



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14173

Our File Reference Number: Farm 387, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

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

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERVEN 387, 387/4, 387/11, 387/12, 387/25, 390/4, 390/10, 390/18, STELLENBOSCH DIVISION

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

2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015, namely:

2.1.1 The subdivisions of Remainder Farm No. 387, Stellenbosch into Portion A (now Farm No. 387/42, Stellenbosch 21, 4280ha) and a Remainder Farm No. 387, Stellenbosch (±112ha) in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law (Plan 1).

2.1.2 The subdivision of Portion A (now Farm No. 387/42, Stellenbosch) in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law into six portions of (Plan 2);

- | | |
|---------|---|
| 2.1.2.1 | Farm No. 387/43, Stellenbosch (1,5043ha – Portion 1) |
| 2.1.2.2 | Farm No. 387/44, Stellenbosch (2, 9603ha – Portion 2) |
| 2.1.2.3 | Farm No. 387/45, Stellenbosch (4,1041ha – Portion 3) |
| 2.1.2.4 | Farm No. 387/46, Stellenbosch (9,8595ha – Portion 4) |

- 2.1.2.5 Farm No. 387/47, Stellenbosch (4291m² - Portion 5)
- 2.1.2.6 Farm No. 387/48, Stellenbosch (2,5707ha – Portion 6)

- 2.2 The consolidation of Farm No. 387/12, 387/25 and 387/47, Stellenbosch Division to create Farm No. 387/49, Stellenbosch Division (2,3312ha in extent) in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law (Plan 3 – Portion E).

- 2.3 The consolidation of Farm No. 387/4, Farm No. 387/11, Farm No. 387/48, Farm No. 390/4, 390/10, 390/18 to create Farm No. 1625, Stellenbosch (4,2269ha) in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law (Plan 3).

- 2.4 The subdivision of Farm No. 1625, Stellenbosch in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law into four portions of (Plan 3);
 - 2.4.1 Farm No. 1625/1, Stellenbosch Division (1,3433ha – Portion A)
 - 2.4.2 Farm No. 1625/2, Stellenbosch Division (1,9912ha – Portion B)
 - 2.4.3 Farm No. 1625/3, Stellenbosch Division (4696m² - Portion C)
 - 2.4.4 Farm No. 1625/4, Stellenbosch Division (4229m² Portion D)

- 2.5 The amendment and cancellation of all approved subdivision plans, diagrams or part thereof which is replaced by the above application for subdivision and consolidation, in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-law.

See **ANNEXURE B**.

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

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

Conditions of approval which should be complied with as required in terms of Section 66(11) of the subject By-Law, before the development of the land:

- 3.1 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of submission of clearance certificates, any building plans or as may be agreed on in writing with the Director Infrastructure Services.

- 3.2 All newly required servitude rights be registered in the title deeds of the applicable property/ies on registration.

General conditions of approval with no requirement for compliance prior to the development of the land as contemplated in terms of Section 66(11) of the subject By-Law:

- 3.3 The approval only applies to the proposed subdivisions and consolidations, as indicated on the referenced Project No 3822-P, Plan No 1 dated 11/09/2020, Plan No. 2 dated 12/09/2020 and Plan No. 3 dated 13/09/2020 and drawn by TV3 Architects and Town Planners, attached as **ANNEXURE B** 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.
- 3.4 The development must be undertaken in accordance with the subdivisional and consolidation plans, as indicated on the referenced Project No 3822-P, Plan No 1 dated 11/09/2020, Plan No. 2 dated 12/09/2020 and Plan No. 3 dated 13/09/2020 and drawn by TV3 Architects and Town Planners, attached as **ANNEXURE B**.
- 3.5 An electronic copy (shp, dwg, dxf) of the zoning diagram be submitted to the Directorate Planning and Economic Development for record purposes, which plan must indicate the following information:
- 3.5.1 Co-ordinates
 - 3.5.2 Survey dimensions
- 3.6 The conditions listed in the memorandum dated 20/09/2022 from the Municipal Director: Infrastructure Services attached as **ANNEXURE E** be complied with.
- 3.7 The conditions listed in the letter dated 01/12/2021 from the Agriculture, Land Reform & Rural Development attached as **ANNEXURE F** be complied with.
4. The reasons for the above decision are as follows:
- 4.1 The proposed subdivision and consolidation will not create new development rights, notwithstanding that the agricultural subdivisions are located in an Urban Edge.
 - 4.2 The proposed newly created subdivisions will not be out of character for the surrounding sizes of agricultural properties, which includes the small holdings north of the Polkadraai Road and can only be used for agricultural purposes.

- 4.3 The proposal is consistent with the land use planning principles of spatial justice, spatial sustainability, efficiency and good administration as referred to section 59 of LUPA and no objections was raised by any interested and affected party.

5. Matters to be noted:

- 5.1 That the competent provincial roads authority's approval be obtained and all conditions be adhered to.

6. 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.

7. 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;

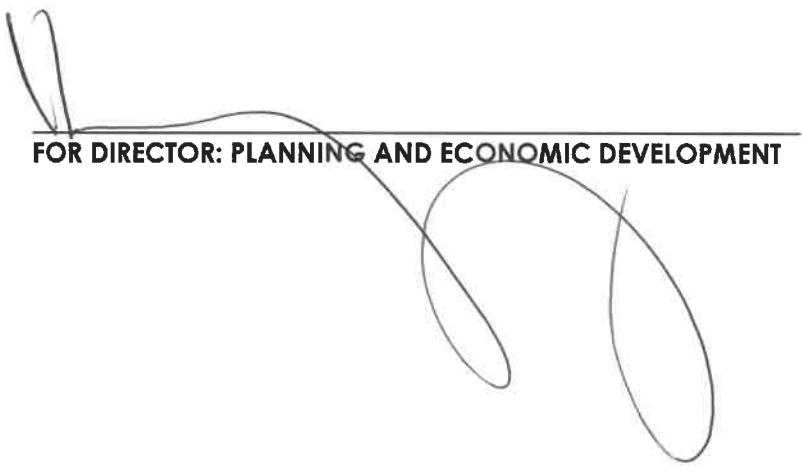
- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) 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.

8. 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
9. 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.
10. 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>).
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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.

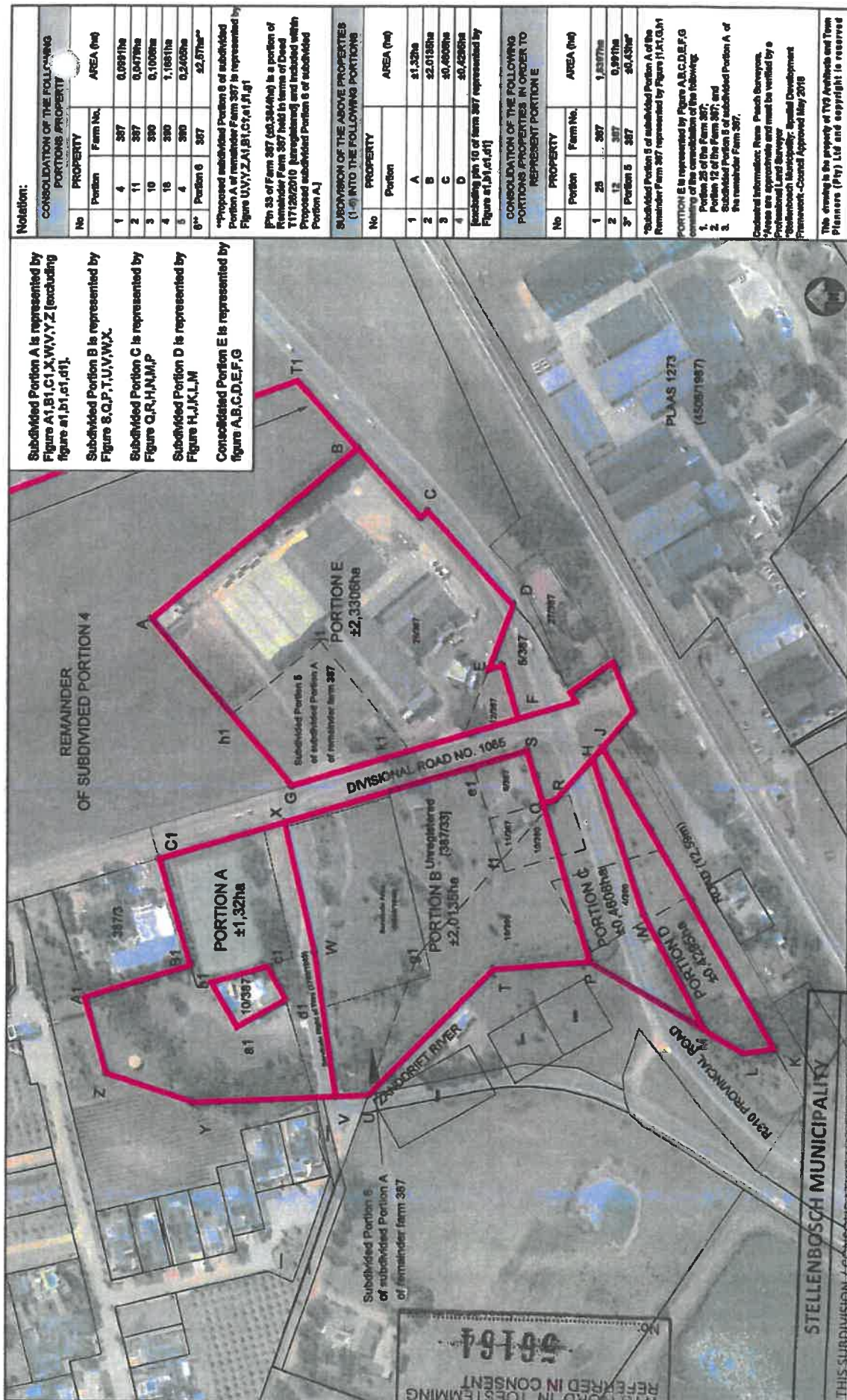
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

26/4/2023
DATE

ANNEXURE B:
Proposed Subdivision and Consolidation



Subdivided Portion A is represented by Figure A1,B1,C1,X,W,V,Y,Z [excluding figure a1,b1,c1,d1].

Subdivided Portion B is represented by Figure S,Q,P,T,U,V,W,X.

Subdivided Portion C is represented by Figure Q,R,H,M,P.

Subdivided Portion D is represented by Figure H,J,K,L,M.

Consolidated Portion E is represented by figure A,B,C,D,E,F,G.

