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14 August 2023

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

Dear Sir / Mam

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

Application Property Address: Sunset Farm, Blaauwklippen Road, Stellenbosch

Application Property Number: Portion 56 of Farm 510 Sunset Farm, Stellenbosch

Applicant: Arch Town Planners - Renaldo Muller (renaldo@archtownplanners.co.za)

Owner: Sunset Trust

Application Reference: TP 386/2023

Application Type:

Application has been made in terms of Sections 15(2)(a) of the Stellenbosch Municipality Land Use By-Law, 2015 to allow for the following on Portion 56 of Farm 510 Stellenbosch:

- i. Consent use to use existing building (Main house, converted barn to cottages and converted store to a dwelling) as 17-bedroom tourist accommodation establishment and
- ii. Consent use to use an existing patio of $\pm 100\text{m}^2$ next to the main dwelling and $\pm 500\text{m}^2$ outside areas for a tourist facility to operate a function venue with maximum seating capacity of 50 seats.

Detailed description of land use or development proposal:

A consent use application to allow for the conversion of the existing Main Dwelling House (4 bedrooms), Second Dwelling (3 bedrooms) and 4 Cottages (10 bedrooms in total) to Self-Catering Accommodation.

A consent use application to allow for the existing covered patio (of $\pm 100\text{m}^2$) and ($\pm 500\text{m}^2$) outside areas to be used as Tourist Facilities (Venue) with a maximum seating capacity of ± 50 people.

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-notice/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:
 - o Indicate the facts and circumstances that explain the comments;
 - o Where relevant demonstrate the undesirable effect that the application will have if approved;
 - o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **Arch Town Planners Pty (Ltd) - renaldo@archtownplanners.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 September 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 **072 587 1901** during normal office hours.

Yours faithfully

Renaldo Muller
Arch Town Planners Pty (Ltd)



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14 Augustus 2023

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFTEKTERDE PARTYE VIR KOMMENTAAR.

Beste Mnr en/of Mev.

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

Adres van aansoek elendom: Sunset Farm, Blaauwklippen Pad, Stellenbosch

Aansoek elendom beskrywing: Gedeelte 56 van Plaas 510 Sunset Farm, Stellenbosch

Aansoeker: Arch Town Planners - Renaldo Muller (renaldo@archtownplanners.co.za)

Elenaar: Sunset Trust

Aansoek Verwysing: TP 386/2023

Tipe Aansoek: Die aansoek vir owerleging is 'n aansoek ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning vir:

- i. Aansoek vir vergunningsgebruik om bestaande geboue (Hoofhuis, omskepte skuur na kothuise en omskepte stoor na 'n woning) as Toerisme Akkommodasie-Ondernemings (17 slaapkamers) te gebruik.
- ii. Aansoek vir vergunningsgebruik om bestaande onderdak stoep van ± 100m² langs die woonhuise en ± 500m² buite-areas as Toerisme Fasiliteit (funksielekaal) te gebruik, met 'n maksimum van 50 sitplekke.

Besonderhede van die grondgebruiksaansoek:

Die aansoek vir owerleging is 'n aansoek ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning vir:

- Vergunningsgebruik aansoek om toe te laat dat die bestaande Woonhuis (4 slaapkamers), Tweede Woonhuis (3 slaapkamers) en 4 Kothuise (met totaal van 10 slaapkamers) as selfsorg toerisme-akkommodasie gebruik kan word.

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- Vergunningsgebruik aansoek om toe te laat dat die bestaande onderdakstoep (van ongeveer ± 100m²) en (± 500m²) buite-areas as 'n Toerisme Fasiliteit (funksielekaal) gebruik kan word, vir 'n maksimum van 50 gaste.

Kennis word hiermee gegee in terme van die voorskryfte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir owerleging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule 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 terme 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 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: **Arch Town Planners Pty (Ltd) - renaldo@archtownplanners.co.za**. Deur 'n beswaar, kommentaar of versoek 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 sluitingsdatum van **14 September 2023**

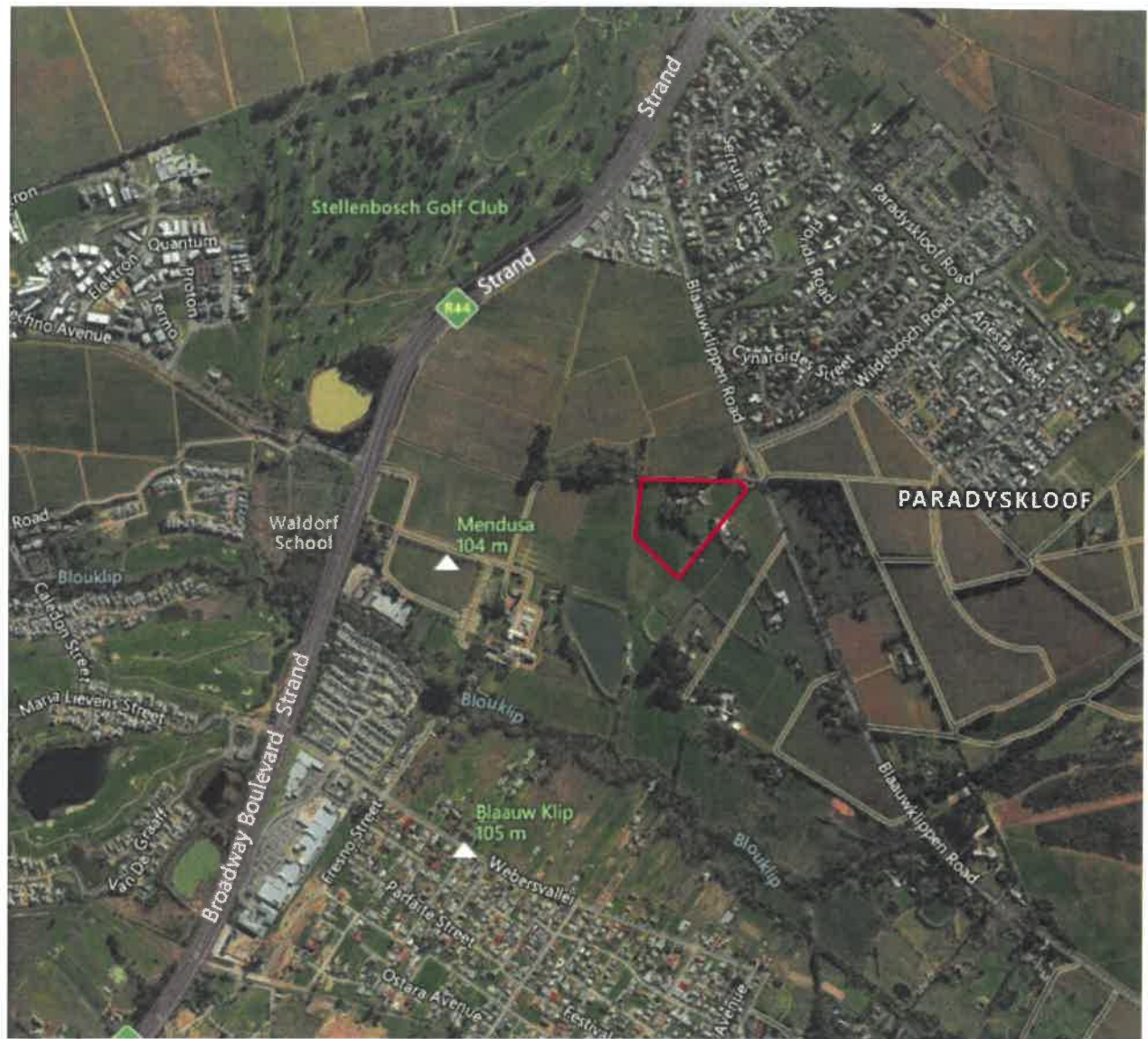
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navraag 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 **072 587 1901** gedurende normale kantoor ure

