NOTICE OF LAND DEVELOPMENT APPLICATION
DATE: 24 OCTOBER 2024

APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

The following Land Use Application in terms of the Stellenbosch By-law on Municipal Land Use Planning of 2023 (**By-law**), refers:
Application Property Address: Farm Welmoed No. 468/ Remainder of Portion 28, Lynedoch Road, Stellenbosch
Application Property Number: Remainder of Portion 28 of Farm Welmoed No. 468, Lynedoch, Stellenbosch
Applicant: J Samson Consultancy duly authorized and acting on behalf of Virdus Works *(Pty)* Ltd – J Samson (Contact detail - +27 82 467 3748)
Owner: The Trustees for the time being of the Billy Visser Trust (IT 5284/96) duly represented by Uniqon Developers (Pty) Ltd – E. Coetzer (Contact detail: +27 12 809 0262)
Application Reference: TP752/2024

Description of the land development proposal:

Application is made i.t.o. the **By-law** in respect of the Remainder of Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch, for the following:

1) Application in terms of Section 15 (2)(a) for a rezoning; and
2) Application in terms of Section 15 (2)(d) for subdivision, inclusive of consideration of cancellation and creation of servitudes for various purposes.
3) Application in terms of Section 29 for the establishment of an owners' association.
4) Application in terms of Section 98 for approval of streetnames

In order to bring about a Phased Mixed-Use Development consisting predominantly of residential housing typologies with ancillary commercial and/or subservient uses.

Notice is hereby given in terms of the provisions of the said **By-law** that the abovementioned Application has been submitted to the Stellenbosch Municipality for consideration. The Application is available for inspection on the Planning Portal of the Stellenbosch Municipal and J Samson Consultancy websites for the duration of the public participation process at the following addresses:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisment
https://jacquisamson.co.za/-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 **By-law**. Written comment, which must include the reference to the Application, the name, contact details and physical address of the person who submit the comments, the reasons for the comments, and the interest of the person who submits the comment in respect of the Application, may be submitted to the Applicant by electronic mail as follows: **J Samson Consultancy - J Samson e-mail address: jacqui@jsamsonconsultancy.com** by lodging an objection, comment or representation, the person doing so acknowledges that such information may be made available to the public.

The comments must be submitted within 30 days from the date of this notice to be received by the Applicant on/or before the closing date of 25 November 2024.

The Municipality, in terms of Section 50(5) of the said **By-law**, may refuse to accept any comments/ objection received after the closing date or if same do not contain the detail/particulars required above.

Kindly take note that any person who commented on the Application, will be notified of the decision on the Application, and that the decision will also be published on the Municipality's website, as contemplated in section 61(1) of the **By-law**.

For any enquiries regarding the Application or the above requirements, or if you are unable to read, write and/or unable to submit your comments as provided for, you may in terms of Section 21 of the Local Government: Municipal Systems Act, Act 32 of 2000 contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours sincerely,
Jacqui Samson
J Samson Consultancy

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK
DATUM: 24 OKTOBER 2024

AANSOEK VIR HERSONERING EN ONDERVERDELING:
DIE RESTANT VAN GEDEELTE 28 VAN DIE PLAAS WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

Die onderstaande Grondgebruiksaansoek in terme van Stellenbosch se Verordening op Munisipale Grondgebruikbeplanning van 2023 (**Verordening**), verwys:
Adres van Aansoek eiendom: Die Restant van Gedeelte 28 van die Plaas Welmoed Estate Nr 468, Lynedoch Pad, Stellenbosch
Aansoek eiendom beskrywing: Die Restant van Gedeelte 28 van die Plaas Welmoed Estate Nr 468, Lynedoch, Stellenbosch
Aansoeker: J Samson Consultancy behoorlik gemagtig en namens Virdus Works *(Pty)* Ltd – J Samson (Kontak nommer: +27 82 467 3748)
Eienaar: Die Trustees van die Billy Visser Trust (IT 5284/96) verteenwoordig deur Uniqon Developers (Pty) Ltd – E. Coetzer (Kontak nommer: +27 12 809 0262)
Aansoek Verwysing: TP752/2024

Besonderhede van die Grondgebruiksaansoek:

Aansoek word gedoen i.t.v. van die **Verordening** op die Restant van Gedeelte 28 van die Plaas Welmoed Nr. 468, Registrasie Afdeling Stellenbosch, Wes-Kaap vir die volgende:

1) Aansoek i.t.v. of Artikel 15 (2)(a) vir ‘n hersonering; en
2) Aansoek i.t.v. of Artikel 15 (2)(d) for onderverdeling, insluitende oorweging van kansellasie en skepping van serwitute vir verskeie doeleindes.
3) Aansoek i.t.v. of Artikel 29 vir die vestiging van ‘n eienaarsvereniging.
4) Aansoek i.t.v. of Artikel 98 vir goedkeuring van straatname

Ten einde 'n gefasseerde ontwikkeling vir gemengde gebruik te bewerkstellig wat hoofsaaklik bestaan uit residensiële behuisingstipes met sekondêre kommersiële en/of ondergeskikte gebruike.

Kennis word hiermee gegee in terme van die voorskrifte van die toepaslike **Verordening** dat bovermelde Aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die Aansoek is beskikbaar vir insae op die Beplanningsplatvorm van die Stellenbosch Munisipaliteit en J Samson Consultancy se webtuiste vir die tydsduur van die publieke deelname proses by die volgende adresse:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications- advertisements.
https://jacquisamson.co.za/-land-use-applications-advertisments

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese afskrif van die Aansoek beskikbaar te stel.

Kommentaar en/ of besware met betrekking tot die Aansoek kan ingedien word in terme van Artikel 50 van die **Verordening**. Skriftelike kommentaar moet die volgende inligting bevat, naamlik die verwysingsnommer vir die Aansoek, die naam(e), 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 met betrekking tot die Aansoek. Laasgenoemde moet by wyse van elektroniese pos aan die Aansoeker as volg gerig word soos volg: **J Samson Consultancy - J Samson e-pos adres: jacqui@jsamsonconsultancy.com** deur 'n beswaar, kommentaar of vertoë te rig, stem die beswaarmaker daartoe in dat die betrokke inligting aan die publiek beskikbaar gestel mag word.

Kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing aan die Aansoeker gerig word en moet deur die Aansoeker ontvang word voor/of op die sluitingsdatum welke **25 November 2024** sal wees.

Neem kennis dat die Munisipaliteit, in terme van Artikel 50(5) van die **Verordening**, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word of wat nie die vereiste detail of vereiste inligting bevat nie.

Neem verder kennis dat enige persoon wat ‘n beswaar teen die Aansoek geliasseer het of kommentaar met betrekking tot die Aansoek gelewer het, in kennis gestel sal word rakende die besluit en dat die besluit ook gepubliseer sal word op die Munisipaliteit se webtuiste in terme van Artikel 61(1) van die **Verordening**.

Indien daar enige navrae insake die Aansoek of bovermelde vereistes is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos waarvoor voorsiening gemaak is nie, kan die Aansoeker in terme van Artikel 21 van die Plaaslike Regering: Wet op Munisipale Stelsels, Wet 32 van 2000 gekontak word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoorure.

Die uwe,
Jacqui Samson
J Samson Consultancy

WELMOED FARM 468, REMIANDER PORTION 28 – LAND DEVELOPMENT APPLICATION
SUMMARY OF APPLICATION

The application is for consideration of a phased development, by rezoning and subdivision of the property to provide for mixed uses, including, but not limited to:

- multi-unit housing zone for medium and high-density residential units, inclusive of a retirement village, blocks of flats, group housing, townhouses, inclusionary housing, private roads, and renewable energy structures;
- private open space zone for conservation of the natural features, access and circulation, and open spaces;
- transport facilities zone for transport purposes (goods and passengers);
- public roads and parking zone for public roads and streets;
- local business zone for the establishment of a small retail outlet, restaurant, medical consulting rooms, and offices to support an integrated self-sustaining community;
- community zone for the establishment of a place of assembly, place of worship, day care facilities, place of education, indoor and other sporting, and related facilities amongst others to complement the existing facilities and functions of the Sustainability Institute and Lynedoch Village; and
- utility services zone for the accommodation of private infrastructure and utility services as required for the proposed development.

Application is made;

1. In terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the rezoning of Remainder Portion 28 of the Farm Welmoed No 468/28, Stellenbosch Division from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to allow the following uses in a mixed use and in a Multi-unit residential development of 53 portions, providing ±884 dwelling units of which 20% (±176 units) needs to set aside for Inclusionary housing; namely Private Open Space, Education Zone; Mixed Use Zone, Multi-Unit Residential Zone, Conventional Residential Zone and Public Roads and Parking Zone.

