

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected persons Physical Address

Affected person's Name

Affected persons Email Address

Dear Sir/Madam

SUBDIVISION FOR A LEASEHOLD AREA OVER REMAINDER FARM NO.400 STELLENBOSCH

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

Application Property Address: Karibib Wine Estate, Polkadraai Rd, Stellenbosch, 7600

Application Property Number: Remainder of Farm 400

Applicant: Damien Burger for Friedlaender, Burger & Volkmann

Owner: Karibib Trust & 021 330 5581

Application Reference: TP1309/2025

Description of land development proposal:

An application has been made in terms of Stellenbosch Municipal Land Use Planning By-law, 2023, as follows:

- i. In terms of section 15(2)(d) for a subdivision to register a leasehold area, measuring $\pm$ 2.51 ha in extent, over the Remainder of Farm No.400, Stellenbosch for a period of 25 years.

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: Damien Burger, damien@fbvsurvey.co.za and charne@fbvsurvey.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 **16 January 2026**.

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 021 886 4004 during normal office hours.

Yours faithfully

Damien Burger

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Fisiese adres van geaffekteerde persoon

Naam van geaffekteerde persoon

Epos adres van geaffekteerde persoon

Geagte Meneer/Mevrou

ONDERVERDELING VIR 'N HUURGEBIED OOR RESTANT PLAAS NO.400 STELLENBOSCH

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

Adres van aansoek eiendom: Karibib Wine Estate, Polkadraaiweg, Stellenbosch, Cape Town, 7600

Aansoek eiendom beskrywing: Restant van Plaas 400

Aansoeker: Damien Burger vir Friedlaender, Burger & Volkmann

Eienaar: Karibib Trust & 021 330 5581

Aansoek Verwysing: TP1309/2025

Besonderhede van die grondgebruiksaansoek:

'n Aansoek ingevolge die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, ingedien soos volg:

- I. Ingevolge Artikel 15(2)(d) vir die onderverdeling om 'n huurgebied te registreer met 'n omvang van ± 2.51 ha, oor die Restant van Plaas No. 400, Stellenbosch, vir 'n tydperk van 25 jaar.

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 in terms van 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: Damien Burger, damien@fbvsurvey.co.za en charne@fbvsurvey.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 **16 January 2026**

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 by 021 886 4004 gedurende normale kantoor ure

Die uwe

Damien Burger

LEASEHOLD AREA OVER REMAINDER FARM NO.400 STELLENBOSCH

Western Cape Province

Prepared by

Friedlander, Burger and Volkmann

House 4, Patrysvlei, Stellenbosch, 7600 | Office 7, 1st Floor, 150 St. George's Mall, Cape Town, 8001

Tel +27 21 8864004 Email enquiries@fbvsurvey.co.za

Table of Contents

1	Summary of proposal.....	1
2	List of Annexures.....	2
3	Background	3
4	Applications.....	3
5	Authority to apply	3
6	Restrictive title deed conditions	3
7	The property	3
7.1	Current use and zoning	3
7.2	Soil potential	3
7.3	Water Rights	3
7.4	Access.....	3
7.5	Services	3
8	Reason for the proposal.....	3
9	Policy.....	4
9.1	Western Cape Government: Provincial Spatial Development Framework, 2014 (PSDF) 4	
9.2	Western Cape Government: Western Cape Land Use Planning Guidelines, Rural Areas, 2019	4
9.3	Stellenbosch Local Municipality: Spatial Development Framework, 2023 (MSDF) ..	4
10	Legislation	4
10.1	Spatial Planning and Land Use Management Act, 2013 (SPLUMA).....	4
10.2	Western Cape Land Use Planning Act, 2014 (LUPA).....	4
10.3	Subdivision of Agricultural Land Act, 1970 (SALA).....	5
11	Motivation.....	5
12	Decision making criteria in terms of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 (SPBL).....	5
13	Conclusion.....	7