CONSOLIDATION OF THE FOLLOWING PORTIONS / PROPERTY			
No	Portion	Farm No.	AREA (ha)
1	4	387	0.0991ha
2	11	387	0.0479ha
3	10	390	0.1008ha
4	18	390	1.0811ha
5	4	390	0.2408ha
6	Portion 6	387	±2.87ha

Notation:

Proposed subdivided Portion 6 of subdivided Portion A of remainder farm 387 is represented by Figure U,V,Y,Z,A1,B1,C1,X,W,V,Y,Z.

Proposed subdivided Portion 6 of subdivided Portion A of remainder farm 387 is a portion of remainder farm 387 held in terms of Deed T1125/2010 [renewed] and included within Proposed subdivided Portion 6 of subdivided Portion A.

SUBDIVISION OF THE ABOVE PROPERTIES (1-6) INTO THE FOLLOWING PORTIONS			
No	Portion	AREA (ha)	
1	A	±1.32ha	
2	B	±2.0135ha	
3	C	±0.4408ha	
4	D	±0.4286ha	
5	E	±2.3308ha	

including ptn 10 of farm 387 represented by Figure a1,b1,c1,d1

CONSOLIDATION OF THE FOLLOWING PORTIONS / PROPERTIES IN ORDER TO REPRESENT PORTION E			
No	Portion	Farm No.	AREA (ha)
1	25	387	1.3377ha
2	12	387	0.9911ha
3	Portion 5	387	±0.439ha

Subdivided Portion 5 of subdivided Portion A of the remainder farm 387 represented by Figure J,K,L,Q,M.

Portion E is represented by Figure A,B,C,D,E,F,G consisting of the consolidation of the following:

- Portion 25 of the farm 387;
- Portion 12 of the farm 387; and
- Subdivided Portion 5 of subdivided Portion A of the remainder farm 387.

Consolidated Information: Rema - Peach Surveys.
 *Areas are approximate and must be verified by a Professional Land Surveyor
 Stellenbosch Municipality: Spatial Development
 Statement: Council Approved May 2016

This drawing is the property of TPO Architects and Town Planners (Pty) Ltd and copyright is reserved

Project No.	3622-P
Revision No.	5
Scale	1:5 000
Project Name	Sketchplan
Page No.	3

SUBDIVISION- AND CONSOLIDATION PLAN [5 PORTIONS AND THE REMAINDER] [as indicated on DAFF Consent No. 47480]

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL AND USE ZONING BY-LAW.

CONDITIONS AS PER ATTACHED LETTERHEAD

26/4/2023

ARCHITECTS AND TOWN PLANNERS

AUTHORISED EMPLOYEE/MRT

SKETCHPLAN TO WHICH IS REFERRED IN TOGETHER WITH WORD IN CONSENT

50164

26/4/2023

[illegible]

This diagram is annexed to No. Dated i.f.u.	The original diagram is No. 279/1814 Annexed to Deed of Grant Vol. G. 4-3	File No. S.R. No. Comp. BMSY-4282 (13/186) BMSZ-31 (13/189) BMSZ-42 (13/188)
Registrar of Deeds		(P) 30670000

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	
A B	96,01	242 55 00	A +18 834,59	+3 758 692,60	Approved. for Surveyor - General Date :
B C	175,33	339 34 30	B +18 749,11	+3 758 648,89	
C D	98,58	83 51 40	C +18 687,92	+3 758 813,20	
D A	139,88	159 38 30	D +18 785,93	+3 758 823,74	
	148	HELDW	△ +12 058,73	+3 767 943,05	
	334	STEL 11	△ + 6 520,29	+3 763 434,19	
					SHEET 1 OF 2 SHEETS

Servitude note

The figure ABCD represents a Lease Area,
vide Diagram No. 14/1981



The figure ABCD represents 1,5043 hectares of land, being

PORTION 43 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o. Registrar of Deeds	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSZ-42 (M3188) LPI C0670000
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Farm 387/43 Stellenbosch

**PORTION 43 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Administrative District of Stellenbosch

Beacon Descriptions

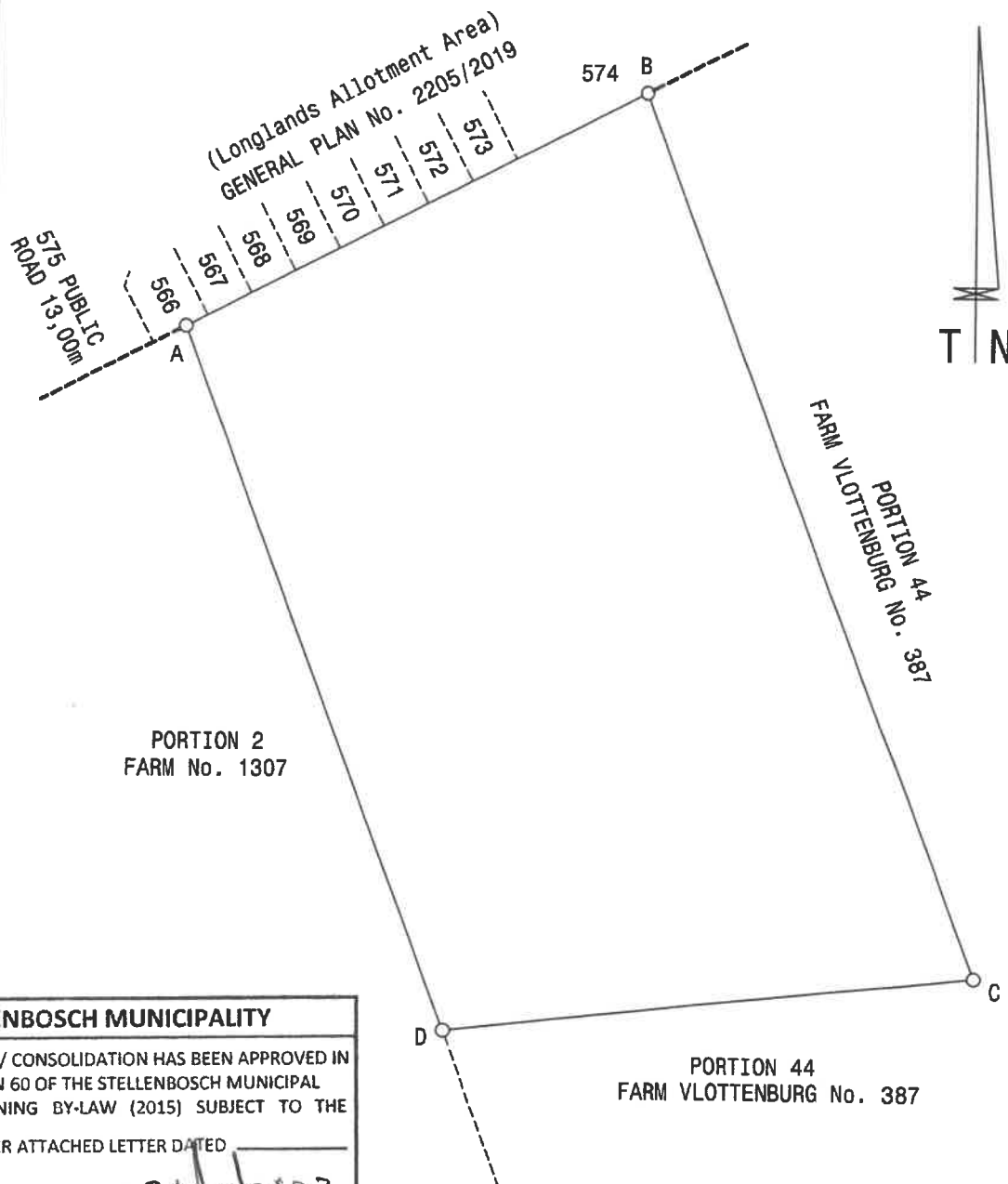
B Iron standard in cairn
All other beacons 12mm Iron peg

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS



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

AUTHORISED EMPLOYEE/MPT

SCALE 1 : 1250

Surveyed in April 2022
by me

PLS 0080

D P Burger

Pr Land Surveyor

Farm 387/43 Stellenbosch

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
		Constants :	Y	X	
			0,00	0,00	
A B	62,99	242 54 20	A +18 749,11	+3 758 648,89	Approved. for Surveyor - General Date : SHEET 1 OF 2 SHEETS
B C	158,50	342 56 00	B +18 693,03	+3 758 620,20	
C D	77,87	342 59 00	C +18 646,51	+3 758 771,72	
D E	112,87	343 58 20	D +18 623,72	+3 758 846,18	
E F	75,75	71 32 10	E +18 592,56	+3 758 954,66	
F G	64,70	163 26 30	F +18 664,41	+3 758 978,65	
G H	27,37	60 02 00	G +18 682,85	+3 758 916,63	
H J	80,15	131 17 30	H +18 706,56	+3 758 930,30	
J K	56,98	160 21 50	J +18 766,78	+3 758 877,41	
K L	98,58	263 51 40	K +18 785,93	+3 758 823,74	
L A	175,33	159 34 30	L +18 687,92	+3 758 813,20	
	148	HELDW $\triangle$	+12 058,73	+3 767 943,05	
	334	STEL 11 $\triangle$	+ 6 520,29	+3 763 434,19	

Servitude notes:

1. The figure xyza1 represents a Lease Area, vide Diagram No. 174/1981,
2. The figure mnpq represents an access servitude area 65 square metres, vide Diagram No. 2218/2012, D/S
3. The lines qr, rs, st and tu represent the South-eastern boundary of a 8,00 metres wide access servitude, vide Diagram No. 2218/2012, D/S
4. The line uv represents the Eastern boundary of a 8,00 metres wide access servitude, vide Diagram No. 2218/2012, D/S
5. The line vw represents the North-eastern boundary of a 8,00 metres wide access servitude, vide Diagram No. 2218/2012, D/S
6. The line wC represents the Southern boundary of a 8,00 metres wide access servitude, vide Diagram No. 2218/2012, D/S