Die uwe

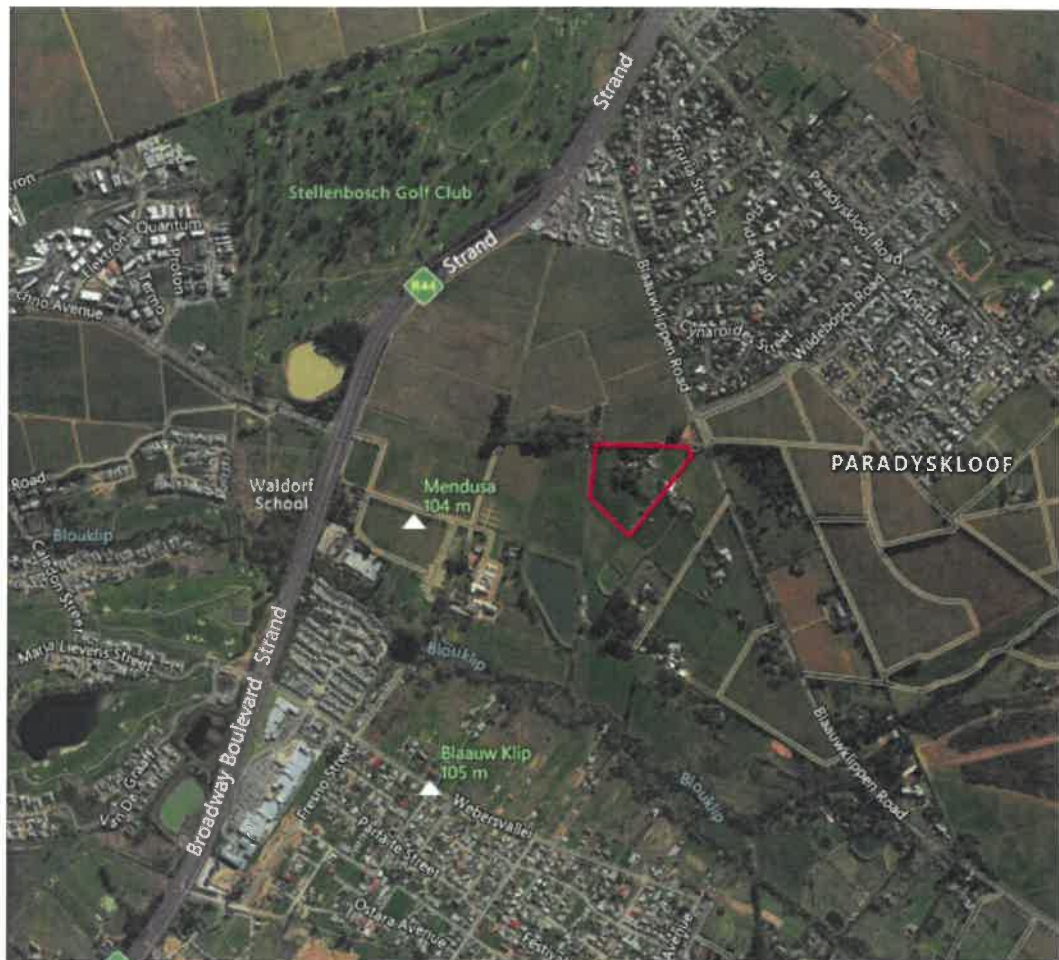
Renaldo Muller
Arch Town Planners Pty (Ltd)

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CONSENT USE APPLICATION TOURIST ACCOMODATION AND FACILITIES

Portion 56 of Farm 510
Blaauwklippen
STELLENBOSCH



July 2023

Revision 3

PREPARED AND SUBMITTED BY:



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1. Introduction

1.1 Background information

Portion 56 (Portion of Portion 1 of the consolidated farm Blaauw Klip 510) Stellenbosch, hereafter referred to as the application site, is situated on the outskirts of Paradyskloof, west of Blaauwklippen Road. The owners recently bought the farm and wish to use the existing buildings (the existing main dwelling house, 4 cottages and second dwelling) as a tourist accommodation establishment and the covered stoep and part of the garden area as a tourist facility (venue). No new buildings will be added.

The building on the eastern boundary of the site (the second dwelling) was build prior to 1985, when there was no zoning scheme or building regulations with pre-scribed building lines. Though the building is within 5m of the building line, it is argued that the building was build in line with the applicable legislation at that time, which did not require a building line setback. It is thus argued that the building complied with the relevant legislation at that time and therefore does not require a building line departure in terms of the current zoning scheme (2019).

1.2 Planning Brief

In light of the above-mentioned background information, Arch Town Planners has been appointed by the owners of the property to prepare and submit the relevant application to the Stellenbosch Municipality to obtain their approval for the proposed tourist accommodation establishment.

1.3 Application

Arch Town Planners hereby officially submits an application in terms of Section 15(2)(0) of the Stellenbosch Municipality Land Use Planning By-Law (2015) to allow for the following on Portion 56 of Farm 510 Stellenbosch.

- i) Consent to use existing buildings for a Tourist Accommodation Establishment (17 bedrooms).
- ii) Consent to use existing covered patio and garden area for a Tourist Facility (venue with maximum seating capacity of 50 people).

This report serves as motivation for the above mentioned application. The official application form is attached as Annexure A with supporting documents also attached as Annexure.

2. Property detail

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Portion 56 (Portion of Portion 1) of the consolidated farm Blaauw Klip 510, Stellenbosch	Sunset Trust	4,0468 ha	T000032290/2021	None

Table 1 Property Details

Please refer to **Annexure C** for a copy of the Title Deed. As confirmed by the attached Conveyancer Certificate, there are no restrictive title deed conditions which would restrict the proposed development.

2.2 Locality

The application site is situated on the southern side of Stellenbosch, in an area known as Paradyskloof, to the west of Blaauwklippen Road. Please refer to Figures 1 and 2 below for the locality plans.



Figure 1 Locality Plan 1: Portion 56 (Portion of Portion 1 of the consolidated farm Blaauw Klip 510) Stellenbosch



Figure 2 Locality Plan 2: Portion 56 (Portion of Portion 1 of the consolidated farm Blaauw Klip 510) Stellenbosch

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 4,0468 ha in extent and has a main residential unit, 4 cottages and a second dwelling house. No agricultural activities currently occur on site, however the new owner plans to use the vacant western and south western portion of the site for agriculture (paddocks horse stables and vineyards). Please refer to Figure 3 for an aerial view of the application site. The site borders on Blaauwklippen Vineyards towards to the north and west and a smallholding (Portion 10 of Farm 512) which forms the southern and eastern boundary. The residential area of Paradyskloof lies towards the north-east and Stellenbosch Golf Club toward the north-west. The area is also a popular trail running and mountain biking destination with Eden Forest and Stellenbosch Mountain within close proximity. Please refer to Figure 4 for an aerial view of the application site and surrounding area.

