ARCH TOWN PLANNERS

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8 October 2024

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR SUBDIVISION ON FARM RE/214, STELLENBOSCH – GROENLAND

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

Application Property Address: **Farm RE/214, Stellenbosch (Groenland)**
Application Property Number: **Farm RE/214, Stellenbosch**
Applicant: **Arch Town Planners (Pty) Ltd (Marike Bolz, marike@archtownplanners.co.za)**
Owner: **J H J Steenkamp Trust**
Application Reference: LU/TP **TP834/2024**

Description of land development proposal:

Application is made in terms of Section 15 (d) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Farm 214, Stellenbosch:

- **For the Subdivision of Farm RE/214, Stellenbosch into two portions namely Portion A (±53ha) and Portion B (±107ha 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: carlien@archtownplanners.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 **8 November 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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Tow Planners

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8 Oktober 2024

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM ONDERVERDELING OP PLAAS RE/214, STELLENBOSCH – GROENLAND

Adres van aansoek eiendom: **Groenland, Plaas RE/214, Stellenbosch**

Aansoek eiendom beskrywing: **Plaas RE/214, Stellenbosch**

Aansoeker: **Arch Town Planners (Pty) Ltd (Marike Bolz, marike@archtownplanners.co.za)**

Eienaar: **J H J Steenkamp Trust**

Aansoek Verwysing: **TP834/2024**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(d) van die Stellenbosch Municipaliteit se Beplanningsverordening (2023) ten einde voorsienning te maak vir die volgende:

- **Vir die Onderverdeling van Plaas RE/214, Stellenbosch in twee gedeeltes, naamlik Gedeelte A (±53ha) en Gedeelte B (±107ha 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: Marike Bolz, carlien@archtownplanners.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 **8 November 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.

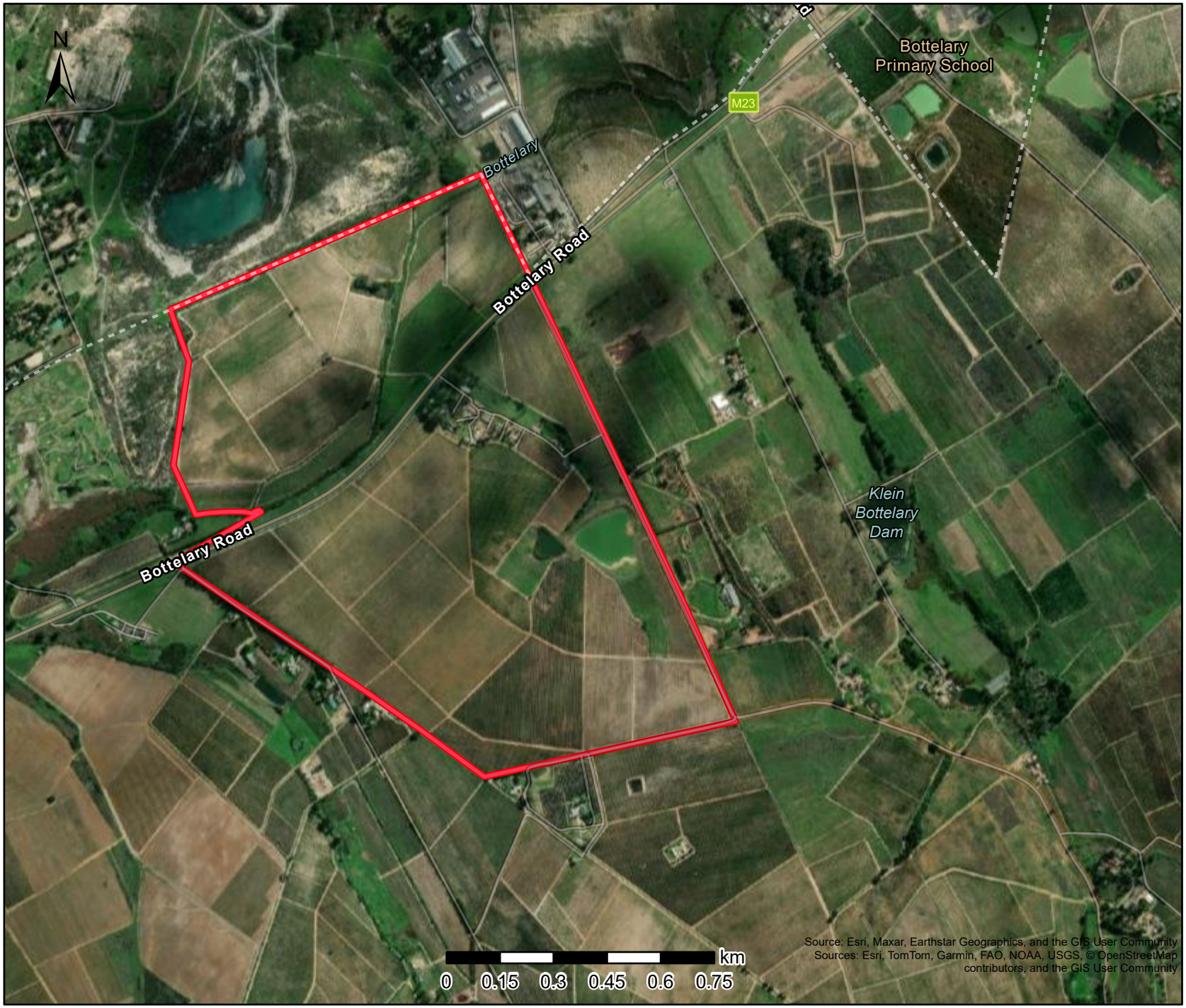
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