2. In terms of Section 15(2)(d) of the said bylaw for the subdivision of Farm No 468/28, Stellenbosch Division into 52 Portions and a Remainder Road, namely;
   Erf 1 (±0,6682ha), Erf 2 (±1,7655ha), Erf 3 (±0,3054ha), Erf 4 (±0,8815ha), Erf 5 (±0,8274ha), Erf 6 (±0,7024ha), Erf 7 (±1,0678ha), Erf 8 (±0,7719ha), Erf 9 (±0,5976ha), Erf 10 (±1,0671ha), Erf 11 (±05,5319ha), Erf 12 (±0,1794ha), Erf 13 (±0,9219ha), Erf 14 (±0,9179ha), Erf 15 (±0,9300ha), Erf 16 (±2,6625ha), Erf 17 (±1,5857ha), Erf 18 (±0,3214ha), Erf 19 (±0,1159ha), Erf 20 (±0,1440ha), Erf 21 (±0,1302ha), Erf 22 (±0,2216ha), Erf 23 (±0,7267ha), Erf 24 (±1,5497ha), Erf 25 (±1,5905ha), Erf 26 (±1,2612ha), Erf 27 (±0,4115ha), Erf 28 (±0,6034ha), Erf 29 (±0,7905ha), Erf 30 (±0,4438ha), Erf 31 (±0,4699ha), Erf 32 (±0,5252ha), Erf 33 (±0,5896ha), Erf 34 (±0,0367ha), Erf 35 (±0,0426ha), Erf 36 (±0,6180ha), Erf 37 (±0,5786ha). Erf 38 (±0,4251ha), Erf 39 (±0,5881ha), Erf 40 (±0,7033ha), Erf 41 (±0,8611ha), Erf 42 (±2,3266ha), Erf 43 (±1,2018ha), Erf 44 (±1,2249ha), Erf 45 (±1,2691ha), Erf 46 (±1,2800ha), Erf 47 (±0,7212ha), Erf 48 (±0,4833ha), Erf 49

(±0,4972ha), Erf 50 (±2,3244ha), Erf 51 (±0,4615ha), Erf 52 (±0,8823ha) and a Remainder Farm No. 468/28 (±0,734ha).

3. In terms of Section 15(2)(d) of the said bylaw for the subdivision of Farm No 468/28, Stellenbosch Division into 38 Phases and the registration of services servitudes (5m wide gravity sewer line, 3m wide water line and 5m wide rising main sewer line).

4. In terms of Section 29 of the said bylaw for the establishment of the Welmoed Village Property Owners Association and the approval of their Constitution.

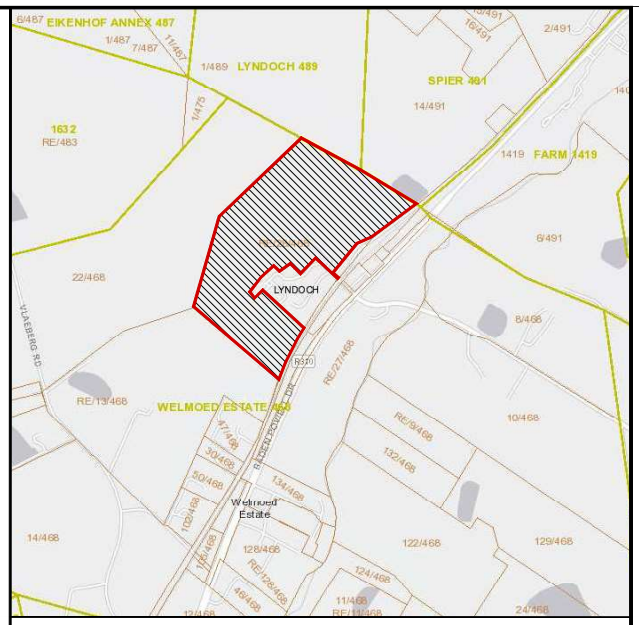
5. In terms of Section 98 of the said bylaw for the approval of the following 18 street names (alternatives in brackets where applicable);

