

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Dear Sir/ Madam

APPLICATION TYPE: APPLICATION FOR SUBDIVISION AND CONSOLIDATION : FARM NO. 1518 AND PORTION 6 OF FARM NO. 220 STELLENBOSCH

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

Application Property Address: Kaapzicht Farm : Bottelary Road , Stellenbosch Rural

Application Property Number: Farm No. 1518 and Portion 6 of Farm No. 220 : Stellenbosch

Applicant: D.P. Burger for Friedlaender Burger Volkmann

Owners: Steytdal Farm (Pty) and Renier Uys Familie Trust

Application Reference: LU/18157 (TP48/2024)

Description of land development proposal:

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

- Subdivision of Farm 1518 in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion A ($\pm 39,58$ ha) and a Remainder ($\pm 147,72$ ha);
- Subdivision of Farm 220/6 in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion B ($\pm 20,10$ ha) and a Remainder ($\pm 58,01$ ha);
- Consolidation in terms of Section 15(2)(e) of the said By-Law of Portion A ($\pm 39,58$ ha) with Portion B ($\pm 20,10$ ha) to create a new land unit of $\pm 59,68$ ha;

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-notice/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 **7 March 2025**

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 : PLAAS NO. 1518 EN GEDEELTE 6 VAN PLAAS 220 : STELLENBOSCH

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

Adres van aansoek eiendom: Kaapzicht Farm : Bottelary Road , Stellenbosch Rural

Aansoek eiendom beskrywing: Plaas No. 1518 and Gedeelte 6 of Farm No. 220 : Stellenbosch

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

Eienaar: Steytdal Farm (Pty) en Renier Uys Familie Trust

Aansoek Verwysing: LU/18157 (TP48/2024)

Besonderhede van die grondgebruiksaansoek:

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

- Onderverdeling van Plaas No. 1518 in terme van Artikel 15(2)(d) van genoemde Verordening, in twee dele namelik Gedeelte A (±39,58ha) en Restant (±147,72ha);
- Onderverdeling van Plaas 220/6 in terme van Artikel 15(2)(d) van genoemde Verordening, in twee dele namelik Gedeelte B (±20,10ha) and a Restant (±58,01ha);
- Konsolidasie in terme van Artikel 15(2)(e) van genoemde Verordening van Gedeelte A (±39,58ha) met Gedeelte B (±20,10ha), vir n nuwe grond eenheid van ±59,68ha;

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-notice/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 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 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 **7 Maart 2025**. 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

EXECUTIVE SUMMARY

Proposed Subdivision And Consolidation

Farm No. 1518 and Portion 6 of Farm No.220 Stellenbosch Western Cape Province

Proposal

Acting on behalf of the owner of the Farm No. 1518 and Portion 6 of the Farm No.220 (“the properties”) we propose to subdivide Portion A measuring approximately 40ha from Farm No. 1518 and to subdivide Portion B measuring approximately 20ha from Portion 6 of Farm No. 220 and to consolidate Portion A and B to create a new land unit of 60Ha

A locality plan is provided as **Annexure A** and a plan of proposed subdivision and consolidation as **Annexure B**

Application is made in terms of Section 15 The Municipal Bylaw

- i. Subdivision of Portion A, in extent $\pm 39,58$ ha, of Farm No. 1518 leaving a remainder of $\pm 147,72$ ha, and
- ii. Subdivision of Portion B, in extent $\pm 20,10$ ha, of Portion 6 of Farm No. 220 leaving a remainder of $\pm 58,01$ ha, and
- iii. Consolidation of Portion A with Portion B with a combined area of $\pm 59,68$ ha

Authority to apply.

The Properties are owned as follows:

- Farm No. 1518 Stellenbosch – Owned by Steytdal Farm (Pty) Ltd
- Portion 6 of Farm No. 220 Stellenbosch – Owned by Renier Uys Familie Trust The farms

Both farms are situated on the Bottelary Hill south of the Bottelary Road running to Kuils River

Description

Kaapzicht Winery is a wine farm situated on Farm No. 1518 – measuring 187,3008ha.