Farm RE/124, Stellenbosch - Locality Plan



Legend

Map Center: Lon: 18°44'20.4"E
Lat: 33°53'57.6"S

Scale: 1:18,056

Date created: 2024/23/07

Western Cape Government
FOR YOU

Portion A
53ha
Irrigated Agriculture
52ha
Portion B
107ha
Irrigated Agriculture
79ha
Legend
Cadastre
C0670000000021400000

APPLICATION FOR SUBDIVISION

REMAINDER FARM 214 STELLENBOSCH

JULY 2024

SUBMITTED TO:
STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

Postal Address: Postnet Suite #027
Private Bag X5071
Stellenbosch, 7600

Email: marike@archtownplanners.co.za
Website: www.archtownplanners.co.za

APLICATION IN TERMS OF ACT 70/1970: PROPOSED SUBDIVISION OF REMAINDER FARM 214 STELLENBOSCH

Herewith, please find our formal application for the above, which included the following required and supporting:

1) Annexure A: Application Form
2) Annexure B: Proposed Subdivision Plan
3) Annexure C: Surveyor General Diagram
4) Annexure D: Water registration Certificate
5) Annexure E: Deed of Transfer No T10427/2022
6) Annexure F: Power of Attorney
7) Annexure G: Trust Resolution
8) Annexure H: Approval from the DALRRD
9) Annexure I: Comment from Western Cape Department of Agriculture (No Objection)

1. Application to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Section 15(2) (d) of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Remainder form 928 and Portion 2 of Farm 487 Stellenbosch:

i. In terms of Section 15(2) (d) for subdivision.

KINDLY NOTE THAT APPROVAL FOR THIS APPICATION HAS BEEN GRANTED BY THE NATIONAL DEPARTMENT OF AGRICULTURE.

THE WESTERN CAPE PROVINCIAL DEPARTMENT OF AGRICULUTRE HAS NO OBJECTION TO THE SUBDIVISION.

1. Location

Figure 1 below indicates the locality of Remainder of Farm 214 (hereafter referred to as the farm). The farm is situated within the Stellenbosch Municipal Area, approximately 15 km northwest of Stellenbosch town. City of Cape Town Municipal Area lies directly north of the farm. The farm is split into two portions by the Bottelary road with both portions taking access directly from the Bottelary Road.