   Lynedoch Street, Welmoed Avenue (Welmoed Road), Meerlust Avenue (Meerlust Road), Cellar Street (Kelder Street), Spier Avenue (Farm Road), Granite Avenue (Plunton Road), Drie Gewels Avenue (Institute Road), Uniqon Sqaure Avenue (Hendrich Square Road), Avalien Street (Anika Street), Marcell Street (Carla Street), Olive Street (Renosterbos), Windpomp Street (Windmill Street), Varney Street (Glen Eagles Street), Oakleaf Street (Villafontes Street), Spring Street (Fontein Street), Bendeman Street (Christelle Street), Cabernet Street (Vineyard Street) and Christiaan Close (Stella Close)

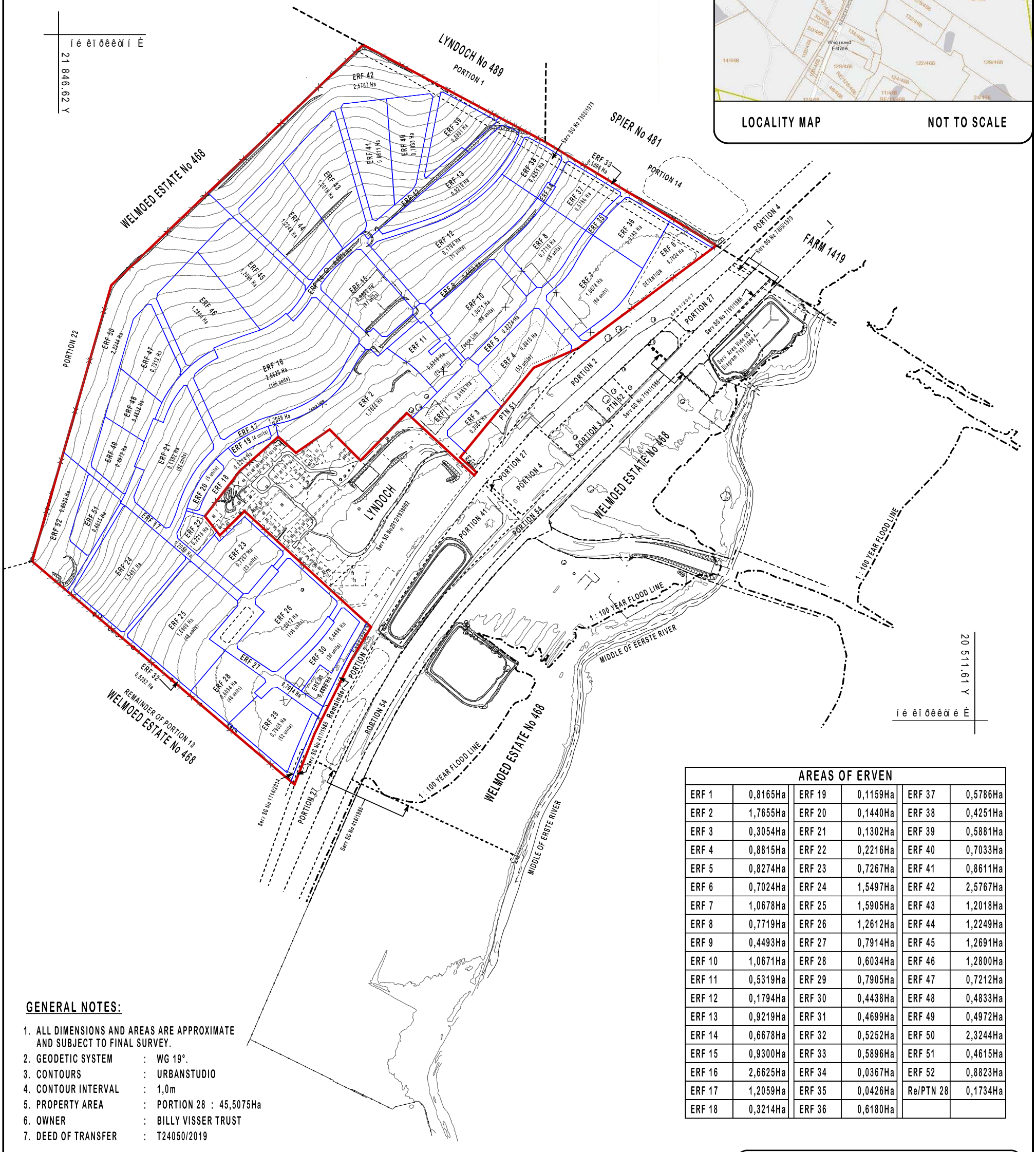
SKETCH PLAN:
PROPOSED SUBDIVISION OF
PORTION 28 OF THE FARM
WELMOED ESTATE No. 468
LOCAL AUTHORITY: STELLENBOSCH