The figure ABCDEFGHJKL
represents 2,9603 hectares

of land, being

**PORTION 44 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080

D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o. Registrar of Deeds	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSZ-42 (M3188) LPI C0670000
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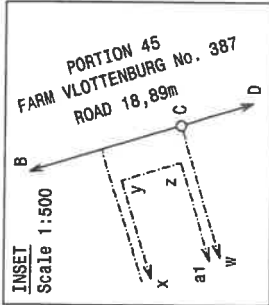
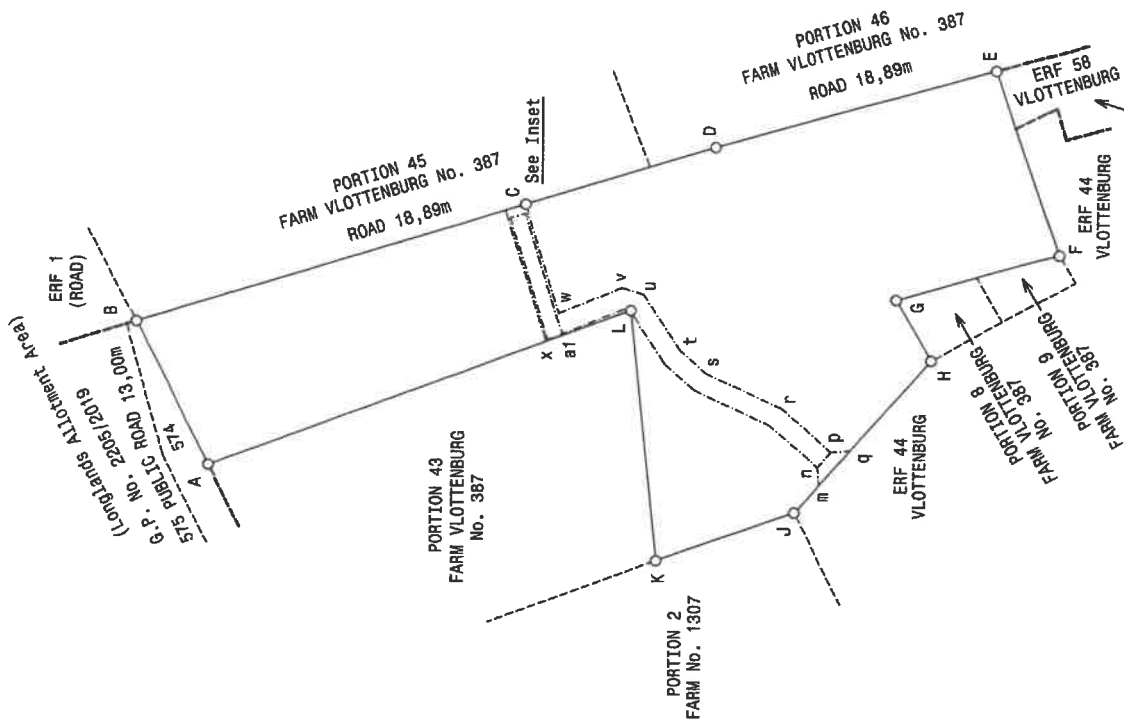
Farm 387/44 Stellenbosch

PORTION 44 (PORTION OF PORTION 42) OF THE FARM VLOTTENBURG No. 387

Administrative District of Stellenbosch

Beacon Descriptions

- A Iron standard in cairn
- G Iron standard
- H Drill hole in concrete
- All other beacons 12mm Iron peg



SCALE 1 : 2000

Surveyed in April 2022
by me

PLS 0080 D P Burger Pr Land Surveyor

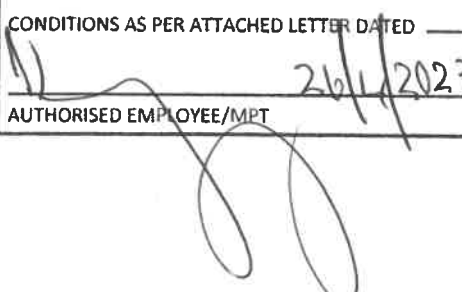
Farm 387/44 Stellenbosch

GENERAL PLAN
No. 3214/2008

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°			S.G. No.
			Y	X		
		Constants :	0,00		0,00	
A B	23,36	242 39 20	A	+18 693,03	+3 758 620,20	Approved. for Surveyor - General Date :
B C	158,73	242 54 00	B	+18 672,28	+3 758 609,47	
C D	226,44	338 41 00	C	+18 530,97	+3 758 537,16	
D E	196,71	68 27 30	D	+18 448,66	+3 758 748,11	
E F	50,84	162 59 00	E	+18 631,63	+3 758 820,33	
F A	158,50	162 56 00	F	+18 646,51	+3 758 771,72	
		148 HELDW	△	+12 058,73	+3 767 943,05	SHEET 1 OF 2 SHEETS
		334 STEL 11	△	+ 6 520,29	+3 763 434,19	

Servitude notes

1. The figure ghjF represents a Lease Area,
vide Diagram No. 14/1981
2. The line Bk represents the centre line of a pipeline servitude 5,00 metres
wide, vide Diagram No. 2819/2012, D/S

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 _____
 26/1/2023
AUTHORISED EMPLOYEE/MPT

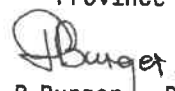
The figure ABCDEF
represents 4,1041 hectares of land, being

**PORTION 45 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080

 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSZ-31 (M3169) BHSZ-42 (M3188) LPI C0670000
Registrar of Deeds		

Farm 387/45 Stellenbosch

**PORTION 45 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Administrative District of Stellenbosch

Beacon Descriptions

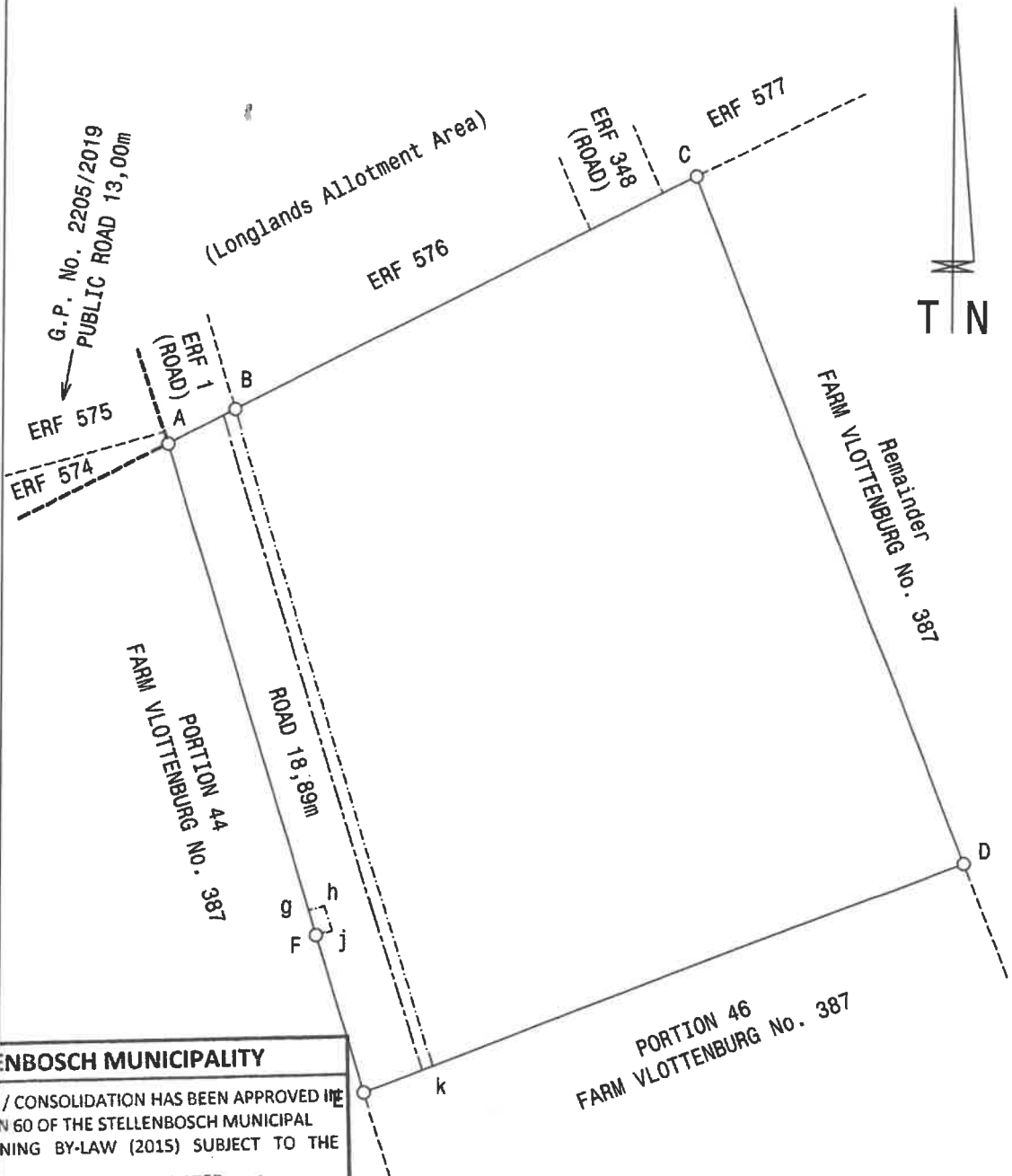
All beacons are 12mm Iron pegs

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS



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

AUTHORISED EMPLOYEE/MPT

SCALE 1 : 2000

Surveyed in April 2022
by me

PLS 0080

D P Burger

Pr Land Surveyor

Farm 387/45 Stellenbosch

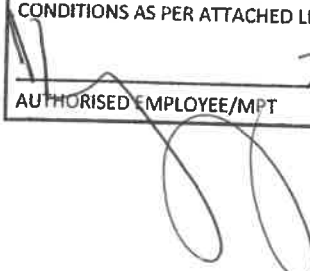
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	Approved. for Surveyor - General Date :
A B	196,71	248 27 30	A +18 631,63	+3 758 820,33	
B C	504,10	338 41 00	B +18 448,66	+3 758 748,11	SHEET 1 OF 2 SHEETS
C D	52,22	47 39 00	C +18 265,41	+3 759 217,72	
D E	151,61	140 21 00	D +18 304,00	+3 759 252,90	
E F	123,45	49 53 30	E +18 400,74	+3 759 136,17	
F G	133,94	343 22 50	F +18 495,16	+3 759 215,70	
G H	34,04	343 41 30	G +18 456,85	+3 759 344,04	
H J	6,22	240 05 40	H +18 447,29	+3 759 376,71	
J K	29,35	324 04 40	J +18 441,90	+3 759 373,61	
K L	30,59	66 55 10	K +18 424,68	+3 759 397,38	
L M	27,10	131 12 10	L +18 452,82	+3 759 409,37	
M N	39,92	131 34 00	M +18 473,21	+3 759 391,52	
N P	7,14	163 29 30	N +18 503,08	+3 759 365,03	
P Q	31,48	253 30 00	P +18 505,11	+3 759 358,18	
Q R	81,69	163 29 30	Q +18 474,93	+3 759 349,24	
R S	330,05	163 22 40	R +18 498,14	+3 759 270,92	
S T	112,87	163 58 20	S +18 592,56	+3 758 954,66	
T A	27,03	162 59 00	T +18 623,72	+3 758 846,18	
		148 HELDW 	+12 058,73	+3 767 943,05	
		334 STEL 11 	+ 6 520,29	+3 763 434,19	