1 Summary of proposal

Summary of proposal	
Property	Remainder of Farm No. 400, Stellenbosch
Owner	Karibib Trust
Title deeds	T76482/1996
Area of property	56.9713 hectares
Restrictive title deed conditions	None
Change in land use	None
Rezoning	None
Proposal	Create a leasehold area in extent ±2.51 Ha over Remainder of the Farm No. 400 Stellenbosch

2 List of Annexures

Annexure	Description
A	Locality plan
B	Plan of proposed leasehold area
C	Title deed - T76482/1996
D	Power of attorney
E	Diagram No. 218/1816
F	SALA consent
G	Pre-application scrutiny feedback

3 Background

Friedlaender, Burger and Volkmann are appointed by Karibib Trust, the owners of Farm No.400, Stellenbosch (the property), to apply in terms of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 (SPBL), to create a leasehold area over the Remainder of Farm No. 400.

Please refer to the locality plan included as Annexure A and the plan of the proposed leasehold area included as Annexure B.

4 Applications

Application is made in terms of the SPBL as follows:

- i. In terms of section 15(2)(d) for the registration of a lease agreement over the Remainder Farm No.400, Stellenbosch, in extent ± 2.51 Ha, into Portion A, for a period of 25 Years.

5 Authority to apply

The property is registered in the name of the Karibib Trust. The title deed is included as Annexure C. A power of attorney authorising Friedleander, Burger and Volkmann to act in the matter is included as Annexure D. The property is not subject to a mortgage bond.

6 Restrictive title deed conditions

There are no restrictive title deed conditions obstructing the proposal.

7 The property

The property is situated on the Polkadraai Road west of Stellenbosch.

7.1 Current use and zoning

The property is zoned Agriculture and Rural and is an existing wine farm.

7.2 Soil potential

According to the Western Cape Government's Cape Farm Mapper tool, the property is classified as having very high soil potential based on the dryland potential index.

7.3 Water Rights

The lease area will operate as dry land with no water allocation.

7.4 Access

The existing access is off the Polkadraai road, and no new access is required.

7.5 Services

There are no municipal services connected to the property.

8 Reason for the proposal

Savage Wines is an established wine business that sources grapes from various vineyards across the Western Cape to create quality wines with unique characteristics based on the varying soil conditions suited to specific grape varieties.

Savages Wines normally enters into a purchasing/harvesting agreement with the farmer, but in this specific case, they have had to establish a new vineyard at great expense due to the difficult locality of these vineyards on the slopes of a mountain.

Since they do not own the land, they would like to secure some form of security for the capital investment made on land that they do not own and would like to register a lease area for the typical life span of a vineyard.

9 Policy

9.1 Western Cape Government: Provincial Spatial Development Framework, 2014 (PSDF)

The application aligns with the PSDF's goals of promoting agricultural sustainability and protecting rural landscapes. The lease does not result in subdivision creating uneconomical units and supports efficient land use.

9.2 Western Cape Government: Western Cape Land Use Planning Guidelines, Rural Areas, 2019

The leasehold portion identified in this application is located on land already under vineyard cultivation. No further transformation or loss of natural vegetation is proposed as part of the lease registration. All activities within the lease area will remain agricultural and comply with low-impact viticulture practices.

The proposal is consistent with guidelines on subdivision and agricultural sustainability. No new land unit is created; instead, a leasehold right is registered over a defined portion for agricultural use only for a period of 25 years.

9.3 Stellenbosch Local Municipality: Spatial Development Framework, 2023 (MSDF)

The proposed leasehold is consistent with the MSDF's objective of protecting and supporting high-value agricultural land. No change in zoning or use is proposed, and no negative impact is expected on the surrounding landscape, biodiversity, or agricultural viability.

10 Legislation

10.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

The application is not in conflict with the SPLUMA development principles.

The application does not affect the national interest and is therefore not subject to section 52 of SPLUMA.

10.2 Western Cape Land Use Planning Act, 2014 (LUPA)

The proposal is not in conflict with the LUPA development principles.