ANNEXURE J.1-1

SCALE: 1 : 4 000



LOCALITY MAP NOT TO SCALE



AREAS OF ERVEN					
ERF 1	0,8165Ha	ERF 19	0,1159Ha	ERF 37	0,5786Ha
ERF 2	1,7655Ha	ERF 20	0,1440Ha	ERF 38	0,4251Ha
ERF 3	0,3054Ha	ERF 21	0,1302Ha	ERF 39	0,5881Ha
ERF 4	0,8815Ha	ERF 22	0,2216Ha	ERF 40	0,7033Ha
ERF 5	0,8274Ha	ERF 23	0,7267Ha	ERF 41	0,8611Ha
ERF 6	0,7024Ha	ERF 24	1,5497Ha	ERF 42	2,5767Ha
ERF 7	1,0678Ha	ERF 25	1,5905Ha	ERF 43	1,2018Ha
ERF 8	0,7719Ha	ERF 26	1,2612Ha	ERF 44	1,2249Ha
ERF 9	0,4493Ha	ERF 27	0,7914Ha	ERF 45	1,2691Ha
ERF 10	1,0671Ha	ERF 28	0,6034Ha	ERF 46	1,2800Ha
ERF 11	0,5319Ha	ERF 29	0,7905Ha	ERF 47	0,7212Ha
ERF 12	0,1794Ha	ERF 30	0,4438Ha	ERF 48	0,4833Ha
ERF 13	0,9219Ha	ERF 31	0,4699Ha	ERF 49	0,4972Ha
ERF 14	0,6678Ha	ERF 32	0,5252Ha	ERF 50	2,3244Ha
ERF 15	0,9300Ha	ERF 33	0,5896Ha	ERF 51	0,4615Ha
ERF 16	2,6625Ha	ERF 34	0,0367Ha	ERF 52	0,8823Ha
ERF 17	1,2059Ha	ERF 35	0,0426Ha	Re/PTN 28	0,1734Ha
ERF 18	0,3214Ha	ERF 36	0,6180Ha		

GENERAL NOTES:

1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. GEODETIC SYSTEM : WG 19°.
3. CONTOURS : URBANSTUDIO
4. CONTOUR INTERVAL : 1,0m
5. PROPERTY AREA : PORTION 28 : 45,5075Ha
6. OWNER : BILLY VISSER TRUST
7. DEED OF TRANSFER : T24050/2019

PLAN NUMBER: ??
REF: ??
Applicant Signature _____

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ON ORIGINAL A2

VIRDUS WORKS

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Enviromental Assessment Practitioners
3rd Floor, Time Square, Elektron Street, Techno Park, Stellenboch, 7600, South Africa
Mobile: +27 82 467 3748
Email: jacqui@jsamsonconsultancy.com