Portion 6 of the farm No 220 is an existing wine farm – measuring 78,1115ha. Current use and zoning

The properties are zoned Agriculture and Rural and currently farmed as wine farms.

Access via the existing servitude roads that link up to the Bottelary Road

There are no municipal services connected to the property.

There will be no transfer of any of the existing water rights.

Reason for the proposal

Kaapzicht Wines is a wine business run by the Steytler family. The current wine maker, a member of the family but would like to branch out and establish a separate business outside of Kaapzicht.

Danie Steytler had approached the adjoining farm run by the Uys family to take over certain old vineyards that need to be replaced and is in the process of entering a short-term lease to take over the Vineyards. They had also indicated that they would be prepared to sell off the 20ha piece as it does not form an essential part of their existing business.

Kaapzicht then agreed to add approximately another 20ha to this portion in order to make it a viable agricultural unit that could operate on its own. The Remaining extent of Kaapzicht is large enough to continue with its existing business.

Motivation

The subdivision and consolidation create a new land unit that is situated high up on the Bottelary Hills with unique terroir. The newly created unit meets the guidelines for an economic unit that could be farmed successfully as a wine farm.

It creates the opportunity for the new owner to create a new farming entity outside the Kaapzicht Company. Capital can be raised for the development of new vineyards outside the existing company structure. The existing vineyards on Portion B in particular, need to be replanted and this new subdivision would create the opportunity to establish new vines outside of the existing structures of the established cellars.

The deduction of smallish portion of both the farms has no significant negative impact to the existing agriculture as the remaining extent of both farms are still above the DAFF guidelines for an economic unit.

The Department of Agriculture as the authority dealing with the subdivision of Agricultural Land has grant consent for the application.

Impact on Agricultural Production:

The application is in line with all the planning legislation.

The consolidation of the two portions does not reduce the potential for food production as it creates a large viable farming unit.

The proposed consolidation ensures that agricultural operations remain economically viable and sustainable.

The proposal does lead to the fragmentation of high-potential land and maintains agricultural productivity and preserves the land for its intended use.

By consolidating the two subdivisions into a larger unit the application supports the strategic goal of preserving agricultural resources while enhancing productivity.

Impact on Road Infrastructure:

Access will via the existing servitude roads that link up to the Bottelary Road with minimal impact

The proposal makes efficient use of existing road networks with no additional strain on municipal resources.

The proposal does not require major road changes, consistent with provincial planning objectives.

Impact on Municipal Services:

The Municipality currently supplies no municipal services to agricultural land in this area with no impact on capacity

