NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Dear Sir/ Madam

APPLICATION TYPE: APPLICATION FOR SUBDIVSION AND CONSOLIDATION : PORTION 1 OF FARM NO. 1257 AND FARM NO. 1408 PAARL

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

Application Property Address: Bordeaux Farm : Green Valley Road , Franschhoek Rural

Application Property Number: Portion 1 Farm No. 1257 and Farm No. 1408 : Paarl

Applicant: D.P. Burger for Friedlaender Burger Volkmann

Owners: La Combe Property (Pty)Ltd and Stonybrook Agriculture (Pty) Ltd

Application Reference: LU/17213 (TP744/2024)

Description of land development proposal:

1. An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Farm 1408 & Farm 1257/1 Paarl Division for the following.

1.1 Subdivision of Farm 1257/1 in terms of Section 15 (2) (d) of the said By-law, into;

i. Portion A (± 6.56 ha in extent)
ii. Remainder of Farm 1257/1 (± 11,3748 ha in extent)

1.2 Consolidation in terms of Section 15 (2) (e) of the said by-law, for the following;

i. Consolidation of the subdivided Portion A with Farm 1408 in order to create a newly consolidated portion (29 ha in extent)

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:
e-mail comment@fbvsurvey.co.za attention Damien Burger.

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 **1 October 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 021-8864004 during normal office hours.

Yours faithfully

D.P.Burger

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon
Fisiese adres van geaffekteerde persoon

Geagte Meneer/Mevrou

AANSOEKTIPE: : AANSOEK VIR ONDERVERDELING EN KONSOLIDASIE : GEDEELTE 1 VAN PLAAS NO. 1257 EN PLAAS NO. 1408 PAARL

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

Adres van aansoek eiendom: Bordeaux Farm : Green Valley Pad ,Franschhoek Rural

Aansoek eiendom beskrywing: Gedeelte 1 Plaas No. 1257 en Plaas No. 1408 : Paarl

Aansoeker: D.P. Burger vir Friedlaender Burger Volkmann.

Eienaar: La Combe Property (Pty)Ltd en Stonybrook Agriculture (Pty) Ltd

Aansoek Verwysing: LU/17213 (TP744/2024)

Besonderhede van die grondgebruiksaansoek:

1. Aansoek word gedoen in terme van Stellenbosch Munisipale Verordening op Grondverbruiksbeplanning , 2023 vir die volgende :

1.1 Onderverdeling van Paas 1257/1 in terme van Artikel 15(2)(d) van genoemde Verordering vir :

i. Gedeelte A (± 6.56 ha groot)
ii. Restant of Plaas 1257/1 (± 11,3748 ha groot)

1.2 Konsolidasie in terme van Artikel 15(2)(d) van genoemde Verordering vir :

i. Konsolidasie van onderverdeelde Gedeelte A met Plaas No. 1408 om n nuwe konsolideerde eenheid te stig (29 ha groot)

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-notices/land-use-applications-advertisements . Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 de 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:
e-mail comment@fbvsurvey.co.za attention Damien Burger.
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 **1 Oktober 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 021-8864004 gedurende normale kantoor ure .

Die uwe

D.P. Burger

ANNEXURE A

Notes

TN

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

Scale 1:50000 @ A4	Date: 24 October 2023	System: WG 19

LOCALITY PLAN

Ref:PA1257-1 | Dwg: LOCALITY

friedlaender, burger & volkmann
PROFESSIONAL LAND SURVEYORS. SECTIONAL TITLE CONSULTANTS. MAPPING CONSULTANTS
Stellenbosch House 4, Patrysvlei, 7600 T +27 21 8864004 Cape Town 150 St. George's Mall, 8000 T +27 21 0071861
Riebeek Kasteel 3 Bergsig, Walter Street, 7300 T +27 22 4481024
enquiries@fbvsurvey.co.za • www.fbvsurvey.co.za

Motivation report

Executive Summary

PORTION 1 FARM BORDEAUX NO. 1257 AND REMAINDER FARM 1408 PAARL

: Western Cape Province

Friedlaender, Burger and Volkmann
PO Box 154, Stellenbosch
Tel +27 21 8864004
enquiries@fbvsurvey.co.za
www.fbvsurvey.co.za

Farm numbers	Portions 1 of the Farm Bordeaux No. 1257 Paarl Remainder of Farm No. 1408: Paarl
Address	Bordeaux Farm Green Valley Road Franschhoek
Area	Portion 1 Farm No. 1257: 18.0240 ha Remainder Farm 1408: 22.4610 ha
Owners	La combe Property (Pty) Ltd Stonybrook Agriculture (Pty) Ltd
Title deeds	Portion 1 Farm No. 1257 : T10055/1997 Remainder Farm 1408: T7880/2023
Zoning	Agricultural and Rural
Use	Agriculture

The owners of Portions 1 of Farm No. 1257 and Remainder of Farm No. 1480 Paarl wish to apply for the realignment of the boundaries of the properties without the creation of any additional property by subdividing ±6.56Ha off Portion 1 farm No. 1257 and consolidating the subdivided portion with Remainder of Farm No. 1408

The properties lie to the south of Franschhoek Town against the Franschhoek mountains. The surrounding area is rural agricultural with a wide variety of farm sizes and extensive agricultural.

The properties are zoned Agriculture and Rural and land use of the properties will remain agricultural.

