signal broadcast towers.



The whole farm mostly used as agriculture - Yellow box provided indicate the area used for the signal broadcast

Here are the current land uses:

1623 - Agricultural with agriculture related buildings with broadcasting towers on top of the mountain

4\218 - Agricultural with agriculture related buildings

The property is situated in a primarily agricultural area.

Refer to Attachment 12 for previous Consent use approval related to Signal Broadcast towers on previous farm No 3\218.

3.4 Description of Application Properties

The Application properties are currently mostly functioning as one farm, the farm is situated on the slopes of the Bottelary mountain, stretching to the summit of one of the peaks. The top of the mountain is used for signal broadcast towers.

3.5 Overview of Proposed land use application

The aim of the proposed application is to consolidate the farm portions and then subdivide the property into two meaningful farms. Below is a table that indicate the areas of the application properties.

Portion	Farm	ha	% of total
	1623	92,8719	95,34
4	218	4,5372	4,66
Total		97,4091	100

3.6 Existing Zoning

The Application properties are currently all zoned Agriculture and Rural.

3.7 Pre-Application Scrutiny / Pre-application consultations

The Pre-application scrutiny was submitted on the 29th of October 2021 and the response was compiled by Louisa Guntz. Refer Attachment 7 – Response & Completed Pre-Application Scrutiny form. Due to the straight forward process and feedback received from the pre-application scrutiny no Pre- application consultation was required.

4. PROPOSED CONSOLIDATION AND SUBDIVISION

The intension of the application is to consolidate all the portions and then subdivide them into to portions, Below is an extract from the proposed consolidation:

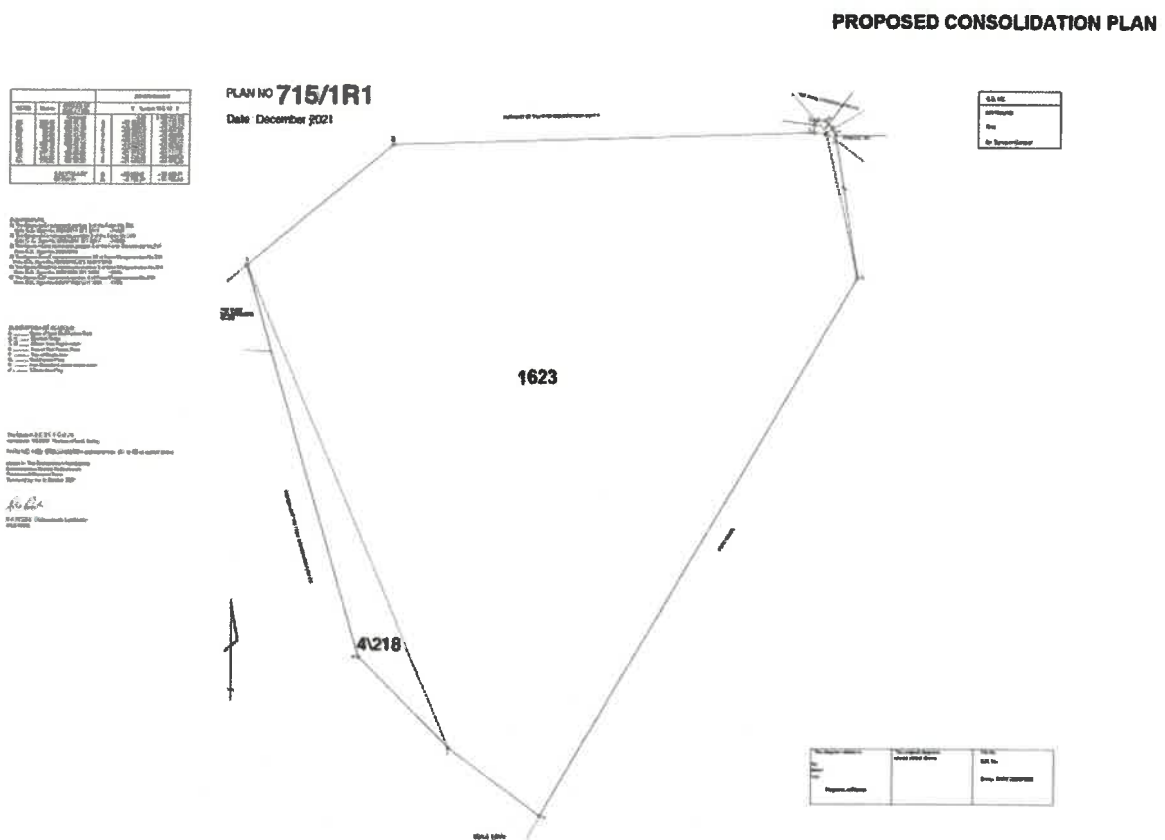
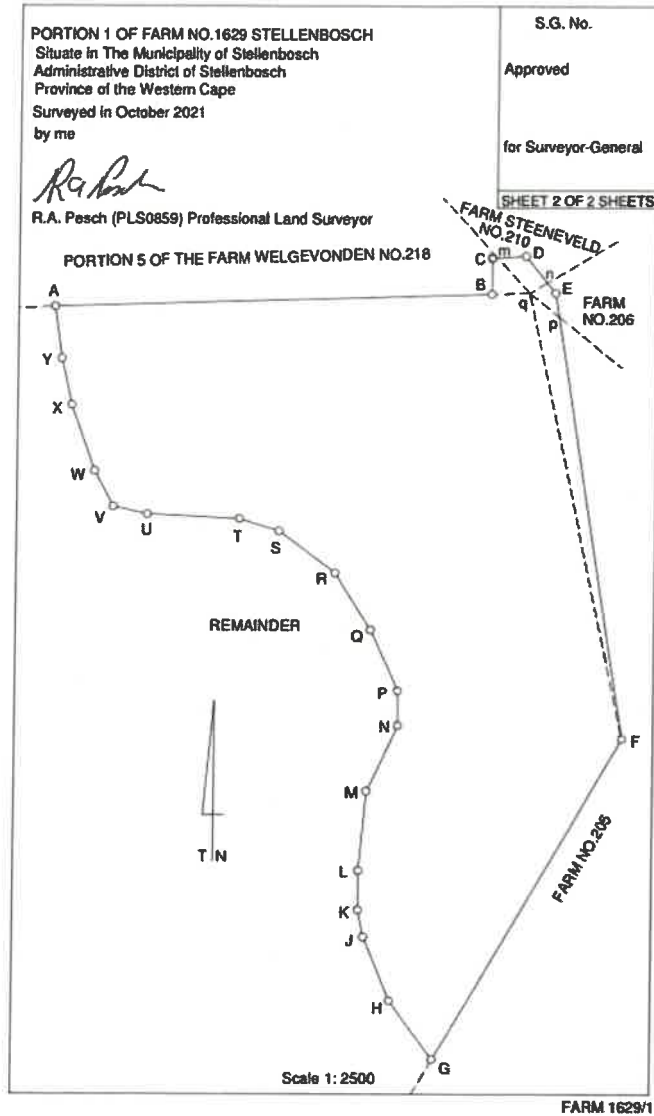