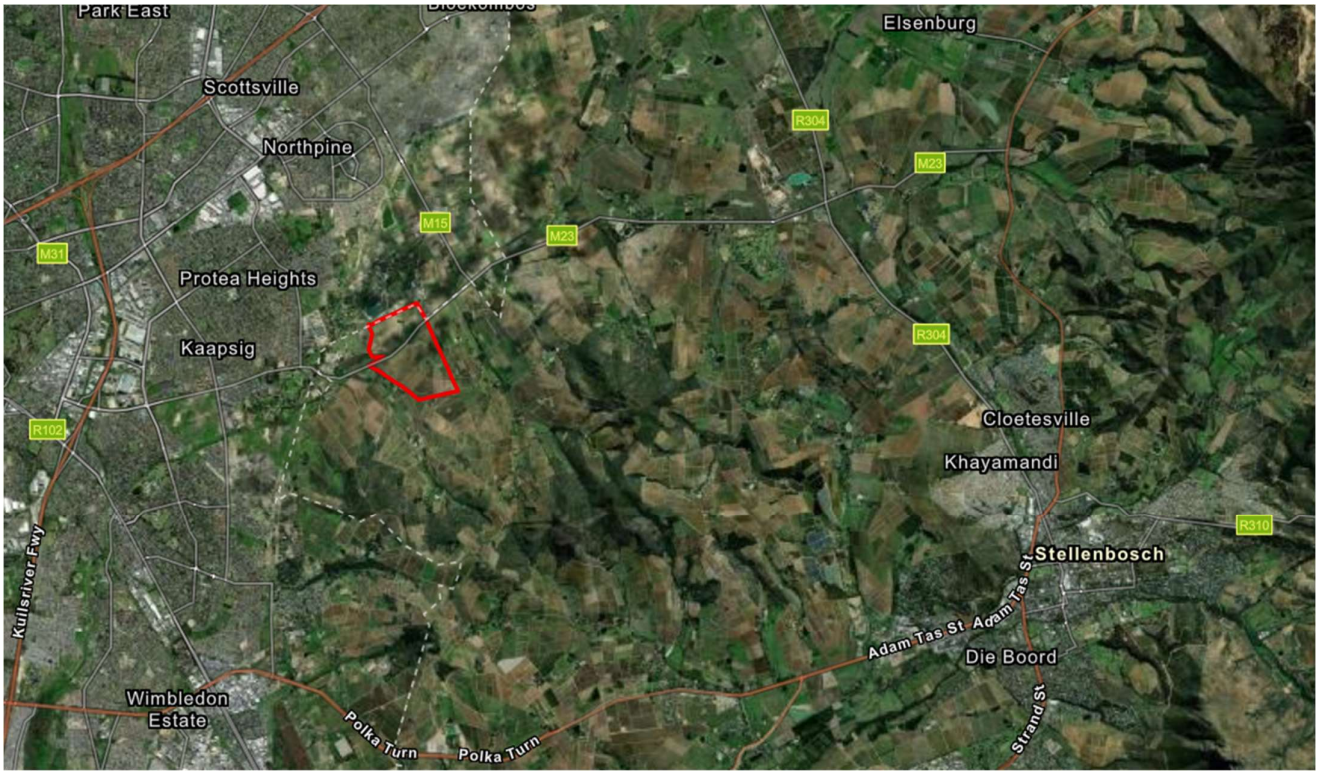


Figure 1: *Locality Map*

2. Current Size and Agricultural Use

The Farm, known as Groenland Farm, is approximately ±160ha in extend and run by the Steenkamp family who are the fourth-generation owners of Groenland. Groenland has established a reputation for producing outstanding red and white wines in the fertile Bottelary area near Stellenbosch. Complex varietal wines such as Cabernet Sauvignon, Shiraz, Merlot and a special blend, Antoinette Marie, have placed the estate in the forefront of superior red wine production. The range also comprises their icon wine, Steenkamp, as well as the very affordable Landskap.

The estate has achieved its status as a producer of distinguished red and white wines thanks to continuous research and development for a period of longer than 85 years. The farm consists of 190 hectares, of which 150 hectares are under vine and deliver more than 1500 tons of grapes every year.

3. Purpose of Subdivision

Over the last few years, there has been a dramatic increase in the traffic volumes of the Bottelary Road, with a number of serious vehicle accidents on this section of the road. It is getting increasingly difficult to safely cross the road with tractors/trucks and other farming vehicles/equipment to access the portion north of the Bottelary Road (hereafter referred to as Portion A) which compromises the viability of farming of this portion.

The purpose of this application is to subdivide the farm into two farm portions, being Portion A (±53ha) north of the Bottelary Road and Portion B (±107ha), south of the Bottelary Road. Please refer to Figure 2 below for the proposed subdivision. This will allow the owner of the farm to sell Portion A as a standalone, economical viable farming entity, and to focus their attention on the remainder farm, Portion B. As the intention is not to compromise the success of the

Groenland Farm, the owner of the farm has recently bought Farm 1552 Stellenbosch, directly south of the application site, when this farm became available for purchase. Though Portions B of Groenland can operate as a fully functional, economical viable farming entity, the owner of Groenland wishes to expend his farming activities but focusses on the area south of the Bottelary Road which is a more logical and sensible direction of expansion. This application does not include for the consolidation of Portion B with Farm 1552.