Servitude note:

The line uvw represents the centre line of a pipeline servitude 5,00 metres wide,
vide Diagram No. 2819/2012, D/S

Beacon Descriptions

D Iron standard section
E N 20mm Iron peg
F G M P Q R 16mm Iron peg
All other beacons 12mm Iron peg

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 _____	
	26/4/2023
AUTHORISED EMPLOYEE/MPT	

The figure ABCDEFGHJKLMNPQRST
represents 9,8595 hectares

of land, being

**PORTION 46 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSY-4262 (M3166) BHSZ-31 (M3169) BHSZ-42 (M3188) LPI C0670000
Registrar of Deeds		

Farm 387/46 Stellenbosch

**PORTION 46 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Administrative District of Stellenbosch

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 _____

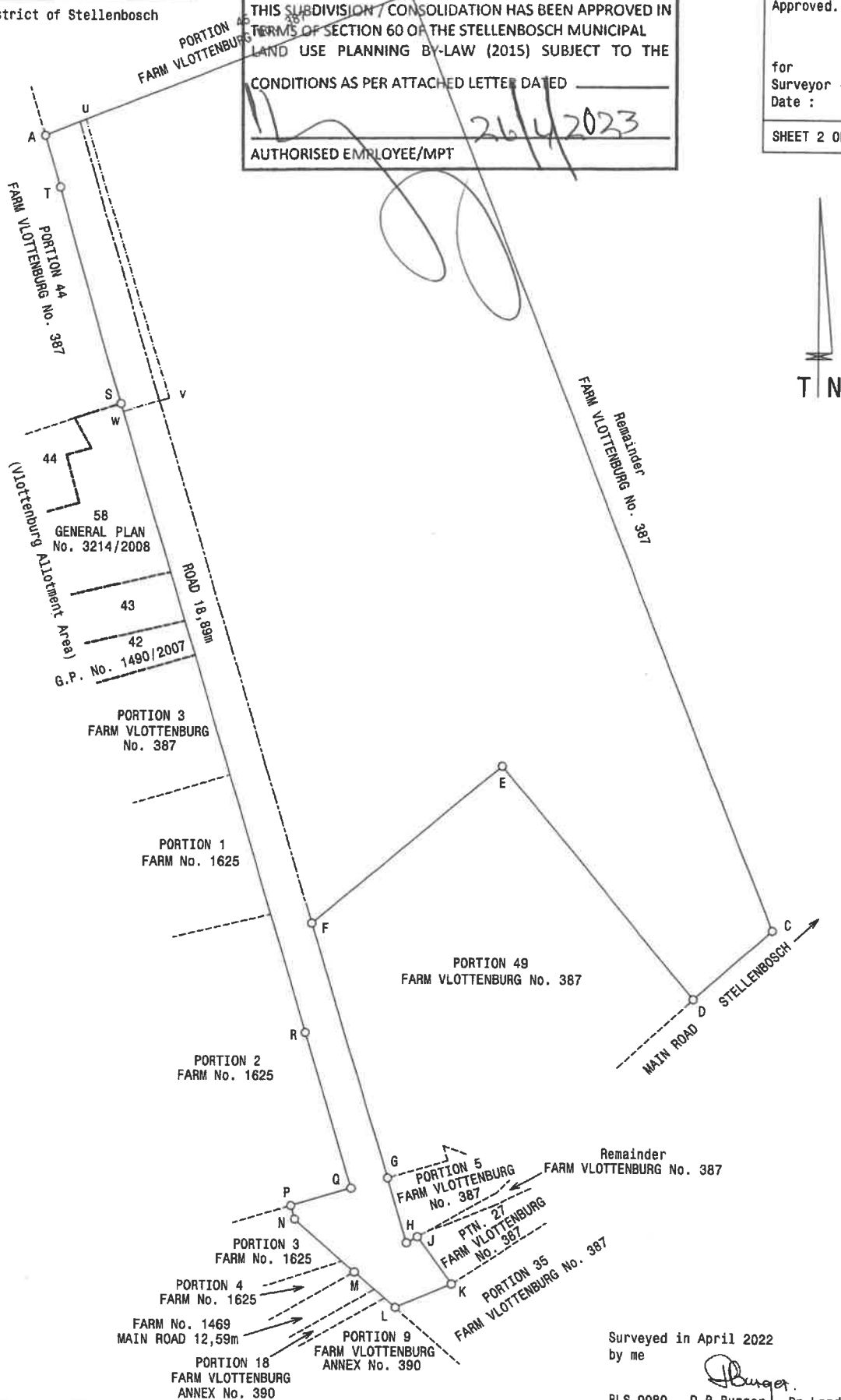
AUTHORISED EMPLOYEE/MPT

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS



SCALE 1 : 2000

Surveyed in April 2022
by me

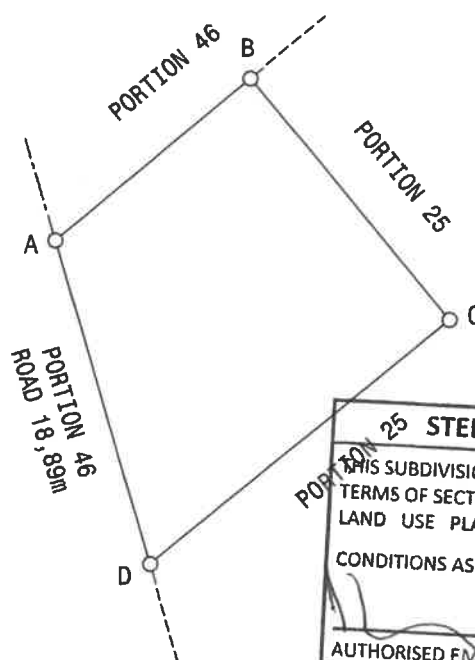
PLS 0080 D P Burger Pr Land Surveyor

Farm 387/46 Stellenbosch

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	
A B	52,48	229 53 30	A +18 495,16	+3 759 215,70	Approved. for Surveyor - General Date :
B C	64,96	320 09 10	B +18 455,02	+3 759 181,89	
C D	80,14	50 20 50	C +18 413,40	+3 759 231,76	
D A	70,13	163 22 40	D +18 475,10	+3 759 282,90	
	148	HELDW	△ +12 058,73	+3 767 943,05	
	334	STEL 11	△ + 6 520,29	+3 763 434,19	

Beacon Descriptions

A 16mm Iron peg
 C Not beacons
 All other beacons 20mm Iron peg



SCALE 1 : 1500

The figure ABCD represents 4291 square metres of land, being

**PORTION 47 (PORTION OF PORTION 42)
 OF THE FARM VLOTTENBURG No. 387**

Situate in the Stellenbosch Municipality
 Administrative District of Stellenbosch
 Surveyed in April 2022
 by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSZ-31 (M3169) LPI C0670000
Registrar of Deeds		

Farm 387/47 Stellenbosch

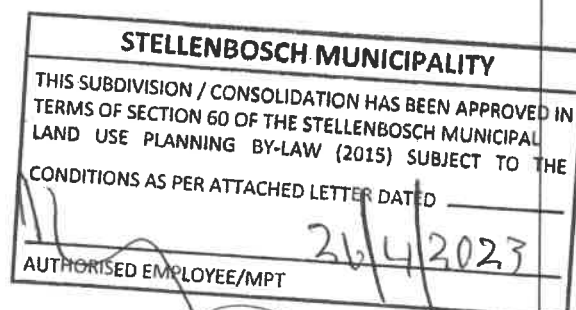
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	Approved. for Surveyor - General Date :
A B	52,06	198 19 30	A +18 674,78	+3 759 161,26	
B C	45,10	253 23 30	B +18 658,41	+3 759 111,84	
C D	62,97	343 23 20	C +18 615,19	+3 759 098,95	
D E	62,97	253 22 50	D +18 597,19	+3 759 159,29	
E F	135,30	343 22 20	E +18 536,85	+3 759 141,28	
F G	50,21	343 28 40	F +18 498,14	+3 759 270,92	
G H	56,12	73 29 20	G +18 483,86	+3 759 319,05	
H J	72,36	131 15 40	H +18 537,67	+3 759 335,00	
J K	83,20	109 22 00	J +18 592,07	+3 759 287,28	
K A	98,52	177 32 40	K +18 670,56	+3 759 259,69	SHEET 1 OF 2 SHEETS
EXCLUDED FIGURE					
L M	29,04	240 20 40	L +18 631,93	+3 759 185,13	
M N	32,37	343 42 30	M +18 606,69	+3 759 170,76	
N P	21,56	60 20 40	N +18 597,61	+3 759 201,83	
P L	31,49	150 20 40	P +18 616,35	+3 759 212,50	
	148	HELDW 	+12 058,73	+3 767 943,05	
	334	STEL 11 	+ 6 520,29	+3 763 434,19	

Servitude notes

1. The figure qPNrstuv represents a Servitude Right of way,
vide Diagram No. 1200/2013, D/T
2. The figure aluwxyJz represents a servitude area,
vide Diagram No. 9646/1949,

Beacon Descriptions

D H J	12mm Iron peg
E	Corner of wall
G	20mm Iron peg
K L P	Hole in concrete
All other beacons	16mm Iron peg



The figure ABCDEFGHJK excluded figure LMNP
represents 2,5707 hectares

of land, being

**PORTION 48 (PORTION OF PORTION 42)
OF THE FARM VLOTTENBURG No. 387**

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o. Registrar of Deeds	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSY-4262 (M3166) BHSZ-31 (M3169) BHSZ-42 (M3188) LPI C0670000
--	--	---