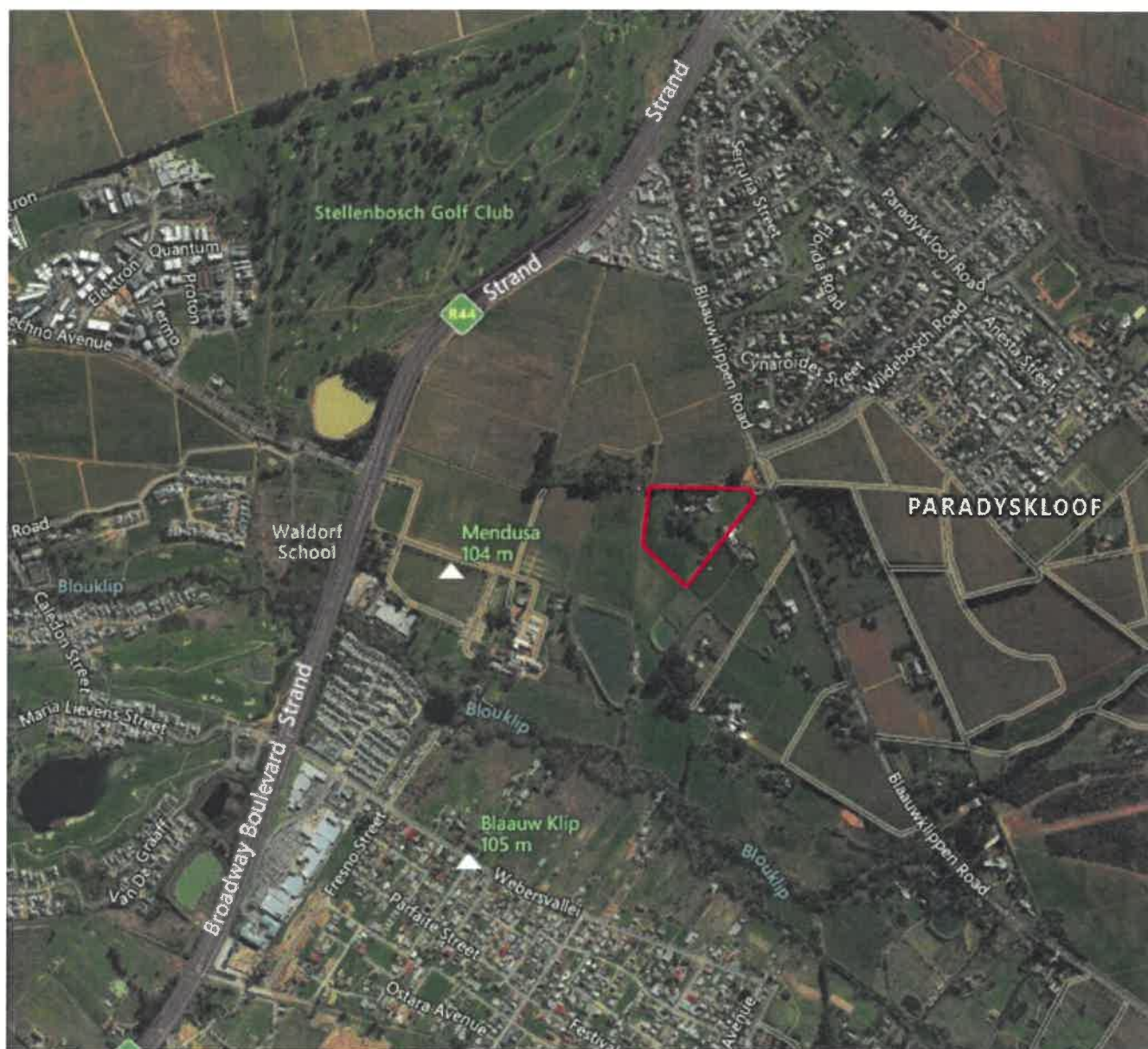


Figure 3 : Aerial View of the Application Site

The application site has only one access point on its northern boundary. It takes access via Portion 18 of Farm 369 Stellenbosch (a road), to connect to the Blaauwklippen Road, there is no direct access to or from the Blaauwklippen Road.



Figure 4: Location of access and access gate to Farm (via Municipal owned Portion 18 of Farm 369 Stellenbosch)



Figure 5: Existing buildings

As mentioned, there are three existing main buildings on the farm, the existing main dwelling house, the four existing cottages and the 3xbedroom second dwelling house (which previously were cottages converted to a store and then converted to a single dwelling house). All of these buildings have undergone major renovations prior to 2015 when a Heritage Study (please see Section 2.6 below for details on this study) was done. The main dwelling house was always the main house, but the 4 cottages, were the former cellar/stables, the original stables were altered prior to 2015, to create four 2-storey apartments.



Figure 6: South west façade of Main dwelling house (source: Heritage Statement 2015)



Figure 7: South east façade of 4 cottages (previous stables and cellar) (source: Heritage Statement 2015)



Figure 8: North east façade of 4 cottages (source: Heritage Statement 2015)

2.4 Current zoning

The application site is zoned Agriculture. From a review of the Municipal files, it seems that there are currently no additional land use rights in place of the application site. Table 2 below lists all the Primary Uses (In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019) allowed on the site. The land uses listed as Additional Uses and Consent Uses (including a tourist accommodation establishment) requires formal approval from the Stellenbosch Municipality.

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
Agricultural building ($\leq 2000\text{m}^2$) Agriculture Dwelling house Forestry Natural environment Occasional use (one event / year) Private road Polytunnel ($\leq 2000\text{m}^2$) Second dwelling Employee housing (one unit)	Agricultural building ($> 2000\text{m}^2$) Agricultural industry ($< 2000\text{m}^2$) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry ($\geq 2000\text{m}^2$) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use ($> one event/year$) Plant nursery Polytunnel ($> 5000\text{m}^2$) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the

		threshold set out in this chapter
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Table 2 Permitted Land Uses

As the combined total number of bedrooms to be used for tourist accommodation exceeds 7 bedrooms, it is classified as a Tourist Accommodation establishment which, with the proposed venue requires approval from the Stellenbosch Municipality for a Consent Use.

When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements as set out in Section 213 of the By-Law which are listed below:

- (1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.
- (2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farmland for agriculture.
- (3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.
- (4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, **tourist accommodation establishment and tourist facilities** which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.
- (5) These 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.
- (6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.
- (7) As far as possible, the consent uses should be undertaken from **existing buildings** on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.
- (8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or

where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

- (9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

The following building lines, height and coverage thresholds shall apply to buildings and activities within this zone:

Building Type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation					
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses 5m			Max 7 bedrooms	As approved by Municipality

Table 3 Building Parameters

2.5 Restrictive title conditions

As confirmed by the attached Conveyancer Certificate (please refer to Annexure E) there are no restrictive title deed conditions that would prohibit the use of the existing buildings for tourism accommodation.

2.6 Heritage

In 2015, the then owners of the application site wanted to demolish all the buildings on the site. As the buildings were older than 60 years, the then owners appointed a heritage consultant to apply for the demolition of the buildings to HWC. HWC confirmed that the demolition of the buildings did not trigger Section 38(1) of the National Heritage Resources Act no. 25 of 1999. The heritage specialist concluded that the three buildings have undergone insensitive alterations to result in buildings with no cultural significance to satisfy the requirements of the NHRA. Please refer to Annexure G for a copy of the draft Heritage Statement compiled for the previous owner.

As the new owner of the application site does not want to demolish any of the existing buildings no demolition permits are required. As concluded by the Heritage Statement, none of the buildings are considered to have historical value. The proposed application, to use existing buildings for tourism accommodation, will therefore not have impact on any heritage considerations.

3. Development Proposal

3.1 Proposed development

The proposed development entails the use of all the existing residential buildings as tourist accommodation to be used as self-catering units. No new structures are proposed. The main dwelling house and the 3-bedroom second dwelling have recently been renovated, no additional renovations are proposed. Please see extract from SDP below with the locality of each building, please refer to Annexure E1 and E2 for a copy of the full SDP, floorplans and elevations.

