

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

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

Application Property Address: Meerlust Farm, Stellenbosch Farms (Baden Powell Drive)

Application Property Number: Portion 3 & 5 of Farm 1081

Applicant: Urban Dynamics South Cape/ Gerhard Swart/ 0219481545/ gerhard@udwc.co.za

Owner: Faure Agri Village (Pty) Ltd/ Myburgh Family Trust / 0218433587/ albie@meerlust.co.za

Application Reference: LU/14976 (TP216/2022)

Application Type: Subdivision and Consolidation (Boundary Realignment)

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

Application is made for:

- i) Subdivision, in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-law (2015), of:
 - **Farm 1081/5** Stellenbosch Farms, to create Portion A (±3.14ha) and Portion B (±18.05ha)
 - **Remainder Farm 1081/3**, Stellenbosch Farms, to create Portion C (± 9.06ha) and the Remainder Farm 3/1081 (±183.78ha).
- ii) Consolidation, in terms of Section 15(2)(e) of the Stellenbosch Municipality Land Use Planning By-law (2015), of:
 - Portion C (Portion of Farm 3/1081) and Portion B (Portion of Farm 5/1081) to create Consolidated Farm A (±27.11ha).
 - Portion A (Portion of Farm 5/1081) and Remainder Farm 3/1081 to create Consolidated Farm B (±186.93ha).

The proposed farm boundaries were informed by existing agricultural and administrative boundary arrangements. The purpose of this application is merely to formalise these existing agricultural and service arrangements and will not have any adverse impact on the agricultural resources or surrounding property owners. The realignment will thus increase the efficiency and improve the administration of each land unit.

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: Gerhard Swart - Gerhard@udwc.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 **(01/06/2023)**.

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 0219481545 during normal office hours.

Yours faithfully,

Gerhard Swart

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

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

Adres van aansoek eiendom: Meerlust Plaas, Stellenbosch Plase (Baden Powell Drive)

Aansoek eiendom beskrywing: Gedeelte 3 & 5 van Plaas 1081, Stellenbosch

Aansoeker: Urban Dynamics South Cape/ Gerhard Swart / 0219481545/ gerhard@udwc.co.za

Eienaar: Faure Agri Village (Pty) Ltd/ Myburgh Family Trust / 0218433587/ albie@meerlust.co.za

Aansoek Verwysing: LU/ 14976 (TP216/2022)

Tipe Aansoek: Onderverdeling & Konsolidasie (Grensverskuiwing).

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen vir:

- iii) Onderverdeling, in terme van Artikel 15(2)(d) van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, van:
 - **Plaas 1081/5** Stellenbosch Plase, om Gedeelte A (± 3.14 ha) en Gedeelte B (± 18.05 ha) te skep.
 - **Restand Plaas 1081/3**, Stellenbosch Plaas, om Gedeelte C (± 9.06 ha) en Restand Plaas 3/1081 (± 183.78 ha) te skep.
- iv) Konsolidasie, in terme van Artikel 15(2)(e) van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, van:
 - Gedeelte C (Gedeelte van Plaas 3/1081) en Gedeelte B (Gedeelte van Plaas 5/1081) om Gekonsolideerde Plaas A (± 27.11 ha) te skep.
 - Gedeelte A (Gedeelte of Plaas 5/1081) en Restand Plaas 3/1081 om Gekonsolideerde Plaas B (± 186.93 ha) te skep.

Die voorgestelde plaasgrense is ingelig deur bestaande landbou- en administratiewe grensreëlings. Die doel van hierdie aansoek is bloot om hierdie bestaande landbou- en diensreëlings te formaliseer en sal geen nadelige impak op die landbouhulpbronne of omliggende eienaars hê nie. Die herbelyning sal dus die doeltreffendheid verhoog en die administrasie van elke grondeenheid verbeter.

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-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 terme 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: Gerhard Swart - gerhard@udwc.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 **(01/06/2023)**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 vermeldde elektroniese pos adres of telefonies by 0219481545 gedurende normale kantoor ure.

Die uwe,

Gerhard Swart



Consolidated Farm A (Portion B & Portion C) = ±27,11ha

Consolidated Farm B (Portion A & Remainder Farm 3/1081) = ±186.93ha



-  Consolidated Farm A
 Consolidated Farm B
 Cadastral Boundaries
 Existing Access Point
 Existing Pipeline
 Servitude 4m & 8m wide

PLEASE NOTE:
All boundary line positions, distances and property sizes need
to be verified by a Professional Land Surveyor.