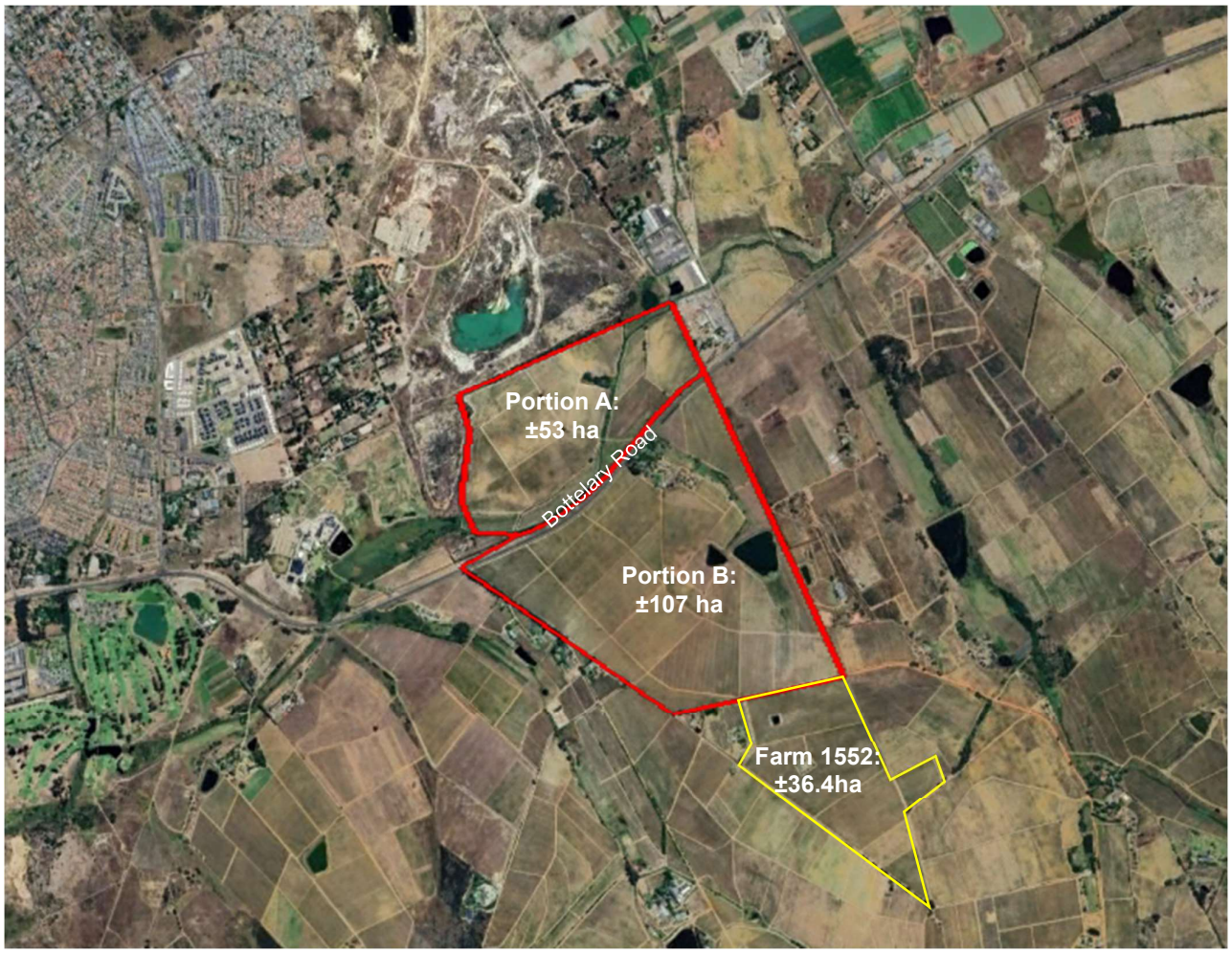


Figure 2: *Farm split by Bottelary Rd.*

4 Planned Size after Subdivision and Consolidation

The planned approximate sizes of the farm portions after the subdivision are:
Portion A of Remainder of Farm 214 - ±53ha
Portion B of Remainder of Farm 214 - ±107ha

The approximate areas of the proposed farms used for agriculture are:
Portion A of Remainder of Farm 214 – ±52ha
Remainder of Remainder of Farm 214 - ±79ha and a ±4ha werf with the rest of the area allocated to the Bottelery road.

