

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir:

APPLICATION FOR SUBDIVISION AND CONSOLIDATION: FARM 1557 STELLENBOSCH

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

Application Property Address: **Farm Verblyf Der Gelukzaligen R44 Stellenbosch
And Weltevreden Estate Welgevonden Boulevard Stellenbosch**

Application Property Number: **Erf 16566, Erf16576, Erf 13836 and Farm 1557**

Applicant: **Jan Hanekom : Jan Hanekom Partnership; jan@jhp.co.za. Tel: 0832618571**

Owner: Erf 16566 Seascapes on the Rocks Pty Ltd and Table View (Pty) Ltd
Erf 16576 Weltevreden Retief Family Residence Pty Ltd
Erf 13836 Weltevreden Retief Family Residence Pty Ltd
Farm 1557 Verblyf Der Gelukzaligen Pty Ltd

Application Reference: LU/TP **559/2023**

Description of land development proposal:

Application has been made in terms of section15(2)(d) for the subdivision of land that is not exempted in terms of section 24, including the registration of a servitude and in terms of section15(2)(e) for the consolidation of land that is not exempted in terms of section 24* of the said Bylaw to allow the following actions:

- Subdivide farm 1557 into three portions, Por. B (5,5ha), Por. C (4,5 ha) and the Remainder (42,88ha)
- Consolidate Erf 16576 (0,6989 ha) with Erf 13836 (3,7433ha= 4,4422ha in extent and use the diagram of Erf 16576 to form portion C
- Consolidate the new Portion B with Erf 16566 (5,5 + 2,27) = 7,7 Ha to allow the owners to use the property for agricultural purposes.

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Jan Hanekom email jan@jhp.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 **17 June 2024**

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 **0832618571** during normal office hours.

Yours faithfully

Jan Hanekom

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Mnr:

AANSOEK VIR DIE ONDERVERDELING EN KONSOLIDASIE :PLAAS 1557 STELLENBOSCH

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

Adres van aansoek eiendom: **Farm Verblyf Der Gelukzaligen R44 Stellenbosch
And Weltevreden Estate Welgevonden Boulevard Stellenbosch**

Aansoek eiendom beskrywing: **Erf 16566, Erf16576, Erf 13836 en Plaas 1557**

Aansoeker: **Jan Hanekom : Jan Hanekom Vennootskap. jan@jhp.co.za. Tel: 0832618571.**

Eienaar: Erf 16566 Seascapes on the Rocks Pty Ltd and Table View (Pty) Ltd
Erf 16576 Weltevreden Retief Family Residence Pty Ltd
Erf 13836 Weltevreden Retief Family Residence Pty Ltd
Farm 1557 Verblyf Der Gelukzaligen Pty Ltd

Aansoek Verwysing: LU/TP **559/2023**

Besonderhede van die grondgebruiksaansoek:

Aansoek is ingevolge artikel15(2)(d) gedoen vir die onderverdeling van grond wat nie ingevolge artikel 24 vrygestel is nie, insluitend die registrasie van 'n serwituut asook ingevolge artikel15(2)(e) vir die konsolidasie van grond wat nie ingevolge artikel 24* van die genoemde Verordening vrygestel is nie om die eienaars in staat te stel om die volgende aksies toe te laat:

- **Onderverdeel plaas 1557 in drie gedeeltes, Por. B (5,5ha), Por. C (4,5 ha) en die Restant (42,88 ha)**
- **Konsolideer Erf 16576 (0,6989 ha) met Erf 13836 (3,7433ha= 4,4422ha in omvang en gebruik die diagram van Erf 16576 om gedeelte C te vorm**
- **Konsolideer die nuwe Gedeelte B met Erf 16566 (5,5 + 2,27) = 7,7 Ha om die eienaars toe te laat om die eiendom vir landboudoeleindes te gebruik.**

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

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Jan Hanekom: jan@jhp.co.za** . Deur 'n beswaar, kommentaar of vertoë 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 **17 Junie 2024**.

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 **0832618571** gedurende normale kantoor ure

Die uwe

Jan Hanekom

PLAN 2

Locality Plan

Notes:

Project

Application for
Subdivision and
Consolidation of
Farm 1557
And
Erf 16566
And the Consolidation
of Erven 16576 and
13836
Stellenbosch

Client

A Bezuidenhout

Property

Erf 16566
Stellenbosch

Date

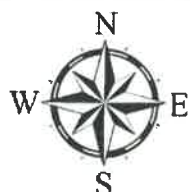
July 2023

Reference Number

OV 200165



Stellenbosch



Scale

Not to scale

JAN HANENOWI

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jan@jhp.co.za

0832618571

Celebrating 38 years in property planning and development





Ref. 1) Co-ordinate System WGS 84/19°
 2) S. G. Noting 3776
 3) Orthophoto Sheets D/S 3318D012, 3318D013
 Photo: air date: 2022

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 professional land surveyors
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 email: david@dh&a.co.za

project **SUBDIVISION AND
 CONSOLIDATION PLAN**

1) The Farm No 1557 Stellenbosch
 2) Erf 16568 Stellenbosch
 3) Erven 13836 and 16576 Stellenbosch

Scale 1 / 2500 @ A1
 Date June - September 2023
 File No S368/20
 Plan No 3 REV4

Notes:

- The Farm No 1557 Stellenbosch, owned by Verbyl Der Gelukzaligen (Pty) Ltd vide D/T 13763/2013, measuring 52,8604 hectares in extent, is to be subdivided into:
 - Ptn B ± 5,50 hectares
 - Ptn C ± 4,50 hectares
 - Rem. No 1557 ± 42,86 hectares
- Ptn B is to be transferred to Sesscape's on the Rocks (Pty) Ltd and consolidated with Erf 16666 Stellenbosch, measuring 2,2712 hectares in extent, to form a land unit measuring 47,77 hectares in extent.
- Erven 13836 and 16576 Stellenbosch both owned by Wellervreden Relief Residence (Pty) Ltd, respectively measuring 3,7433 hectares and 0,0669 hectares in extent, are to be consolidated to form a land unit measuring 4,4422 hectares in extent.
- The figure a b c d e f g represents a National Monument over Erf 13836 Stellenbosch vide GN 1429 dated 13/11/1998 Gazette No 19449.
- A Servitude Road 5m wide, up to Main Road No 27, the centre line of which is marked m n, is to be registered over the Remainder of the Farm No 1557 Stellenbosch L.O Ptn C.
- denotes Stellenbosch Municipality 2019 urban edge
- Act No 70/1970 is not applicable to the land units situated on General Plan No 13672016 including Erven 16506, 16576 and 16577 Stellenbosch