Figure 4 – Proposed consolidation

Refer attachment 8 for the proposed Consolidation plan

The proposed consolidation is demarcated with: A B C D E F G H J K on the diagram in attachment 8 also included is the description of the beacons.

Below is an extract of the proposed Subdivision diagram:



SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG.19 X		S.G. No.	
AB	270,06	268 17 10	A	0,00	Approved for Surveyor-General SHEET 1 OF 2 SHEETS	
BC	22,32	180 01 20	B	+20 839,63		
CD	20,69	266 41 40	C	+20 569,69		
DE	29,28	320 59 10	D	+20 549,03		
EF	279,15	350 51 10	E	+20 530,60		
FG	229,44	30 08 50	F	+20 486,22		
GH	45,15	143 17 50	G	+20 601,46		
HJ	42,58	157 28 00	H	+20 628,45		
JK	17,09	168 35 50	J	+20 644,76		
KL	24,26	180 00 40	K	+20 648,14		
LM	49,39	184 59 40	L	+20 648,14		
MN	45,00	205 11 20	M	+20 643,84		
NP	21,37	179 28 00	N	+20 624,69		
PQ	41,57	155 00 20	P	+20 624,89		
OR	41,43	148 14 00	Q	+20 642,45		
RS	43,50	126 37 00	R	+20 664,26		
ST	25,75	106 51 50	S	+20 699,17		
TU	57,82	92 46 40	T	+20 723,81		
UV	21,35	102 46 00	U	+20 781,56		
VW	24,86	151 56 20	V	+20 802,38		
WX	43,24	160 32 40	W	+20 814,08		
XY	29,38	166 58 10	X	+20 828,48		
YA	32,47	171 59 30	Y	+20 835,10		
5 BOTTELARY			Δ	+20 550,91		
60 SIMON			Δ	+50 785,48		
<p>Beacon Descriptions: B, C 20mm Iron Peg in Cairn D Top of Rail Fence Post E Top of angle iron F Rail Fence Post All other beacons are 15mm Iron Pegs</p> <p>The figure A B C D E F G H J K L M N P Q R S T U V W X Y represents 8,1280 Hectares of land, being PORTION 1 OF FARM NO.1629 STELLENBOSCH Situate in The Municipality of Stellenbosch</p> <p>Administrative District of Stellenbosch Province of the Western Cape Surveyed in October 2021 by me  R.A. Pesch (PLS0859) Professional Land Surveyor</p>						
This diagram is annexed to No. dated i.f.o.		The original diagram is SG. No. annexed to Transfer D/T		File No. S.R. No. Comp. BHSY-22(M3152)		
Registrar of Deeds						