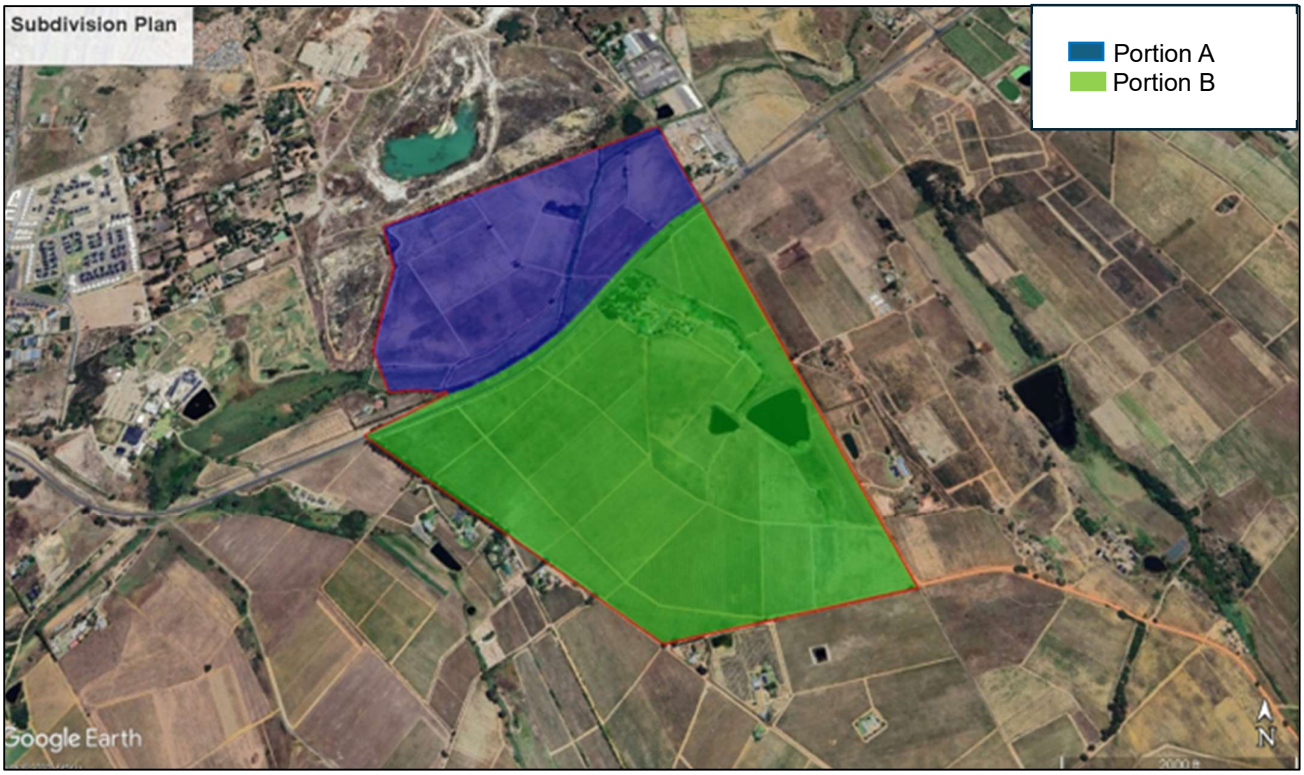


Figure 3: *Subdivision Plan*

5 Zoning and Land Use

The property is zoned Agricultural and Rural Zone (in terms of the Stellenbosch Zoning Scheme, 2019) and as explained in Section 2 above, is a fully operational wine farm.

6 Summary

The table below is a summary of the current farm, and new portion sizes.

