NOTICE OF LAND DEVELOPMENT APPLICATION

Sir / Madam

APPLICATION FOR CONSENT USE, SUBDIVISION AND CONSOLIDATION OF PORTIONS 2 & 3 OF FARM NO. 169, STELLENBOSCH

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

Application Property Address:	Off Hellshoogte Road, Stellenbosch
Application Property Number:	Portions 2 & 3 of Farm 169, Stellenbosch
Applicant:	TV3 Projects (Pty) Ltd – W Hanekom (contact details: 021 861 3800)
Owners:	Rust & Vrede Trust Real Worx Twenty Eight (Pty) Ltd
Application Reference:	LU/17933 (TP873/2024)

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, 2024 for the following:

- Subdivision of Farm 169/3, Stellenbosch Division in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion A (±19.16ha) and a Remainder (±2.16ha);

- Consolidation in terms of Section 15(2)(e) of the said By-Law of Portion A (±19.16ha) with Farm 169/2, Stellenbosch Division (±4.38ha) to create a new land unit of ±23.54ha; &

- Consent Use in terms of Section 15(2)(o) of the said By-Law in order to accommodate the existing renewable energy structures (solar panels) on a portion of Farm 169/3, Stellenbosch Division.

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: TV3 Projects (Pty) Ltd – W Hanekom wagener@tv3.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 **14 October 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 021 861 3800 during normal office hours.

Yours faithfully

Whanekom

WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Dame

AANSOEK VIR VERGUNNINGSGEBRUIK, ONDERVERDELING EN KONSOLIDASIE VAN GEDEELTES 2 &3 VAN PLAAS 169, STELLENBOSCH

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

Adres van aansoek eiendom:	Van Hellshoogte Road af, Stellenbosch
Aansoek eiendom beskrywing:	Gedeeltes 2 &3 van Plaas 169, Stellenbosch
Aansoeker:	TV3 Projects (Pty) Ltd – W Hanekom (kontak besonderhede: 021 861 3800)
Eienaar:	Rust & Vrede Trust Real Worx Twenty Eight (Pty) Ltd
Aansoek Verwysing:	LU/17933 (TP873/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word ingevolge Artikel 15(2) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning, 2024, vir die volgende gedoen:

- Onderverdeling van Plaas 169/3, Afdeling Stellenbosch ingevolge Artikel 15(2)(d) van die genoemde Verordening, in twee gedeeltes, naamlik Gedeelte A (±19.16ha) en 'n Restant (±2.16ha);

- Konsolidasie ingevolge Artikel 15(2)(e) van die genoemde Verordening van Gedeelte A (±19.16ha) met Plaas 169/2, Afdeling Stellenbosch (±4.38ha) om 'n nuwe grondeenheid van ±23.54ha te skep; en

- Vergunningsgebruik ingevolge Artikel 15(2)(o) van die genoemde Verordening om die bestaande hernubare energiestrukture (sonpanele) op 'n gedeelte van Plaas 169/3, Afdeling Stellenbosch, te akkommodeer.

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: TV3 Projects (Pty) Ltd – W Hanekom wagener@tv3.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
14 Oktober 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017

Application for the consolidation and subdivision of Portion 2 & 3 of Farm 169 Stellenbosch (3902-P)

9 September 2024

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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TEL 021 861 3800

Our Reference: 3902-P

9 September 2024

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

APPLICATION FOR THE SUBDIVISION AND CONSOLIDATION OF PORTIONS 2 & 3 OF FARM NO. 169, STELLENBOSCH

1. LAND USE PLANNING APPLICATIONS

1.1 Application for subdivision and consolidation

The following land use planning applications are hereby made:

- Application i.t.o. Section 15.2(d) of the Stellenbosch Municipal Planning By-Law, 2023 for the subdivision of Portion 3 of Farm 169, Stellenbosch into into a Remainder (±2.16ha) and Portion A (±19.16ha).