1997

www.elsevier.com/locate/jmb
Journal of Molecular Biology 424 (2002) 101–110

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104.00	105.00
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September 2022

Wavelength	nm
Intensity	W/m ²

PLANNED	2
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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

ARMANDO TESTA ASSOCIATI, VISITATE IL SITO
02 57 50 00 00 - 02 57 50 00 01 - 02 57 50 00 02 - 02 57 50 00 03

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TEL: 0471 984 1000

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Journal of Internal Medicine 255: 103–112

INSET PLAN:

LOCAL CONTEXT

Subject Area

Cadastral Boundaries

PLEASE NOTE: All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY

DATE:	September 2022	CLIENT
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SCALE: See Linescale

PLAN NO: 1

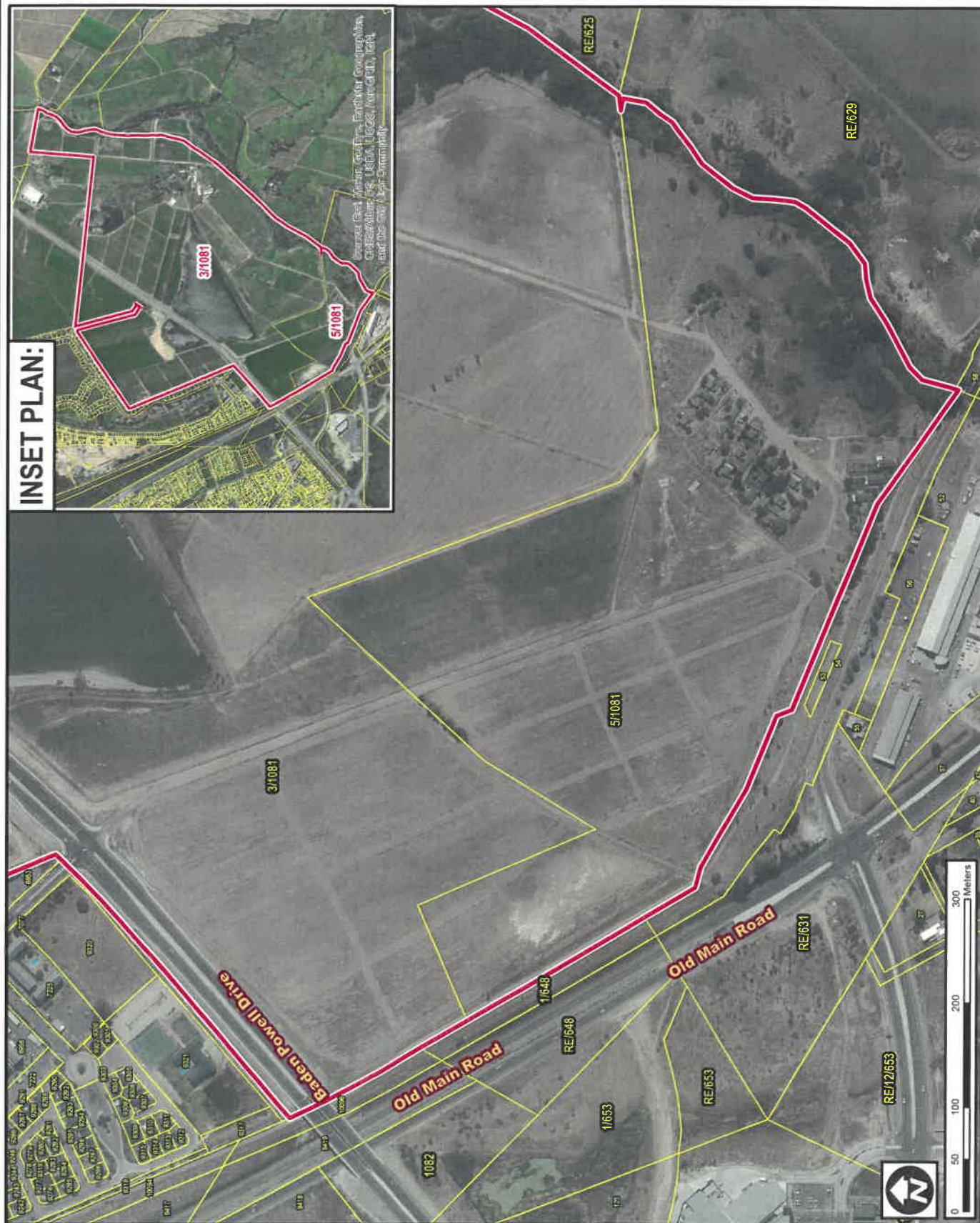
PLT NAME:

URBAN DYNAMICS SOUTH AFRICA

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/006197/Q/



MEERLUST

STELLENBOSCH FARM

1081 ptns 3 & 5

REGIONAL CONTEXT

-  Subject Area
-  Cadastral Boundaries

PLEASE NOTE: Boundaries, positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Birtz

IDENTITY:

PLEASE NOTE: The accuracy of the data is dependent on the accuracy of the data provided to the Surveyor. The Surveyor is not responsible for the accuracy of the data provided to the Surveyor. The Surveyor is not responsible for the accuracy of the data provided to the Surveyor.

