

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1724/2026

Our File Reference Number: P577/2S

Your Reference Number: STB/13495/RP

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir

APPLICATION FOR SUBDIVISION: FARMS 557/2, 557/4, 557/18, 557/1, 561/1, STELLENBOSCH DIVISION AND ERF 211, RAITHBY.

1. The above application refers.
2. The duly authorised decision maker **hereby decides** on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Bylaw on Land Use Planning, on Farms 557/2, 557/4, 557/18, 557/1, 1302, 561/1, Stellenbosch Division and Erf 211, Raithby;

3.1. **Subdivision** in terms of Section 15(2)(d) of the said by-law, to allow;

3.1.1 The registration of three long-term lease agreements for viticultural purposes namely,

- (i) Lease Area A of ± 3.76 ha over Farm No. 577/2, Stellenbosch Division (6.2462ha in extent).
- (ii) Lease Area B of ± 3.42 ha over Farm No. 577/18, Stellenbosch Division (8.4575ha).
- (iii) Lease Area C of ± 2.86 ha over Farm No. 577/4, Stellenbosch Division (8.5666ha in extent).

3.1.2 The registration of a right of way servitude over Erf 211 Raithby, Farms No 577/1, 577/2, 1302 and 561/1, Stellenbosch Division to ensure legal access to the lease areas.

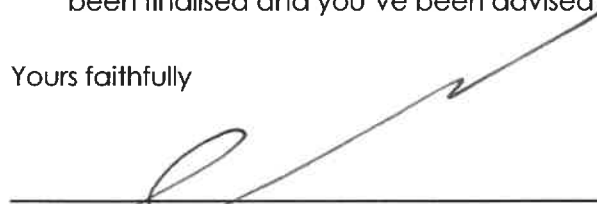
BE APPROVED in terms of Section 60 of the said bylaw and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

- 4.1. The approval only applies to the proposed applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 4.3. The subject lease areas must exclusively be used for viticulture and purpose incidental thereto, by the lessees. The lease agreements may not exceed a period of 25 years.
- 4.4. The lease areas are not independent land units and must still comply with the zoning parameters for the individual registered properties.
- 4.5. The subject land use activity be limited to the area marked on the attached endorsed Subdivision Plan for Lease Areas A to C & Right of Way Servitude Plan, attached as in **Appendix 1**, Ref: STB/13495/RP, dated July 2025 and drawn by CK Rumboll & Partners.
- 4.6. Conditions imposed by the Department of Agriculture (Republic of South Africa) as contained in their letter dated 2025-06-27 (Ref: 2024_10_0156) attached as **Appendix 2**, be complied with.
- 4.7. An electronic copy (shp, dwg, dxf) of the approved lease diagrams be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which diagrams indicates the following information:
 - a) allocated lease areas reference
 - b) Co-ordinates
 - c) Survey dimensions
5. The reasons for the above decision are as follows:
 - 5.1. The proposal is not inconsistent with Stellenbosch Municipal Spatial Development Framework as the property will still be used for activities related to the primary agricultural use of the property.
 - 5.2. The aesthetic appearance of the site and surrounding environment will not be altered, and the proposal will not have a negative visual impact from any scenic routes or surrounding properties, as no new structures are proposed.
 - 5.3. The existing services will be used, to accommodate the proposed use and no municipal services will be impacted upon.
6. Matters to be noted:
 - 6.1. None.
7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals is permitted in terms of Section 80(1)(a) of the said By-Law.
8. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
9. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

10. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
11. The appeal forms and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
12. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



SENIOR MANAGER: DEVELOPMENT MANAGEMENT

Stiaan Carstens

DATE: 25/08/2026 .

