



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15774

Our File Reference Number:

Your Reference Number: Farm 468/9, Stellenbosch Division

Enquiries: T Mazana / B Mdoda

Contact No: 021 – 808 8695 / 8690

Email address: [Thuthula.Mazana@stellenbosch.gov.za](mailto:Thuthula.Mazana@stellenbosch.gov.za) / [Bulelwa.Mdoda@stellenbosch.gov.za](mailto:Bulelwa.Mdoda@stellenbosch.gov.za)

**Department of Agriculture: Elsenburg**

**Attention:** Cor van der Walt

**PER MAIL:** [cor.vanderwalt@westerncape.gov.za/LandUse.Elsenburg.com](mailto:cor.vanderwalt@westerncape.gov.za/LandUse.Elsenburg.com) /

[Brandon.layman@westerncape.gov.za](mailto:Brandon.layman@westerncape.gov.za)

Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Annandale Road, Stellenbosch

Application Property Number: Farm 468/9, Lyndoch, Stellenbosch Division

Applicant: Arch Town Planners (Marike Bolz)

Owner: Eas-Pork CC

Application Reference: LU/15774 (TP252/2023)

Application Type: Technical approval

Detailed description of land use or development proposal, including its intent and purpose:

- Application for Technical Approval in terms of section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to allow for the use of four (4) existing labourer cottages as tourist dwelling units on Farm 468/9, Stellenbosch Division.

Notice is hereby given in terms of the provisions of Section 46 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 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 the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
  - Enable the applicant to respond to the comments.

The comments must be addressed to [Bulelwa.Mdoda@ Stellenbosch.gov.za](mailto:Bulelwa.Mdoda@ Stellenbosch.gov.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 21 days from the date of this notice to be received on or before the closing date of **12 December 2023**.

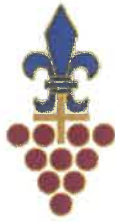
It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

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 [Marike@archtownplanners.co.za](mailto:Marike@archtownplanners.co.za)/[Bulelwa.Mdoda@ Stellenbosch.gov.za](mailto:Bulelwa.Mdoda@ Stellenbosch.gov.za) for assistance at the e-mail address provided or telephonically at 0724805838 / 021- 808 8690 during normal office hours.

Yours faithfully

  
\_\_\_\_\_  
FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

  
\_\_\_\_\_  
DATE



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Department of Transport and Public Roads  
Deputy Director-General: Roads Infrastructure

Email: [Vanessa.Stoffels@westerncape.gov.za](mailto:Vanessa.Stoffels@westerncape.gov.za)

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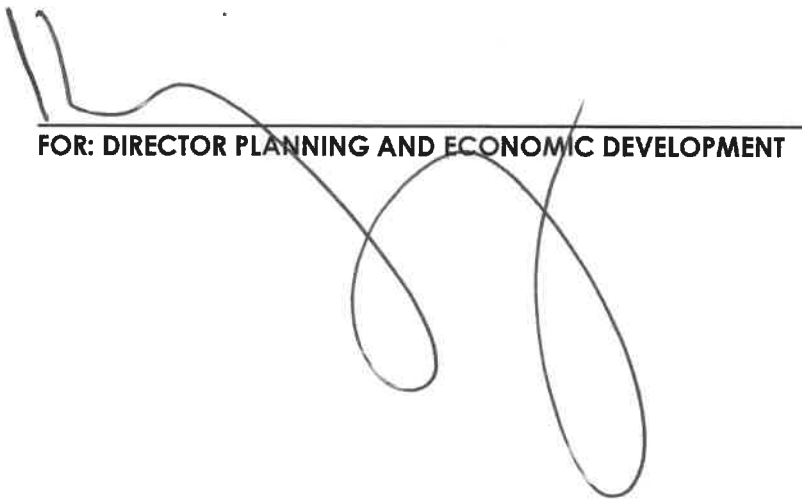
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Yours faithfully



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

20/11/2023  
DATE

## 1. APPLICATION TO THE STELLENBOSCH MUNICIPALITY

Arch Town Planners (Pty) Ltd hereby officially applies, in terms of Sections 15(2)(g) of the Stellenbosch Municipality Land Use By-Law, 2015 (hereafter referred to as 'the By-Law') for the following:

- i. A **technical approval** to allow for 4 x Tourist Dwelling Units (with a combined total of 4 bedrooms)

This report serves as motivation for the above-mentioned application. The official application form is attached to this report as **Annexure A**.

