

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Date of notice 15 April 2023 tot 15 May 2023

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

Application Property Address: **Webersburg (Groenerivier) Annandale Road Stellenbosch**

Application Property Number: **Farm 571**

Applicant: **Jan Hanekom Partnership 2 Cordier Street Paarl jan@jhp.co.za 0832618571**

Owner: **Louwfut1081 Beleggings Pty Ltd Tel No 021 8813636**

Application Reference: **LU/ 15045**

Application Type: **Consent Use Application**

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

Application is made for a consent use on Farm No.571, Stellenbosch Division

- a) **For a tourist accommodation establishment in order to convert 10 existing labourer cottages into self-catering guest units, and**
- b) **For a tourist facility in order to use an existing building $\pm 100\text{m}^2$ and $\pm 500\text{m}^2$ outside area as a place of assembly**

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 the applicant by electronic mail as follows: **Jan Hanekom Partnership: Attention Jan Hanekom email address: jan@jhp.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 **15 May 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.

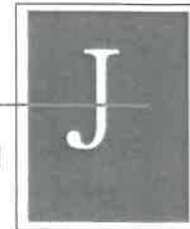
For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **0832618571** during normal office hours.

Yours faithfully

Jan Hanekom

Jan Hanekom
SACPLAN Planner(A/619/1990)

2 Cordier Street Paarl | Tel: 021 871 1750 | Cell: 0832618571 | Email: jan@jhp.co.za



KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏTRESERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Datum van kennisgewing 15 April 2023 tot 15 Mei 2023

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: **Webersburg (Groenerivier) Annandalepad, Stellenbosch**

Aansoek eiendom beskrywing: **Plaas 571**

Aansoeker: **Jan Hanekom Partnership 2 Cordier Street Paarl jan@jhp.co.za 0832618571**

Eienaar: **Louwfut1081 Beleggings Pty Ltd Tel No 021 8813636**

Aansoek Verwysing: **LU/ LU/ 15045**

Tipe Aansoek: **Vergunningsgebruik Aansoek**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen vir 'n toestemmingsgebruik op Plaas No.571, Stellenbosch Afdeling

**a) Vir 'n toeriste-akkommodasie-instansie om 10 bestaande arbeidershuise in selfsorggaste-eenhede te omskep, en
b) Vir 'n toeristefasiliteit om 'n bestaande gebou ±100m² en ±500m² buite area as 'n plek van samekoms te gebruik**

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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, kan 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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **Jan Hanekom Vennootskap: Attention Jan Hanekom epos adres : jan@jhp.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 **15 Mei 2023** (10 Mei 2023 in die geval van Staats Instellings)

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 **0832618571** gedurende normale kantoor ure.

Die uwe

Jan Hanekom

Jan Hanekom
SACPLAN Planner(A/619/1990)

2 Cordier Street Paarl | Tel: 021 871 1750 | Cell: 0832618571 | Email: jan@jhp.co.za



GROENE RIVIER 571 STELLENBOSCH

Application for consent use approval for guest accommodation and tourist
facility



JUNE 14, 2022

JAN HANEKOM PARTNERSHIP

2 Cordier Street Paarl 7646
0832618571 email jan@jhp.co.za

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CONSENT USE APPLICATION WEBERSBURG

1. Back ground.

An application was approved dated 30/09/2015, by Stellenbosch Municipality in terms of Section 15 (1) (b) of the land use Planning Ordinance, 1985 (Ord.15 of 1085) for a temporary Departure on Farm 571, Stellenbosch Division, in order to use 10 existing vacant labourer cottages as guest accommodation, as indicated on Appendix 3, subject to the conditions as per the attached Appendix1. See documentation attached as Appendix 4. The use on an existing building and an open space area was also approved on a temporary basis to be used as a chapel for weddings and outdoor recreational area respectively.

2. Purpose of this application

The above application has been approved for a period of 5 years which has now expired. The purpose of this application is to make the land use of the cottages for tourist accommodation more permanent by applying for consent use in terms of Clause 201 (1) of the Stellenbosch Zoning Scheme By-laws 2019. A tourist facility (existing buildings) is indicated as an additional Use subject to technical approval with a maximum surface area of 250m². Due to the fact that this application exceeds the threshold, it implies that a consent use application is required for it.

