

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR SUBDIVISION, SIMULTANEOUS SERVITUDE REGISTRATION AND CONSOLIDATION: PORTION 5 OF THE FARM SEATON 79 AND FARM 1456, STELLENBOSCH REGISTRATION DIVISION

The following land use application in terms of the Stellenbosch Land Use Planning By-law, 2023 refers:

Application Property Address: Devon Valley Road, Stellenbosch Farms, 7600

Application Property Number: Portion 5 of The Farm Seaton 79 and Farm 1456, Stellenbosch Registration Division

Applicant: Urban Dynamics Cape (Pty) Ltd, herein represented by Mr. PJ Lerm, (021) 948 1545, pj@udwc.co.za

Owner: Silbury Investments CC, herein represented by Mr. Bernard Fontannaz, bernard@originwineuk.com

Application Reference: LU/17524 (TP 868/2024)

Description of land development proposal:

Application has been made for the subdivision, registration of a servitude and concurrent consolidation of Portion 5 of the Farm Seaton No. 79 and Farm 1456, in terms of Sections 15(2)(d) and 15(2)(e) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023, to effectively enable the establishment of separate agricultural holdings. The following, corresponding actions are consequently subject to approval:

1. The **Subdivision** of Portion 5 of the Farm Seaton 79, into the following land holdings:
 - Remainder Farm 5/79: **±8.90ha**
 - Portion A: **±5.16ha**
2. The **Consolidation** of Portion A (±5.16ha), described above, with Farm 1456, Stellenbosch RD, for the establishment of a separate agricultural holding of ±7.53ha; and
3. The **Registration of a general Servitude**, with a general width of approximately 8m and with a maximum width not exceeding 15m, over the foregoing land holding (±7.53ha), in order to maintain existing services

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: Urban Dynamics Cape (Pty) Ltd, herein represented by Mr. PJ Lerm, (021) 948 1545,

pj@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 03 December 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) 948 1545 during normal office hours.

Yours faithfully

PJ Lerm

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM ONDERVERDELING, GELYKTYDIGE SERWITUUT REGISTRASIE EN KONSOLIDASIE: GEDEELTE 5 VAN DIE PLAAS SEATON 79 EN PLAAS 1456, STELLENBOSCH REGISTRASIE AFDELING

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023 verwys:

Adres van aansoek eiendom: Devon Valley Weg, Stellenbosch Plase, 7600

Aansoek eiendom beskrywing: Gedeelte 5 van die Plaas Seaton 79 and Plaas 1456, Stellenbosch Registrasie Afdeling

Aansoeker: Urban Dynamics Cape (Pty) Ltd, hierin verteenwoordig deur Mnr. PJ Lerm, (021) 948 1545, pj@udwc.co.za.

Eienaar: Silbury Investments CC, hierin verteenwoordig deur Mnr. Bernard Fontannaz, bernard@originwineuk.com

Aansoek Verwysing: LU/17524 (TP 868/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word hiermee ingedien, ingevolge Artikels 15(2)(d) en 15(2)(e) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning 2023, vir die onderverdeling, serwituut registrasie en gelyktydige konsolidasie van Gedeelte 5 van die Plaas Seaton 79 en Plaas 1456 ten einde die vestiging van afsonderlike landbouhoewes moontlik te maak. Die volgende ooreenstemmende aksies is gevolglik onderhewig aan goedkeuring:

1. Die **Onderverdeling** van Gedeelte 5 van die Plaas Seaton 79, in die volgende landhoewes:
 - Restant Plaas 5/79: **±8.90ha**
 - Gedeelte A: **±5.16ha**
2. Die **Konsolidasie** van Gedeelte A (±5.16ha), hierbo beskryf, met Plaas 1456, Stellenbosch RD, vir die vestiging van 'n afsonderlike landhoewe van ±7.53ha; en
3. Die **Registrasie van 'n algemene Serwituut**, met 'n algemene breedte van ongeveer 8m en met 'n maksimum breedte van 15m wyd, oor die voorafgaande landhoewe (±7.53ha), ten einde bestaande dienste te behou.

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 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 ingevolge 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: Urban Dynamics Cape (Pty) Ltd, hierin verteenwoordig deur

Mnr. PJ Lerm, (021) 948 1545, pj@udwc.co.za. Deur 'n beswaar, kommentaar of verhoë 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 03 Desember 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) 948 1545 gedurende normale kantoor ure.