The proposal has no substantial effect on development in the province, on the inhabitants of the province, or on agriculture and is therefore not subject to section 53 of LUPA.

10.3 Subdivision of Agricultural Land Act, 1970 (SALA)

Included as Annexure F, is consent No.57939 in terms of SALA, dated 14/08/2024, from the National Department of Agriculture.

11 Motivation

Establishing new vineyards is an obvious improvement for local agriculture, especially if the capital is from outside the normal farm resources. The usage of the lease area remains agricultural for the purpose of producing quality grapes within a specific area.

The registration of leasehold area over the vineyards gives the lessee security for the capital cost of establishing the new vineyards and supports the continuing trend in the wine industry to make quality wine from grape sources from differing terroir. The concept of leasing vineyards also supports independent winemakers establishing themselves without the cost of owning the land and ultimately allowing the wine industry to grow outside the traditional wine farms.

The remaining extent of the farm still has over 40 ha of planted vineyards, and the lease will have no negative impact on the economic viability of the rest of the farm. It also allows for a large capital injection for the owner of the farm as the lessee has the required security to offer favourable terms for the registered lease.

12 Decision making criteria in terms of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 (SPBL)

Section 65 of the SPBL defines decision making criteria which must be applied by the Municipality in deciding the application.

The criteria, to the extent that they affect this submission, are addressed below.

a) the application submitted in terms of this By-law;	Yes
b) the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses and which relevant desirability considerations for the assessment of the proposed use or development of land includes the -	See i to vii below
i. socio-economic impact;	No negative socio-economic impact has been identified
i. compatibility with surrounding uses;	compatible – no change in use or zoning