## 2. PROPERTY DESCRIPTION

### 2.1 Ownership Details

Please refer to Table 1 below for a summary of the ownership details:

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Portion 9 of Farm 468, Lyndoch	Eas-Pork CC	±9.2ha	T34681/2019	None

Table 1: Ownership details

The company has one active director, AJH Eastes who has authorised *Arch Town Planners (Pty) Ltd* by means of Power of Attorney, to prepare and submit this application. Please refer to Annexure B for the signed PoA and confirmation of directors and Annexure C for a copy of the Title Deed.

### 2.3 Locality, Zoning and Land Use

The farm is situated between Stellenbosch and Eersterivier, south-east of the intersection of Annandale Road and Barden Powell Drive opposite the Lyndoch Railway Station. The Eerste River forms the western boundary of the application site. The farm takes access from a farm access road, linking the farm with the Annandale Road. Please refer to Figures 1 – 3 below for the locality plans.





Figure 1: Locality Plan



Figure 2: Locality Plan (aerial view)



Figure 3: Aerial view of Farm 1832

The application site is an active farm, used for agricultural purposes only, the growing of vineyards. Future proposals for the farm include to build stables and a riding arena for the horses, in line with the agriculture zoning of the farm. There are one existing main dwelling house and 4 existing laborer cottages, situated on the eastern boundary of the site, close to the access road. The zoning of the Farm is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019. According to the zoning scheme the following land uses are permitted on properties zoned **Agriculture and Rural**:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> <li>• Agricultural building (<math>\leq 2000\text{m}^2</math>)</li> <li>• Agriculture</li> <li>• Dwelling house</li> <li>• Forestry</li> <li>• Natural environment</li> <li>• Occasional use (one event/year)</li> <li>• Private road</li> <li>• Polytunnel (<math>\leq 2000\text{m}^2</math>)</li> <li>• Second dwelling</li> <li>• Employee housing (one unit)</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural building (<math>&gt; 2000\text{m}^2</math>)</li> <li>• Agricultural industry (<math>&lt; 2000\text{m}^2</math>)</li> <li>• Bed and breakfast establishment</li> <li>• Employee housing (exceeding one unit)</li> <li>• Guest house</li> <li>• Home day care centre</li> <li>• Home occupation practice</li> <li>• Polytunnel (<math>\geq 2001\text{m}^2</math> and <math>\leq 5000\text{m}^2</math>)</li> <li>• Rooftop base telecommunication station</li> <li>• Tourist dwelling units</li> <li>• Tourist facility (existing buildings)</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Additional dwelling units (max 4)</li> <li>• Airfield</li> <li>• Airstrip</li> <li>• Agricultural industry (<math>\geq 2000\text{m}^2</math>)</li> <li>• Camping site</li> <li>• Day care centre</li> <li>• Freestanding base telecommunication station</li> <li>• Helicopter landing pad</li> <li>• Intensive feed farming</li> <li>• Kennel</li> <li>• Market</li> <li>• Occasional use (<math>&gt; one event/year</math>)</li> <li>• Plant nursery</li> <li>• Polytunnel (<math>&gt; 5000\text{m}^2</math>)</li> <li>• Renewable energy structure</li> <li>• Service trade</li> <li>• Tourist accommodation establishment</li> <li>• Tourist facility (new buildings or exceeding threshold)</li> <li>• Any additional use exceeding the threshold set out in this chapter</li> </ul>

**Table 2: Permitted land uses under the Agriculture and Rural Zone**

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed Tourist Dwelling Units

As mentioned above, there are 5 existing buildings on the farm, a newly constructed main dwelling house and 4 existing 1 x bedroom laborer cottages. The laborer cottages have recently been renovated and the intention of this application is to obtain approval to allow for only the cottages 4 cottages to be rented out as tourist dwelling units.

The four laborers' cottages each have 1 bedroom, thus the total combined number of bedrooms is 4, which is allowable as an Additional Use.

Please refer to Annexure D for a copy of the floor plans and SDP, which clearly indicates the layout of the cottages showing the number of bedrooms, access and parking provided.



#### 4. MOTIVATION

As set out under Section 13(5) of the Stellenbosch Zoning Scheme, the purpose of a technical approval is to afford the Municipality an opportunity to assess the application against all parameters of the Zoning Scheme, as well as technical requirements imposed in terms of the other laws, and to evaluate the spatial configuration of the proposal to ensure impacts on external parties are minimized through design.

The proposed tourist accommodation units will all be situated within existing buildings and complies with all the building parameters and technical requirements. No other laws or policies are impacted by the proposed tourist dwelling units. The following can be confirmed:

- The proposed tourist dwelling units will all be within existing buildings.
- The total combined number of bedrooms will be 4;
- The proposed units will in no way have any adverse impact on the surrounding properties or agricultural activities on the farm;
- The proposed units will not result in a loss of agricultural land;
- **Tourism is a well-established land use in the Stellenbosch area. There has been a definite shift, post Covid, in agricultural related tourism, where there is a sharp increase in tourist considering farming/nature areas when looking for accommodation. The proposed tourist accommodation units are situated in a beautiful area, with spectacular views over the vineyards and mountains which contributes to the sense of place and unique experience of the accommodation. It is surrounded by popular wine farms with easy access to both Stellenbosch and Somerset West and Cape Town.**
- The proposed tourist accommodation will provide an additional income to the farm, as supported by local, provincial and national policies.

