

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

Neem asseblief kennis dat hierdie kennisgewing in Afrikaans hieronder volg.

Affected person's Name

Affected persons Physical Address

Dear Sir/Madam

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

Property Address : The Glades Farm – Stellenbosch Rural
Property Numbers : Portions 9 and 12 of Farm No. 516 Stellenbosch
Applicant : Friedlaender Burger and Volkmann
Owner : Wellsfaber International Pty Ltd
Application Reference : LU/ 12237
Application Type : Consolidation and further Subdivision

Detailed description of land use or development proposal:

Application is made in terms of Section 15(2)(e) of the Stellenbosch Planning By-Law, August 2015 for the **Consolidation** of Portions 9 and 12 of Farm No. 516 Stellenbosch to create one large unit of 8.6 ha in extent

Application is made in terms of Section 15(2)(d) of the Stellenbosch Planning By-Law, August 2015 for the **Subdivision** of the consolidated property into Portion A(4.60ha in extent) and Portion B (4ha 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;
 - 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:
comment@fbvsurvey.co.za attention Damien Burger

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **30 September 2021**

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 (Cell/ Office Number) during normal office hours. (or include such applicable hours)

Yours faithfully

D P Burger

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

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

Adres van aansoek eiendom : The Glades Plaas – Stellenbosch Rural
Aansoek eiendom beskrywing : Gedeelte 9 en 12 van Plaas No. 516 - Stellenbosch Afdeling
Aansoeker : Friedlaender Burger and Volkmann
Eenaar : Wellsfaber International Pty Ltd
Aansoek Verwysing : LU/ 12237
Tipe Aansoek : Konsolidasie en verdere Onderverdeling

Besonderhede van die grondgebruiksaansoek,

Aansoek word gedoen in terme van Artikel 15(2)(e) van die Stellenbosch Munisipale Verordening op Grondverbruiksbeplanning, 2015 vir die **Konsolidasie** van Gedeeltes 9 en 12 van die Plaas No. 516 Stellenbosch om een groot grondeenheid van 8.6 ha groot te skep

Aansoek word gedoen in terme van Artikel 15(2)(d) van die Stellenbosch Munisipale Verordening op Grondverbruiksbeplanning, 2015 vir die verder **Onderverdeling** van die gekonsolideerde plaas in Gedeelte A (4.6ha groot) en Gedeelte B (4ha 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 tydsduur van die publieke deelname proses by die volgende adres:

[\[https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements\]](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: **comment@fbvsurvey.co.za** vir aandag Damien Burger

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 **30 September 2021**

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (Sel/ Kantoor Nommer) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

D. P. Burger

Executive Summary

Proposed Consolidation and Subdivision

PORTION 9 AND PORTION 12

OF FARM NO.516

STELLENBOSCH

Western Cape Province

Prepared by

Friedlander, Burger and Volkmann
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1 Proposal

Acting on behalf of the owner of Portion 9 of the Farm No. 516 and Portion 12 of the Farm No. 516 Stellenbosch ("the properties") we propose to consolidate the two properties and re-subdivided the consolidation into two new portions.

A locality plan is provided as **Annexure A** and a plan of proposed subdivision as **Annexure B**

In terms of Section 15(2)(d) and section 15(2)(e) of the Stellenbosch Municipality Planning Land Use Planning By-Law, application is therefore made for the

- i. Consolidation of Portion 9 and Portion 12 of the Farm No.516 with a combined area of $\pm 8,6$ ha
- ii. Subdivision into Portion A, in extent $\pm 4,60$ ha, Portion B, in extent $\pm 4,00$ ha

2 The farms

2.1 Description

The two properties are part of the subdivision of Farm No. 516 into various smallholdings that took place in 1950.

Remainder of Portion 9 of the Farm No.516 – measuring 1,4318 Ha

Portion 12 of the Farm No.516 – measuring 7,0266 ha

2.2 Current use and zoning

The properties are zoned Agriculture & Rural and part of an existing smallholding

2.3 Access

Access is along the existing servitude road linking up with the Blaauwklippen Road

2.4 Services

There are no municipal services connected to the property.