FARM 1629/1

Refer attachment 9 for the proposed subdivision diagram

Below is the proposed layout sketch plan of the subdivision:

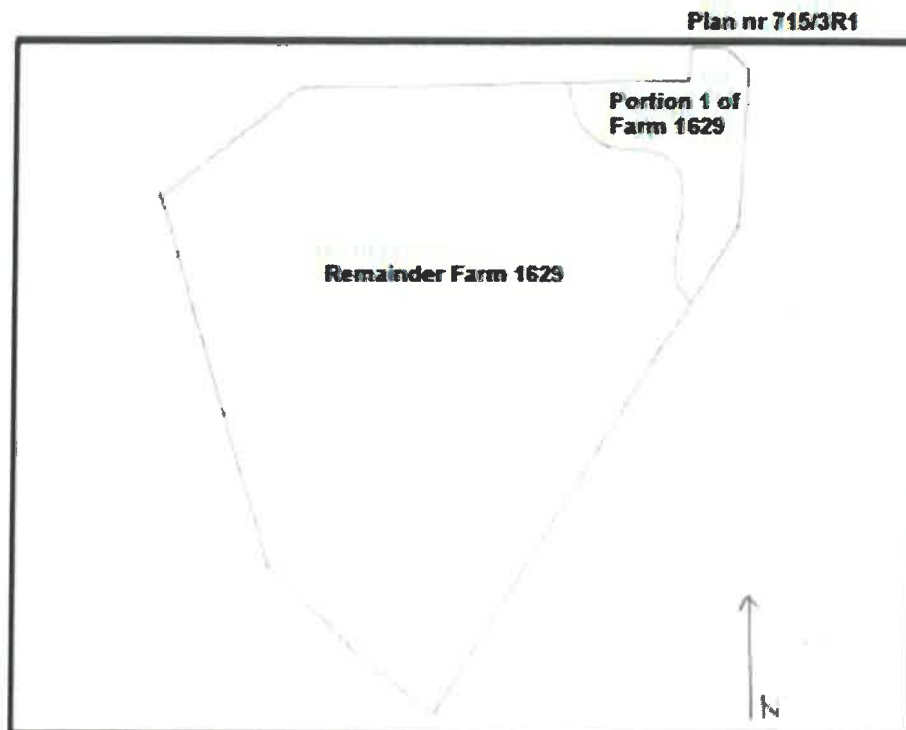


Illustration showing two subdivided portions:

Refer attachment 10 for the proposed layout plan

4.1 Building Development Parameters in Agriculture and Rural Zone

No building development parameters apply within the consolidation and subdivision. There are no new structures, change in zoning or land use proposed.

5. PROPOSED LAND USES

The proposed land use will not be affected by this application.

6. ASSESSMENT OF PROPOSALS (Refer to criteria contained in Item 65 of the By-Law)

Application is made in terms of Section 15 (2) of the STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW 2015 for:

- (e) Consolidation of land
- (d) Subdivision of land

Only those criteria that have relevance to the above proposals are being addressed below:

6.1 (C) THE DESIRABILITY OF THE PROPOSED UTILISATION OF LAND

(Including any guidelines issued by the Provincial Minister in this regard)

The fact that the application to consolidate the portions of land and then subdivide it into two meaningful portions has been supported by the department of Agriculture is indicative of the desirability of the proposed application. Refer Attachment 11 for the department of Agriculture consent.

6.2 (F) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER RELEVANT LAWS

In terms of act 70 of 1970 related to the subdivision of Agricultural land the department of agriculture has provided consent for the subdivision. Refer to attachment 11

No additional investigations are required in terms of other laws.