“Technical approval (tegniese goedkeuring) means an activity or development which may only be conducted with the written approval of the Municipality and requires an application following the procedures set out in this Scheme; Source: Stellenbosch Zoning Scheme By-laws 2019

3. Applicant

The application is prepared by Jan Hanekom Partnership , Town and Regional Planners based in Paarl.

Contact details: Jan Hanekom Pr. Pln. SACPLAN A 169/1990

Mail: jan@jhp.co.za

Cell: 0832618571

Address: 2 Cordier Street Paarl 7646

4. Property description

The property is registered as Farm Groene Rivier No.571 also known as Webersburg situated in the Stellenbosch Region.

5. Ownership

The farm is registered to Louwfut 1081 Beleggings Pty Ltd with registration number 199500525807

6. Title deed

The farm is registered in terms of T4119/1919

7. Locality

The farm is located in the Stellenbosch Municipal area, approximately 7 km south of Stellenbosch on the way to Somerset West. Access from the R44 is at the Annandale Road / R44 junction along the Divisional Road 1050 (Annandale Road) which leads to the farm entrance. The area is known for its agricultural diversity and especially the agricultural tourism associated with the scenic and rural environment as well as the historic buildings and a rich history and heritage

8. Zoning

The property is zoned "**Agriculture and Rural zone**". A number of consent use applications have been approved in terms of the Section 8 Scheme Regulations (Ord.15 of 1985) in the past. Some of the uses were approved as temporary departures.

The purpose of this zone is to make provision for the protection and preservation of agricultural land, rural landscapes and biodiversity, bona fide agricultural production or conservation; buildings and structures for reasonable and normal agricultural purposes; a limited **range of other ancillary uses which may take place on agricultural land units**, either as additional rights with the consent of the Municipality and which provides for more intensive use, or tourism **which has the objective of creating variety, ensuring sustainability and providing diversified income** to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

The following relevant land uses are permitted in this zone

Additional Uses (not exceeding threshold in this chapter and subject to technical approval)

Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Bed and breakfast establishment • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Tourist accommodation establishment • Tourist facility (new buildings or <i>exceeding threshold</i>) • Any additional use exceeding the threshold set out in this chapter

Table 1: Abstract from the Stellenbosch Planning By-law

Due to the number of guest accommodation already approved on the property and the fact that the *Vineyard cottages exceed the parameters*, the application is made as a consent use for **tourist accommodation establishment**.

9. Definitions

The definitions as set out in Chapter 1 of the Planning Scheme By-law are the determining factor when determining the nature of the application to be made.

Bed and breakfast establishment	Bed and breakfast establishment" (B&B) (bed-en-ontbytonderneming) means the use of furnished bedrooms in a dwelling house, second dwelling and/or outbuilding, to supply accommodation for compensation to transient
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	guests provided that the accommodation shall be hosted by a permanent resident, with or without his or her family, who resides on the land unit;
Tourist Facility	includes <u>place of assembly and/or open spaces</u> , and may also include ancillary uses “ BUT ”excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;”
Place of assembly (vergaderplek)	means <u>any place or activity</u> where large number of <u>people congregate</u> to hold meetings, <u>participate in and spectate or observe performances</u> and may include, for example a community hall, indoor sports arena, public swimming pool, sport events spaces, <u>general purpose halls</u> , sports stadiums or any other similar large congregation spaces and includes ancillary uses.
Tourist dwelling unit	Tourist dwelling unit (toerisme-wooneenheid) means the use of a furnished dwelling house and/or second dwelling and/or a dwelling unit in flats, where the <u>entire dwelling unit is rented out for the accommodation of transient guests</u> and where accommodation is only provided on a self-catering basis, provided that <u>if more than 4 dwelling units on the same property are rented out</u> by the same owner or proprietor as an enterprise it is deemed to be a <u>tourist accommodation establishment</u> ;

Table 2: Abstract from the Stellenbosch Planning By-law 2019

From the definitions set out in Chapter 1 of the Scheme by-laws it is clear that the existing tourist accommodation establishment do not relate to the definitions of a Bed and breakfast establishment or a Tourist Facility but fit in well with the definition of “tourist accommodation establishment”.

From the above explanation and analysis of the definitions as well as the exposition as contained in the pre application consultation's summary, it appears that the application for the accommodation will be a consent use application for tourist accommodation establishment while the “chapel” and open space associated with it will be treated as a tourist facility (consent use) application in terms of the definition of “place of assembly”.