PORTION 48 (PORTION OF PORTION 42) OF THE FARM VLOTTENBURG No. 387

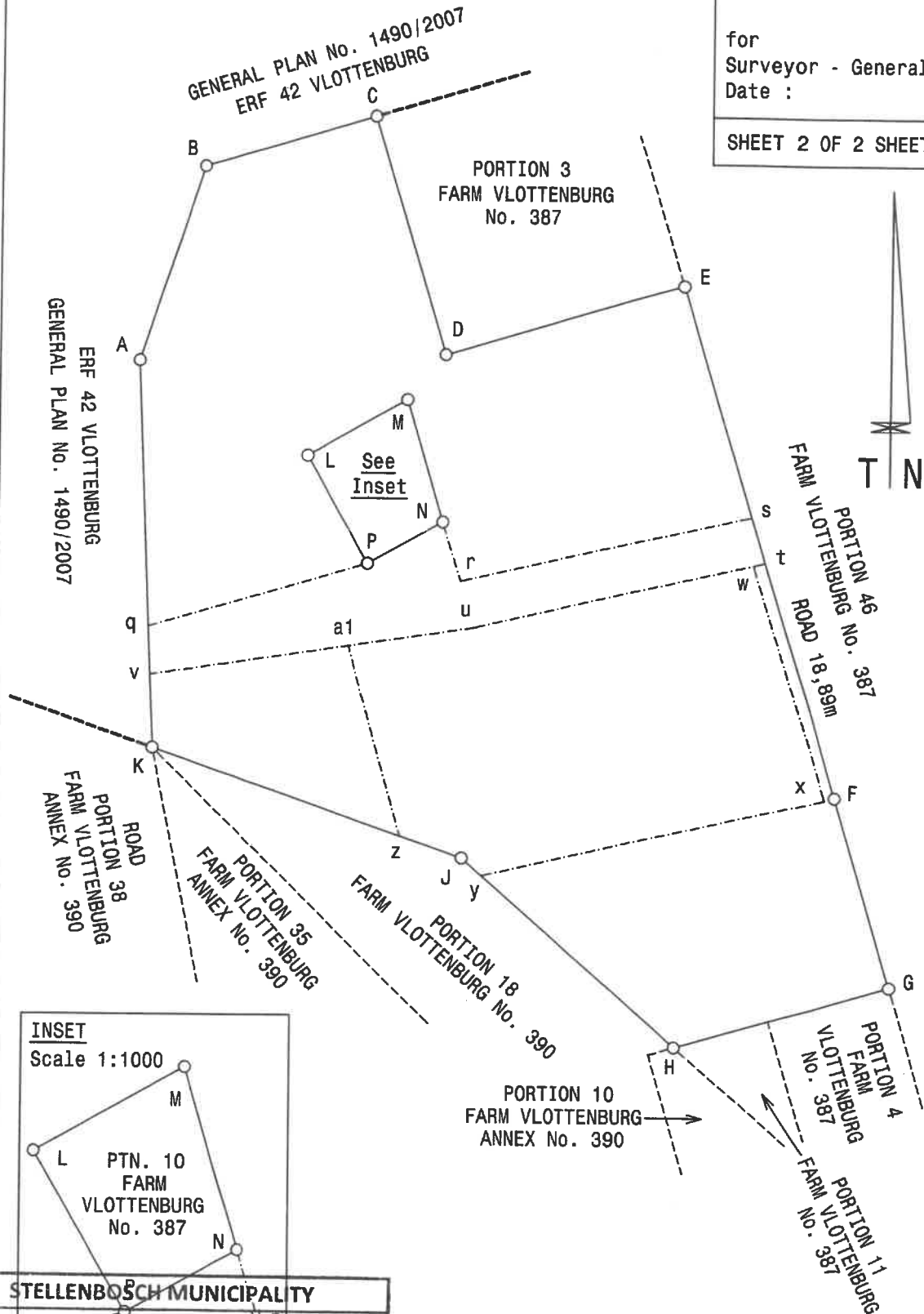
Administrative District of Stellenbosch

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS



INSET

Scale 1:1000



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

SCALE 1:1500

Surveyed in April 2022
by me

PLS 0080

D P Burger

Pr Land Surveyor

Farm 387/48 Stellenbosch

AUTHORISED EMPLOYEE/MPT

26/4/2022

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 1 OF 2 SHEETS

Servitude Note:

The figure kmnp represents a Servitude, vide Diagram No. 9779/1948,
D/T 1949-322-16067 and Diagram No. 9780/1948, D/T 1949-322-16067

Components:

1. The figure qGHJ represents Remainder Portion 12 of the Farm Vlottenburg No. 387,
vide Diagram No. 119/1904, D/T 1906- -8586
2. The figure rstBCDEFq represents Portion 25 of the Farm Vlottenburg No. 387,
vide Diagram No. 9603/1971, D/T 1973- -23863
3. The figure Atr represents Portion 47 of the Farm Vlottenburg No. 387,
vide Diagram No. , D/T

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 <u>26/11/2023</u>	
AUTHORISED EMPLOYEE/MPT	

The figure ABCDEFGHJ
represents 2,3312 hectares of land, being

PORTION 49 OF THE FARM VLOTTENBURG No. 387
and comprises 1. to 3. as above

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Compiled in April 2022
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

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as quoted above

File No.
S.R. No. Compiled
Comp. BHSZ-31 (M3169)

Registrar of Deeds

LPI C0670000

Farm 387/49 Stellenbosch

PORTION 49 OF THE FARM VLOTTENBURG No. 387

Administrative District of Stellenbosch

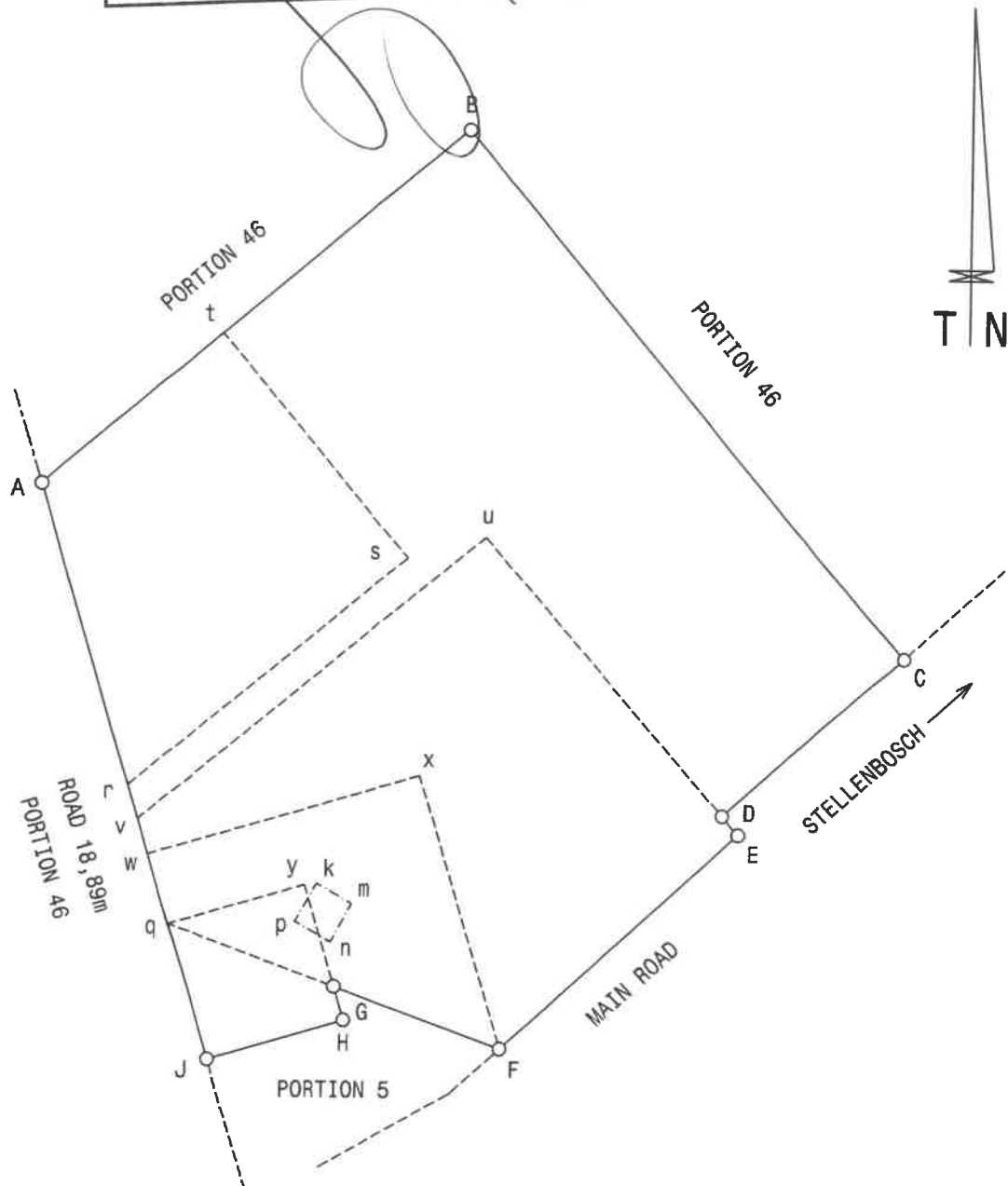
STELLENBOSCH MUNICIPALITY	
THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED _____	
26/11/2023	
AUTHORISED EMPLOYEE/MPT	

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS



Compiled in April 2022
by me

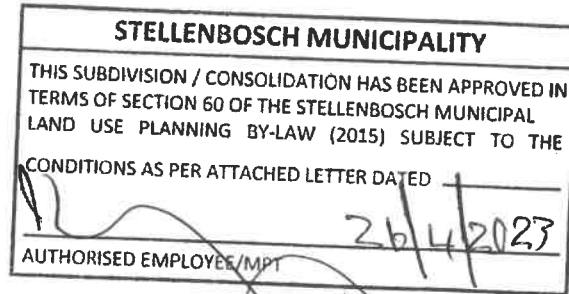
SCALE 1 : 1500

PLS 0080

D P Burger
D P Burger

Pr Land Surveyor

Farm 387/49 Stellenbosch



S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 1 OF 2 SHEETS

Servitude Notes:

1. The figure vUTwxyz1 represents a Servitude Right of way, vide Diagram No. 1200/2013, D/T
2. The figure e1zb1c1d1 represents a servitude area, vide Diagram No. 9646/1949,

Components:

1. The figure j1f1GH represents Portion 4 of the Farm Vlottenburg No. 387, vide Diagram No. 120/1904, D/T 1905- -964
2. The figure g1j1J represents Portion 11 of the Farm Vlottenburg No. 387, vide Diagram No. 2485/1906, D/T 1906- -8585
3. The figure ABCDEFf1g1h1Q excluded the figure RSTU represents Portion 48 of the Farm Vlottenburg No. 387, vide Diagram No. , D/T
4. The figure p1q1r1s1 represents Portion 4 of the Farm Vlottenburg Annex No. 390, vide Diagram No. 10978/19904, D/T 1904- -10983
5. The figure v1g1Jk1m1n1 Atsr represents Portion 10 of the Farm Vlottenburg Annex No. 390, vide Diagram No. 2486/1906, D/T 1906- -8521
6. The figure Qh1g1n1m1k1Jkr1q1p1s1LMNP1 represents Portion 18 of the Farm Vlottenburg Annex No. 390, vide Diagram No. 9786/1948, D/T 1949-9-29