DATE: September 2022

CLIENT

SCALE: See Linework

PLAN NO: 2

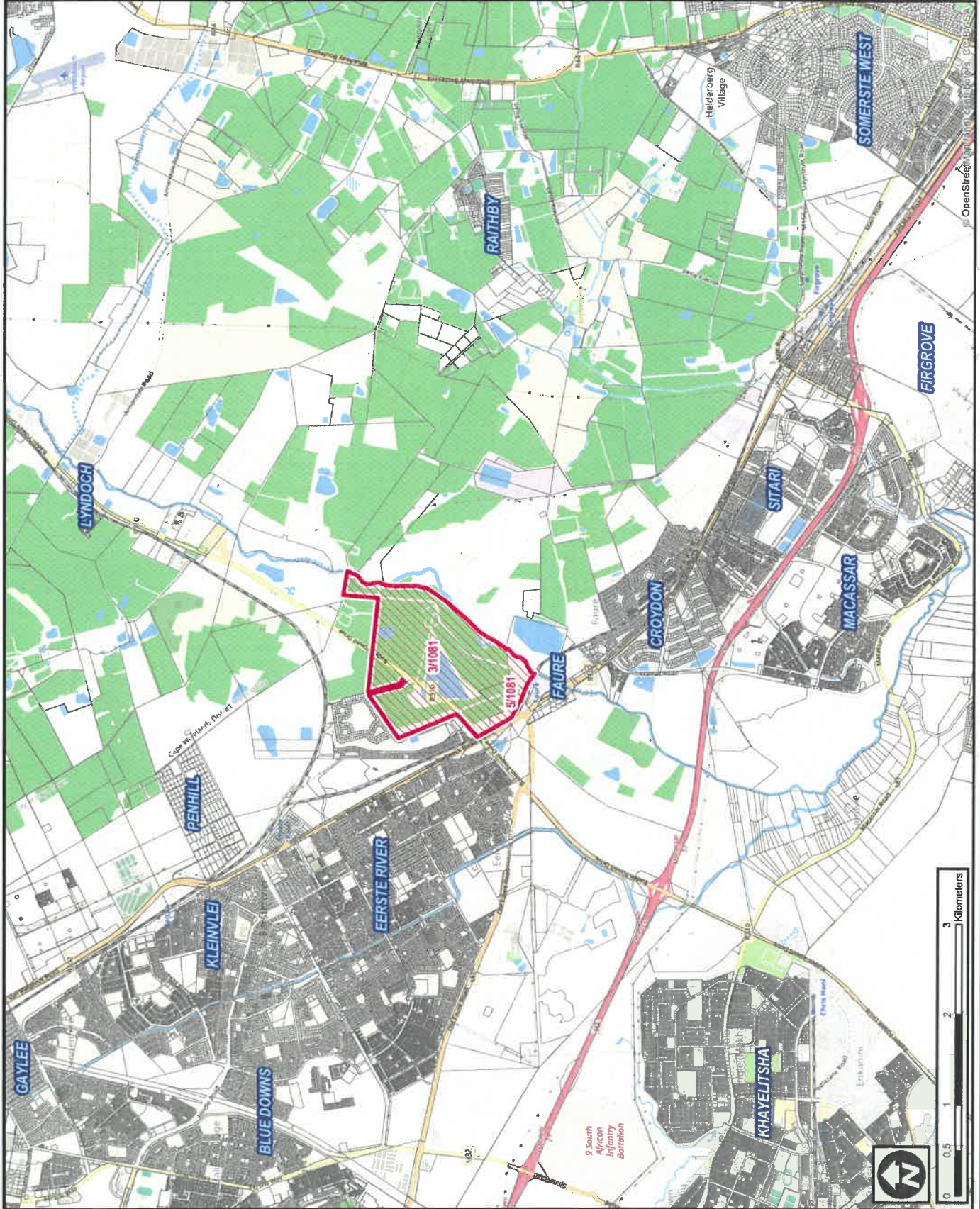
FILE NAME



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udsc.co.za
Urban Dynamics South Cape (PTY) LTD Reg. No. 199700681707



Executive summary of the detail and motivation for the application:

Application is made for:

- i) Subdivision, in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-law (2015), of:
 - **Farm 1081/5** Stellenbosch Farms, to create Portion A (± 3.14 ha) and Portion B (± 18.05 ha)
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The proposed farm boundaries were informed by existing agricultural and administrative boundary arrangements. The purpose of this application is merely to formalise these existing agricultural and service arrangements and will not have any adverse impact on the agricultural resources or surrounding property owners. The realignment will thus increase the efficiency and improve the administration of each land unit.

Opsomming van die besonderhede en motivering vir die aansoek:

Aansoek word gedoen vir:

- iii) Onderverdeling, in terme van Artikel 15(2)(d) van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, van:
 - **Plaas 1081/5** Stellenbosch Plase, om Gedeelte A (± 3.14 ha) en Gedeelte B (± 18.05 ha) te skep.
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