- Application i.t.o. Section 15.2(e) of the Stellenbosch Municipal Planning By-Law, 2023 for the consolidation of Portion 2 of Farm 169, Stellenbosch (±4.38ha) with Portion A (±19.16ha) (a subdivided portion of Portion 3 of Farm 169, Stellenbosch).

A subdivisionand consolidation plan is included in this submission (for you're approval).

1.2 Purpose of the application

On behalf of the owner of Portions 2 & 3 of Farm 169, Stellenbosch we are applying for the consolidation of the two farms and the re-subdivision of the consolidated farm into two portions.

2. PROPERTY DESCRIPTION

See property details in the table below:

PROPERTY DESCRIPTION	REGISTERED OWNER	TITLE DEED NO.	SIZE (ha)
Portion 2 of Farm 169, Stellenbosch	Rust & Vrede Trust	T5068/2003	4.38ha
Portion 3 of Farm 169, Stellenbosch	Real Worx Twenty Eight (PTY) LTD	T26643/2013	16.93ha

The title deeds of both properties are included in this submission.

Power of attorneys authorising the applicant and resolutions authorising the signatory of the power of attorneys are included in this submission.

The SG Diagrams of both farms are included in this submission.

3. DESCRIPTION OF THE APPLICATION AREA

3.1 Locality

The application area is located just off the Hellshoogte Road, ±5km east of the Stellenbosch CBD. The locality of the application area is indicated on the attached locality map and the aerial photograph below.

Locality of Portions 2 & 3 of Farm 169, Stellenbosch

3.2 Surrounding land uses

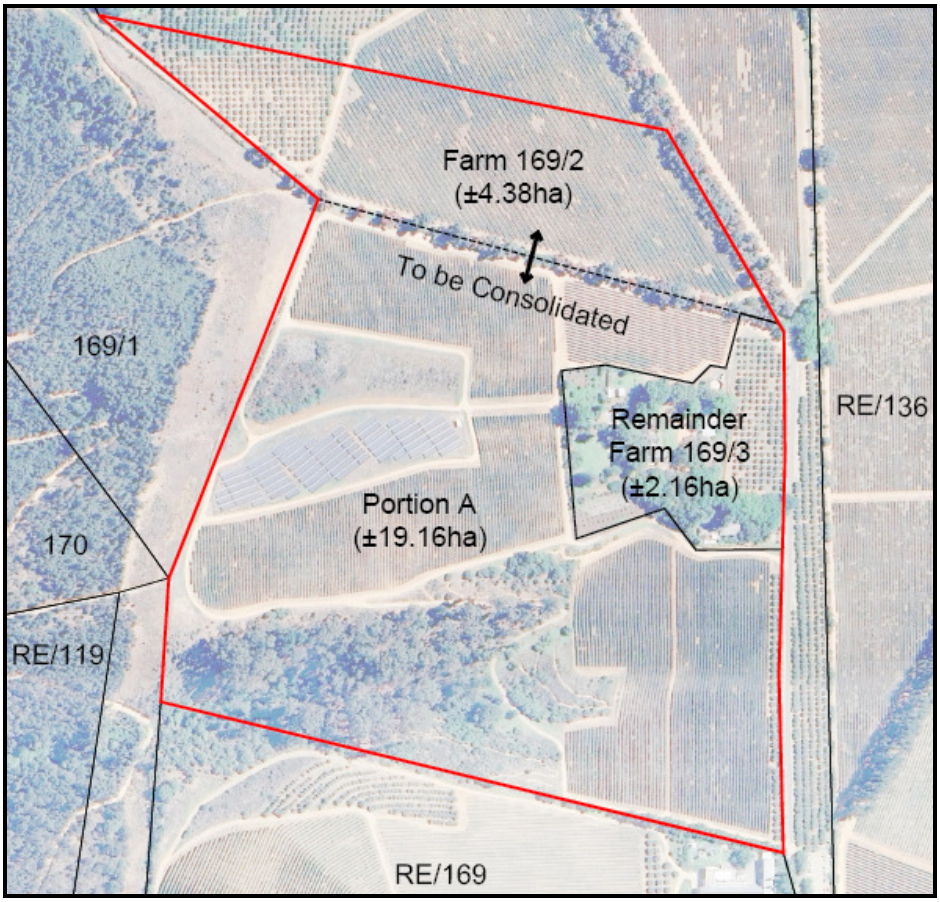
The application area is surrounded primarily by similar wine producing farms with some natural veld.