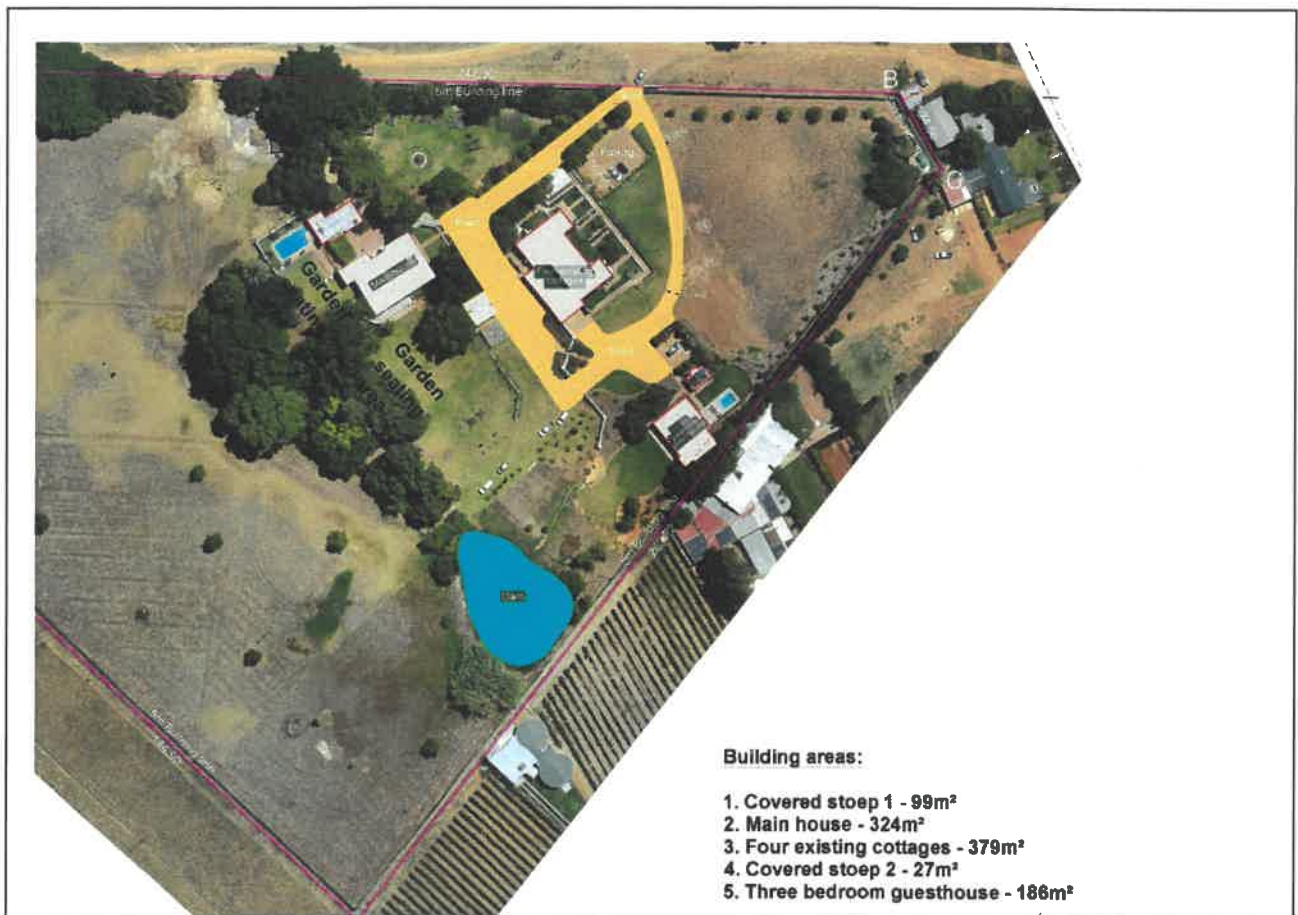


Figure 9: Extract from Site Development Plan

The existing 4-bedroom, single storey main house is the old farm house, to be used as self-catering accommodation. The covered stoep/patio, with a coverage of $\pm 100\text{m}^2$, is situated next to the main house. The intention is to use the covered patio as a small function venue (maximum seating capacity of 50) for birthday parties and intimate weddings/functions for the guests staying on the farm. It is also proposed to have the option to use the outside garden areas (next to the main house between the trees), if the weather permits. This will not result in any increase in guests as the option will be to use either the patio or the garden area, the maximum number of guests will still be restricted to 50 people. The outside function areas are indicated by the two yellow squares in the SDP below.

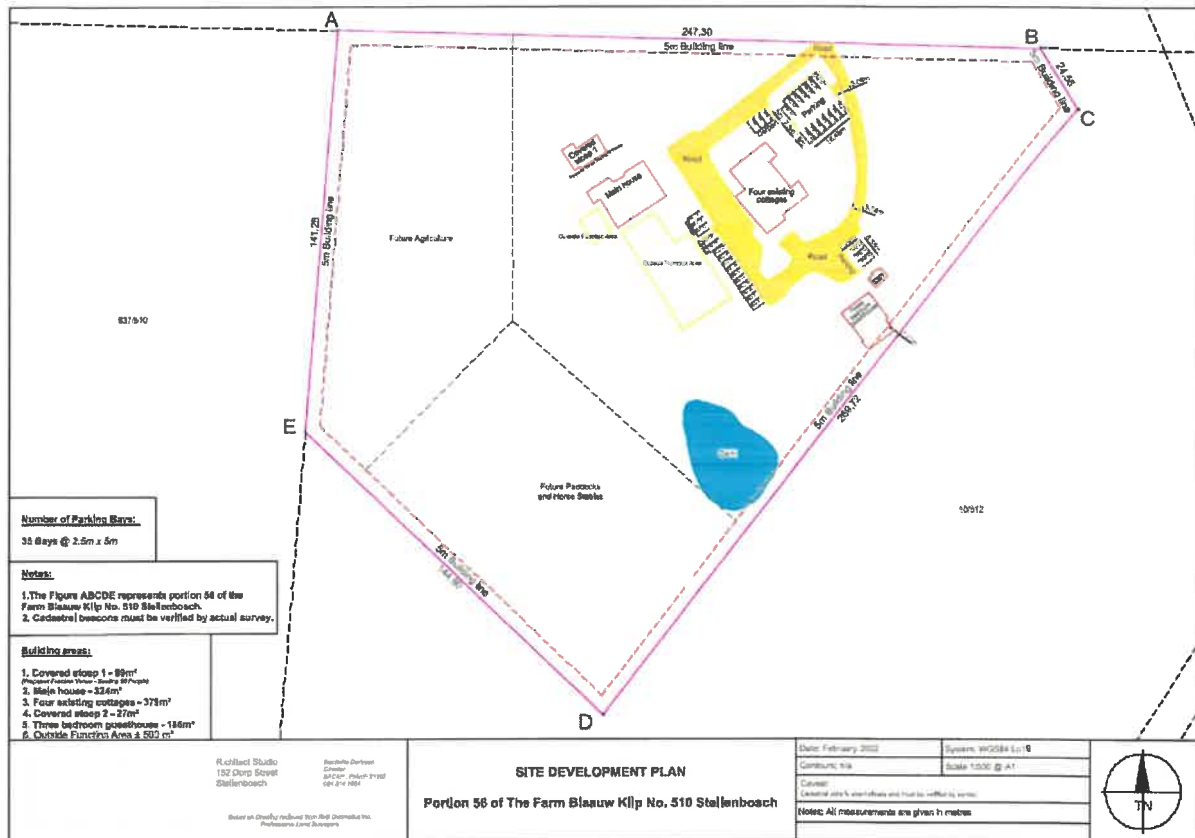


Figure 11 SDP Including Outside Function Areas (Yellow)



Figure 11 Main House (Farm house) with 4 bedrooms



Figure 12 Existing four 2-storey cottages

The four existing 2-storey cottages have in the past been used for long term accommodation units. The intention is to use these units for short-term, self-catering accommodation. Three of the units have 2x bedrooms each with the fourth unit being a 4-bedroom unit. No new structures are proposed.

The existing single storey, 3xbedroom guest house is situated on the eastern boundary of the site. It is noted that this building is situated approximately 2.2m from the eastern boundary of the site, thus within the allowable 5m building line. As confirmed in the attached Heritage Report, this building is older than 60 years, it was therefore built at a time when the 5m building line restriction was not in place. The existing 2.2m setback is therefore not in contravention of the 5m building line requirement as the building was build long before this 5m building line restriction was in place.

No new buildings or extensions are proposed, all renovations were done in internally.



Figure 13 Existing 3 bedroom guesthouse

Parking is provided next to the existing buildings with additional parking to be provided north-east of the existing four cottages, close to the access gate. A total of 35 formal parking bays are proposed, with ample open areas available for informal parking if required.

3.2 Traffic Impact Statement

It is considered that the additional trip generation as a consequence of the tourist accommodation establishment would not result in a notable increase in traffic and would therefore not warrant a traffic statement. The 4 cottages currently have long term tenants living in the cottages. It is considered that the traffic impact of future tourists to these units will be similar/ less than currently experienced.

A venue with a maximum seating capacity of 50 people will generate less than 50 vehicle trips, it is therefore considered that the proposed venue will also not require a TIS. It should future be noted that the guests staying in the tourist accommodation establishment, will in most instances, be the same guests attending any function at the venue, thus not resulting in an increase trip generation.

3.3 Services Capacity

All the houses/cottages are currently being used as residential accommodation and have all the required services. The proposed venue will not result in any substantial increase in service capacity.

No upgrades or new services are required.

4. Motivation

Section 65(1) of the By-law, sets out certain criteria which needs be met in consideration of an application by the decision- making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(o) of the By-law.
b. Procedure followed in processing the application.	To be decided. The proposed development was presented to the Municipality by means of pre-application consultation. See Annexure F for feedback received during the pre-application scrutiny process. All relevant and required documentation are attached to this application and motivation.