APPENDIX 1

RE/560 11324
RE/559



ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

1:302

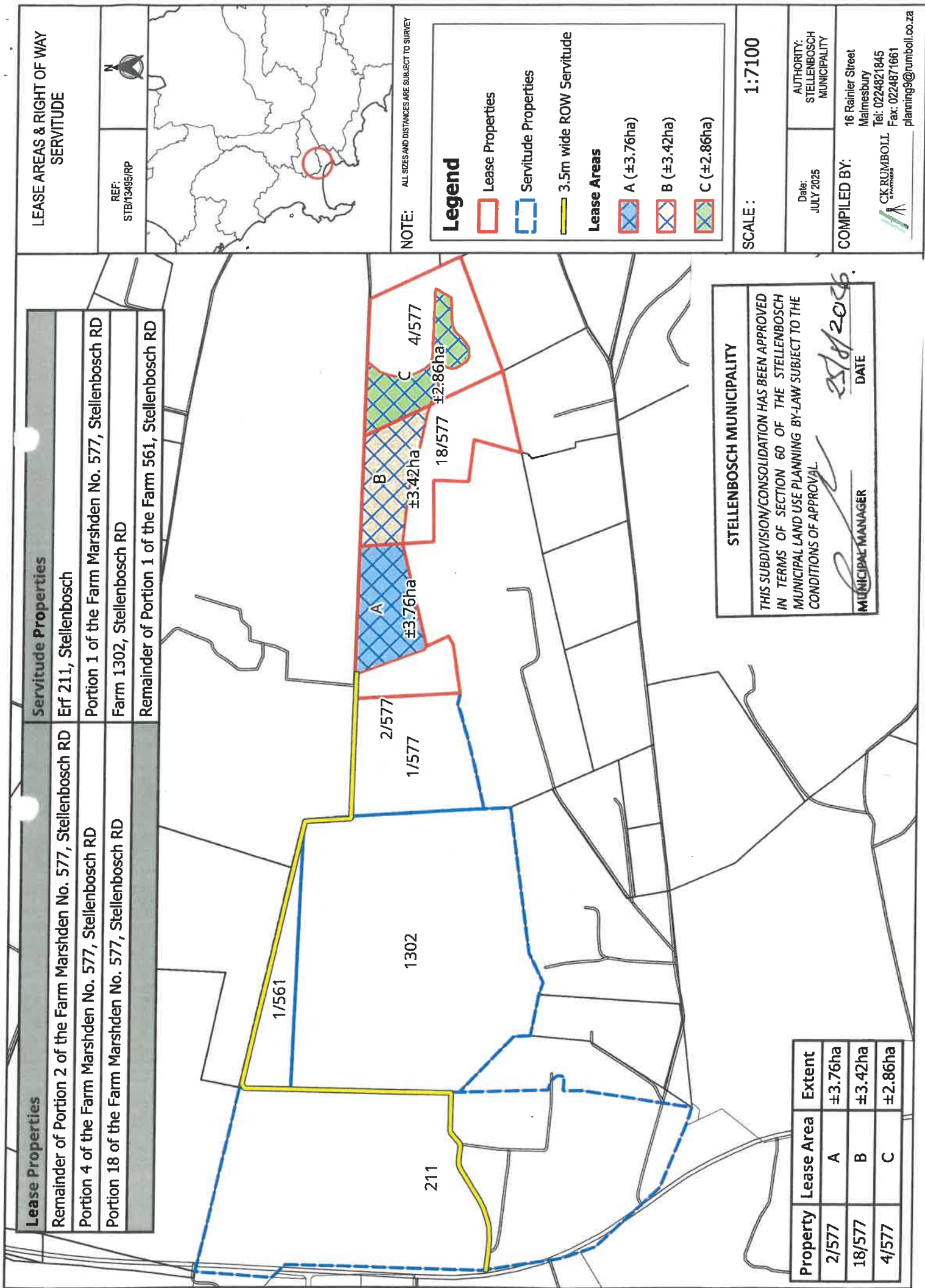
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