3.3 Present zonings and land uses

The application area is zoned Agricultural and Rural Zone and is used for agricultural purposes (vineyards and olives).

4. DEVELOPMENT PROPOSAL

The development proposal entails the subdivision of Portion 3 of Farm 169, Stellenbosch into two portions namely *Portion A* (±19.16ha) and a *Remainder* (±2.16ha) and the consolidation of subdivided Portion A with Portion 2 of Farm 169, Stellenbosch – see image below.



Proposed subdivision and consolidation.

5. MOTIVATION FOR THE PROPOSED SUBDIVISION AND CONSOLIDATION

Our motivation for the proposed subdivision and consolidation is based on the following reasons:

- **Reason for the proposal:**

  The two farms are used for a mixture of vineyards and olive agriculture. The reason for the proposal is to sperate the farm stead (consisting of main dwelling house, olive related agricultural buildings) with olive orchards and the vineyards. This will create separate titles for the two types of agriculture.

- **Motivation:**

  - The application to Stellenbosch municipality is for the subdivision of Farm 169/3 and the consolidation of Portion A with Farm 169/2 which constitutes a boundary adjustment.
  - No new additional cadastral (farm) land units will be created with this application.
  - This application will not create any new development rights.
  - It does not lead to the further fragmentation of agricultural land.
  - The boundary adjustment will not adversely affect the farms' agricultural activities currently present or lead to the loss of any vineyards or orchards.
  - The boundary adjustment will lead to a sensible split of the agricultural land uses present.
  - With the boundary adjustment all the vineyard land uses will be placed on one cadastral farm, and all the olive land uses will be placed on a separate cadastral farm.
  - The farm will remain zoned for agriculture and used for agricultural purposes.
  - There is no negative impact on the natural environment, cultural heritage, or transport because of the application.
  - The proposed subdivision and consolidation were discussed with Mr. Cor van der Walt (Western Cape Government: Agriculture) at a meeting on 12 March 2024. At this meeting Mr. Van der Walt informed us that he did not have an objection against the proposed boundary adjustment.
  - After the discussion with Western Cape Government: Agriculture we obtained their formal letter of support dated 12 July 2024.
  - The Stellenbosch Municipality's Spatial Development Framework ear marked the application property as agriculture, since we are not changing the land use of the farm this application is deemed to be consistent with the MSDF.

- **Access:**

  The existing assesses will be used, no new access are required or proposed.

- **Engineering Services:**

  Since no new cadastral land units will arise from this boundary adjustment there will be no impact on the existing municipal services.

- **Water Rights:**

  Portion 3 of Farm 169 has 10.5ha existing water rights which will be split proportionally with the subdivision and consolidation.

- **Act 70 of 1970:**

  The application was submitted to the Department of Agriculture, Land Reform and Rural Development (DALRRD) for their approval of the application i.t.o. the Subdivision of Agricultural Land Act, No. 70 of 1970 and is currently in process.

6. CONCLUSION

This application for consolidation and subdivision is in essence only a boundary adjustment. It will not create new titles or lead to extra land use rights that are not currently allowed. It is deemed to be desirable and for this reason, we respectfully request that the application be granted.

Please feel free to contact the undersigned at 021-861 3800 or wagener@tv3.co.za if you have any queries.