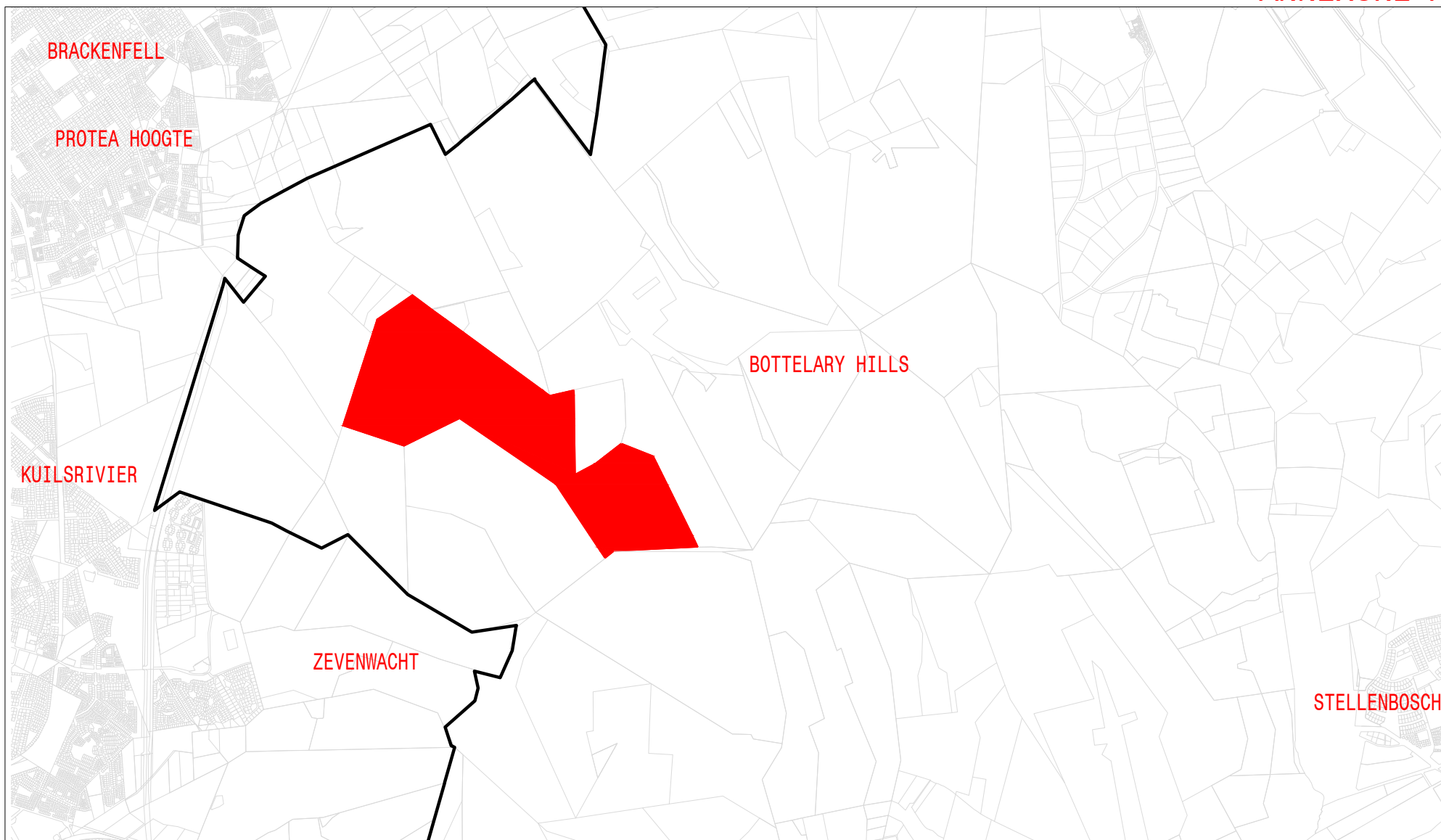
Impact on the Visual Amenity of the Area:

The proposal maintains the agricultural landscape, ensuring minimal visual disruption.

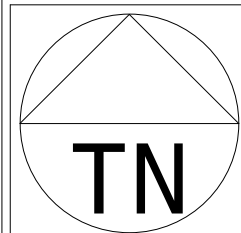
Impact on the Rural, Agricultural Nature of the Area:

The proposal strengthens the rural identity of the area by consolidating the two subdivisions into a large unit for continued agricultural use.

By maintaining the agricultural nature of the area, the proposal supports a resilient rural landscape in line with planning objectives and does not contribute to urban sprawl.