2.5 Water Rights

As this is a consolidation and re-subdivision, any water rights will be split between the two properties.

3 Reason for the proposal

The owner has two titles and would like to re-align the boundaries of the two properties around the existing improvement on the property so that the main dwelling falls on one portion and the second dwelling falls on a separate title.

4 Motivation

The proposal is effectively an adjustment of boundaries between the two properties and no additional land unit will be created

There is no significant negative impact to local agriculture as the productive part of the smallholding is in any event well below the DAFF guidelines for an economic unit under vineyard.

No change in land use is proposed and no additional dwellings have been applied for. The two properties will still be used for primary agricultural purposes associated with agricultural units of this nature.

There will be little or no impact on the surrounding properties as the dwelling units on both proposed properties have already been erected.

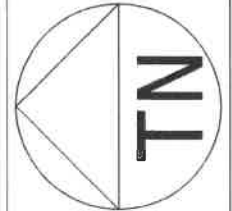
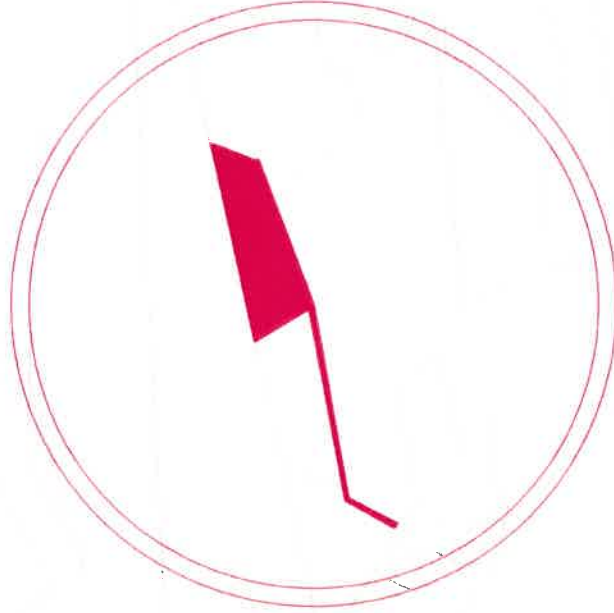
The proposed property sizes of approximately 4ha are also not out of character with the current agricultural property sizes along the adjoining Blaauwklippen Road. Each property will have approximately 2.5 ha of arable land that is comparable with arable land available for most of the smallholding along the Blaauwklippen Road

The minor deviation from the Stellenbosch Municipal SDF principles around fragmentation of agricultural land would not be detrimental to the agricultural sector and the surrounding agricultural zoned properties considering that the properties will still be used for agricultural purposes and there is no loss of agricultural land currently being farmed as a result of the subdivision.