Yours faithfully

WAGENER HANEKOM
PR. PLANNER (SA): A/2496/2017

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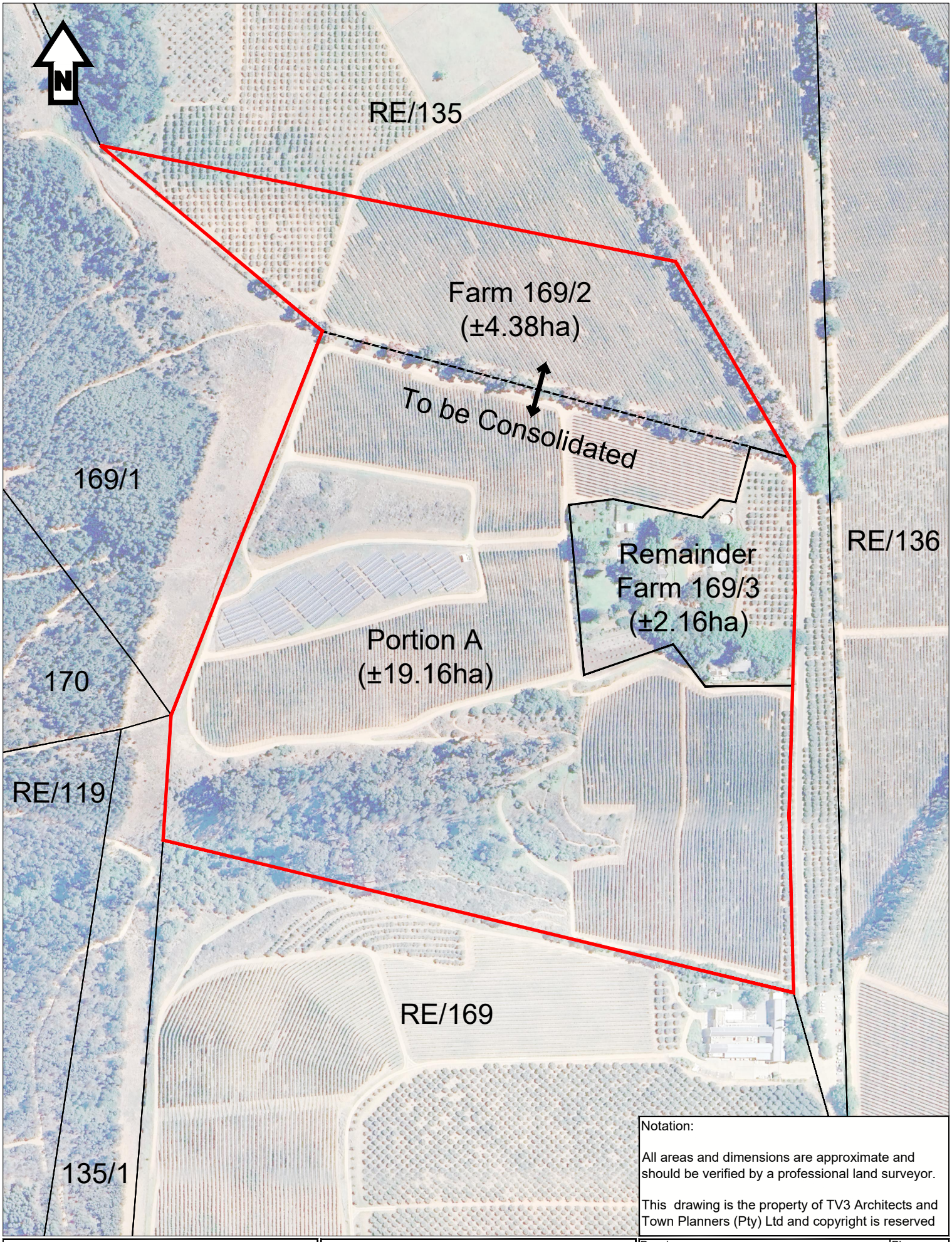

Notation:

All areas and dimensions are approximate and should be verified by a professional land surveyor.