SKETCH PLAN:
PROPOSED PHASING & LAND USE PLAN

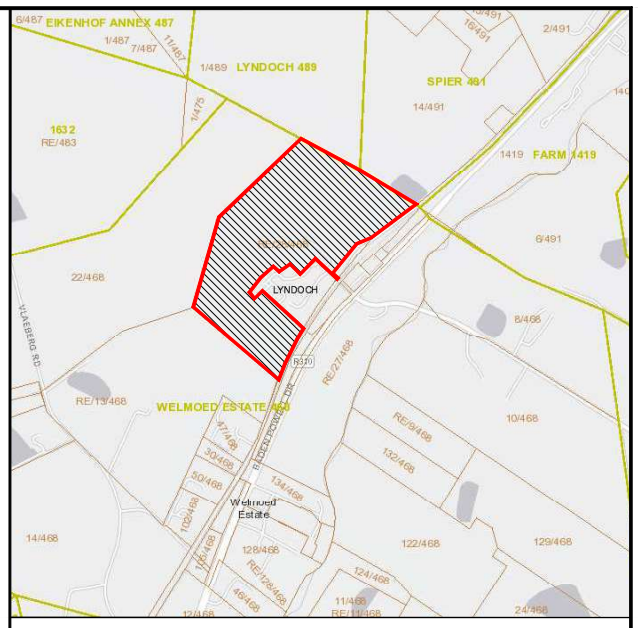
ANNEXURE J.1-2

PORTION 28 OF THE FARM

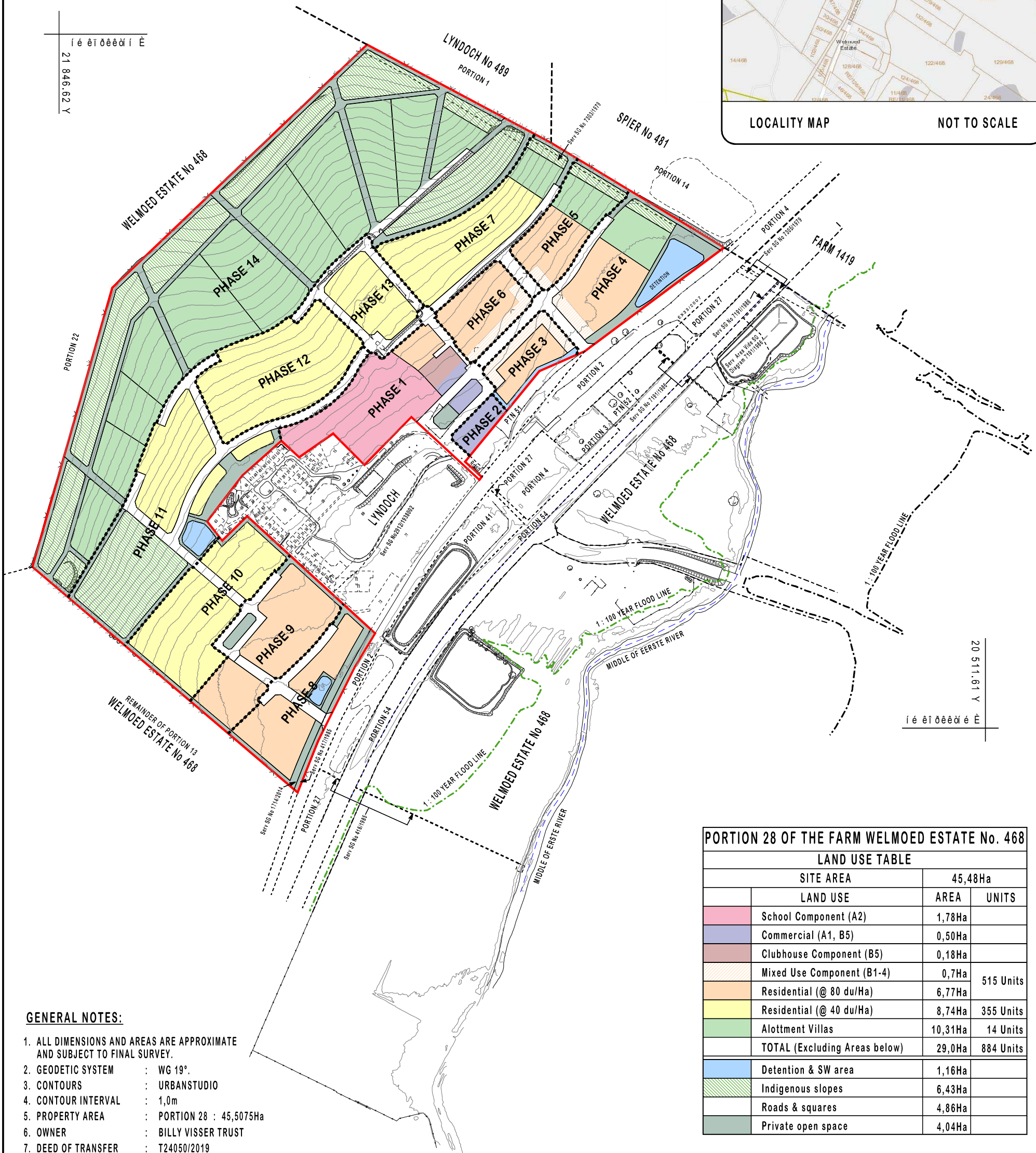
WELMOED ESTATE No. 468

LOCAL AUTHORITY: STELLENBOSCH

SCALE: 1 : 4 000



LOCALITY MAP NOT TO SCALE



PORTION 28 OF THE FARM WELMOED ESTATE No. 468			
LAND USE TABLE			
SITE AREA		45,48Ha	
	LAND USE	AREA	UNITS
	School Component (A2)	1,78Ha	
	Commercial (A1, B5)	0,50Ha	
	Clubhouse Component (B5)	0,18Ha	
	Mixed Use Component (B1-4)	0,7Ha	515 Units
	Residential (@ 80 du/Ha)	6,77Ha	
	Residential (@ 40 du/Ha)	8,74Ha	355 Units
	Alottment Villas	10,31Ha	14 Units
	TOTAL (Excluding Areas below)	29,0Ha	884 Units
	Detention & SW area	1,16Ha	
	Indigenous slopes	6,43Ha	
	Roads & squares	4,86Ha	
	Private open space	4,04Ha	

GENERAL NOTES:

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PLAN NUMBER: ??