6.3 (H) THE IMPACT OF THE PROPOSAL ON MUNICIPAL ENGINEERING SERVICES

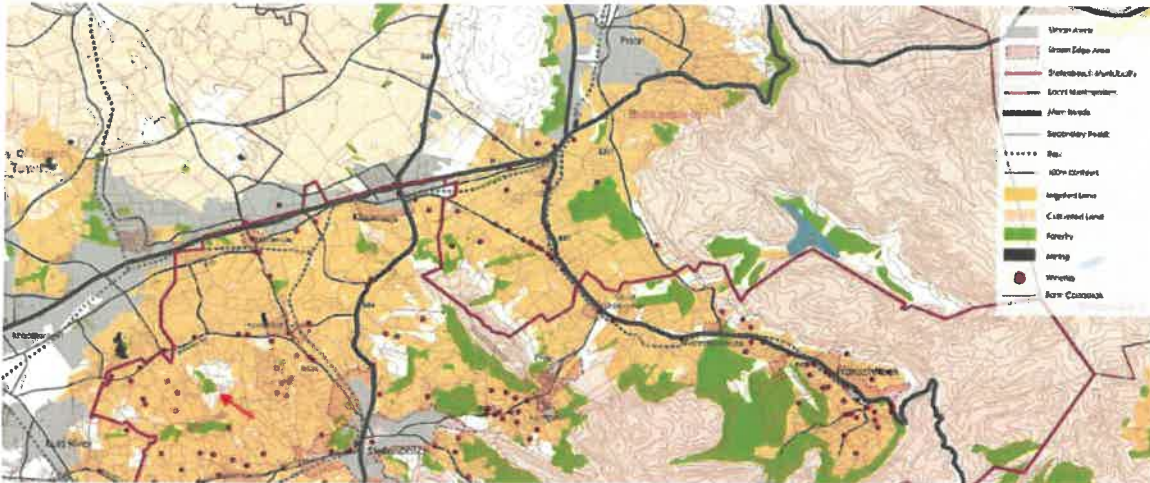
Right of way

Currently the proposed subdivision will stay in the name of the same owner and does not require a right of way. The intention is to do a notarial right of way when the need arises if in future the owner wants to sell a portion of the farm.

The proposed subdivided portion A (refer to attachment 10 Layout plan) does not require any additional services, it currently has Eskom power supplied to the towers on Portion A and no new structures are planned on both portion A and the Remainder that require any additional Municipal engineering services.

6.4 (I) THE INTEGRATED DEVELOPMENT PLAN, INCLUDING THE MUNICIPAL SDF, NOVEMBER 2019

The proposed subdivision and the subsequent consolidation are in line with the integrated development plan and the Municipal SDF.



The application properties are indicated by a red arrow on the rural landscape activities map of the SDF (11 Nov 2019) found on Page 31.

The conclusion is that the application is compatible with the SDF.

6.5 (M) THE APPLICABLE POLICIES OF THE MUNICIPALITY THAT GUIDE DECISION-MAKING

Details of these are being dealt with in various sections of this motivation report and in the application in general.

6.6 (N) THE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

The Western Cape Government (WCG) Provincial Spatial Development Framework sets the following principles:

- Address spatial inequalities;
- Provide a shared spatial development vision; and
- Direct the location and form of public investment so as to influence other investment decisions.

The Provincial SDF focusses the work of government holistically and, amongst others, informs the Stellenbosch Municipality SDF. It has already been concluded in paragraph 6.4 that the proposal complies with the Stellenbosch SDF.

6.7 (P) NATIONAL AND PROVINCIAL POLICIES, PRINCIPLES, NORMS AND CRITERIA

Item 35 of the Municipal Systems Act, Act 32 of 2000 (MSA) states that a Spatial Development Framework, an integral component of the Council-approved IDP, serves as the principal strategic planning instrument to guide and inform long term planning and development in the Municipality.

Additionally, the provisions of the Stellenbosch Municipality Planning By-law and the nationally enacted Spatial Planning and Land Use Management Act (SPLUMA) and the provincial Land Use Planning Act (LUPA), have created a regulatory environment within which land development decisions are administered and advice is rendered. These provisions have strengthened the role of the Stellenbosch Municipality's SDF in land development decision-making.

It is considered that the proposal complies with national and provincial legislation – SPLUMA and LUPA and notably preserves agricultural land.