10. Consent use

In terms of the above definition the application is made for the following

- Consent use application is made for tourist accommodation establishment to enable the owner of the property to use existing cottages for tourist accommodation in self-catering cottages.
- Consent use application is made for Tourist Facility to enable the owner of the property to use the existing building (“chapel”) and the adjacent 500m² open space (previously approved as outdoor recreational area) to be used as a place of assembly.

Consent use ; (vergunningsgebruik) means a use right that may be undertaken in a specified zone, only with consent of the Municipality, as a result of an application made in terms of Planning Law;

a. Parameters in terms of Zoning Scheme

The parameters for tourist accommodation are set out in section 208 of the Planning By - laws. The following table reflects a summary of the parameters and the Webersburg situation is evaluated on each of the parameters.

Parameters set out in By-laws	Webersburg situation
Parameters for Tourist accommodation in this zone (Section 208)	
<ul style="list-style-type: none"> The primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use 	meet requirement
<ul style="list-style-type: none"> The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit 	meet requirement
<ul style="list-style-type: none"> When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale ... the activity shall be classified either as a tourist accommodation establishment 	meet requirement
<ul style="list-style-type: none"> A tourist accommodation establishment is a consent use in this zone. 	meet requirement
<ul style="list-style-type: none"> When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213. 	meet requirement
Parameters for Tourist facilities in this zone (Section 209)	
<ul style="list-style-type: none"> Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm. 	meet requirement
<ul style="list-style-type: none"> Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose 	meet requirement
<ul style="list-style-type: none"> The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m² for the entire land unit, 	Outdoor open area of 500m ² was approved for assembly area.
<ul style="list-style-type: none"> Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or 	meet requirement

the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any bona fide agricultural activities on the farm itself or on neighbouring properties	
<ul style="list-style-type: none"> • Municipality shall require a site development plan to be submitted 	meet requirement
<ul style="list-style-type: none"> • consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit. 	meet requirement
<ul style="list-style-type: none"> • The consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose 	meet requirement

Table 3: Parameters: Abstract from the Stellenbosch Planning By-law, 2019

From the above analysis of the parameters as contained in the Planning By-law, it is clear that the proposed use (**consent use for tourist accommodation establishment**) is compatible and meets most parameters.

11. Previous approvals

An application for approval in order to convert four of the existing dwellings as well as the old wine cellar on the site into guest houses was approved in 1998. See copy of the letter to the Winelands District Council Land Use Committee dated 31 August 1998.

Application was approved on 20/09/2006 by Stellenbosch Municipality (Reference number: Farm 571, Stellenbosch) for the following.

- Rezoning of a portion (500m²) for Agricultural Zone 2 (**Maturation cellar**)
- Rezoning of a portion (100m²) for Agricultural Zone 2 (**Grappa cellar**)
- Rezoning of a portion (288m²) for Agricultural Zone 2 (**Wine cellar**)
- Consent use of a portion (850m²) to operate a tourist facility (**restaurant/ conference facility**)
- Consent use of a portion (190m²) to operate a tourist facility (**Wine tasting**)
- Temporary Departure of a portion (100m²) of an existing building to be used as a **chapel** for wedding functions
- Temporary Departure of a portion (500m²/ 300 chairs) to be used as an **outside entertainment area**

The approval is made subject to certain conditions (as contained in the above letter) that our client has complied with and has been operating the activities successfully since.

A further planning application was approved in 2015. The use of existing cottages on the property for tourist accommodation (10 units) was approved as a temporary departure for 5 years.

Condition 2 states that: **“2. That this temporary departure is only valid for five (5) years after final notification from Council, where-after a new application must be submitted to council for processing and a decision, unless the zoning scheme regulations of the time make provision for the proposed use on the subject land partial.”**

In terms of the Stellenbosch Municipality Zoning Scheme By-Law 2019 provision is made for tourist dwelling units within the Agriculture and Rural Zone.

The new Stellenbosch Municipality Zoning Scheme By-Law 2019 was Implemented on 1 November 2019

Adopted by Resolution 8.2.1, May 2019 of the Municipal Council of Stellenbosch

Section 8(4) of the Stellenbosch Municipality Zoning Scheme By-Law 2019 states **“ Where a land use, at the commencement of this Scheme, was lawfully commenced and it is now a consent use in terms of this Scheme, consent will be deemed to have been granted, provided that the floor area of the activity may not expand without a further consent use application being approved by the Municipality.”**

This application seeks to approve the existing uses (Chapel, outdoor assembly area and the tourist accommodation) for that were approved as temporary departments in terms of Ordinance 15 of 1985 as consent uses in terms of the Planning by-laws so that it can grant permanence to the uses.