This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

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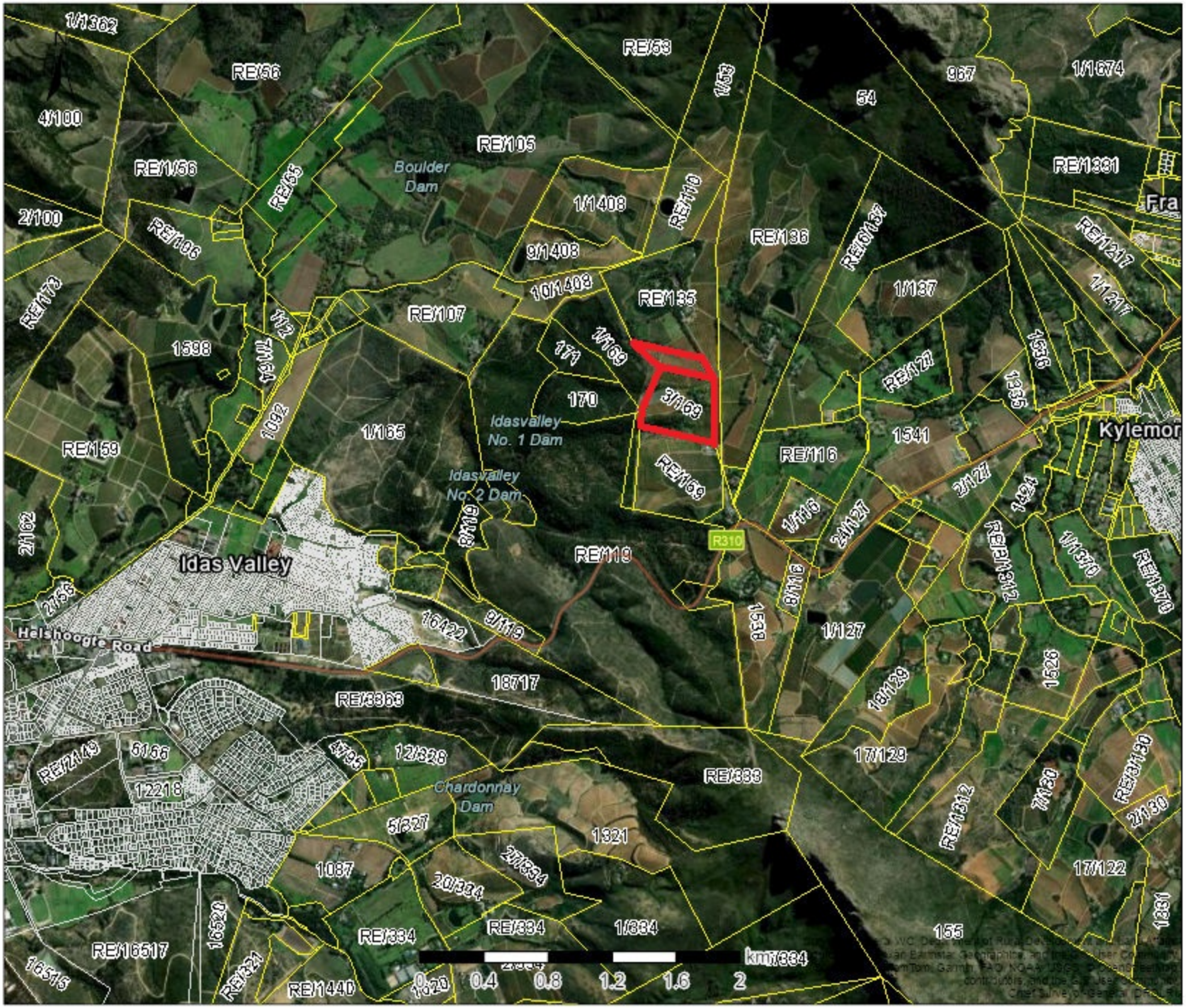
Portions 2 & 3 of Farm 169, Stellenbosch

Drawing:		Plan no.:
Subdivision & Consolidation Plan		1
Date:	Scale:	
22/08/2024	NTS	
Project no.:	Drawn:	Checked:
3902-P	WH	CH

Locality Map



Legend

- Farm Portions
- Erf
- **Portion 2 and 3 of Farm 169, Stellenbosch**

Map Center: Lon: 18°54'39.4"E
Lat: 33°55'2.5"S

Scale: 1:40,281

Date created: 2024/22/04

Western Cape Government
FOR YOU