6.8 (Q) & (R) MATTERS CONTAINED IN SECTION 42 OF SPLUMA AND CHAPTER VI OF LUPA

- Principle of spatial justice

The application is of such a nature that it does not have an impact on spatial justice.

- Principle of spatial sustainability

There are currently no changes proposed to the farming activities and the radio transmission masts will also stay the same in terms of this a conclusion can be made that there will also be no changes impacting spatial sustainability.

- Principle of efficiency

By consolidating the application properties and then subdividing into to meaningful portions it will function as more efficient units. The following are examples:

- It will have less impactful building lines,
- less admin with regards to rates and taxes associated with more portions

- Principle of good administration

The application will be processed in accordance with relevant legal provisions and future activities will be operated under existing policies and administrative structures.

- Principle of spatial resilience

The proposed application will result in spatially resilient land units.

6.9 (S) APPLICABLE PROVISIONS OF THE MUNICIPAL ZONING SCHEME BY-LAW, 2019

The zoning scheme provides for the subdivision of Agricultural land as well as the consolidation thereof. The application properties do not need consideration of other provisions due to the fact that no changes to the land use, zoning or structures are required.

7. CONCLUSIONS AND RECOMMENDATIONS

From this report it is concluded that:

The department of agriculture has already approved the consolidation and subsequent subdivision of the application properties. No obstacles could be identified that would prevent the application from being approved. In light of the facts and motivation contained in this report and in the attachments thereto, the approval of the following is therefore recommended:

- Consolidation of portion 4 (Sterhuis annexe) of farm nr 218 with the unregistered diagram 1623 division Stellenbosch.
- Subdivision of the consolidated portions as described in the subdivision diagram referenced in attachment 9 Labelled plan nr: 715/2 R1.