12. Site development plan

The SDP will remain unchanged. The SDP indicates all the land uses as well as the area approved per land use. See the Site Development Plan attached.

Description of activities;

- a. The main house, Jonkershuis and the Oak Cottage are used as a guest house with 14 rooms and can accommodate a maximum of 28 people.



Figure 2 Jonkershuis



Figure 1 Manor House

The Guesthouse was approved as a consent use by the Winelands District Council in 1998.

The accompanying photo depicts the Manor House and the Jonkershuis.



Figure 3 Oak Cottage

The Manor House is a 5 bedroom facility that forms part of the approved guesthouse on the property.

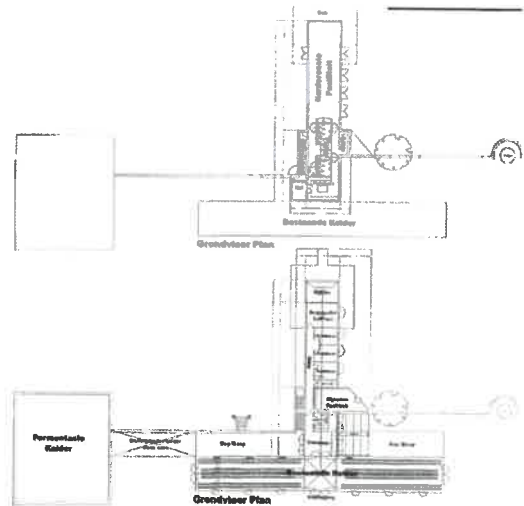
The Jonkershuis is another 5 bedroom facility

Oak Cottage is a three-bedroom cottage, the bathroom with lounge and kitchen.

- b. Wine Cellar: The maturation cellar is used to produce the Webersburg wine range and has been in operation since 2006.



Figure 4 Maturation cellar



- c. Tourist Facility. The restaurant and conference facility is accommodated in this building. An area of 850m² is used for these facilities.



Figure 5 wine cellar/ restaurant and conference facility

d. Chapel

The chapel was an old barn that has fallen into disuse due to the location of the structure relative to the functional buildings and activities on the property. The use of the building as a chapel is compatible with the other tranquil uses on the property. The chapel is only used for weddings and therefore has a very low occupancy.

e. Guest cottages (tourist accommodation)

The cottages previously approved as tourist accommodation (Temporary departure). These cottages was restored at a substantial cost to create tourist accommodation.



Figure 6 Guest cottages (10)

f. Outdoor recreational area

The outdoor recreational area is used in conjunction with the chapel. An area of 500m² (20m * 25 m) was approved for this as a temporary use.. The area forms part of the site and is planted with grass. The area is mainly used for outdoor ceremonies for weddings. In these cases, the premises are reserved only for the wedding guests.



Figure 7 outdoor recreation area

g. Parking area

The formal parking area allows for 50 parking bays. This area is sufficient for everyday use. An area west of the parking area is used for informal parking if it proves necessary. This area caters for about 35 vehicles. If there is a function or event on the farm, the areas adjacent to the access road are used for parking and can provide up to 300 parking bays. in the accompanying photo, the area



Figure 8 Formal Parking area

adjacent to the access road is depicted. The area is covered with grass and is used for parking if large quantities of vehicles have to be accommodated on the property.



Figure 9 Over flow parking along access road

13. Need and desirability

“Need and desirability” relates to, amongst others, the nature, scale and location of development being proposed, as well as the wise use of land. While essentially, *the concept of “need and desirability” can be explained in terms of the general meaning of its two components in which need primarily refers to time and desirability to place (i.e. is this the right time and is it the right place for locating the type of land-use/activity being proposed?)*, “Need and desirability” are interrelated and the two components collectively can be considered in an integrated and holistic manner.”

Source ; City of Cape Town Planning Application booklet.

In the case of this application, the need and desirability of using the vineyard cottages (10) for tourism accommodation and the use of the "chapel" and outdoor recreational area on a permanent basis. This will mean that the use rights that are currently approved as temporary departments must now be evaluated as a consent use.