Die uwe

PJ Lerm

EXECUTIVE SUMMARY OF THE DETAIL AND MOTIVATION FOR THE APPLICATION

Application, in terms of Sections 15(2)(d) and 15(2)(e) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 is hereby made for the following:

1. The **Subdivision** of Portion 5 of the Farm Seaton 79, into the following land holdings:
 - Remainder Farm 5/79: **±8.90ha**
 - Portion A: **±5.16ha**
2. The **Consolidation** of Portion A (±5.16ha), described above, with Farm 1456, Stellenbosch RD, for the establishment of a separate agricultural holding of ±7.53ha; and
3. The **Registration of a general Servitude**, with a general width of approximately 8m and with a maximum width not exceeding 15m, over the foregoing land holding (±7.53ha), in order to maintain existing services

The objective of this application is to obtain the statutory approval of the Stellenbosch Local Municipality, to facilitate the establishment of separate, agricultural adapt land holdings. No change in the use of land will conversely be prompted on account of this proposal.

UITVOERENDE OPSOMMING VAN DIE BESONDERHEDE EN MOTIVERING VIR DIE AANSOEK

Aansoek ingevolge Artikels 15(2)(d) en 15(2)(e) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning 2023, word hiermee ingedien vir die volgende:

1. Die **Onderverdeling** van Gedeelte 5 van die Plaas Seaton 79, in die volgende landhoewes:
 - Restant Plaas 5/79: **±8.90ha**
 - Gedeelte A: **±5.16ha**
2. Die **Konsolidasie** van Gedeelte A (±5.16ha), hierbo beskryf, met Plaas 1456, Stellenbosch RD, vir die vestiging van 'n afsonderlike landhoewe van ±7.53ha; en
3. Die **Registrasie van 'n algemene Servituut**, met 'n algemene breedte van ongeveer 8m en met 'n maksimum breedte van 15m wyd, oor die voorafgaande landhoewe (±7.53ha), ten einde bestaande dienste te behou.

Die doel van hierdie aansoek is om die statutêre goedkeuring van die Stellenbosch Plaaslike Munisipaliteit te bekom, ten einde die vestiging van afsonderlike landbou grondhoewes te fasiliteer. Geen verandering in die gebruik word gevolglik geopper op grond van hierdie voorstel nie.

STELLENBOSCH STELLENBOSCH FARMS 579 & 1456

LOCAL CONTEXT

-  Subject Area (±16.40ha)
-  Cadastral Boundaries

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

REF:

COMPILED BY: F. BIR

IDENTITY

Urban Dynamics South Cape (Pty) Ltd is a company registered in the Republic of South Africa with registration number 2015/00000000/07 and is a member of the South African Surveyors' Association (SASA) and the South African Institution of Professional Surveyors (SAIPSA).

DATE: April 2024

CLIENT

SCALE: See Liverscale

PLAN NO: 2

FILE NAME

URBAN DYNAMICS SOUTH CAPE
100% OWNERSHIP
100% SOUTH AFRICAN
100% SOUTH AFRICAN

SOUTH CAPE OFFICE PARK, GROUND FLOOR, UNIT 2.

DAHL GROUND DRIVE, BELLVILLE, 7530

TEL: (021) 848 1545

Website: www.udsc.co.za

Urban Dynamics South Cape (Pty) Ltd Reg. No: 19870061707



Sources: Esri, Maxar, Earthstar Geographics, and the IGN (Open Community)

SEATON & LE JARDIN

STELLENBOSCH FARM 5/79

PROPOSED SUBDIVISION PLAN

 SUBJECT PROPERTY (±14,06ha)

 CADASTRAL BOUNDARIES

 PROPOSED SUBDIVISION LINE

 PORTION A
(a portion of Farm 5/79 Stellenbosch)
= ±5,16ha

 REMAINDER FARM 5/79
= ±8,90ha

PLEASE NOTE:

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

INDEMNITY

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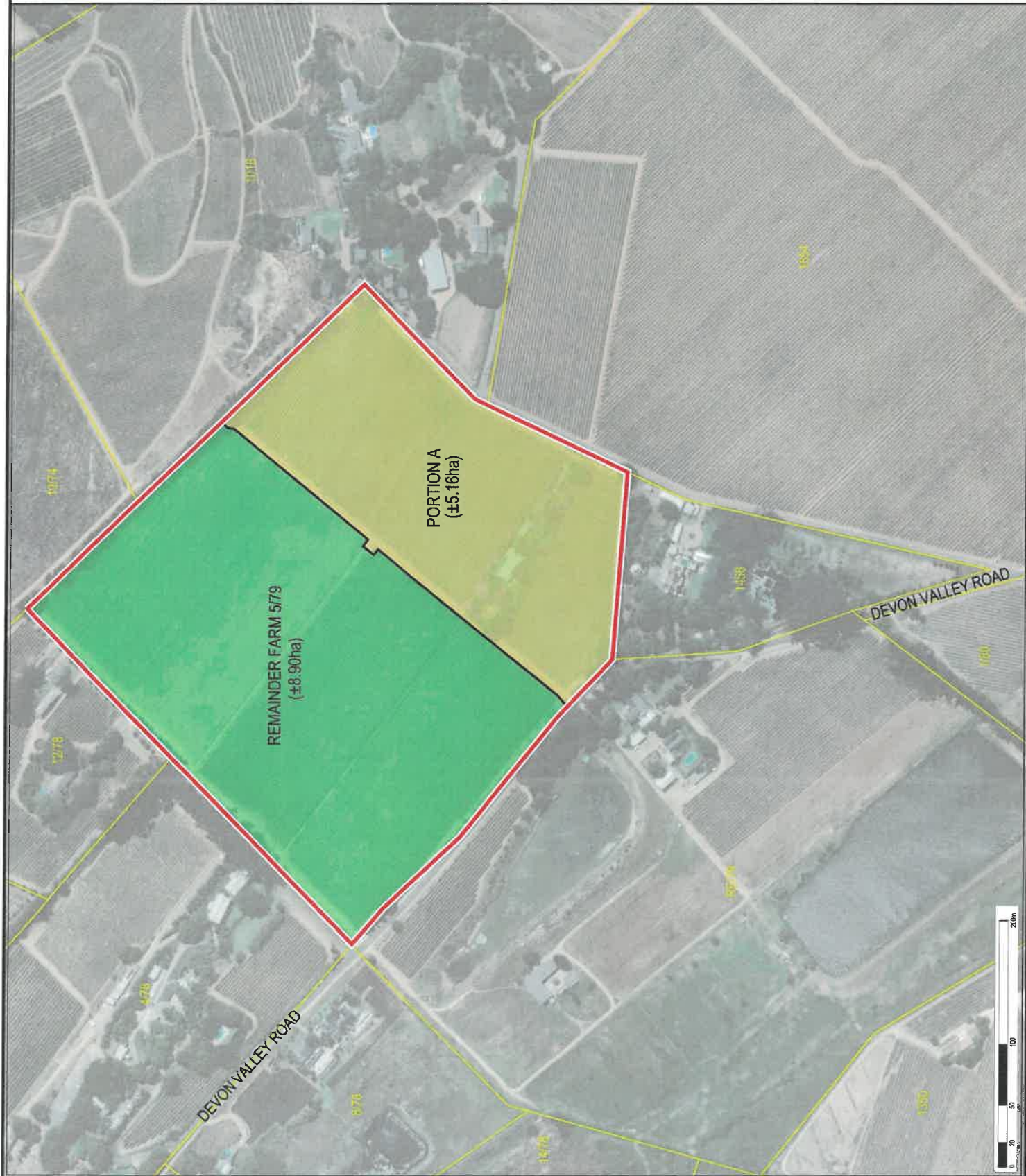
DATE	08 August 2024
SCALE	See linescale
PLAN NO.	1

FILE NAME:



URBAN DYNAMICS SOUTH CAPE
TOWN & REGIONAL PLANNERS
SOUTH AFRICAN PROFESSIONAL SURVEYORS
SOUTH AFRICAN PROFESSIONAL PLANNERS
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TEL: 081 344 1545
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URBAN DYNAMICS VESTEREN, CAPE INC REG. NO. 606002271



SEATON & LE JARDIN STELLENBOSCH FARMS 5/79 & 1456

PROPOSED CONSOLIDATION PLAN

- CONSOLIDATED AREA (± 7.53 ha)
- CADASTRAL BOUNDARIES
- COMPONENT LINE

COMPONENTS:

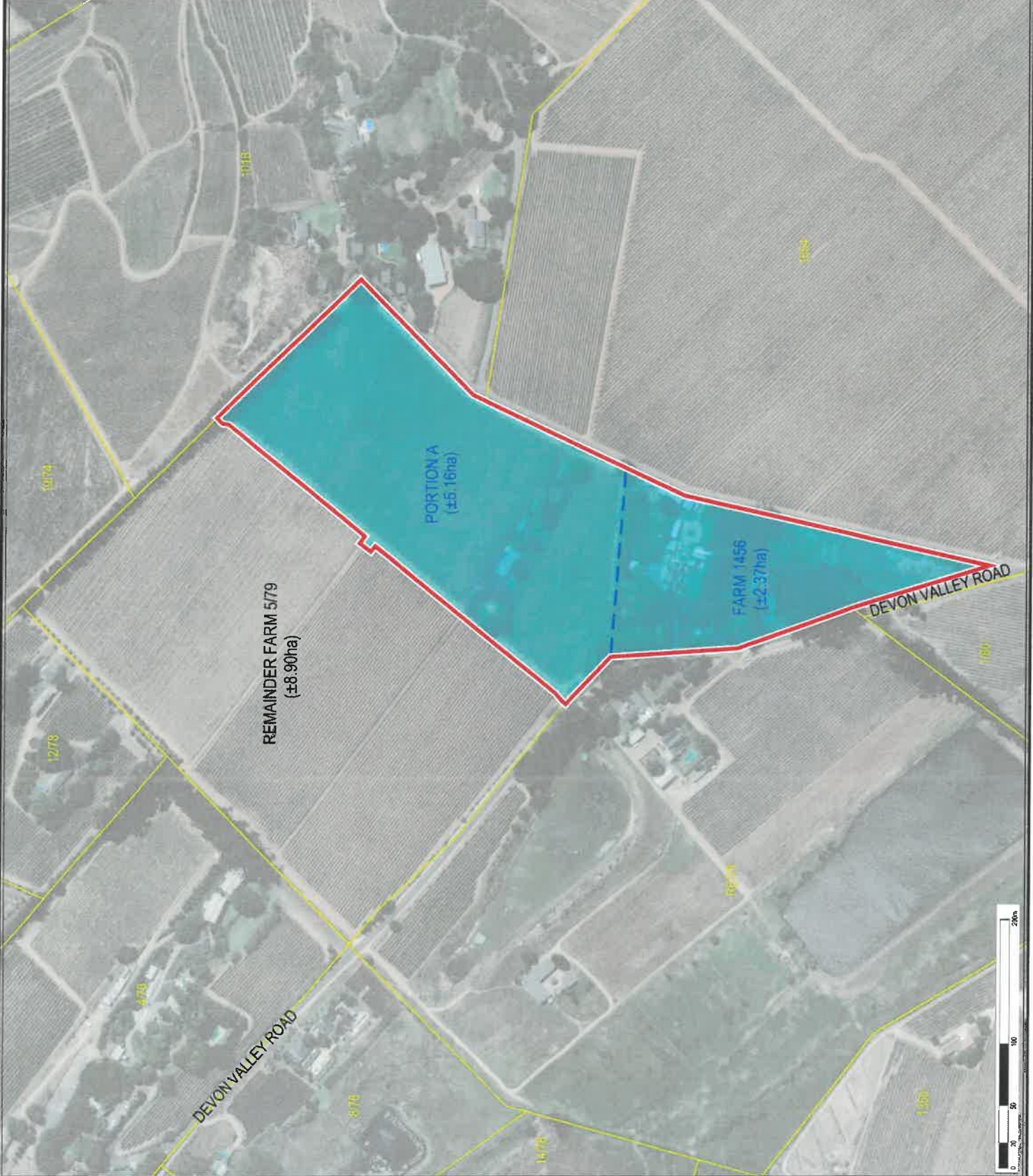
- 1.) PORTION A
(a portion of Farm 5/79 Stellenbosch) = ± 5.16 ha
- 2.) FARM 1456 STELLENBOSCH
= ± 2.37 ha

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

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DATE	08 August 2024	COPYRIGHT	RESERVED
SCALE	See linescale	PLAN NO.	2
FILE NAME:			

URBAN DYNAMICS south cape
T O P O G R A P H I C S
80111 DATE OFFICE HANG GORDON FLOOD UNIT 2 LAL CRONIE DRIVE
RELIABLE
7520
TEL: 0811 441 1545
URBAN DYNAMICS WESTERN CAPE INC REG NO: 1500002071



SEATON & LE JARDIN

STELLENBOSCH FARMS 5179 & 1456

PROPOSED SERVITUDE PLAN

- CONSOLIDATED FARM (± 7.53 ha)
- CADASTRAL BOUNDARIES
- PROPOSED SERVITUDE AREA
 $\approx \pm 0.26$ ha*

* All servitudes to be done on the basis of an "as-built" survey.

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

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DATE	08 August 2024
SCALE	See linescale
PLAN NO.	3

FILE NAME:



URBAN DYNAMICS SOUTH AFRICA

TOWN & REGIONAL PLANNERS

1011 GARDEN OF EDEN DRIVE
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CLIENT

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PROPOSED SERVITUDE AREA
OVER CONSOLIDATED FARM
(AVERAGE ± 8 m WIDE)*

REMAINDER FARM 5179
(± 8.90 ha)

CONSOLIDATED FARM
(± 7.53 ha)

DEVON VALLEY ROAD