LAYOUT PLAN

Plan nr 715/3R1

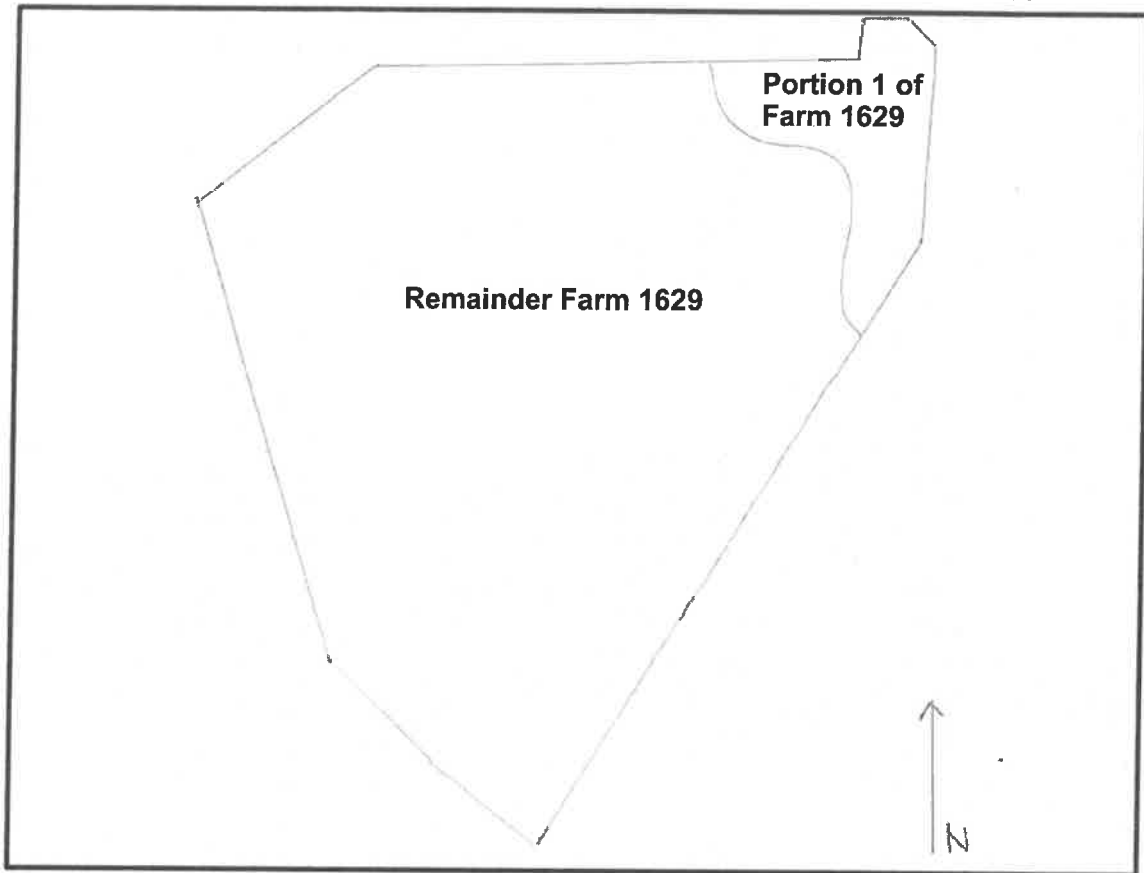


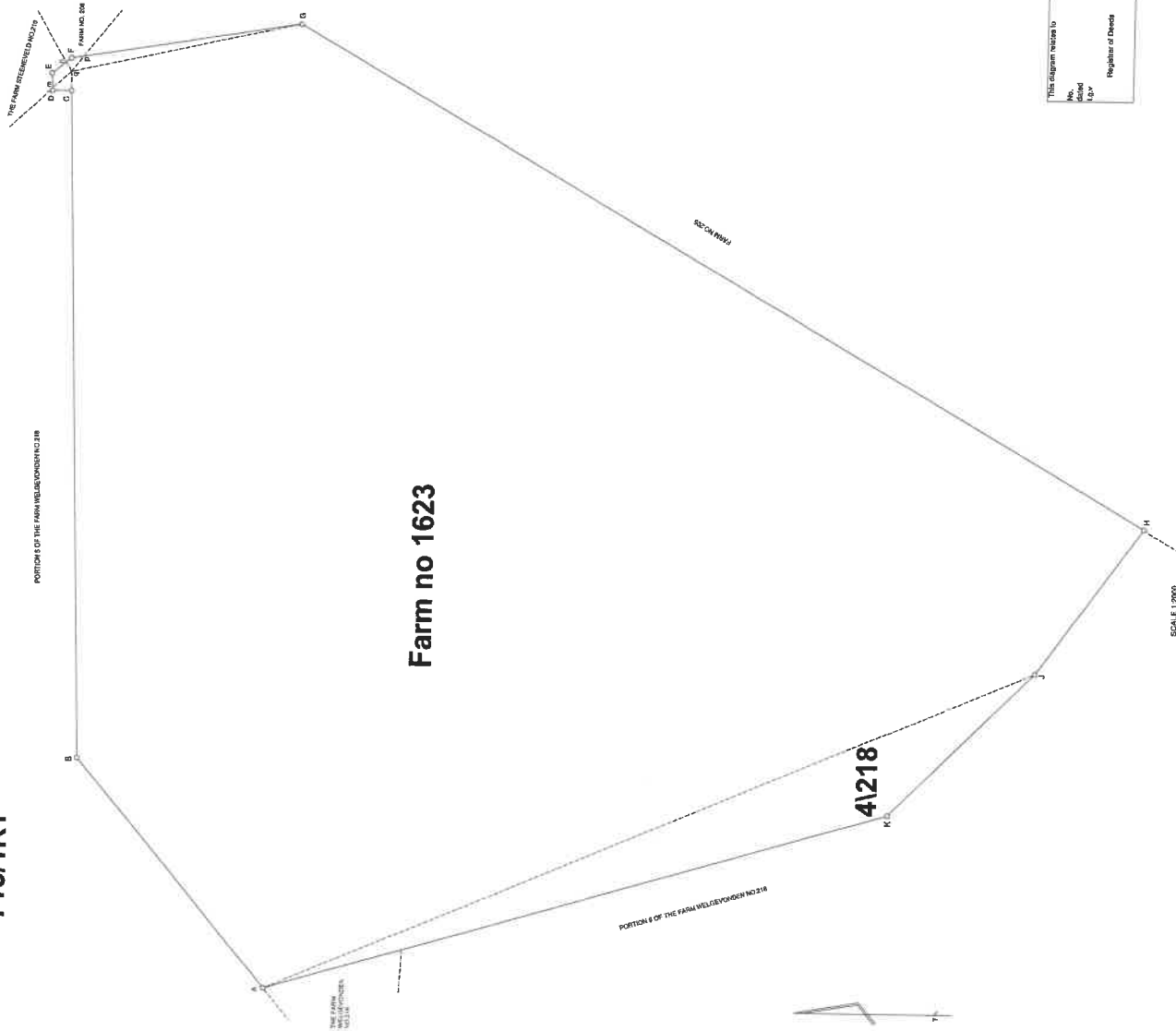
Illustration showing two subdivided portions