To explain the desirability of the proposed land use, we include the following in the motivation:

a. Economic impact:

The relationship between **agricultural activities and tourist facilities** has long been well developed in the Stellenbosch area and began with the Stellenbosch Wine Route in the early 1970s. Over the past 20 years, the landscape has changed from pure agriculture to integrated tourism related facilities. The combination of the surrounding properties forms a huge attraction for tourists to the Stellenbosch area. The **large variety of facilities** found in this area probably carries the greatest weight to the success of the valley. The other aspect that contributes to the success is the quality of the living and agricultural environment. With farms like Rust and Vrede, Ernie Els Wines, Uwe Mira etc. to name just a few, the area is currently developing into a world famous tourist region within the greater winelands.

Tourist and especially the **hospitality industry** related activities contributes a lot to the prosperity of the area.

The **number of tourists** visiting this particular region is increasing every year. The area is also a very popular hangout for foreign tourists who spend large amounts of money in the area. The **high quality and associated safety of this historic farm** is very attractive to visitors. The tourism industry contributes greatly to the economic success of the farm.

b. Job creation.

The **agricultural activities** require a number of **permanent workers and mainly use seasonal workers** when harvesting the grapes and other agricultural products. The **skill level** of workers in this sector working on the property ranges from unskilled labour to highly skilled staff like winemakers etc. About **10 permanent workers** are employed in the vineyard and wine cellar.

The tourism sector is responsible for a further **35 job opportunities**, ranging from maintenance staff, security staff, workers in the hospitality section, restaurant staff, financial and administrative staff and management working on site.

Workers all live in the vicinity of Stellenbosch and Somerset West.

c. Social impact:

In addition to the **large number of families** who depend on their income from the activities carried out on the farm, there are also active actions of the owners to **train staff** and also a great involvement with families of staff working on the property. is. A **policy of investing in their staff** has been in place since 2006. The success of this is reflected in the number of years of service that most employees have worked on the farm.

d. Extent of capital investment:

Since the establishment of Webersburg in the early 2000's, several **millions of rand** have been spent on the development of the farm. The total **agricultural component** has been developed from the ground up to the very successful enterprise it is today. The **guest house** in the Manor house and Jonkershuis were established after restoration of all the buildings in 2006 . The stylish and up market facility created speaks of a great investment and dedication shown by the owners. A **new wine cellar** was built which cost several million rand after which the labourers cottages were converted in 2015 to form further **guest accommodation**. This investment amounted to a large sum of money. It is therefore clear that **the owners have already spent a lot of money in the Stellenbosch area and run a very successful business here which is a great asset for the whole region**. Webersburg has already grown as a **landmark** in the Stellenbosch landscape and should be encouraged to build on this foundation.

e. Compatibility with surrounding uses:

The tourism industry of Stellenbosch depends on the wine industry, the heritage reflected in the area, the rural character of the environment and the culture of the area. Agriculture and tourism are hugely integrated and the mixture forms the backbone of the Stellenbosch economy. The surrounding properties also reflect similar character traits. Landmarks such as the Thirsty Scarecrow, Root 44, Annandale Wines, Audacia, Rust en Vrede, Guardian Peak, Ernie Els Wines, Hidden Valley and Uva Mira Mountain Vinyards are estates with strong tourism commitments, especially in the hospitality industry. The development of the farms speaks of tremendous financial input from the owners. The combined impact that these estates have on the economic prosperity of the Stellenbosch community is significant. The land uses operated at Webersburg are of great importance in maintaining the balance and variety of land uses in the valley.

f. Impact on the external engineering services:

The tourism activities have all been in operation for several years. **No additional pressure will be placed on the infrastructure.** No further expansion of municipal civil services is expected.

g. Impact on safety, health and wellbeing of the surrounding community:

The tourism activities like the accommodation and those associated with the chapel pose no danger with regard to noise or any disturbance. The **security** applied to the property and the **access control** ensure that the area forms a safe environment at all times. The nature of the uses contributes to the tranquil atmosphere of the farm and is precisely one of the attractions to the property. Impact on heritage:

The important cultural resources in the vicinity are protected by operating customs there that are compatible with the elements. The historic buildings and the site have been fully restored and are maintained by the guest house industry. It also creates the opportunity for the general public to view and experience treasures of this culture that would not otherwise occur. **All culturally important resources in the vicinity of the site are respected and protected.**

h. Impact on the biophysical environment:

The development have no negative affect on the natural environment and the various forms of life in it. The farm has been in operation for over 100 years and is fully developed. Only a small percentage of the property has natural vegetation. This section is next to the natural drainage system on the property which is not close to the proposed tourism activities. The tourism activities **therefor pose no danger to the natural environment.**

i. Traffic impacts:

The access to the farm has been operating at that point for more than 100 years and to date no incidents have been reported. The access is secure and clearly marked. As far as parking is concerned, there are approximately **50 formal parking bays** on the premises and a further area where **35 vehicles can be parked informally.** The area along the access road on the farm is planted with grass and is also used for overflow parking if necessary. Up to **300 vehicles can be parked** here. All roads on the property are provided with a permanent surface that limits the formation of dust.

14. Summary

The impact of the proposed consent uses, which has been operating successfully for 7 years, has shown that it has no impact on the environment. Therefore, from a planning point of view, there is no reason why these uses cannot be given more permanence on the basis of a consent use application.

The alternative would be to discontinue these activities by not providing the necessary approvals. The socio-economic impact this will have is enormous given that approximately 15 employees will lose their jobs, many of whom are breadwinners. The economic impact on the micro-economy of the Annandale Road Valley will be significant and the cohesion of the various surrounding farms will suffer great damage.

The role that the recent Covid -19 pandemic played on the hospitality industry in the world can still be felt badly in the Stellenbosch area. It is therefore essential not to place further obstacles in the way of the entrepreneurs of the area's effort to bring about recovery to ensure social and economic sustainability in the short and long term.

The large number of employees who work in the valley and are transported daily from Raithby and Stellenbosch to the area also contribute to the current taxi industry and the development of possible public transport in the future.

The proposed **guest accommodation not only compliments the uses on the property but also compliments the operations on adjoining properties.** There are plenty of restaurants, wine tasting facilities and guest houses in the immediate area that complement each other and address the broad base of the tourism industry. The investment in the settlement or area in question will generate the highest socio-economic returns.

The proposed land uses are also in line with the regional development vision of the authorities in this area and play an important role in poverty alleviation. The fact that the activities have been in operation for several years (since 2006) and to date have not resulted in any incidents with public or adjoining neighbours speaks volumes for the compatibility of the land uses with the environment in which they operate. The fact that the civil services are already in place and no further pressure is placed on existing services counts in favour of this application. The use of existing structures that have fallen into disuse for complimenting uses is also commendable for the optimization of the infrastructure and services. The proposed land uses have no impact to promote urban sprawl but rather encourage environmentally sustainable land development practices and processes.

The proposed development will have a positive impact on the sense of history, sense of place and heritage of the area and the socio-cultural of the people working and living on the property.

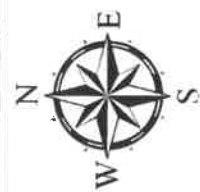
Good neighbourliness and constant communication with surrounding landowners ensure the participation of all interested and affected parties.

From a planning perspective, we as consulting planners could not detect any reason why this application could not be found to be compatible with the environment and would therefore strongly recommend that it be approved.

Locality Plan

Project Farm
Groene Rivier
No 571
Stellenbosch

Project Ref No
VG 500067



JAN HANEKOM

2 CORDIER STREET PAARL, 7646 jan@jhp.co.za 0832618571
Celebrating 38 years in property planning and development



**Site Development
Plan
2022**

Parking requirements	
Guest accommodation (14 bays)	1/ room
Cottages (10 bays)	1/cottage
Restaurant 8 bays	4/100m ²
Wine tasting 8 bays	4/100m ²
Conference 8 bays	4/100m ²
Chapel 4 bays	4/100m ²
Outdoor recreational 20 bays	4/100m ²
Total required	64 Bays
Total provided	127 Bays

Project
Farm
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Agricultural Zone 2	500m ²	Wine Maturation cellar
Agricultural Zone 2	100m ²	Distillery Grappa cellar
Agricultural Zone 2	288m ²	Wine cellar
Consent use	850m ²	Tourist Facility (Restaurant/ Conference Facility)
Consent use	190m ²	Tourist Facility (Wine Tasting)
Consent use	100m ²	Tourist Facility chapel for wedding functions
Consent use	500m ²	Tourist Facility outside entertainment area
Consent use	10 units	Tourist Accommodation
Consent use	12 rooms	Guest House