<p>c. Desirability of land use</p>	<p>The approval of the application will not negatively affect the surrounding area, as motivated for below:</p> <ul style="list-style-type: none"> • All uses will be accommodated in the existing buildings and no new footprints or development are proposed. There will therefore be no loss of agricultural land or densification on the farm. • As there will be no new buildings, the scale of the proposed development will remain in keeping with the character of buildings on the land unit and the character of the area. The proposed use will not impact or dominate the farm activities as it will result in the re-establishing of agricultural activities on the farm as discussed below. • There are currently no agricultural activities on the farm. The income to be generated from the accommodation will help enable the landowner to reinvest money back into the farm to establish agricultural areas (paddocks, horse stables and vineyards) on the vacant portions of farm, thus increasing the agricultural value of the farm. The proposed land use will therefore help with the preservation of agricultural land and the use of farm land for agriculture. • The farm can only be classified as a farm based on its location outside the urban edge and due to its size, as there are no existing agricultural activities. The undeveloped area of the farm is therefore considered to contribute to the natural environment of the area. The proposed tourist accommodation establishment and facilities will help to generate an income to establish agricultural activities and as it will in no way effect the natural environment (as the proposed development will be in existing buildings) it is considered that the proposed land use will be subservient to the primary use of bona fide agriculture or natural environment or a combination of these two primary uses. • The proposed development and farming activities will create employment opportunities in the area. • The owners of the property do not live in Stellenbosch on a full-time basis. By having the flexibility to use the buildings as tourist accommodation at the times when they are not there ensures that the farm is not deserted for long periods, which will increase security and safety on the farm and the area. • There is very limited tourist accommodation options of this scale (without having to build a large new hotel/guesthouse) in the area. There is a great need for accommodation that can accommodate larger tourist groups in the Blaauwklippen area. • The proposed land use will not result in any overlooking and loss of privacy to surrounding owners. • A venue, such as the proposed is a generally accepted land use on agricultural land. Potential Noise control (which could result from music from the venue) can be controlled by placing restrictions on the closing time of the venue. • The proposed land use will not result in a substantial increase in traffic and will not add substantial additional load on any services infrastructure.
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d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. Impact on municipal engineering services.	None
i. The IDP and SDF	<p>Stellenbosch Municipality recently approved a new MSDF, which is used to guide land use decisions in both the short and long term. The section below indicates how the proposed land use will comply with these proposals:</p> <ul style="list-style-type: none"> • The proposed development will not result in the loss of agricultural land or will in any way negatively affect the scenic character of the area. • The proposed development will attract tourists to the area to the benefit of the wider community. • The proposed development will enable the establishing of new agricultural activities which will add to the agricultural value of the area. • The proposed development will make optimal use of existing services and will not require any services upgrades.
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes additional uses on Agricultural land to provide additional income. Thus, the application is in line with the provincial SDF.

framework	
o. Regional spatial development framework.	N/A
p. National policies, norms and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><u>Spatial Justice:</u> Aligned. The proposed development will attract tourists to the area which will help with local economic growth.</p> <p><u>Spatial Sustainability:</u> Aligned. The proposed land use will not require any additional development, it will optimize the use of existing buildings and infrastructure. It not result in urban sprawl.</p> <p><u>Efficiency:</u> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land.</p> <p><u>Good Administration:</u> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><u>Spatial Resilience:</u> Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>
s. Applicable provisions of the zoning scheme	As discussed, the proposed development is in line with the provisions of the Zoning Scheme.

Table 4 Assessment of Application in terms of Section 65 of the By-law

5. Conclusion

In light of the above information, Council is respectfully requested to favorably consider the application for the following:

- i. Consent to use existing buildings for a Tourist Accommodation Establishment (17 bedrooms)
- ii. Consent to use existing covered patio and garden area for a Tourist Facility (venue with maximum seating capacity of 50 people).

Report compiled by:



Marike Bolz (Pr. Plan A/060/2008)

for Arch Town Planners

Four Cottages (Existing)

[illegible]

R **R.CHITECT**
STUDIO

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Project # 1287
Existing Buildings on Sunset Farm
Drawings Intended for Town Planning Application

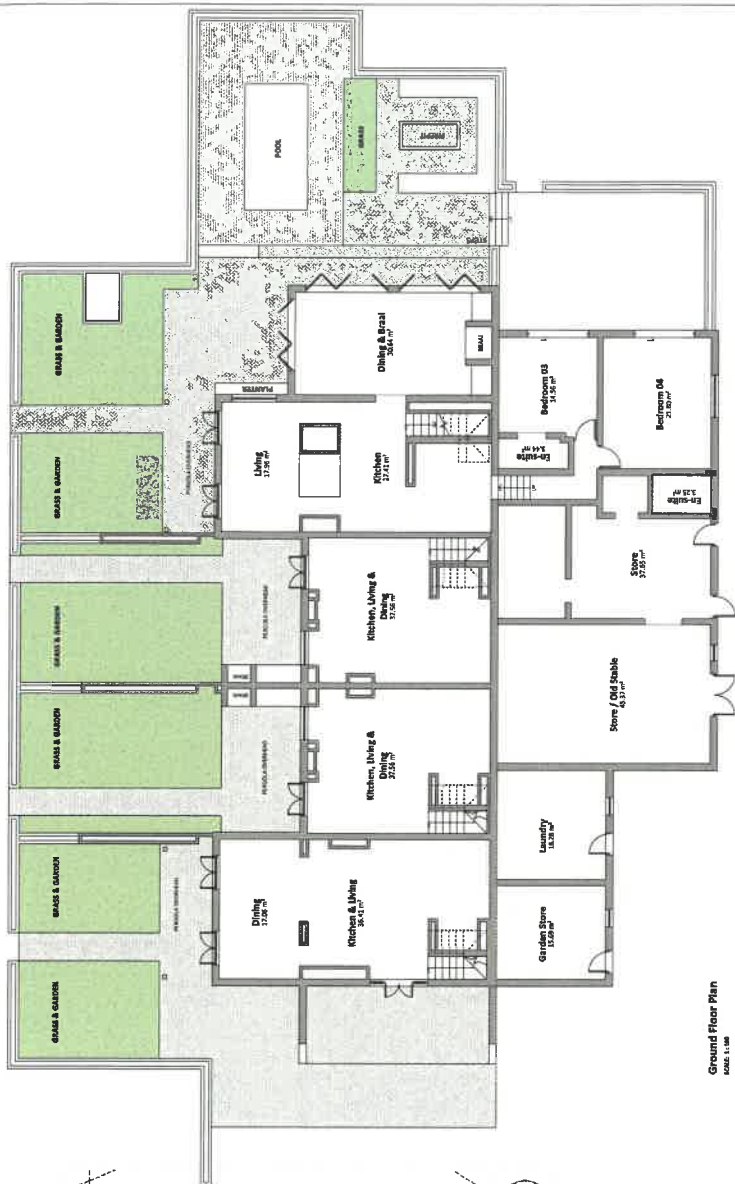
Purpose(s) Only

Town Planning Application

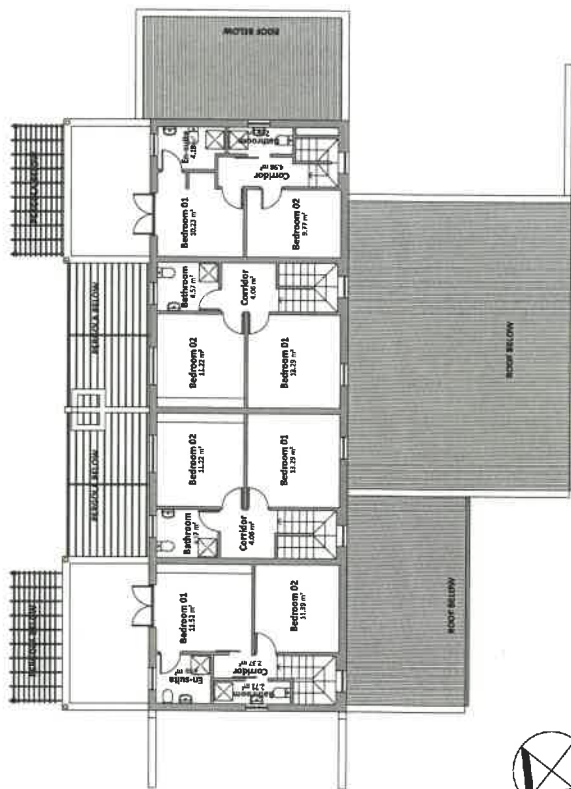
Rev	Appy	Day (month)	Year	End

CHANGING DATES - WITHIN 30 DAYS

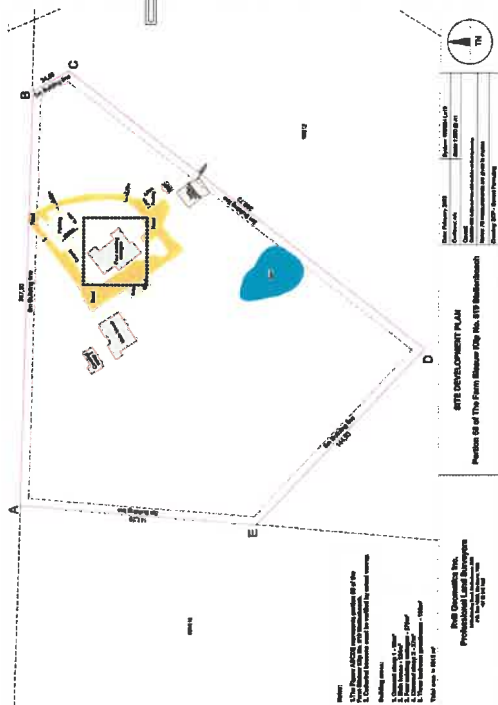
Rev

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Ground Floor Plan
SCALE: 1:160