The figure ABCDEFGHJK excluded figure LMNP
represents 4,2269 hectares

of land, being

FARM No. 1625 and comprises 1. to 6. as above

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Compiled in April 2022
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

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

The original diagrams are
as quoted above

File No.
S.R. No. Compiled
Comp. BHSY-4262 (M3166)
BHSZ-31 (M3169)
BHSZ-42 (M3188)
LPI C0670000

Registrar of Deeds

Farm 1625 Stellenbosch

FARM No. 1625

Administrative District of Stellenbosch

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

GENERAL PLAN NO. 1490/2007
CONSOLIDATION AS PER ATTACHED LETTER DATED
26/4/2023

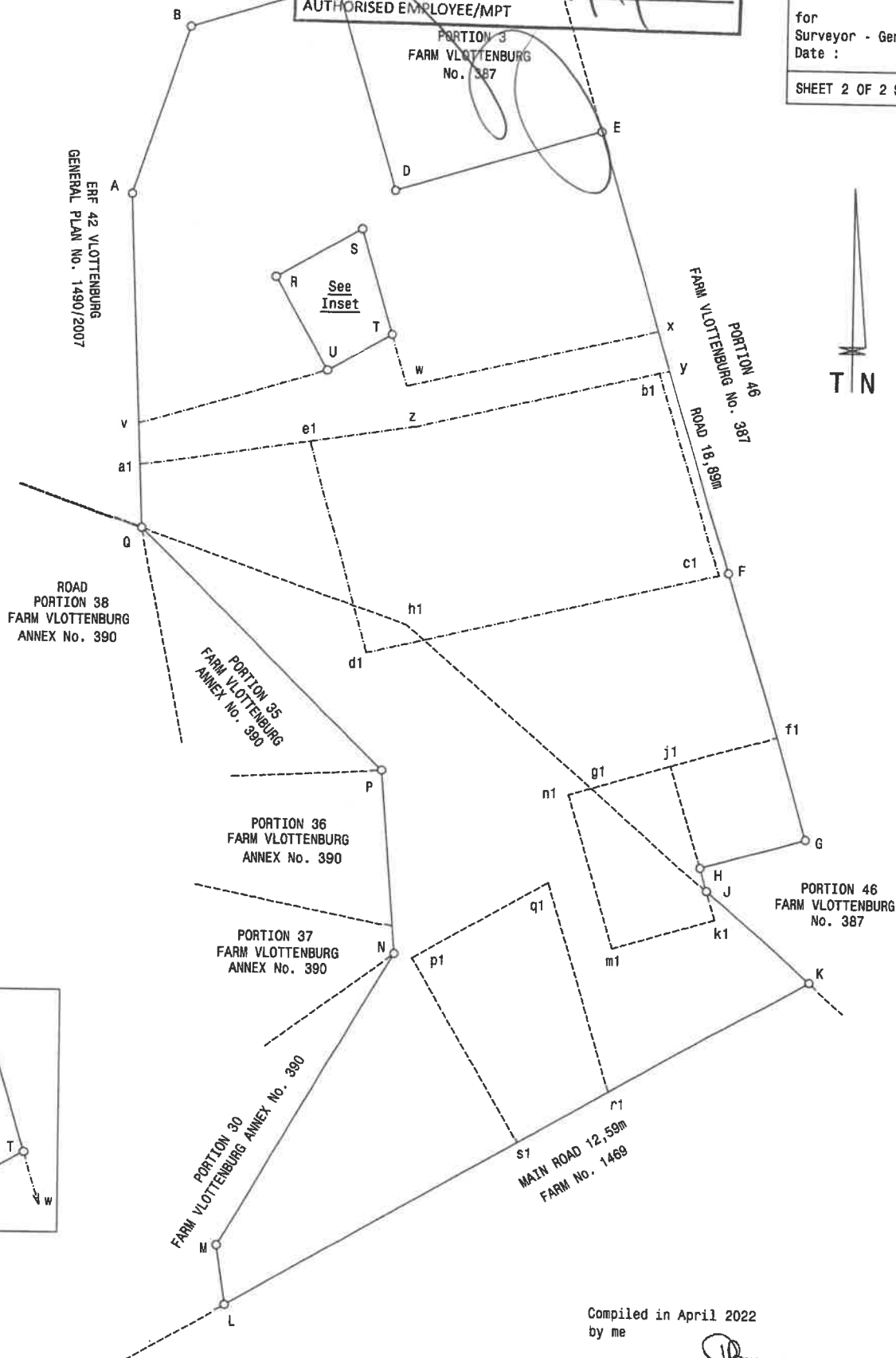
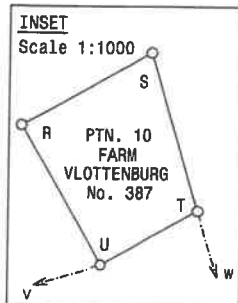
AUTHORISED EMPLOYEE/MPT

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS



SCALE 1 : 1200

Compiled in April 2022
by me

PLS 0080

D P Burger

Pr Land Surveyor

Farm 1625 Stellenbosch

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	
A B	52,06	198 19 40	A +18 674,78	+3 759 161,26	Approved. for Surveyor - General Date :
B C	45,10	253 23 40	B +18 658,41	+3 759 111,84	
C D	62,97	343 23 20	C +18 615,19	+3 759 098,95	
D E	62,97	253 22 50	D +18 597,19	+3 759 159,29	
E F	73,18	343 22 20	E +18 536,85	+3 759 141,28	
F G	75,74	76 49 10	F +18 515,91	+3 759 211,40	
G H	82,65	81 21 50	G +18 589,65	+3 759 228,67	
H A	79,89	177 32 50	H +18 671,36	+3 759 241,08	
EXCLUDED FIGURE					SHEET 1 OF 2 SHEETS
J K	29,04	240 20 40	J +18 631,93	+3 759 185,13	
K L	32,37	343 42 30	K +18 606,69	+3 759 170,76	
L M	21,56	60 20 40	L +18 597,61	+3 759 201,83	
M J	31,49	150 21 00	M +18 616,35	+3 759 212,50	
	148	HELDW	△	+12 058,73	+3 767 943,05
	334	STEL 11	△	+ 6 520,29	+3 763 434,19

Servitude note

The figure nMLpqFGH represents a Servitude Right of way,
vide Diagram No. 1200/2013, D/T

Beacon Descriptions

D E 12mm Iron peg
J M Hole in concrete
All other beacons 16mm Iron peg



The figure ABCDEFGH excluded figure JKLM
represents 1,3433 hectares

of land, being

PORTION 1 OF THE FARM No. 1625

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080

D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSY-4262 (M3166) BHSZ-31 (M3169) LPI C0670000
Registrar of Deeds		

Farm 1625/1 Stellenbosch

PORTION 1 OF THE FARM No. 1625

Administrative District of Stellenbosch

S.G. No.

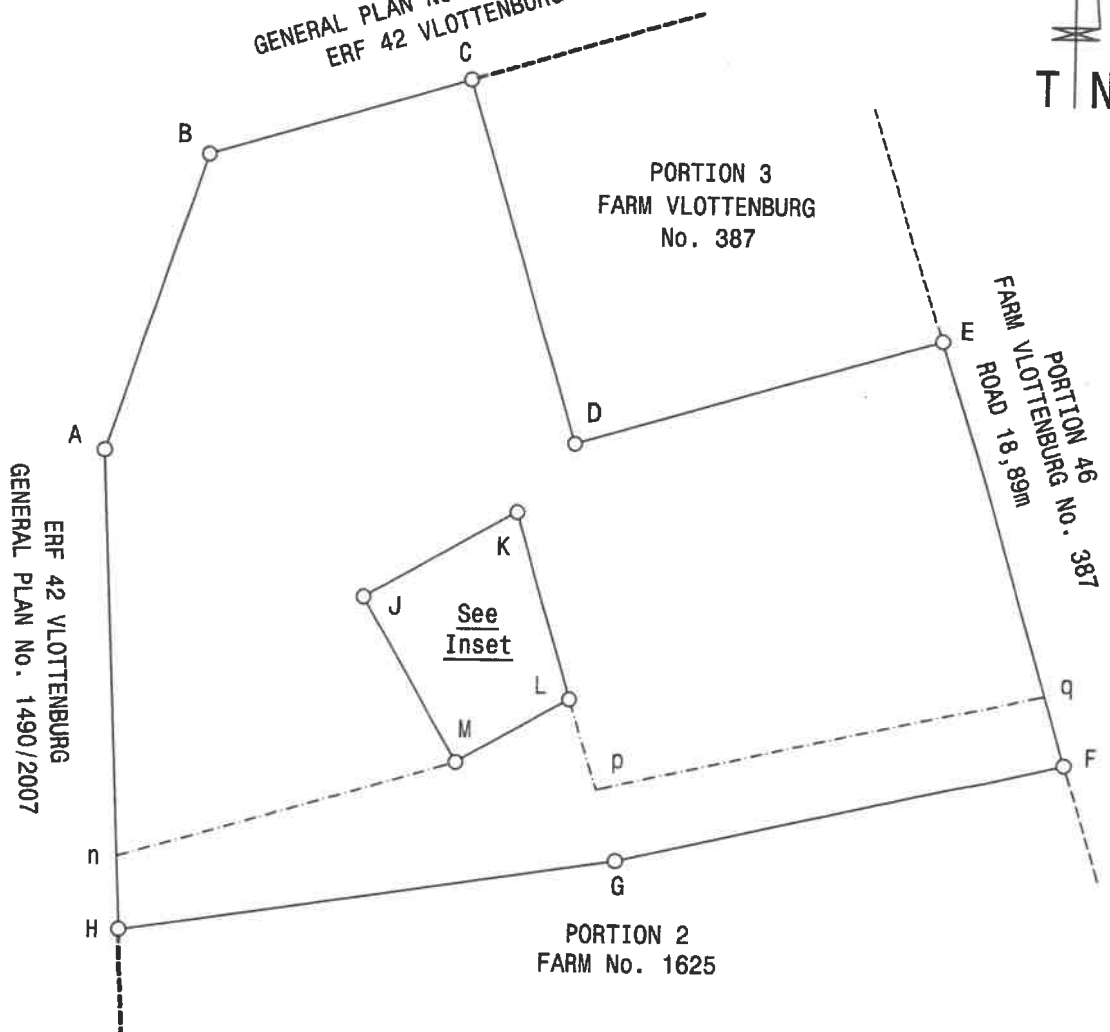
Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS

<p>INSET Scale 1:1000</p>	<p>STELLENBOSCH MUNICIPALITY</p> <p>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 <u>26/4/2023</u></p> <p><i>[Signature]</i> AUTHORISED EMPLOYEE/MPT</p>
--------------------------------------	--

GENERAL PLAN No. 1490/2007
ERF 42 VLOTTENBURG



ERF 42 VLOTTENBURG
GENERAL PLAN No. 1490/2007

PORTION 2
FARM No. 1625

Surveyed in April 2022
by me

SCALE 1 : 1200

PLS 0080

[Signature]
D P Burger Pr Land Surveyor

Farm 1625/1 Stellenbosch

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	
A B	82,65	261 21 50	A +18 671,36	+3 759 241,08	Approved. for Surveyor - General Date :
B C	75,74	256 49 10	B +18 589,65	+3 759 228,67	
C D	62,12	343 22 40	C +18 515,91	+3 759 211,40	
D E	81,69	343 29 30	D +18 498,14	+3 759 270,92	
E F	31,48	73 30 00	E +18 474,93	+3 759 349,24	
F G	93,47	73 31 20	F +18 505,11	+3 759 358,18	
G H	54,35	175 26 30	G +18 594,74	+3 759 384,69	
H J	100,64	134 43 30	H +18 599,06	+3 759 330,51	
J A	18,63	177 32 20	J +18 670,56	+3 759 259,69	
					SHEET 1 OF 2 SHEETS

148 HELDW $\triangle$ +12 058,73 +3 767 943,05
 334 STEL 11 $\triangle$ + 6 520,29 +3 763 434,19

Servitude note

The figure pBkmn represents a servitude area,
 vide Diagram No. 9646/1949,

Beacon Descriptions

G Iron standard
 J Hole in concrete
 All other beacons 16mm Iron peg

STELLENBOSCH MUNICIPALITY	
DIVISION / 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	
26/11/2022	
AUTHORISED EMPLOYEE/MPT	

The figure ABCDEFGHJ
 represents 1,9912 hectares

of land, being

PORTION 2 OF THE FARM No. 1625

Situate in the Stellenbosch Municipality
 Administrative District of Stellenbosch
 Surveyed in April 2022
 by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagram is No. Annexed to	File No. S.R. No. Comp. BHSY-4262 (M3166) BHSZ-31 (M3169) LPI C0670000
Registrar of Deeds		

Friedlaender, Burger & Volkmann
Land Surveyors

PORTION 2 OF THE FARM No. 1625

Administrative District of Stellenbosch

STELLENBOSCH MUNICIPALITY

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LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
CONDITIONS AS PER ATTACHED LETTER DATED

AUTHORISED EMPLOYEE / MPT

26/11/2023

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 2 OF 2 SHEETS

T N

ERF 42
VLOTTENBURG
GENERAL PLAN
No. 1490/2007

ROAD
PORTION 38
FARM VLOTTENBURG
ANNEX No. 390

PORTION 35
FARM VLOTTENBURG
ANNEX No. 390

PORTION 36
FARM VLOTTENBURG
ANNEX No. 390

PORTION 37
FARM VLOTTENBURG
ANNEX No. 390

PORTION 30
FARM VLOTTENBURG
ANNEX No. 390

PORTION 1
FARM No. 1625

PORTION 3
FARM No. 1625

PORTION 46
FARM VLOTTENBURG No. 387
ROAD 18,89m

SCALE 1 : 1500

Surveyed in April 2022
by me

PLS 0080

D P Burger

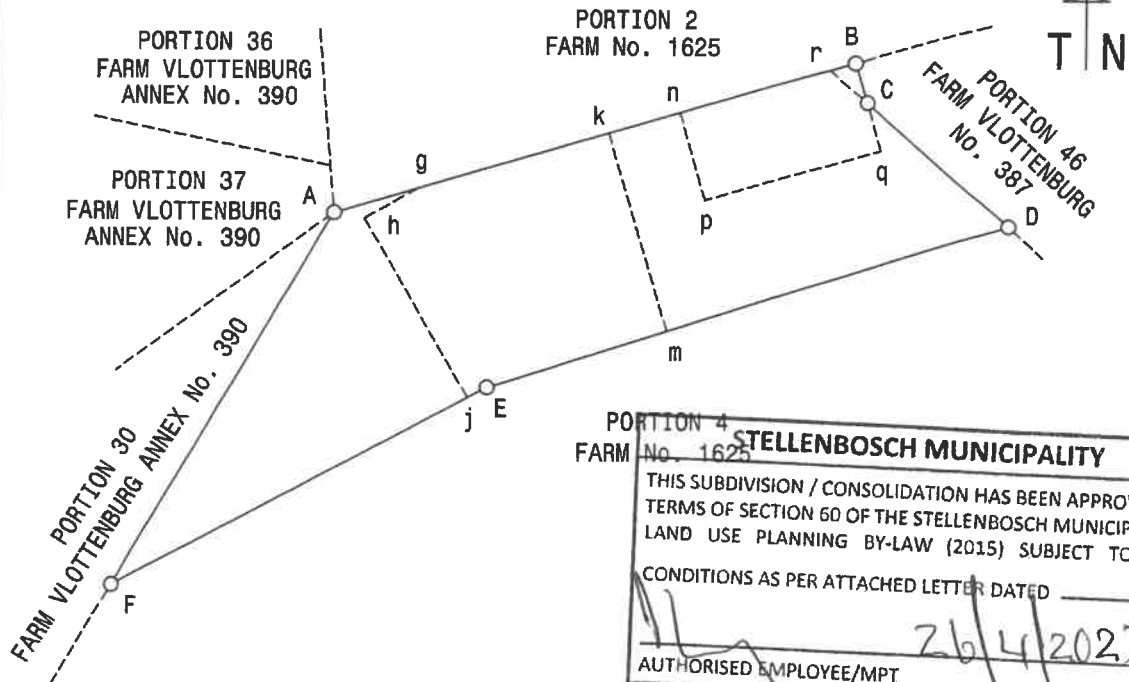
Pr Land Surveyor

Farm 1625/2 Stellenbosch

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	
A B	93,47	253 31 20	A +18 594,74	+3 759 384,69	Approved. for Surveyor - General Date :
B C	7,14	343 29 30	B +18 505,11	+3 759 358,18	
C D	31,79	311 33 30	C +18 503,08	+3 759 365,03	
D E	93,45	72 02 40	D +18 479,29	+3 759 386,12	
E F	73,25	61 57 20	E +18 568,19	+3 759 414,93	
F A	75,07	210 30 00	F +18 632,84	+3 759 449,37	
	148	HELDW	△ +12 058,73	+3 767 943,05	
	334	STEL 11	△ + 6 520,29	+3 763 434,19	

Beacon Descriptions

A Iron standard
 C 20mm Iron peg
 All other beacons 16mm Iron peg



SCALE 1 : 1250

The figure ABCDEF
 represents 4696 square metres

of land, being

PORTION 3 OF THE FARM No. 1625

Situate in the Stellenbosch Municipality
 Administrative District of Stellenbosch
 Surveyed in April 2022
 by me

Province of Western Cape

PLS 0080

D P Burger

Pr Land Surveyor

This diagram is annexed to
 No.

Dated
 i.f.o.

Registrar of Deeds

The original diagram is
 No.

Annexed to

File No.

S.R. No.

Comp. BHSY-4262 (M3166)
 BHSZ-31 (M3169)

LPI C0670000

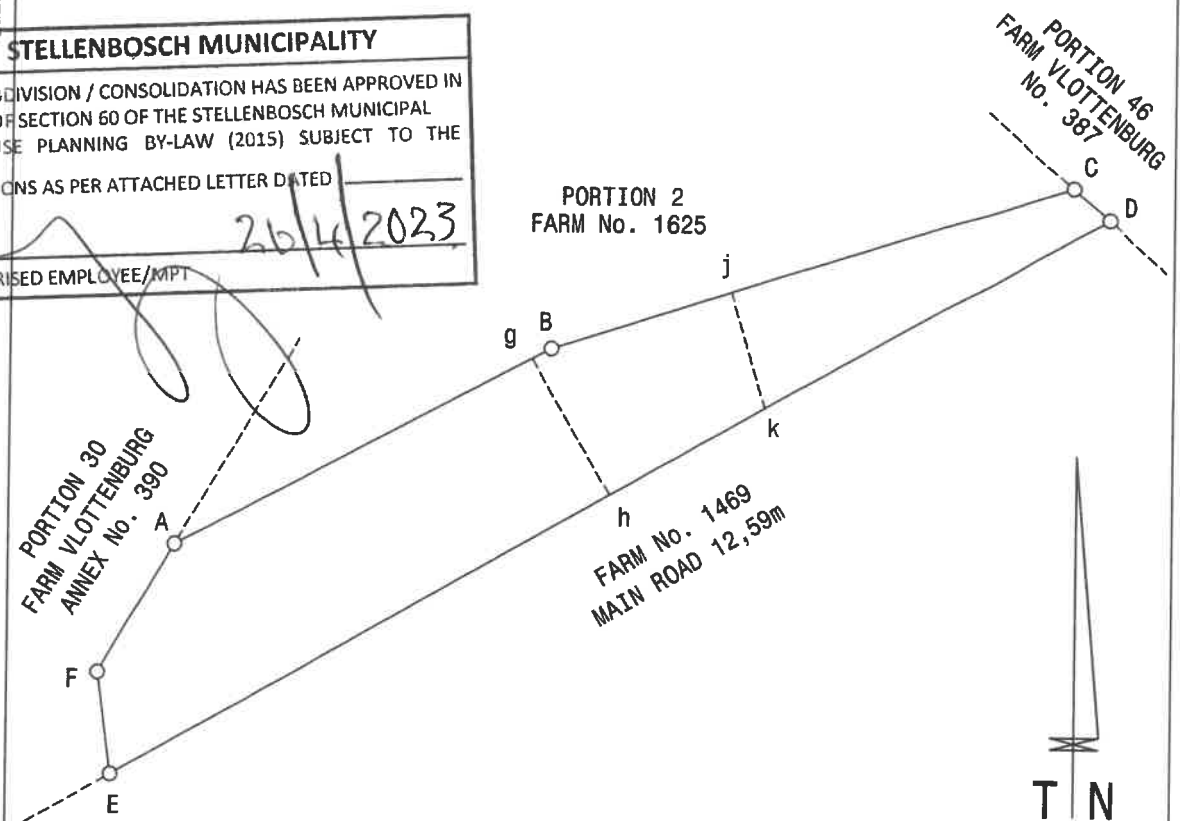
Farm 1625/3 Stellenbosch

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
		Constants :	Y	X	Approved. for Surveyor - General Date :
			0,00	0,00	
A B	25,84	210 30 10	A +18 645,96	+3 759 471,63	
B C	73,25	241 57 40	B +18 632,84	+3 759 449,37	
C D	93,45	252 02 40	C +18 568,19	+3 759 414,93	
D E	8,14	311 34 00	D +18 479,29	+3 759 386,12	
E F	196,41	60 08 20	E +18 473,21	+3 759 391,52	
F A	17,85	172 12 30	F +18 643,54	+3 759 489,32	
	148	HELDW	△	+12 058,73	+3 767 943,05
	334	STEL 11	△	+ 6 520,29	+3 763 434,19

Beacon Description

All beacons are 16mm Iron pegs

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	
26/4/2023	
AUTHORISED EMPLOYEE/MPT	



SCALE 1 : 1250

The figure ABCDEF
represents 4229 square metres

of land, being

PORTION 4 OF THE FARM No. 1625

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Surveyed in April 2022
by me

Province of Western Cape

PLS 0080 D P Burger Pr Land Surveyor

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No.
Dated
i.f.o.

