Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
Managing Director: DUPRÉ LOMBAARD
3rd Floor, Time Square, Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
Mobile: +27 82 895 6362 // Email: dupre.lombaard@virdus.com

26 August 2024

«Salutation» «Initials» «Surname» (Property / reference: «Reference»)
«Address_01»
«Address_02»
«Address_03»
«Address_04»
Per: «Registration_01»
«Registration_02»

Dear Sir / Madam

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA: APPLICATION FOR SUBDIVISION OF PORTION 2 OF FARM PROVENCE NO. 402, STELLENBOSCH, AND CONSOLIDATION OF THE SUBDIVIDED REMAINDER WITH FARM NO. 1411, STELLENBOSCH

Application property: De Toren Private Estate, Polkadraai Road, Stellenbosch
Applicant: Dupré Lombaard, Virdus Works (Pty) Ltd, 3rd Floor, Time Square, Elektron Street, Techno Park, Stellenbosch, 7600; Cell: +27 82 895 6362; Email: dupre.lombaard@virdus.com
Owner: Cape Winelands Estate (Pty) Ltd, Reg. No. 2018/363480/07, Represented by: Mr Albie Koch, Phone: +27 82 873 5478, E-mail: albie@de-toren.com, Address: De Toren Wine Estate, Polkadraai, Stellenbosch, 7600
Reference number: LU / 17196 (TP737/2024)
Description of land development application:

1. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, for the Subdivision of Farm No. 402/2, Stellenbosch Division into two (2) portions measuring ±0,7ha (Portion A) and ±4,53ha (Remainder);
2. Application is made in terms of Section 15(2)(e) of the By-Law for the Consolidation of the Remainder of Farm No 402/2, Stellenbosch Division (±4,53ha) with Farm No. 1411, Stellenbosch Division to create a land unit of ±13,3ha in extent: and
3. Application is made in terms of Section 15(2)(k) of the By-Law for the amendment or cancellation of a diagram concerning the servitude access road along the north eastern boundary of Farm No. 1411, Stellenbosch Division.

Cape Winelands Estate, better known as De Toren Private Cellar, the owner of Farm 1411 (7,77ha), Stellenbosch, has acquired the vineyards on Portion 2 of Farm 402 (5,77ha), which it wishes to subdivide and consolidate with Farm 1411 to increase the wine production of the farm and the Cellar. The proposal is to subdivide the main dwelling and surrounding garden area off of Portion 2 of Farm 402, creating a new farm portion of approximately 0,7ha, and to consolidate the Remainder of the Farm with an area of approximately 4,53 ha with Farm 1411, creating a new farm with an area of approximately 13,30ha.

Notice is hereby given in terms of the provisions of 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 can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of 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: **Dupré Lombaard, Virdus Works (Pty) Ltd, Email: dupre.lombaard@virdus.com**. 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 **30 September 2024**.

It should be noted that 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 by WhatsApp at +27 82 895 6362 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA: AANSOEK OM ONDERVERDELING VAN GEDEELTE 2 VAN PLAAS PROVENCE NR. 402, STELLENBOSCH, EN KONSOLIDASIE VAN DIE ONDERVERDEELDE RESTANT MET PLAAS NR. 1411, STELLENBOSCH

Aansoek eiendom: De Toren Private Estate, Polkadraai Road, Stellenbosch
Aansoeker: Dupré Lombaard, Virdus Works (Pty) Ltd, 3de Vloer, Time Square, Elektronstraat, Techno Park, Stellenbosch, 7600; Sel: +27 82 895 6362; Epos: dupre.lombaard@virdus.com
Eienaar: Cape Winelands Estate (Pty) Ltd, Reg. No. 2018/363480/07, Represented by: Mr Albie Koch, Phone: +27 82 873 5478, E-mail: albie@de-toren.com, Address: De Toren Wine Estate, Polkadraai, Stellenbosch, 7600
Verwysing: LU / 17196 (TP737/2024)
Besonderhede van aansoek:

1. Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2023, vir die Onderverdeling van Plaas No. 402/2, Afdeling Stellenbosch in twee (2) gedeeltes wat ± groot is 0,7ha (Gedeelte A) en ±4,53ha (Restant);
2. Aansoek word gedoen ingevolge Artikel 15(2)(e) van die Verordening vir die Konsolidasie van die Restant van Plaas No 402/2, Stellenbosch Afdeling (±4,53ha) met Plaas No. 1411, Stellenbosch Afdeling om 'n grondeenheid van ±13,3ha groot te skep; en
3. Aansoek word gedoen ingevolge Artikel 15(2)(k) van die Verordening vir die wysiging of kansellasie van 'n diagram rakende die serwituut-toegangspad langs die noordoostelike grens van Plaas No. 1411, Afdeling Stellenbosch.