REF: ??

Applicant Signature _____

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ON ORIGINAL A2

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Development Management Consultants and Enviromental Assessment Practitioners
3rd Floor, Time Square, Elektron Street, Techno Park, Stellenboch, 7600, South Africa
Mobile: +27 82 467 3748
Email: jacqui@jsamsonconsultancy.com

SKETCH PLAN:
PROPOSED STREET NAMES

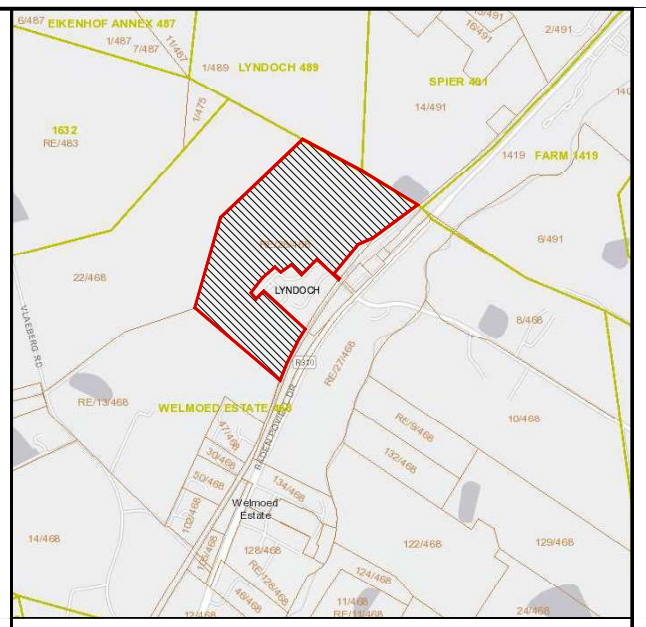
PORTION 28 OF THE FARM

WELMOED ESTATE No. 468

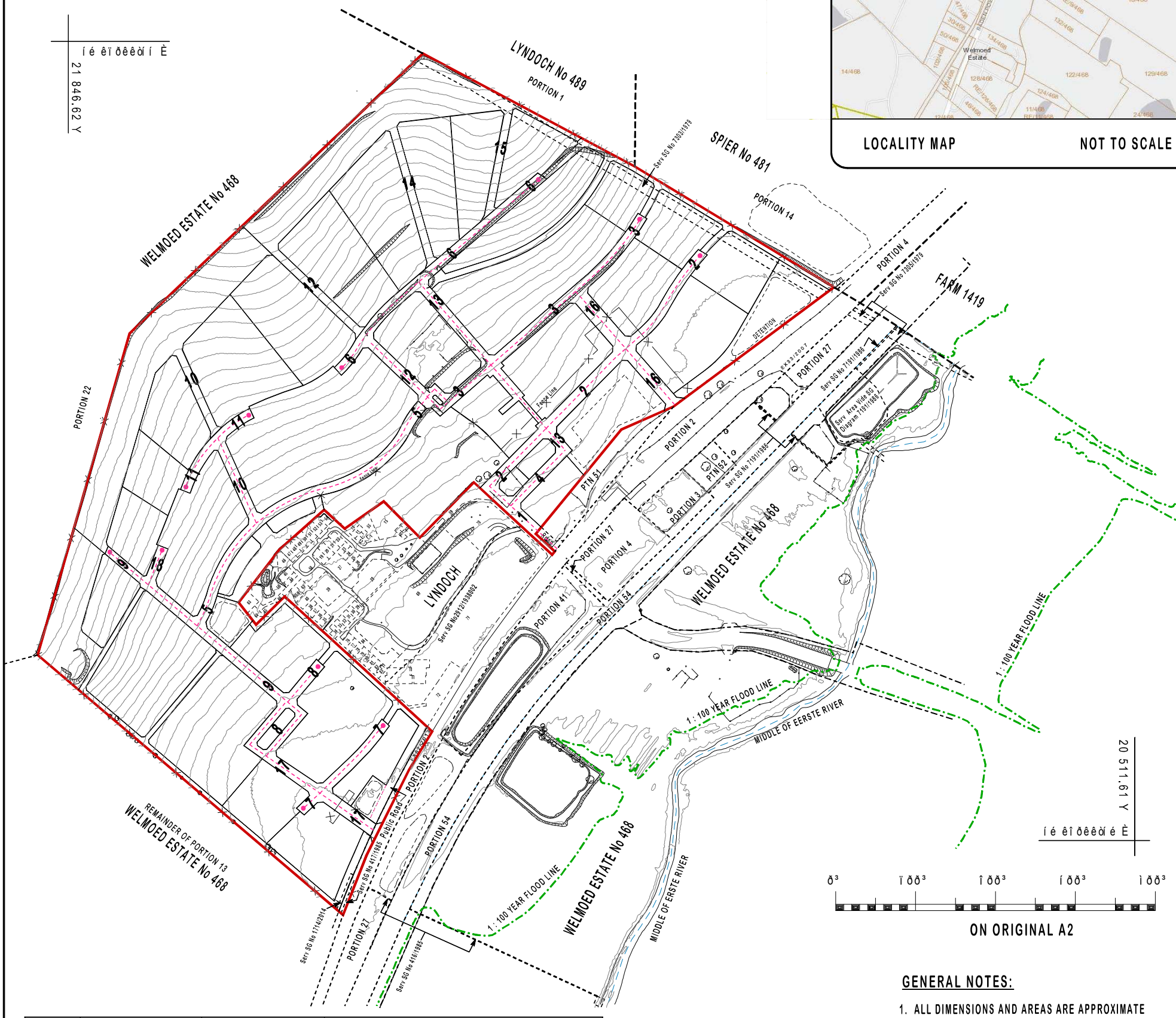
LOCAL AUTHORITY: STELLENBOSCH

ANNEXURE J.1-3

SCALE: 1 : 4 000



LOCALITY MAP NOT TO SCALE



ON ORIGINAL A2

Street Reference	Prefered Name	Alternative Name	Name Derivation
1	Lynedoch Street		Existing access street with name as name appeats in documents and on maps
2	Welmoed Avenue	Welmoed Road	Name of relevance to the original farm name.
3	Meerlust Avenue	Meerlust Road	Name of relevance to the name of an abutting farm awarded to the original farm owners.
4	Cellar Street	Kelder Street	Name relevant to the old wine cellar on the farm.
5	Spier Avenue	Farm Road	Name of relevance to the name of an abutting farm, the owners of which made significant contribution to the Sustainability Institute.
6	Granite Avenue	Pluton Road	Names referring to the rocky outcrops, which are the only portions not cultivated or transformed.
7	Drie Gewels Avenue	Institute Road	Name relevant to the existence of the main built features of Lynedoch Village.