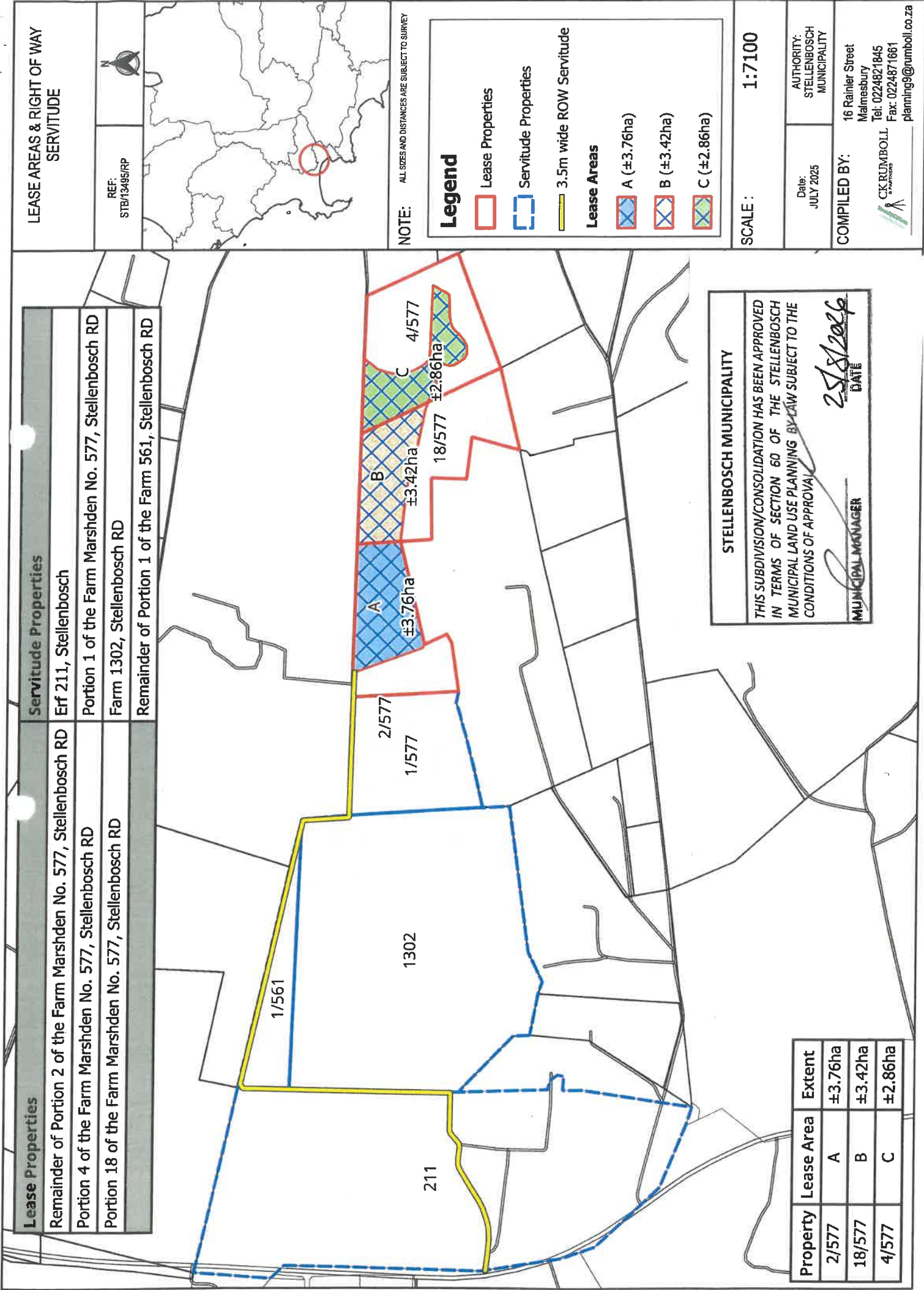
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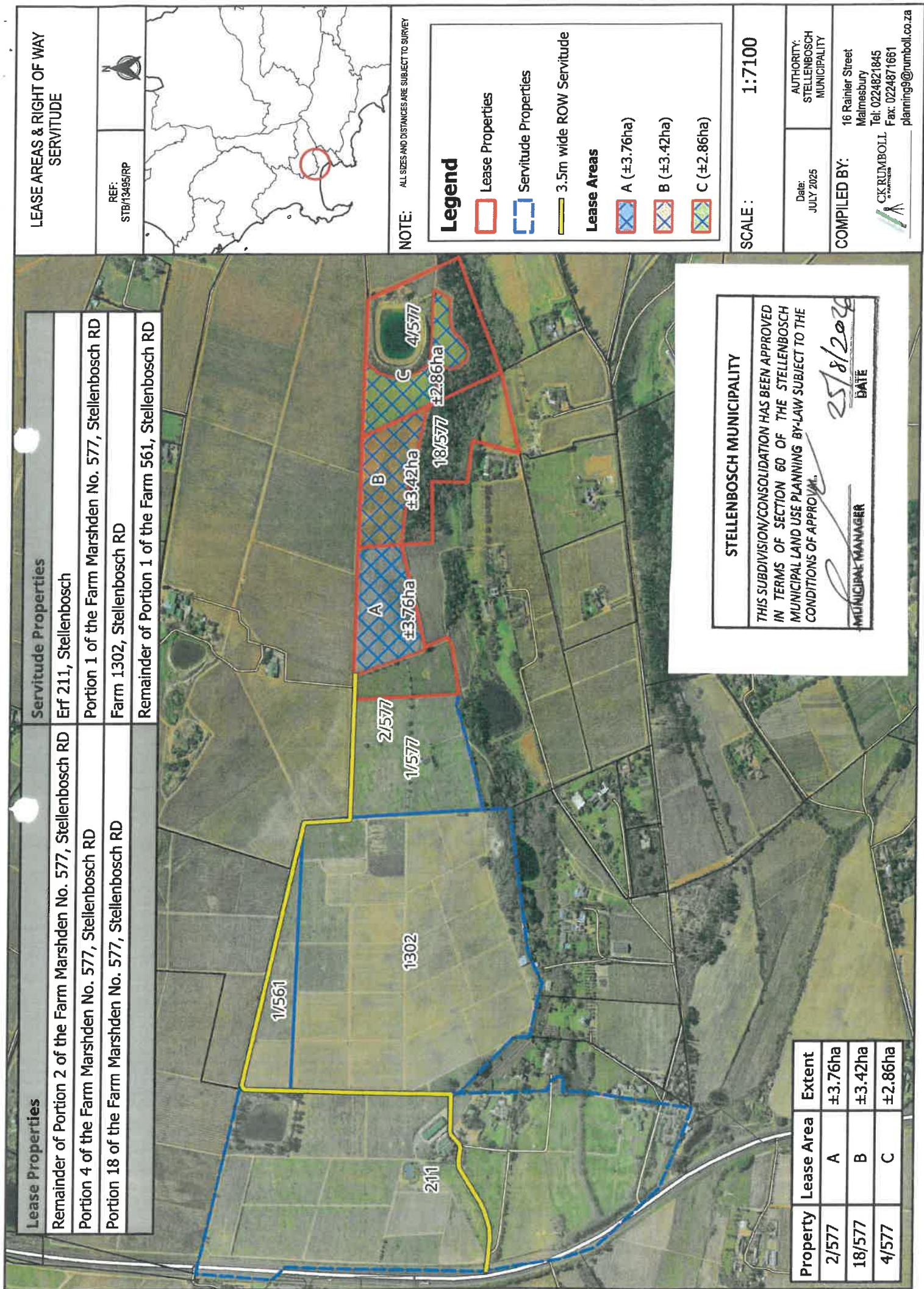
AUTHORITY:
STELLENBOSCH
MUNICIPALITY