Cape Winelands Estate, beter bekend as De Toren Kelder, die eienaar van Plaas 1411 (7,77ha), Stellenbosch, het die wingerde op Gedeelte 2 van Plaas 402 (5,77ha) bekom en wil dit onderverdeel en konsolideer met Plaas 1411 om die wyn produksie van die plaas en die kelder te verhoog. Die voorstel is om die hoof woning en omliggende tuin area van Gedeelte 2 van Plaas 402 te onderverdeel, wat 'n nuwe plaas gedeelte van ongeveer 0,7ha skep, en om die Restant van die Plaas met 'n oppervlakte van ongeveer 4,53 ha met Plaas 1411 te konsolideer en sodoende 'n nuwe plaas met 'n oppervlakte van ongeveer 13,30ha te skep.

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, kan die

Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

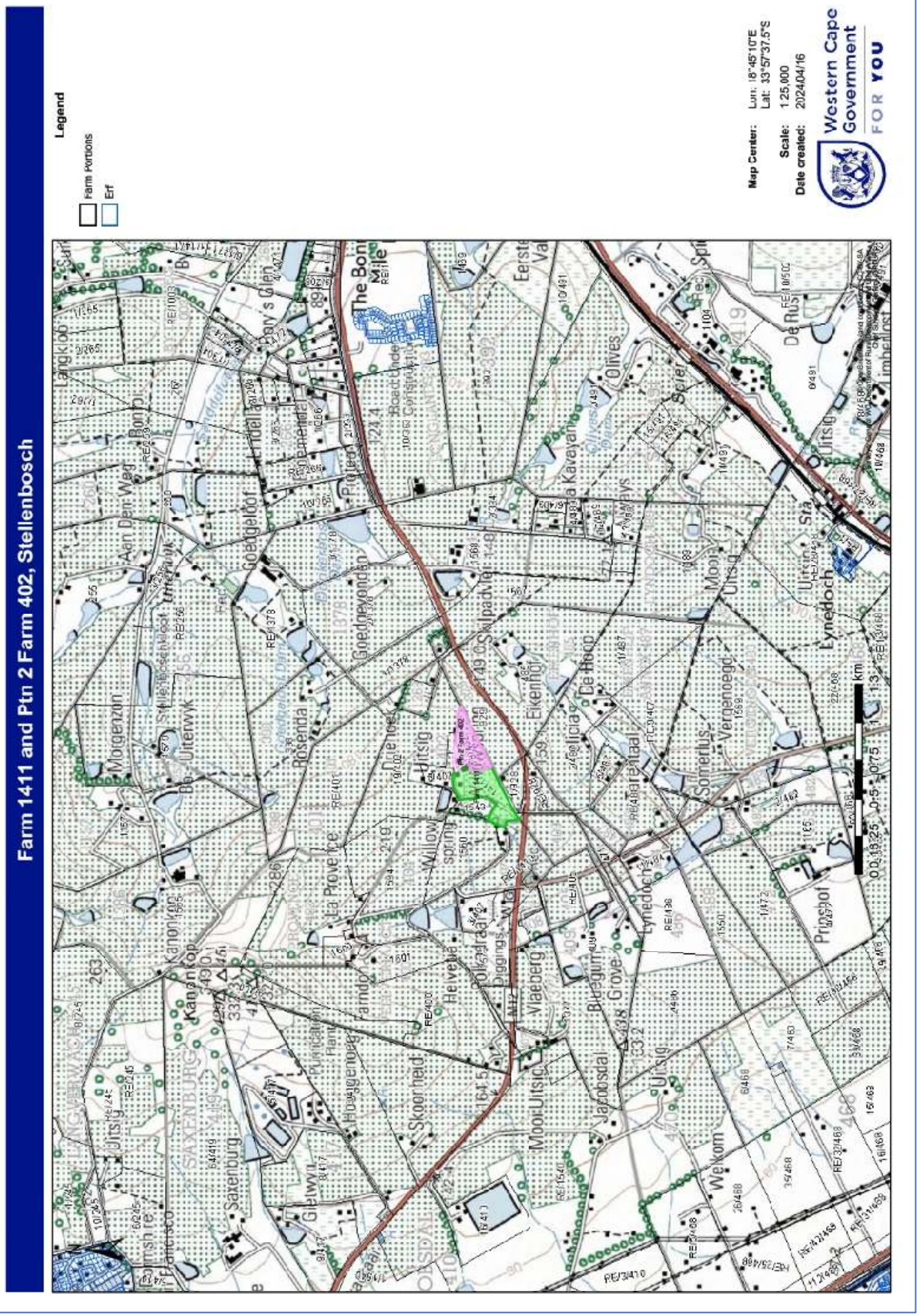