8	Uniqon Square Avenue	Hendrich Square Raod	Names of relevance to the developer.
9	Avalien Street	Anika Street	Names of relevance to the developer.
10	Marcell Street	Carla Street	Names of relevance to the developer.
11	Olive Street	Renosterbos Street	Name of relevance to the vegetation on the farm.
12	Windpomp Street	Windmill Street	Name of relevance to a windmill standing on the farm.
13	Varney Street	Glen Eagles Street	Name of relevance to the name of one of the original farm owners responsible for establishing the hotel, and the initial name thereof.
14	Oakleaf Street	Villafontes Street	Names of the two major soil types found on the property.
15	Spring Street	Fontein Street	Name of relevance to the spring that used to provide the farm with water.
16	Bendeman Street	Christelle Street	Names of relevance to the developer.
17	Cabernet Street	Vineyard Street	Name of relevance to the viticulture on the farm.
18	Christiaan Close	Stella Close	Names of relevance to the developer.

GENERAL NOTES:

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VIRDUS WORKS

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Enviromental Assessment Practitioners
3rd Floor, Time Square, Elektron Street, Techno Park, Stellenboch, 7600, South Africa
Mobile: +27 82 467 3748
Email: jacqui@jsamsonconsultancy.com

Ptn 28 Farm Welmoed
Estate No. 468

Legend

- Farm Portions
- Erf

Map Center: Lon: 18°46'1.9"E
Lat: 33°58'53.4"S

Scale: 1:5 000

Date created: September 12, 2022

Western Cape Government
Agriculture
FOR YOU