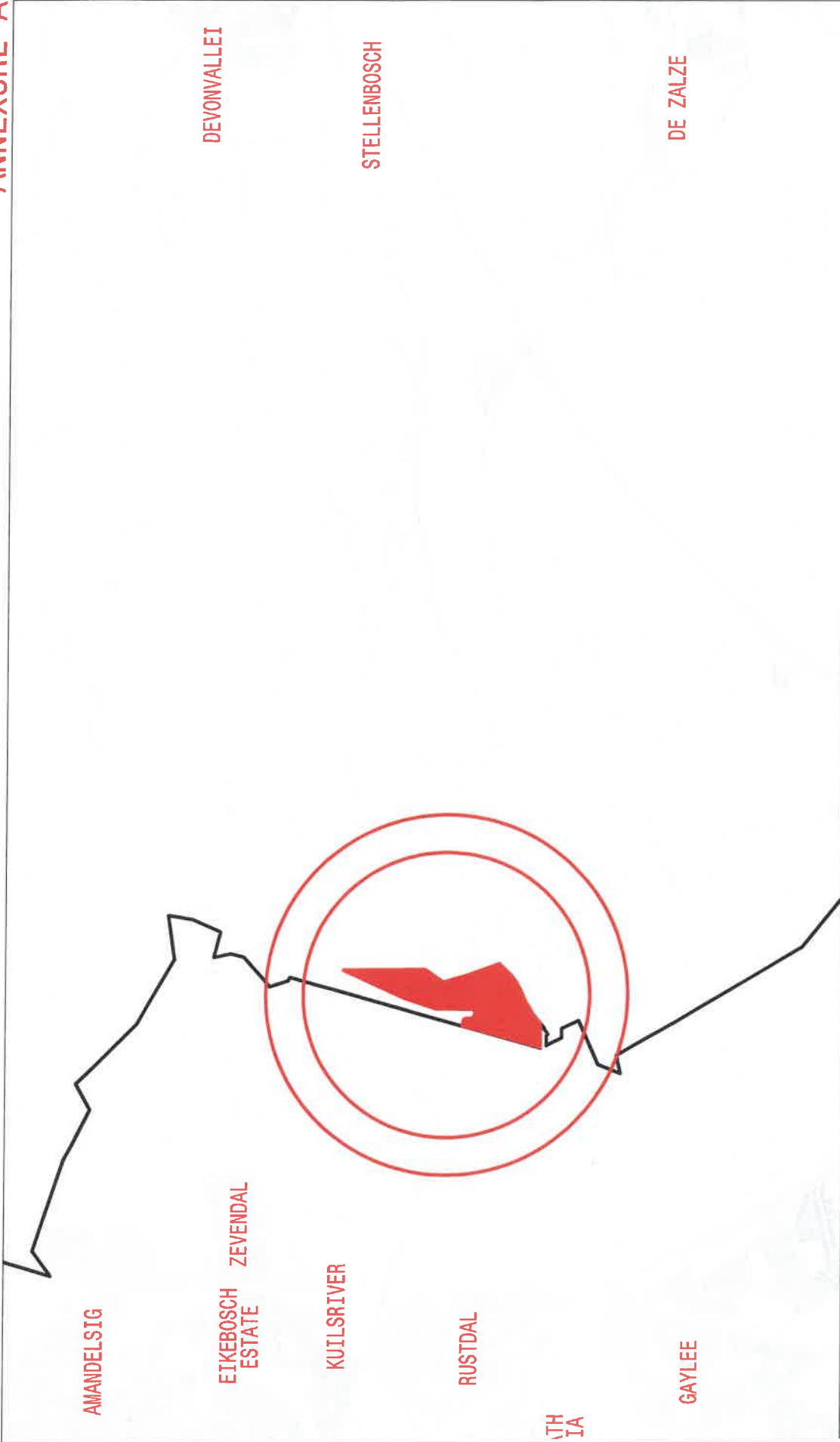
ii. impact on the external engineering services;	none – no services required
iii. impact on safety, health and wellbeing of the surrounding community;	No negative impact identified
iv. impact on heritage;	None – no heritage assets on property and no impact on heritage value of Stellenbosch rural landscape
v. impact on the biophysical environment;	None
vi. traffic impacts, parking, access and other transport related considerations; and	None – no change in access.
vii. whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.	No conditions necessary
c) the impact of the proposed land development on municipal engineering services;	No impact – no services required
d) the integrated development plan, including the municipal spatial development framework;	Not in conflict with IDP and MSDF
e) the integrated development plan of the district municipality, including its spatial development framework, where applicable;	Not in conflict
f) the applicable local spatial development frameworks adopted by the Municipality;	Not in conflict with any local SDFs
g) the applicable structure plans;	n/a
h) the applicable policies of the Municipality that guide decision making;	No conflict
i) the provincial spatial development framework;	Not in conflict with the PSDF
j) where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act and provincial regional spatial development framework;	n/a
k) the policies, principles and the planning and development norms and criteria set by the national and provincial government;	No conflict

l) the matters referred to in section 42 of the Spatial Planning and Land Use Management Act;	Complied
m) the principles referred to in Chapter VI of the Land Use Planning Act;	Not in conflict with LUPA principles
n) the applicable provisions of the zoning scheme;	No change in use and zoning and not in conflict with zoning scheme
o) any restrictive condition applicable to the land concerned; and	No restrictive conditions
p) the impact of the proposed land development on any heritage resources as defined in the National Heritage Resources Act, 1999 (Act 25 of 1999).	No impact on heritage resources

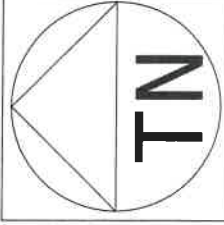
13 Conclusion

The proposal complies with all applicable municipal and provincial policies and legislation. It supports the local wine industry, ensures optimal land use, and poses no negative impact on agricultural productivity, biodiversity, heritage resources, or surrounding communities. The leasehold arrangement also allows the landowner and lessee to pursue mutual long-term benefits while maintaining the land's agricultural integrity

No reasons for refusal of the application are apparent.



Notes



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: 16 February 2024	System: WG 19
LOCALITY PLAN		
Ref: SA400	Dwg: LOCALITY	