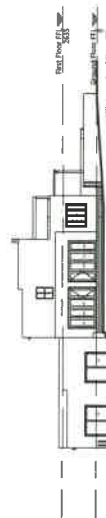
First Floor Plan



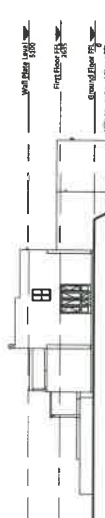
CONTEXT DIAGRAM



North East Elevation



South East Elevation



South West Elevation



North West Elevation

2012 mg 20		Issued for Components		CB
Net.	Costs		Excess 101	for
				Issued for Components

1. **Project Name:** _____
 2. **Project Manager:** _____
 3. **Project Sponsor:** _____
 4. **Project Start Date:** _____
 5. **Project End Date:** _____
 6. **Project Budget:** _____
 7. **Project Status:** _____
 8. **Project Description:** _____
 9. **Project Objectives:** _____
 10. **Project Risks:** _____
 11. **Project Deliverables:** _____
 12. **Project Stakeholders:** _____
 13. **Project Communication Plan:** _____
 14. **Project Change Management Plan:** _____
 15. **Project Risk Management Plan:** _____
 16. **Project Quality Management Plan:** _____
 17. **Project Resource Management Plan:** _____
 18. **Project Procurement Management Plan:** _____
 19. **Project Stakeholder Management Plan:** _____
 20. **Project Management Plan:** _____

Revised: _____

R. CHITECTSTUDIO

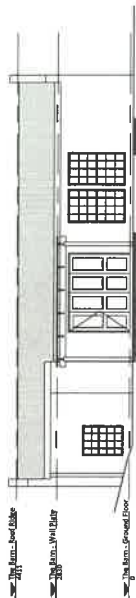
Principal Architect
: Rochelle Danksen
Project 2102

32 Davis Street
Arlene Marsh
508
Tel 508/541-0644
www.cdx.com
Tel 508/541-9111 ext. 22

Existing Buildings on Sunset Farm Drawings Intended for Town Planning Application