**16 Rainier Street
Malmesbury**

Tel: 0224821845
Fax: 0224871661
planning9@rumbol







Lease Properties

Remainder of Portion 2 of the Farm Marshden No. 577, Stellenbosch RD
Portion 4 of the Farm Marshden No. 577, Stellenbosch RD
Portion 18 of the Farm Marshden No. 577, Stellenbosch RD

Servitude Properties

Erf 211, Stellenbosch
Portion 1 of the Farm Marshden No. 577, Stellenbosch RD
Farm 1302, Stellenbosch RD
Remainder of Portion 1 of the Farm 561, Stellenbosch RD

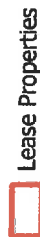
LEASE AREAS & RIGHT OF WAY SERVITUDE

REF:
STB/13495/RP



NOTE: ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

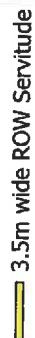
Legend



Lease Properties

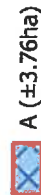


Servitude Properties



3.5m wide ROW Servitude

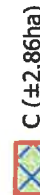
Lease Areas



A (±3.76ha)



B (±3.42ha)



C (±2.86ha)

STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED
IN TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE
CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE
25/8/2020

Property	Lease Area	Extent
2/577	A	±3.76ha
18/577	B	±3.42ha
4/577	C	±2.86ha

SCALE :