#### 5. CONCLUSION

The proposed tourist dwelling units comply with all the assessment criteria of Stellenbosch Municipality. In light of the above information, Council is respectfully requested to favorably consider the application for the following in terms of the Stellenbosch Municipality Land Use By-Law to allow for the following:

- i. **A technical approval** to allow for 4 x Tourist Dwelling Units (with a combined total of 4 bedrooms)

Yours sincerely



Marike Bolz (Director)  
Arch Town Planners (Pty) Ltd

**NOTES**

All work to be in accordance with the B.C. Building Code, 2018, and all applicable bylaws. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

**GENERAL NOTES**

- 1. All dimensions are in millimeters unless otherwise stated.
- 2. All work shall be in accordance with the B.C. Building Code, 2018, and all applicable bylaws.
- 3. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
- 4. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
- 5. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
- 6. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

**FOR CONSTRUCTION**

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6. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

**REVISIONS**

Rev	Description	Date
1	ISSUED FOR PERMIT	15/05/2024
2	ISSUED FOR PERMIT	15/05/2024

**COUNCIL SUBMISSION**

**CLIENT**  
Rivers & Stone Estate

**PROJECT**  
Cottage Extension

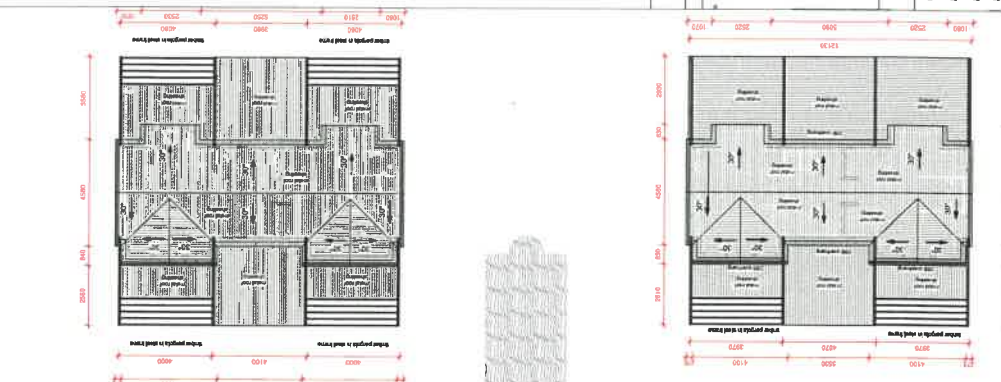
**DESCRIPTION**  
Phase 01 - New cottage & studio

**LOCATION**  
24 Ansonville Rd., Vancouver, BC V6N 1A1

**DRAWING**  
SIB03 4 COTTAGES PLANS

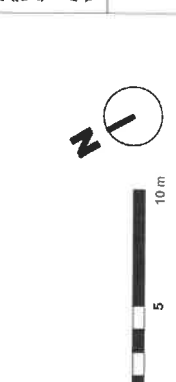
Date: 2024/05/15  
Scale: 1:100  
Revision: 0

ATELVEE  
Professional Registration (P11128917)



**COTTAGES ROOF PLAN**

1:100



**STARCASE NOTE**

CONCRETE AND FILL PILES  
WITH THE REQUIRED NUMBER OF  
PILLS AND PILES TO BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**CHIMNEY & FLUE NOTE**

CONCRETE AND FILL PILES  
WITH THE REQUIRED NUMBER OF  
PILLS AND PILES TO BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**GLAZING NOTE**

ALL GLAZING SHALL BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**WET AREA FLOOR**

WET AREA FLOOR SHALL BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**FOUNDATION NOTE**

FOUNDATION SHALL BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**STORMWATER NOTE**

STORMWATER SHALL BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**GROUND FILLING**

GROUND FILLING SHALL BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**FLOORS ON GROUND**

FLOORS ON GROUND SHALL BE  
PROVIDED IN ACCORDANCE WITH  
THE B.C. BUILDING CODE, 2018.

**NOTE**

NOTE: THE CONTRACTOR SHALL BE  
RESPONSIBLE FOR OBTAINING ALL  
NECESSARY PERMITS AND APPROVALS  
FROM THE RELEVANT AUTHORITIES.