7/20/2016 10:53 AM
 Town Planning Application
 Purposes Only

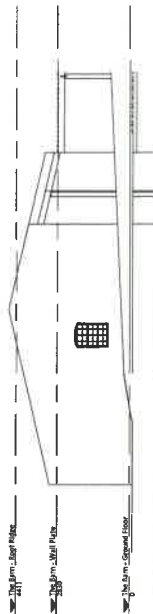
NEW BLOOM & BEAM SHOP - Existing Buildings			
DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/01	OPENING BALANCE	100.00	100.00
1/15/01	PAYROLL	50.00	50.00
2/1/01	RENT	25.00	25.00
2/15/01	UTILITIES	15.00	10.00
3/1/01	SALES	75.00	85.00
3/15/01	PAYROLL	50.00	35.00
4/1/01	RENT	25.00	10.00
4/15/01	UTILITIES	15.00	(5.00)
5/1/01	SALES	90.00	85.00
5/15/01	PAYROLL	50.00	35.00
6/1/01	RENT	25.00	10.00
6/15/01	UTILITIES	15.00	(5.00)
7/1/01	SALES	100.00	80.00
7/15/01	PAYROLL	50.00	30.00
8/1/01	RENT	25.00	5.00
8/15/01	UTILITIES	15.00	(10.00)
9/1/01	SALES	110.00	0.00
9/15/01	PAYROLL	50.00	(50.00)
10/1/01	RENT	25.00	(75.00)
10/15/01	UTILITIES	15.00	(90.00)
11/1/01	SALES	120.00	30.00
11/15/01	PAYROLL	50.00	(20.00)
12/1/01	RENT	25.00	(45.00)
12/15/01	UTILITIES	15.00	(60.00)
1/1/02	SALES	130.00	0.00
1/15/02	PAYROLL	50.00	(50.00)
2/1/02	RENT	25.00	(75.00)
2/15/02	UTILITIES	15.00	(90.00)
3/1/02	SALES	140.00	50.00
3/15/02	PAYROLL	50.00	0.00
4/1/02	RENT	25.00	(25.00)
4/15/02	UTILITIES	15.00	(40.00)
5/1/02	SALES	150.00	10.00
5/15/02	PAYROLL	50.00	(40.00)
6/1/02	RENT	25.00	(65.00)
6/15/02	UTILITIES	15.00	(80.00)
7/1/02	SALES	160.00	0.00
7/15/02	PAYROLL	50.00	(50.00)
8/1/02	RENT	25.00	(75.00)
8/15/02	UTILITIES	15.00	(90.00)
9/1/02	SALES	170.00	0.00
9/15/02	PAYROLL	50.00	(50.00)
10/1/02	RENT	25.00	(75.00)
10/15/02	UTILITIES	15.00	(90.00)
11/1/02	SALES	180.00	0.00
11/15/02	PAYROLL	50.00	(50.00)
12/1/02	RENT	25.00	(75.00)
12/15/02	UTILITIES	15.00	(90.00)
1/1/03	SALES	190.00	0.00
1/15/03	PAYROLL	50.00	(50.00)
2/1/03	RENT	25.00	(75.00)
2/15/03	UTILITIES	15.00	(90.00)
3/1/03	SALES	200.00	10.00
3/15/03	PAYROLL	50.00	(40.00)
4/1/03	RENT	25.00	(65.00)
4/15/03	UTILITIES	15.00	(80.00)
5/1/03	SALES	210.00	30.00
5/15/03	PAYROLL	50.00	(20.00)
6/1/03	RENT	25.00	(45.00)
6/15/03	UTILITIES	15.00	(60.00)
7/1/03	SALES	220.00	0.00
7/15/03	PAYROLL	50.00	(50.00)
8/1/03	RENT	25.00	(75.00)
8/15/03	UTILITIES	15.00	(90.00)
9/1/03	SALES	230.00	0.00
9/15/03	PAYROLL	50.00	(50.00)
10/1/03	RENT	25.00	(75.00)
10/15/03	UTILITIES	15.00	(90.00)
11/1/03	SALES	240.00	0.00
11/15/03	PAYROLL	50.00	(50.00)
12/1/03	RENT	25.00	(75.00)
12/15/03	UTILITIES	15.00	(90.00)
1/1/04	SALES	250.00	0.00
1/15/04	PAYROLL	50.00	(50.00)
2/1/04	RENT	25.00	(75.00)
2/15/04	UTILITIES	15.00	(90.00)
3/1/04	SALES	260.00	70.00
3/15/04	PAYROLL	50.00	20.00
4/1/04	RENT	25.00	(5.00)
4/15/04	UTILITIES	15.00	(20.00)
5/1/04	SALES	270.00	0.00
5/15/04	PAYROLL	50.00	(50.00)
6/1/04	RENT	25.00	(75.00)
6/15/04	UTILITIES	15.00	(90.00)
7/1/04	SALES	280.00	0.00
7/15/04	PAYROLL	50.00	(50.00)
8/1/04	RENT	25.00	(75.00)
8/15/04	UTILITIES	15.00	(90.00)
9/1/04	SALES	290.00	0.00
9/15/04	PAYROLL	50.00	(50.00)
10/1/04	RENT	25.00	(75.00)
10/15/04	UTILITIES	15.00	(90.00)
11/1/04	SALES	300.00	0.00
11/15/04	PAYROLL	50.00	(50.00)
12/1/04	RENT	25.00	(75.00)
12/15/04	UTILITIES	15.00	(90.00)
1/1/05	SALES	310.00	0.00
1/15/05	PAYROLL	50.00	(50.00)
2/1/05	RENT	25.00	(75.00)
2/15/05	UTILITIES	15.00	(90.00)
3/1/05	SALES	320.00	0.00
3/15/05	PAYROLL	50.00	(50.00)
4/1/05	RENT	25.00	(75.00)
4/15/05	UTILITIES	15.00	(90.00)
5/1/05	SALES	330.00	0.00
5/15/05	PAYROLL	50.00	(50.00)
6/1/05	RENT	25.00	(75.00)
6/15/05	UTILITIES	15.00	(90.00)
7/1/05	SALES	340.00	0.00
7/15/05	PAYROLL	50.00	(50.00)
8/1/05	RENT	25.00	(75.00)
8/15/05	UTILITIES	15.00	(90.00)
9/1/05	SALES	350.00	0.00
9/15/05	PAYROLL	50.00	(50.00)
10/1/05	RENT	25.00	(75.00)
10/15/05	UTILITIES	15.00	(90.00)
11/1/05	SALES	360.00	0.00
11/15/05	PAYROLL	50.00	(50.00)
12/1/05	RENT	25.00	(75.00)
12/15/05	UTILITIES	15.00	(90.00)
1/1/06	SALES	370.00	0.00
1/15/06	PAYROLL	50.00	(50.00)
2/1/06	RENT	25.00	(75.00)
2/15/06	UTILITIES	15.00	(90.00)
3/1/06	SALES	380.00	0.00
3/15/06	PAYROLL	50.00	(50.00)
4/1/06	RENT	25.00	(75.00)
4/15/06	UTILITIES	15.00	(90.00)
5/1/06	SALES	390.00	0.00
5/15/06	PAYROLL	50.00	(50.00)
6/1/06	RENT	25.00	(75.00)
6/15/06	UTILITIES	15.00	(90.00)
7/1/06	SALES	400.00	0.00
7/15/06	PAYROLL	50.00	(50.00)
8/1/06	RENT	25.00	(75.00)
8/15/06	UTILITIES	15.00	(90.00)
9/1/06	SALES	410.00	0.00
9/15/06	PAYROLL	50.00	(50.00)
10/1/06	RENT	25.00	(75.00)
10/15/06	UTILITIES	15.00	(90.00)
11/1/06	SALES	420.00	0.00
11/15/06	PAYROLL	50.00	(50.00)
12/1/06	RENT	25.00	(75.00)
12/15/06	UTILITIES	15.00	(90.00)
1/1/07	SALES	430.00	0.00
1/15/07	PAYROLL	50.00	(50.00)
2/1/07	RENT	25.00	(75.00)
2/15/07	UTILITIES	15.00	(90.00)
3/1/07	SALES	440.00	0.00
3/15/07	PAYROLL	50.00	(50.00)
4/1/07	RENT	25.00	(75.00)
4/15/07	UTILITIES	15.00	(90.00)
5/1/07	SALES	450.00	0.00
5/15/07	PAYROLL	50.00	(50.00)
6/1/07	RENT	25.00	(75.00)
6/15/07	UTILITIES	15.00	(90.00)
7/1/07	SALES	460.00	0.00
7/15/07	PAYROLL	50.00	(50.00)
8/1/07	RENT	25.00	(75.00)
8/15/07	UTILITIES	15.00	(90.00)
9/1/07	SALES	470.00	0.00
9/15/07	PAYROLL	50.00	(50.00)
10/1/07	RENT	25.00	(75.00)
10/15/07	UTILITIES	15.00	(90.00)
11/1/07	SALES	480.00	0.00
11/15/07	PAYROLL	50.00	(50.00)
12/1/07	RENT	25.00	(75.00)
12/15/07	UTILITIES	15.00	(90.00)
1/1/08	SALES	490.00	0.00
1/15/08	PAYROLL	50.00	(50.00)
2/1/08	RENT	25.00	(75.00)
2/15/08	UTILITIES	15.00	(90.00)
3/1/08	SALES	500.00	0.00
3/15/08	PAYROLL	50.00	(50.00)
4/1/08	RENT	25.00	(75.00)
4/15/08	UTILITIES	15.00	(90.00)
5/1/08	SALES	510.00	0.00
5/15/08	PAYROLL	50.00	(50.00)
6/1/08	RENT	25.00	(75.00)
6/15/08	UTILITIES	15.00	(90.00)
7/1/08	SALES	520.00	0.00
7/15/08	PAYROLL	50.00	(50.00)
8/1/08	RENT	25.00	(75.00)
8/15/08	UTILITIES	15.00	(90.00)
9/1/08	SALES	530.00	0.00
9/15/08	PAYROLL	50.00	(50.00)
10/1/08	RENT	25.00	(75.00)
10/15/08	UTILITIES	15.00	(90.00)
11/1/08	SALES	540.00	0.00
11/15/08	PAYROLL	50.00	(50.00)
12/1/08	RENT	25.00	(75.00)
12/15/08	UTILITIES	15.00	(90.00)
1/1/09	SALES	550.00	0.00
1/15/09	PAYROLL	50.00	(50.00)
2/1/09	RENT	25.00	(75.00)
2/15/09	UTILITIES	15.00	(90.00)
3/1/09	SALES	560.00	0.00
3/15/09	PAYROLL	50.00	(50.00)
4/1/09	RENT	25.00	(75.00)
4/15/09	UTILITIES	15.00	(90.00)
5/1/09	SALES	570.00	0.00
5/15/09	PAYROLL	50.00	(50.00)
6/1/09	RENT	25.00	(75.00)
6/15/09	UTILITIES	15.00	(90.00)
7/1/09	SALES	580.00	0.00
7/15/09	PAYROLL	50.00	(50.00)
8/1/09	RENT	25.00	(75.00)
8/15/09	UTILITIES	15.00	(90.00)
9/1/09	SALES	590.00	0.00
9/15/09	PAYROLL	50.00	(50.00)
10/1/09	RENT	25.00	(75.00)
10/15/09	UTILITIES	15.00	(90.00)
11/1/09	SALES	600.00	0.00
11/15/09	PAYROLL	50.00	(50.00)
12/1/09	RENT	25.00	(75.00)
12/15/09	UTILITIES	15.00	(90.00)
1/1/10	SALES	610.00	0.00
1/15/10	PAYROLL	50.00	(50.00)
2/1/10	RENT	25.00	(75.00)
2/15/10	UTILITIES	15.00	(90.00)
3/1/10	SALES	620.00	0.00
3/15/10	PAYROLL	50.00	(50.00)
4/1/10	RENT	25.00	(75.00)
4/15/10	UTILITIES	15.00	(90.00)
5/1/10	SALES	630.00	0.00
5/15/10	PAYROLL	50.00	(50.00)
6/1/10	RENT	25.00	(75.00)
6/15/10	UTILITIES	15.00	(90.00)
7/1/10	SALES	640.00	0.00
7/15/10	PAYROLL	50.00	(50.00)
8/1/10	RENT	25.00	(75.00)
8/15/10	UTILITIES	15.00	(90.00)
9/1/10	SALES	650.00	0.00
9/15/10	PAYROLL	50.00	(50.00)
10/1/10	RENT	25.00	(75.00)
10/15/10	UTILITIES	15.00	(90.00)
11/1/10	SALES	660.00	0.00
11/15/10	PAYROLL	50.00	(50.00)
12/1/10	RENT	25.00	(75.00)
12/15/10	UTILITIES	15.00	(90.00)
1/1/11	SALES	670.00	0.00
1/15/11	PAYROLL	50.00	(50.00)
2/1/11	RENT	25.00	(75.00)
2/15/11	UTILITIES	15.00	(90.00)
3/1/11	SALES	680.00	0.00
3/15/11	PAYROLL	50.00	(50.00)
4/1/11	RENT	25.00	(75.00)
4/15/11	UTILITIES	15.00	(90.00)
5/1/11	SALES	690.00	0.00
5/15/11	PAYROLL	50.00	(50.00)
6/1/11	RENT	25.00	(75.00)
6/15/11	UTILITIES	15.00	(90.00)
7/1/11	SALES	700.00	0.00
7/15/11	PAYROLL	50.00	(50.00)
8/1/11	RENT	25.00	(75.00)
8/15/11	UTILITIES	15.00	(90.00)
9/1/11	SALES	710.00	0.00
9/15/11	PAYROLL	50.00	(50.00)
10/1/11	RENT	25.00	(75.00)
10/15/11	UTILITIES	15.00	(90.00)
11/1/11	SALES	720.00	0.00
11/15/11	PAYROLL	50.00	(50.00)
12/1/11	RENT	25.00	(75.00)
12/15/11	UTILITIES	15.00	(90.00)
1/1/12	SALES	730.00	0.00
1/15/12	PAYROLL	50.00	(50.00)
2/1/12	RENT	25.00	(75.00)
2/15/12	UTILITIES	15.00	(90.00)
3/1/12	SALES	740.00	0.00
3/15/12	PAYROLL	50.00	(50.00)
4/1/12	RENT	25.00	(75.00)
4/15/12	UTILITIES	15.00	(90.00)
5/1/12	SALES	750.00	0.00
5/15/12	PAYROLL	50.00	(50.00)
6/1/12	RENT	25.00	(75.00)
6/15/12	UTILITIES	15.00	(90.00)
7/1/12	SALES	760.00	0.00
7/15/12	PAYROLL	50.00	(50.00)
8/1/12	RENT	25.00	(75.00)
8/15/12	UTILITIES	15.00	(90.00)
9/1/12	SALES	770.00	0.00
9/15/12	PAYROLL	50.00	(50.00)
10/1/12	RENT	25.00	(75.00)
10/15/12	UTILITIES	15.00	(90.00)
11/1/12	SALES	780.00	0.00
11/15/12	PAYROLL	50.00	(50.00)
12/1/12	RENT	25.00	(75.00)
12/15/12	UTILITIES	15.00	(90.00)
1/1/1			