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

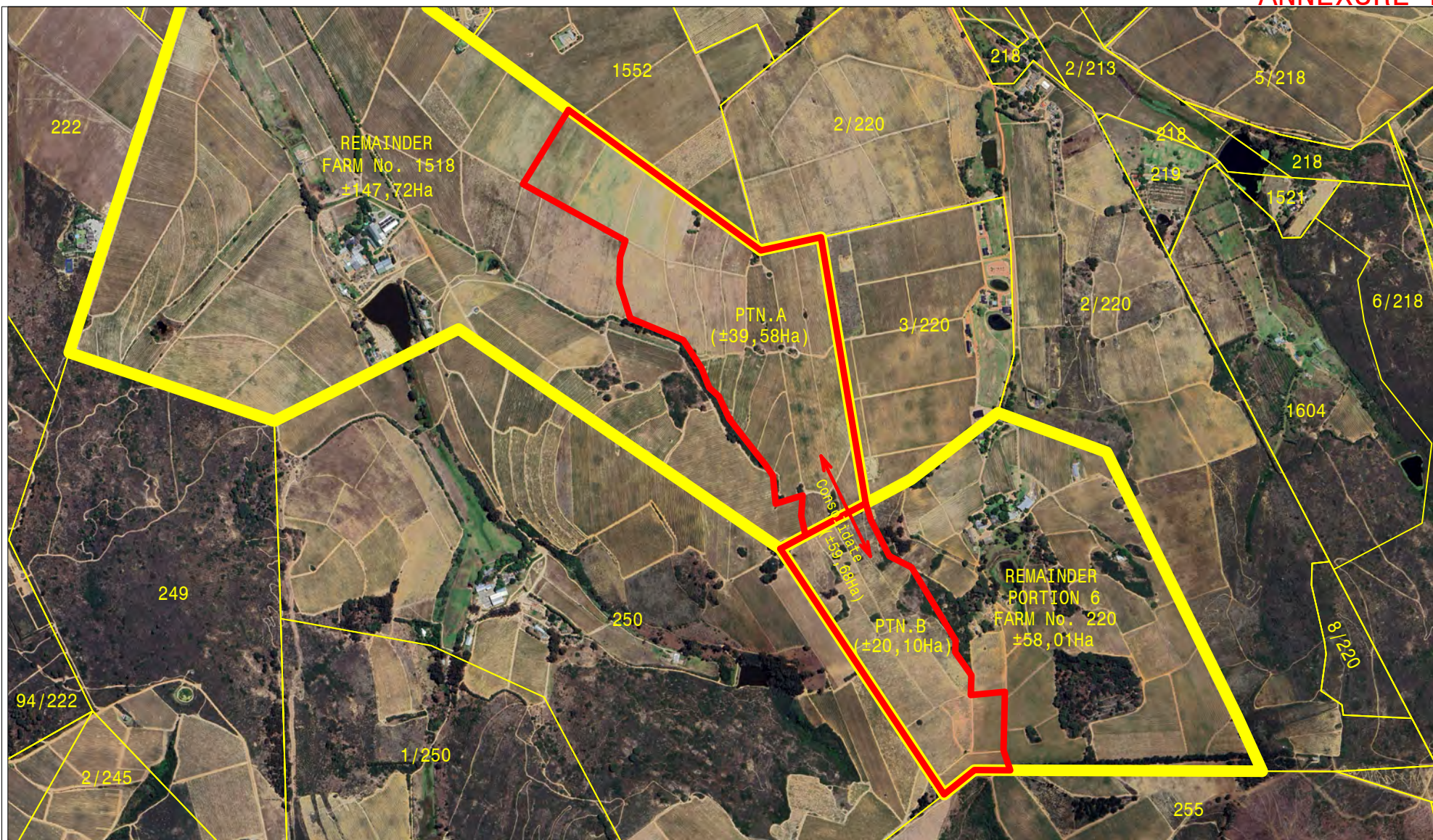
Date: 30 July 2024

System: WG 19

LOCALITY PLAN

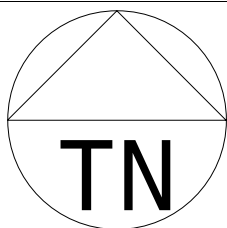
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Dwg: LOCALITY



Notes:

1. Portion A to be consolidated with Portion B, total area $\pm 59,68$ hectares.



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 1:15000 @ A4

Date: 13 February 2024

System: WG 19

PROPOSED SUBDIVISION OF FARM No. 1518
AND PORTION 6 OF THE FARM No. 220,
CONSOLIDATION OF PORTION A WITH
PORTION B, STELLENBOSCH

Ref:SA1518

Dwg:PROP_SUB-REV3

fbv
friedlaender, burger & volkmann
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