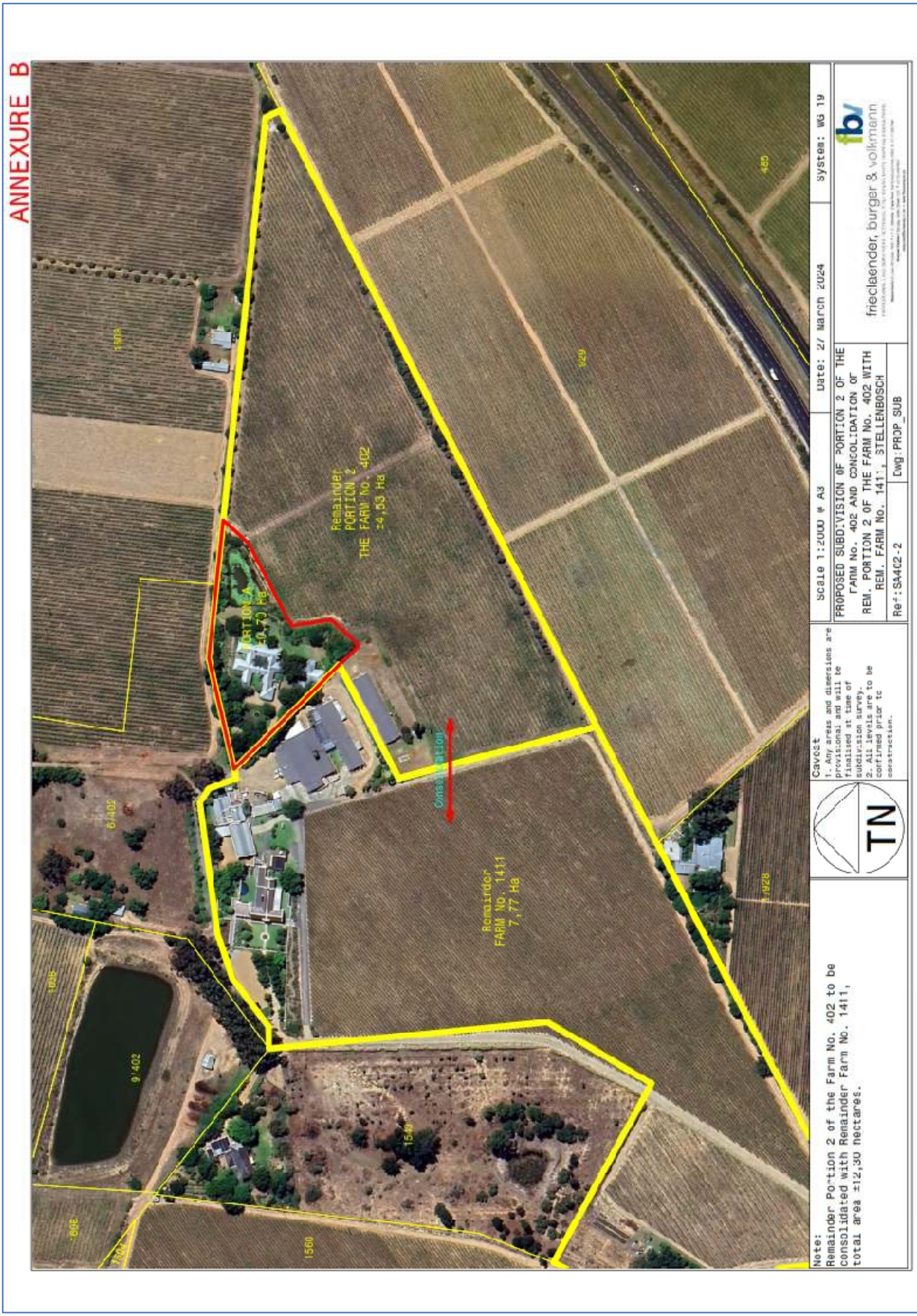
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek ingevolge Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, 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: **Dupré Lombaard, Virdus Works (Pty) Ltd, Email: dupre.lombaard@virdus.com**. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat persoonlike 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 **30 September 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies per WhatsApp by +27 82 895 6362 gedurende normale kantoor ure.

Yours faithfully / Die uwe

Dupré Lombaard
Technical Planner and Environmental Assessment Practitioner
SACPLAN B/8076/1998 // EAPASA 2019/304

Annexure A: Locality map



Annexure B: Proposed subdivision and consolidation