Date: February 2023

PROPOSED CONSOLIDATION PLAN

PLAN NO. 715/1R1

S.O. NO.	
APPROVED	
Date	
By: Surveyor General	



Farm no 1623

4/218

SCALE 1:2000

SIDES	Meters	ANGLES OF MIRAS	COORDINATES	
			Y	X
AB	50.00	0.00	0.00	0.00
BC	100.00	90.00	100.00	0.00
CD	100.00	0.00	100.00	100.00
DE	100.00	90.00	100.00	200.00
EF	100.00	0.00	100.00	300.00
FG	100.00	90.00	100.00	400.00
GH	100.00	0.00	100.00	500.00
HA	100.00	90.00	100.00	600.00
KB	100.00	0.00	100.00	700.00
LC	100.00	90.00	100.00	800.00
MD	100.00	0.00	100.00	900.00
NE	100.00	90.00	100.00	1000.00
OF	100.00	0.00	100.00	1100.00
PG	100.00	90.00	100.00	1200.00
QH	100.00	0.00	100.00	1300.00
RI	100.00	90.00	100.00	1400.00
SI	100.00	0.00	100.00	1500.00
TOTAL	1000.00		1000.00	1500.00

ON THE ORDER OF THE SURVEYOR GENERAL, I certify that the above is a true and correct copy of the original plan and that the same is in accordance with the provisions of the Act.

DESCRIPTION OF BEACONS:
 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZY, ZZ.

The above is a true and correct copy of the original plan and that the same is in accordance with the provisions of the Act.

F. M. LINDSEY, Professional Landmeter
 (P.L.S. 1028)

This diagram has been by dated A.P.V.	Register of Deeds	No. of the S.P. No. Camp. B151-25(M)150
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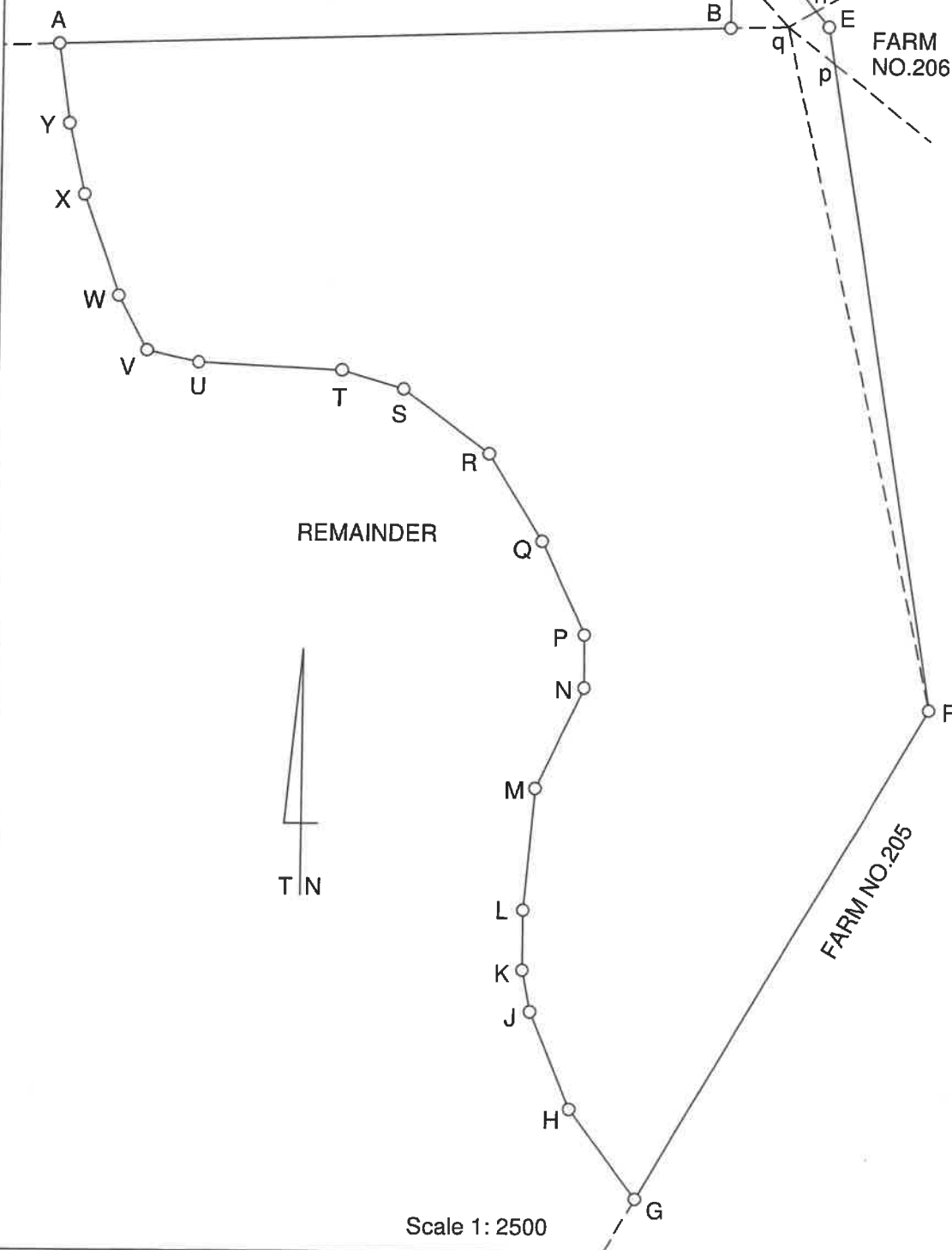
PROPOSED SUBDIVISION PLAN