ANNEXURE A

PARADYSKLOOF

JAMESTOWN



Caveat
1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

Scale 1:20000 @A4

Date:28/07/2020

Contours:N/A

System: WG 19

LOCALITY PLAN

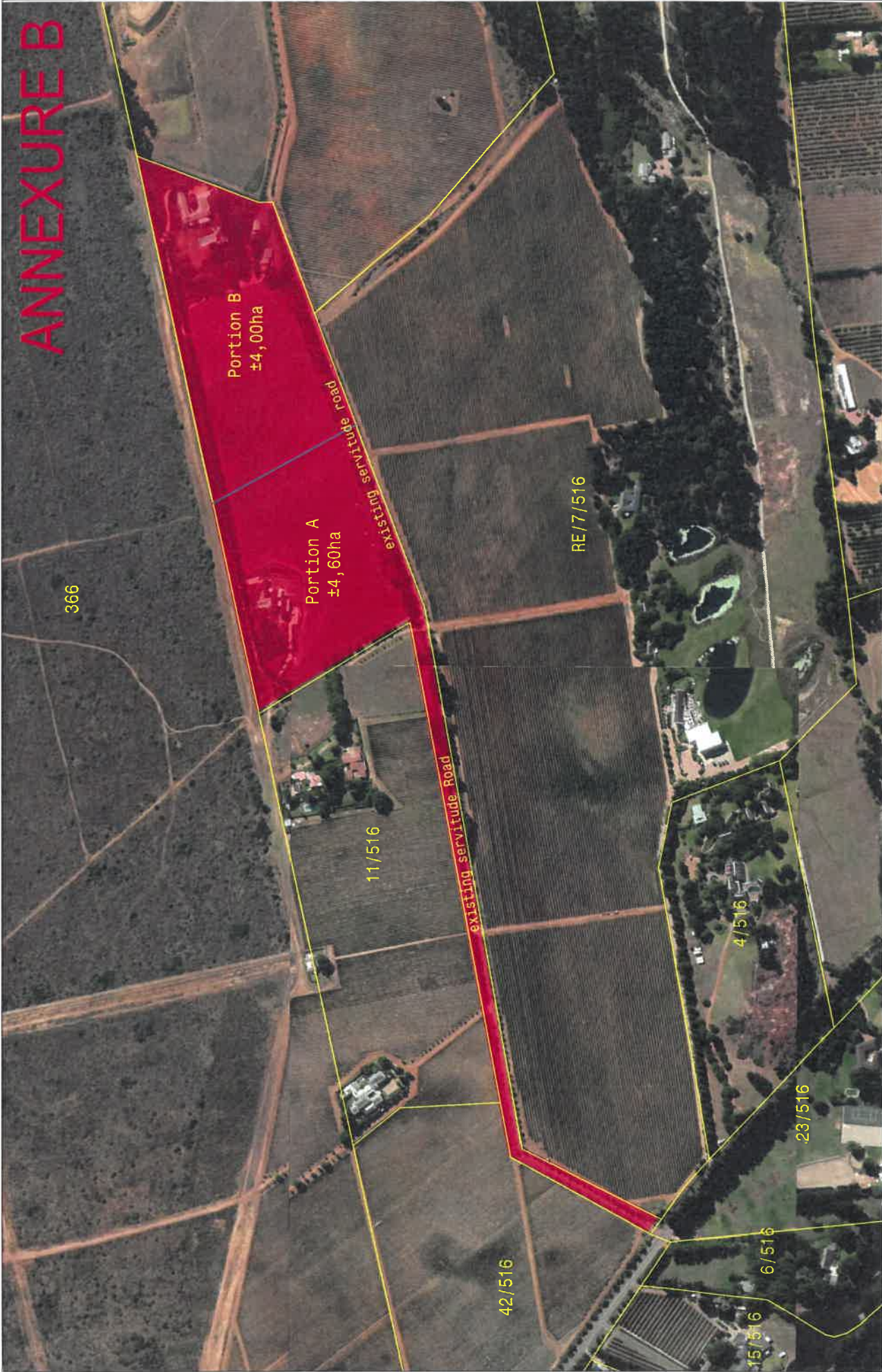
Ref:SA516-12

Dwg:LOCALITY

friedlaender, burger & volkmann
PROFESSIONAL LAND SURVEYORS, SECTIONAL TITLE CONSULTANTS, MAPPING CONSULTANTS
30 HERS STREEK, STELLENBOSCH, 7600 • PO BOX 154, STELLENBOSCH, 7598
Tel +27 21 895 4004 • Email info@fblbv.co.za



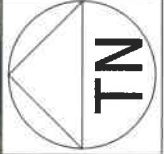
ANNEXURE B



Notes

Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.



Scale 1:3500	Date: 30/07/2020	Contours: N/A	System: WG 19
PROPOSED CONSOLIDATION OF PORTION 9 & 12 OF THE FARM NO. 516 STELLENBOSCH AND RE-SUBDIVISION INTO TWO PORTIONS		friedlaender, burger & volkmann <small>INCORPORATED IN SOUTH AFRICA</small> <small>REGISTERED SURVEYORS</small>	
Ref: SA516-12	Dwg: PROPOSED SUB		