The existing access for both properties is off the Green Valley Road and no additional access is required.

The National Department of Agriculture, Land Reform, and Rural Development has approved the proposal.

The application is consistent with the guideline as it does not propose any change in land use from agriculture and does not propose the creation of additional land units."

The proposal does not result in the loss of agricultural opportunity as it does not propose land use change.

The proposal preserves the existing integrity and value of the high value scenic landscape of Stellenbosch and is consistent with the use, form and character of surrounding properties.

The proposal is aligned with the MSDF as it does not create any new land units, does not propose land use change, does not result in new sub-economical units, and has no negative impact on the scenic and unique character of the area.

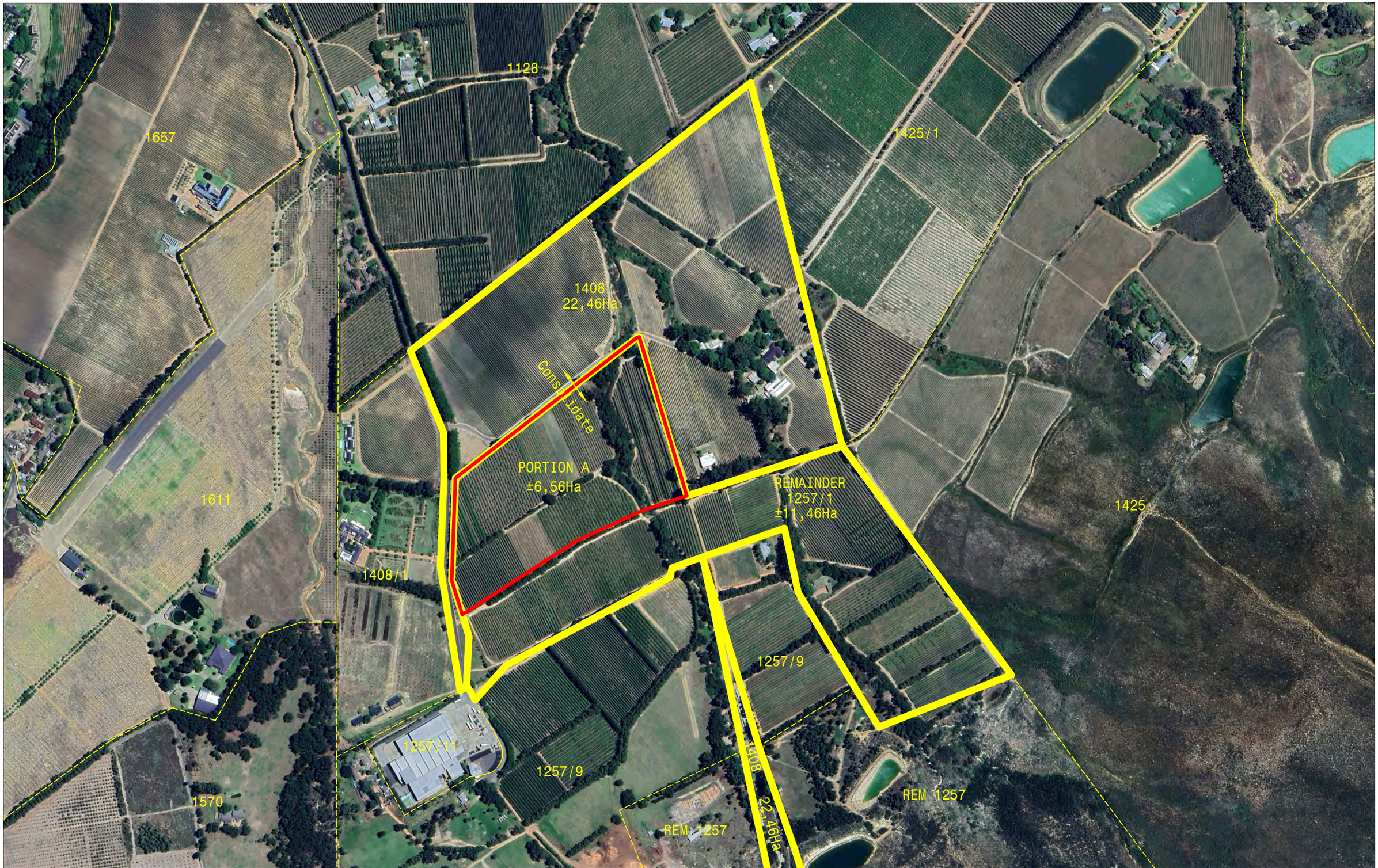
The consolidated portion leads to an increase potential for vineyards and closer to the minimum size for vineyards.

The proposal is in keeping with the existing local pattern of subdivisions and does not create any new portions. The proposal has no impact on the extent of agricultural activities on the properties and has no discernible negative impacts on the wellbeing, health and safety of any person or community.

The proposal is desirable and has no discernible negative impacts. The proposal is compliant with all applicable policy and does not infringe any legislation.

There is no apparent reason for refusal of the application.

ANNEXURE B



Notes:

TN

Caveat

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2. All levels are to be confirmed prior to construction.

Scale 1:5000 @ A3	Date: 24 October 2023	System: WG 19

PROPOSED SUBDIVISION
PORTION 1 OF FARM No. 1257 AND
CONSOLIDATION REM. FARM No. 1408
PAARL

Ref: PA1257-1 | Dwg:PROP_SUB

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