PORTION 1 OF FARM NO.1629 STELLENBOSCH
Situate in The Municipality of Stellenbosch
Administrative District of Stellenbosch
Province of the Western Cape
Surveyed in October 2021
by me

R.A. Pesch (PLS0859) Professional Land Surveyor

S.G. No.
Approved
for Surveyor-General
SHEET 2 OF 2 SHEETS

PORTION 5 OF THE FARM WELGEVONDEN NO.218



Scale 1: 2500

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG.19 X			S.G. No.
				0,00	+3 700 000,00	Approved for Surveyor-General
AB	270,06	268 17 10	A	+20 839,63	+53 489,76	
BC	22,32	180 01 20	B	+20 569,69	+53 481,67	
CD	20,69	266 41 40	C	+20 569,68	+53 459,35	
DE	29,28	320 59 10	D	+20 549,03	+53 458,16	
EF	279,15	350 51 10	E	+20 530,60	+53 480,92	
FG	229,44	30 08 50	F	+20 486,22	+53 756,52	
GH	45,15	143 17 50	G	+20 601,46	+53 954,91	
HJ	42,58	157 28 00	H	+20 628,45	+53 918,71	
JK	17,09	168 35 50	J	+20 644,76	+53 879,38	
KL	24,26	180 00 40	K	+20 648,14	+53 862,63	
LM	49,39	184 59 40	L	+20 648,14	+53 838,37	
MN	45,00	205 11 20	M	+20 643,84	+53 789,16	
NP	21,37	179 28 00	N	+20 624,69	+53 748,44	
PQ	41,57	155 00 20	P	+20 624,89	+53 727,07	
QR	41,43	148 14 00	Q	+20 642,45	+53 689,39	
RS	43,50	126 37 00	R	+20 664,26	+53 654,17	
ST	25,75	106 51 50	S	+20 699,17	+53 628,23	
TU	57,82	92 46 40	T	+20 723,81	+53 620,76	
UV	21,35	102 46 00	U	+20 781,56	+53 617,96	
VW	24,86	151 56 20	V	+20 802,38	+53 613,24	
WX	43,24	160 32 40	W	+20 814,08	+53 591,30	
XY	29,38	166 58 10	X	+20 828,48	+53 550,53	
YA	32,47	171 59 30	Y	+20 835,10	+53 521,91	
		5 BOTTELARY	△	+20 550,91	+53 459,71	SHEET 1 OF 2 SHEETS
		60 SIMON	△	+ 6 733,20	+50 785,48	

Beacon Descriptions:

- B, C 20mm Iron Peg in Cairn
D Top of Rail Fence Post
E Top of angle iron
F Rail Fence Post
All other beacons are 15mm Iron Pegs

The figure A B C D E F G H J K L M N P Q R S T U V W X Y

represents 8,1280 Hectares of land, being

PORTION 1 OF FARM NO.1629 STELLENBOSCH

Situate in The Municipality of Stellenbosch

Administrative District of Stellenbosch

Province of the Western Cape

Surveyed in October 2021

by me



R.A. Pesch (PLS0859) Professional Land Surveyor

This diagram is annexed to
No.
dated
i.f.o.

Registrar of Deeds

The original diagram is
SG. No.
annexed to Transfer

D/T

File No.
S.R. No.
Comp. BHSY-22(M3152)