The original diagram is
No.

Annexed to

File No.
S.R. No.
Comp. BHSY-4262 (M3166)
BHSZ-31 (M3169)

Registrar of Deeds

LPI C0670000

Farm 1625/4 Stellenbosch

ANNEXURE E:

Comments from Director: Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	Nicole Katts
From ▫ Van:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Abdullah Daniels
Date ▫ Datum:	20 September 2022
Our Ref ▫ Ons Verw:	Civil LU 2341
Your Ref:	LU/14173
Re ▫ Insake:	<p>Farm 387, Stellenbosch: The subdivisions of Remainder Farm No. 387, Stellenbosch into Portion A (now Farm No. 387/42, Stellenbosch ±21ha) and a Remainder Farm No. 387, Stellenbosch (±112ha) in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law. The subdivision of Portion A (now Farm No. 387/42, Stellenbosch) in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law into six portions of: (a) Farm No. 387/43, Stellenbosch (1,5043ha) (b) Farm No. 387/44, Stellenbosch (2,9603ha) (c) Farm No. 387/45, Stellenbosch (4,1041ha) (d) Farm No. 387/46, Stellenbosch (9,8595ha) (e) Farm No. 387/47, Stellenbosch (4291m²) (f) Farm No. 387/48, Stellenbosch (2,5707ha) The consolidation of Farm No. 387/4 , Farm No. 387/11, Farm No. 387/4), Farm No. 390/4, 390/10, 390/18 to create Farm No. 1625, Stellenbosch (4,2269ha) in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law. The subdivision of Farm No. 1625, Stellenbosch in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law into four portions of; (a) Farm No. 1625/1, Stellenbosch Division (1,3433ha)</p>

(b) Farm No. 1625/2, Stellenbosch Division (1,9912ha) (c) Farm No. 1625/3, Stellenbosch Division (4696m²) (d) Farm No. 1625/4, Stellenbosch Division (4229m²) The consolidation of Farm No. 387/12, 387/25 and 387/47, Stellenbosch Division to create Farm NO. 387/49, Stellenbosch Division (2,3312ha in extent) in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-law. The amendment and cancellation of all approved subdivision plans, diagrams or part thereof which is replaced by the above application for subdivision and consolidation, in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-law.

The application is recommended for approval, subject to the following:

1. Civil Engineering Services

1.1 No objection, no municipal services are affected.

2. Roads

2.1 Take note of the future realigning of Vlottenburg Road (Divisional Road 1065).

2.2 Refer application to district roads engineer for comments and approval.

2.3 All the conditions set by the District Roads Engineer will be applicable.

3. Electrical Engineering

3.1 Refer to Annexure: Electrical



Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

ANNEXURE F:

Approval from National Department of
Agriculture.



**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: 012-329-5838 E-mail: constancen@dlrrd.gov.za
Enquiries: Helpdesk Ref: 2021_10_0054

TV3 Projects (Pty) Ltd
1st Floor La Gratitude Street
97 Dorp Street
STELLENBOSCH
7600

Attention: T Walters

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, 1970:
APPLICATION FOR SUBDIVISION AND CONSOLIDATION OF PORTIONS 4, 11, REMAINDER
OF PORTION 12, PORTION 25, PORTION 33, REMAINDER OF THE FARM VLOTTENBURG NO.
387 AND PORTION 4, PORTION 10 AND PORTION 18 (PORTION OF PORTION 14) OF THE
FARM VLOTTENBURG ANNEX NO. 390, DIVISION STELLENBOSCH, WESTERN CAPE
PROVINCE**

Your e-mail dated 13 September 2021 refers.

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

Consent No. ...**56164**.., 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 01/07/2021

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/Vlottenburg No. 387



**agriculture, land reform
& rural development**

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

VERW/REF.

2021_10_0054

TOESTEMMING

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

CONSENT

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

56164

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 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

- 1.1 PORTION 4, IN EXTENT 0,0991 HECTARES;
- 1.2 PORTION 11, IN EXTENT 0,0479 HECTARES;
- 1.3 REMAINDER OF PORTION 12, IN EXTENT 0,0991 HECTARES;
- 1.4 PORTION 25, IN EXTENT 1,8397 HECTARES;
- 1.5 PORTION 33, IN EXTENT 0,0546 HECTARES;
- 1.6 REMAINDER, IN EXTENT 77,6355 HECTARES, (SURVEYED 133 HECTARES), ALL OF THE FARM VLOTTENBURG NO. 387; AND
- 1.7 PORTION 4, IN EXTENT 0,2405 HECTARES;
- 1.8 PORTION 10, IN EXTENT 0,1008 HECTARES;
- 1.9 PORTION 18 (PORTION OF PORTION 14), IN EXTENT 1,1681 HECTARES, ALL OF THE CONSOLIDATED FARM VLOTTENBURG ANNEX NO. 390, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

PARAGRAPH 2: CONSENT GRANTED

- 2.1 The subdivision of the agricultural land mentioned in subparagraph 1.6 above into two portions measuring approximately 28 hectares and 105 hectares respectively represented by the figures marked Ptn A and Remainder 387 as shown on sketch plan No 1 attached.
- 2.2 The subdivision of the portion measuring approximately 28 hectares (Ptn A) into six portions measuring approximately 1,5 hectares, 2,9 hectares, 4,1 hectares, 16,3 hectares, 0,43 hectares and 2,57 hectares respectively as represented by the figures marked Ptn 1, 2, 3, 4, 5 and 6 as shown on sketch plan No 2 which is attached.
- 2.3 The subdivision of the consolidated portion created in subparagraph 3.2 below into four portions measuring approximately 1,32 hectares, 2,0135 hectares, 0,4608 and 0,4295 hectares respectively represented by the figures marked Ptn A, Ptn B, Ptn C and Ptn D as shown on sketch plan No 3 attached.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer the portion measuring approximately 0,43 hectares (Ptn 5) must be consolidated with:

- (i) Portion 25 of the farm Vlotenburg No. 387, in extent 1,8397 hectares; and
 - (ii) Portion 12 of the farm Vlotenburg No. 387, in extent 0,991 hectares.
- 3.2 Simultaneously with registration of transfer the portion measuring approximately 2,57 hectares (Ptn 6) must be consolidated with
- (i) Portion 4 of the farm Vlotenburg No. 387, in extent 0,0991 hectares;
 - (ii) Portion 11 of the farm Vlotenburg No. 387, in extent 0,0479 hectares;
 - (iii) Portion 10 of the farm Vlotenburg Annex No. 390, in extent 0,1008 hectares;
 - (iv) Portion 18 of the farm Vlotenburg Annex No. 390, in extent 1,1681 hectares; and
 - (v) Portion 4 of the farm Vlotenburg Annex No. 390, in extent 0,2405 hectares.
- 3.3 The portions created in subparagraphs 2.1-2.3 and 3.1-3.2 above, may only be used for agricultural purposes.
- 3.5 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.6 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.
- 3.7 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. 55608 of 2021-03-15.

01/12/2024
DATE



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

01/12/2021

Subdivided Portion A is represented by
 Figure A1,B1,C1,X,W,V,Y,Z (including
 figure a1,b1,c1,d1).
 Subdivided Portion B is represented by
 Figure S,O,P,T,U,V,W,X.
 Subdivided Portion C is represented by
 Figure Q,R,H,M,P.
 Subdivided Portion D is represented by
 Figure H,I,K,L,M.
 Consolidated Portion E is represented by
 figure A,B,C,D,E,F,G.

Notation:

COMPOSITION OF THE FOLLOWING PORTIONS

No	PERCENTY	AREA (ha)
	Portion	Farm No.
1	4	367
2	11	367
3	10	360
4	18	360
5	4	360
6	Portion 6	367

Prepared subsideal Portion 6 of subsideal Portion A of rentable Plant 367 is represented by Figure U.V.V.2.A1.81(C).A1.81.9

Portion 2 of Farm 367 (40.35444) is a portion of rentable Plant 367. It is a portion of 17.100000, by assumption and estimate within 17.100000, subsideal Portion 6 of subsideal Portion A.

PROPERTY	NO
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Position	Area (in)
1 A	21.32in
2 B	22.01in*
3 C	20.40in
4 D	20.22in

(Calculating gap to of from 327 represented by Figure A.3.1.1.1)

NO	PROPERTY	AREA (M ²)
Boothia	Forest Area	

1	20	307	1,1377m
2	12	307	0.9911g
3	Protein 6	307	50.433m

Contents as indicated. Plans: Pouch Baguette.
*Arum: see appropriate and must be verified by a
Professional Land Surveyor
*Bridgeway: Bridge: Spill Development
*Bridgeway: General Approval May 2016

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[5 PORTIONS AND THE REMAINDER] [as indicated on DAFF Consent No. 47480]

FLY 3

ARCHITECTS AND TOWN PLANNERS

Drawing	Sheet	Date	Scale
	40	MAY 1967	1:5000
Project no.	Item nos.		
3823*	5		
Dwgs:	Plan no.		
Sketchplan	3		

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**PROPOSED SUBDIVISION OF REMAINDER FARM 387 INTO PORTION A
AND THE REMAINDER FARM 387, STELLENBOSCH**