Farm Name & Number	Portion Name	Existing Area	Proposed Area
Remainder Farm 214		160ha	
Portion 1 of Remainder Farm 214 -	Portion A		53ha
Remainder of Remainder Farm 214	Portion B		107ha

Table 1: Summary

7 Water Use Distribution

The figure below indicates the subdivision plan and is based on the field portions of the water use rights document included as **Annexure E.** As can be seen Field C1, C10, C16 and C18 is included in Portion A while C2-C9, C11, D12, C13-C15 and D17 is included in Portion B

Figure 4: *Subdivision Plan Including Field Numbers*

The total water use for the farm is 250 789m³/year amounting to a total of 1918m³/ha/year for the irrigated portions of the farm. Portion A has ±52ha of irrigated land at 1890m³/ha/year. Portion B has ±78ha at between 1890 and 2500 m³/ha/year according to the lawful water use in terms of act 36 of 1998. Thus, the division will occur on the basis of the current water supply.

Portion A will receive a total of 98 772 m³/year at 1890m³/ha/year.
Portion B will receive a total of 152 017m³/year at 1948 m³/ha/year.

Table 2 below indicates the current water use of the various fields and the proposed water use after the subdivision. Note that the current and proposed water use is the same. The division will occur on the current use and no change will be made to the water use of any individual field.

It is also noteworthy that the water use will only be calculated on the fields currently used for agricultural purposes thus ±28ha of portion B that is currently not used for agricultural purposes and thus excluded from the calculations.

Field number on map *Veldnommer op kaart*	**Irrigated** *Besproei*	**Crop type** *Gewas tipe* *	**Area (ha)** *Oppervlakte (ha)*	**Rotation factor (%)** *Rotasiefaktor (%)*	**Water use rate (m³/ha/year)** *Watergebruik per eenheid (m3/ha/jaar)*	**Volume (m³/year)** *Volume (m³/jaar)*
Portion A						
C1	ü	1	9.91	100	1 890	**18 730**
C10	ü	8	4.62	100	1 890	**8 732**
C16	ü	8	6.70	100	1 890	**12 663**
C18	ü	8	31.03	100	1 890	**58 647**
Total irrigated area Portion A (ha)			52,26ha	Total volume Portion A (m³/year)		**98 772**
Portion B						
C2	ü	1	2.59	100	1 890	**4 895**
C3	ü	1	8.11	100	1 890	**15 328**
C4	ü	1	6.03	100	1 890	**11 397**
C5	ü	1	2.31	100	1 890	**4 366**
C6	ü	1	9.54	100	1 890	**18 031**
C7	ü	1	21.55	100	1 890	**40 730**
C8	ü	1	1.87	100	1 890	**3 534**
C9	ü	8	1.29	100	2 500	**3 225**
C11	ü	8	9.24	100	1 890	**17 464**
C12	ü	1	1.70	100	2 500	**4 250**
C13	ü	8	0.98	100	2 500	**2 450**
C15	ü	1	8.21	100	1 890	**15 517**
C17	ü	8	5.73	100	1 890	**10 830**
Total irrigated area Portion B (ha)			79.15ha	Total volume Portion B (m³/year)		**152017**
Total irrigated area (ha)			131.41ha	Total volume (m³/year)		**250 789**

8 Motivation

As mentioned above, the farming of Portion A as part of the Groenland farm has become a risk issue with the unsafe crossing of the Bottelary Road. It would be more sensible to farm Portion A as a stand-a-lone farm unit where all farming implements are stored and used on the farm, rather trying to cross a very busy road with a tractor and other farming vehicles.

The owner has also made the decision to rather acquire farmland on the southern side of Bottelary road as it is seen as a sensible expansion of the farm. Though Portion B can operate as a functional economically viable farming unit, it is clear that the owner does not intend to scale down on farming, but rather to expand on their very successful farming business. If Portion A is subdivided and sold as a separate entity, it would provide income to unlock the full agriculture potential of Farm 1552 as well as Portion B and ensure the ongoing use of the farms as viable wine farms. It is motivated that the proposed subdivision will unlock funding required to optimally farm on Portion B and Farm 1552 and will ensure that the farm does merely turn into a lifestyle estate, which places pressure on agricultural land. The landowner clearly intends to continue with their very successful wine production.

It is further motivated that the proposed water allocation for Portion A, with an approximate size of 56ha, is in line with the water currently used on this portion of the farm and will ensure that Portion A can be farmed as an economical viable farming unit.

Compiled by:
Renaldo Muller

Edited by:
Carlien Coetzee (C/9982/2024)

Reviewed By:

Marike Bolz
For Arch Town Planners

Annexure A: Application Form