1:7100

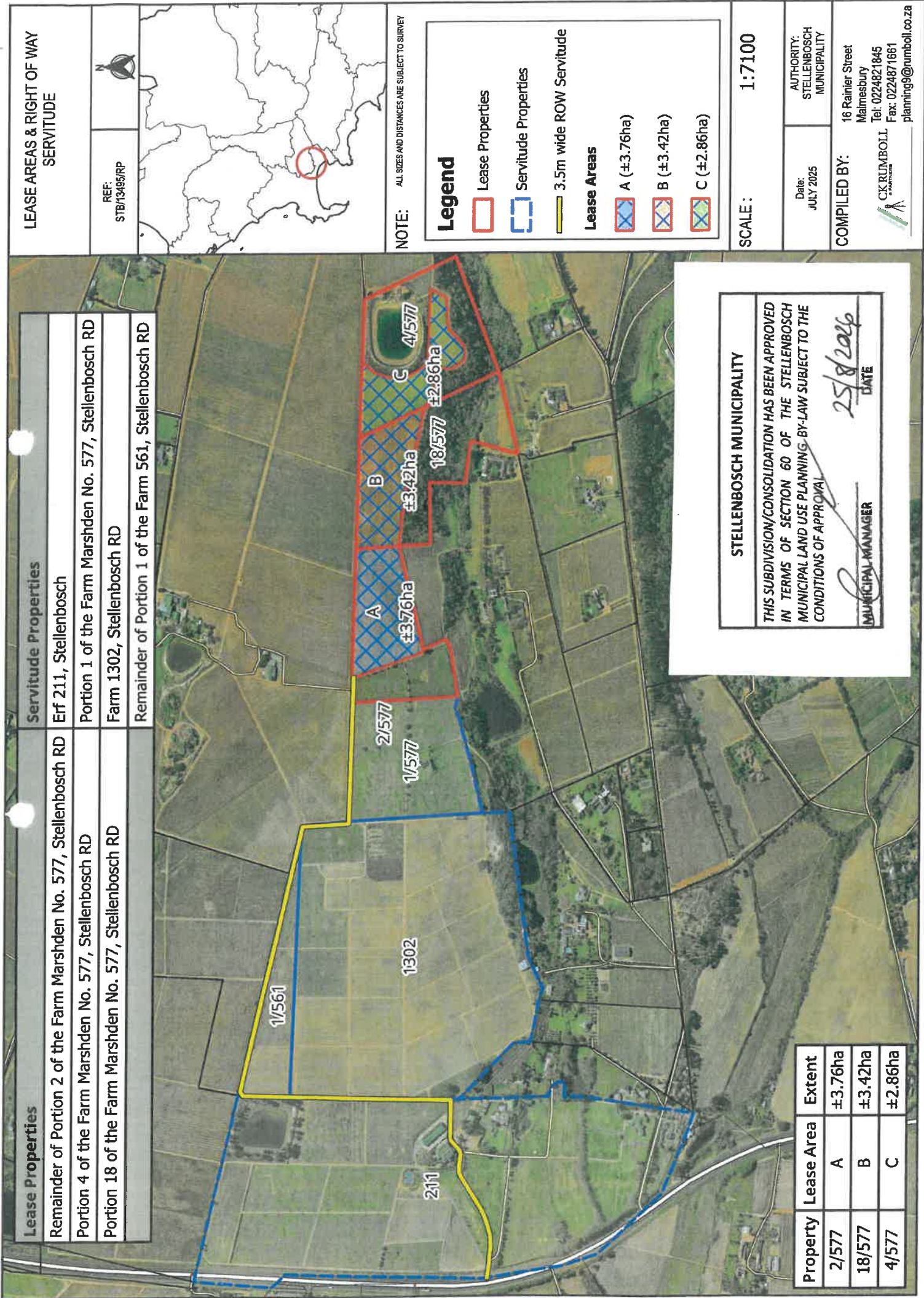
Date:
JULY 2025

AUTHORITY:
STELLENBOSCH
MUNICIPALITY

COMPILED BY:

16 Rainier Street
Malmesbury
Tel: 0224821845
Fax: 0224871661
planning@rumboll.co.za





LEASE AREAS & RIGHT OF WAY
SERVITUDE

REF:
STB/13495/RP



NOTE: ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

Legend

Lease Properties

Servitude Properties

3.5m wide ROW Servitude

Lease Areas

A (±3.76ha)

B (±3.42ha)

C (±2.86ha)

SCALE: 1:7100

Authority:
STELLENBOSCH
MUNICIPALITY

DATE:
JULY 2025

COMPILED BY:
16 Rainier Street
Malmesbury
Tel: 0224821945
Fax: 0224871661
CKRUMBOLL
a PARTNERSHIP
planning@rumboll.co.za

Lease Properties	Servitude Properties
Remainder of Portion 2 of the Farm Marshden No. 577, Stellenbosch RD	Erf 211, Stellenbosch
Portion 4 of the Farm Marshden No. 577, Stellenbosch RD	Portion 1 of the Farm Marshden No. 577, Stellenbosch RD
Portion 18 of the Farm Marshden No. 577, Stellenbosch RD	Farm 1302, Stellenbosch RD
	Remainder of Portion 1 of the Farm 561, Stellenbosch RD

STELLENBOSCH MUNICIPALITY

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IN TERMS OF SECTION 60 OF THE STELLENBOSCH
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CONDITIONS OF APPROVAL

MUNICIPAL MANAGER

25/8/2026

DATE

Property	Lease Area	Extent
2/577	A	±3.76ha
18/577	B	±3.42ha
4/577	C	±2.86ha

APPENDIX 2



agriculture

Department:
Agriculture
REPUBLIC OF SOUTH AFRICA



OFFICE OF THE DIRECTOR: LAND AND SOIL MANAGEMENT
Private Bag X120, Pretoria, 0001; 20 Steve Biko Street, Pretoria, 0001
Tel: 012 319 7634/7571; E-mail: ThembuNy@nda.gov.za; FrancinaMo@nda.gov.za
Web: www.nda.gov.za
Enquiries: Helpdesk Ref: 2024_10_0156

CK Rumboll & Partners
P. O. Box 211
MALMESBURY
7299

Email: reception@rumboll.co.za

Contact No. 022 482 1845

Attention: Roeben Pienaar

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT,
ACT 70 OF 1970: REMAINDER OF PORTION 2, PORTION 18 AND PORTION 4 OF
THE FARM MARSHDEN NO. 577, DIVISION STELLENBOSCH, WESTERN CAPE
PROVINCE**

Your letter bearing reference SLB/13495/RP dated 11 September 2024 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No. ...**58357**... issued in terms of section 4 of the Act is enclosed.

The Conveyancer must lodge the signed copy of the Consent with the Registrar of Deeds together with the documents for registration.

Yours faithfully

DIPEPENENG SERAGE
DEPUTY DIRECTOR GENERAL: AGRICULTURAL
PRODUCTION, BIOSECURITY AND NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER
DATE: 2025-06-27



agriculture

Department:
Agriculture
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2024_10_01 56

CONSENT
IN TERMS OF THE SUBDIVISION OF
AGRICULTURAL LAND ACT, 1970

58357

By virtue of the powers delegated to me by the Minister of Agriculture, consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, to conclude a lease, as indicated in paragraph 2, in respect of the agricultural land described in paragraph 1, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

- 1.1 REMAINDER OF PORTION 2 OF THE FARM MARSHDEN NO. 577, IN EXTENT 3,76 HECTARES,
- 1.2 PORTION 4 OF THE FARM MARSHDEN NO. 577, IN EXTENT 3,42 HECTARES AND
- 1.3 PORTION 18 OF THE FARM MARSHDEN NO. 577, IN EXTENT 2,86 HECTARES, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE AND

PARAGRAPH 2: CONSENT GRANTED

To conclude a lease for a period not exceeding 25 years in favour of DGB (Pty) Ltd Reg No. T59001/2006, for the purpose of Vineyard and purposes incidental thereto, over portion of the agricultural land mentioned in paragraph 1, measuring approximately 10,4 hectares as shown on the sketch plan attached.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 This consent does not imply that the above-mentioned portion is assured of a permanent water supply.
- 3.2 This consent does not exempt the property from the provisions of any other law and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.3 This consent is valid for 5 years from date of this grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

2025-06-27

DATE


DIPEPENENG SERAGE
DEPUTY DIRECTOR GENERAL: AGRICULTURAL
PRODUCTION, BIOSECURITY AND NATURAL
RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