[illegible]

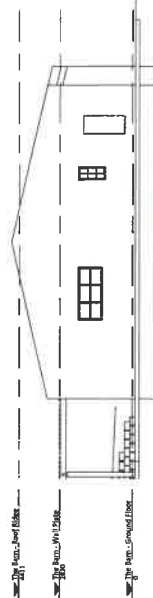
THE BARN - Front Elevation



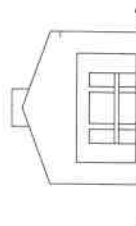
THE BARN - Rear Elevation



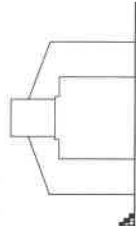
THE BARN - Side 01 Elevation



THE BARN - Side 02 Elevation



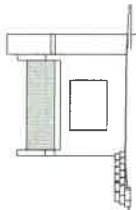
BRAAI STOEP - Front Elevation



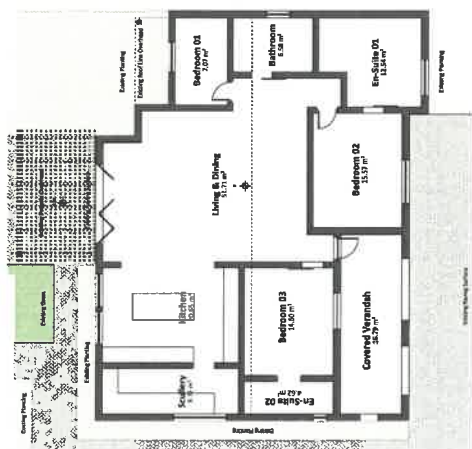
BRAIN STOE - Rear Elevation



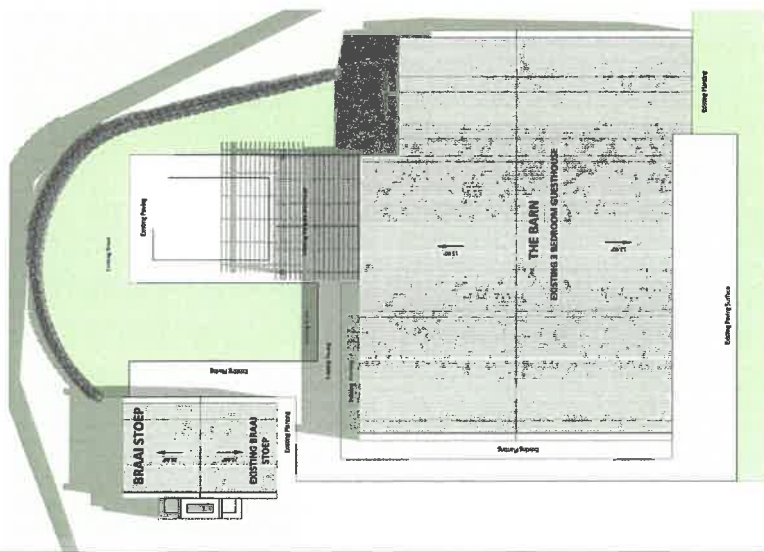
BRAAI STOEP - Side 01 Elevation



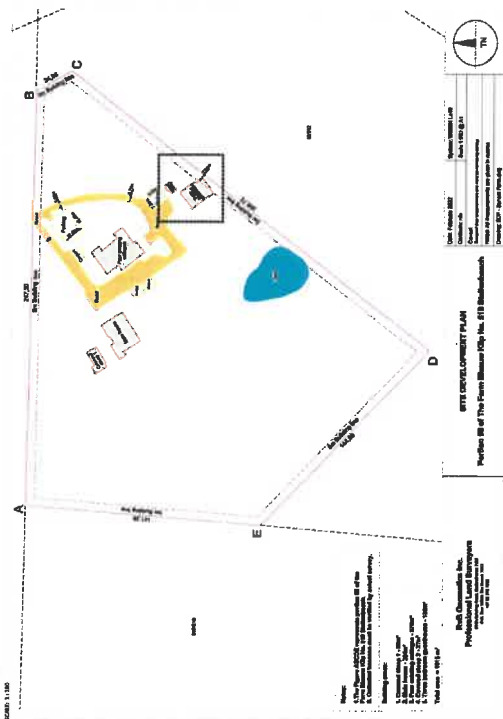
BRAAI STOEP - Side 02 Elevation
SCALE: 1:120



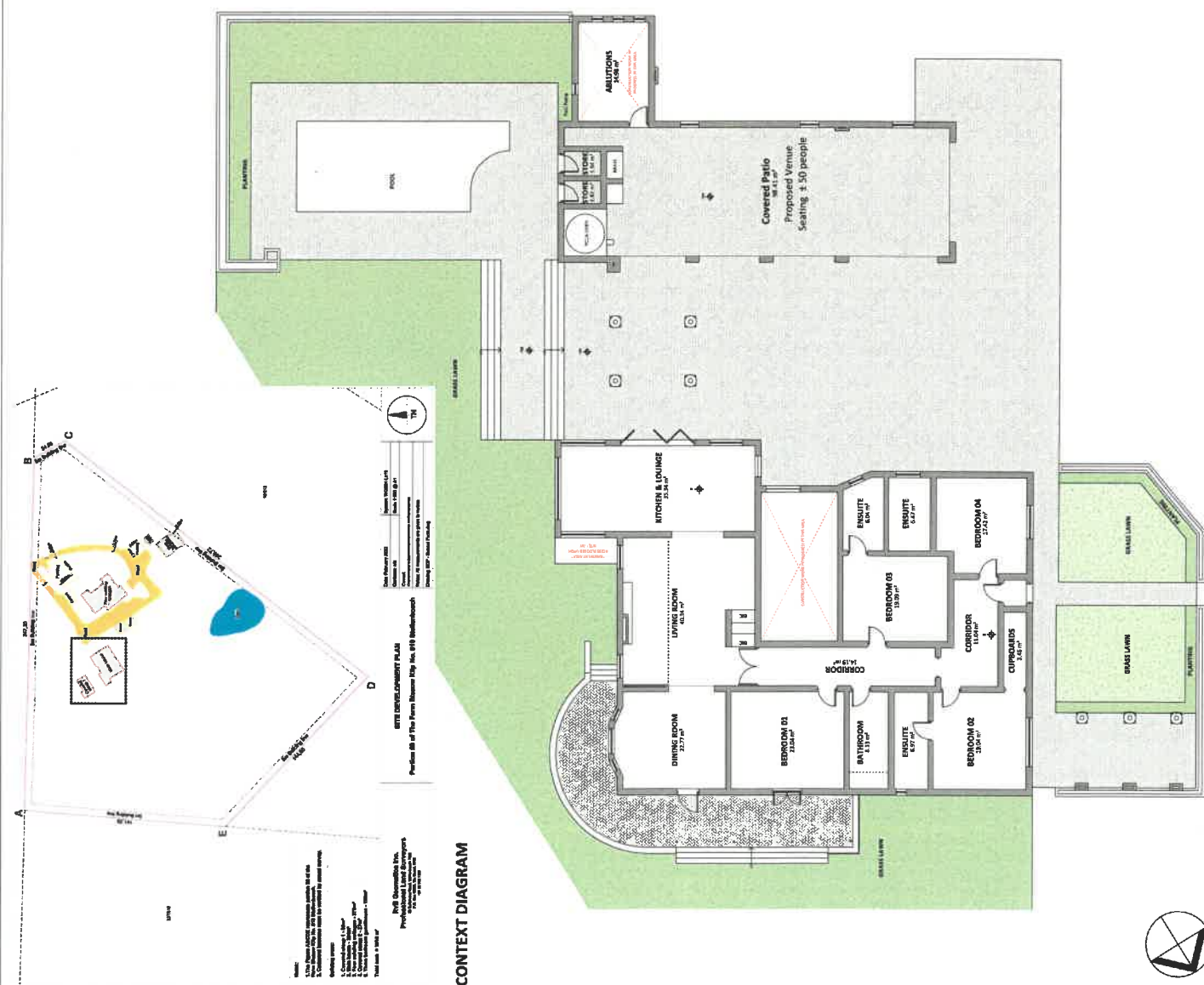
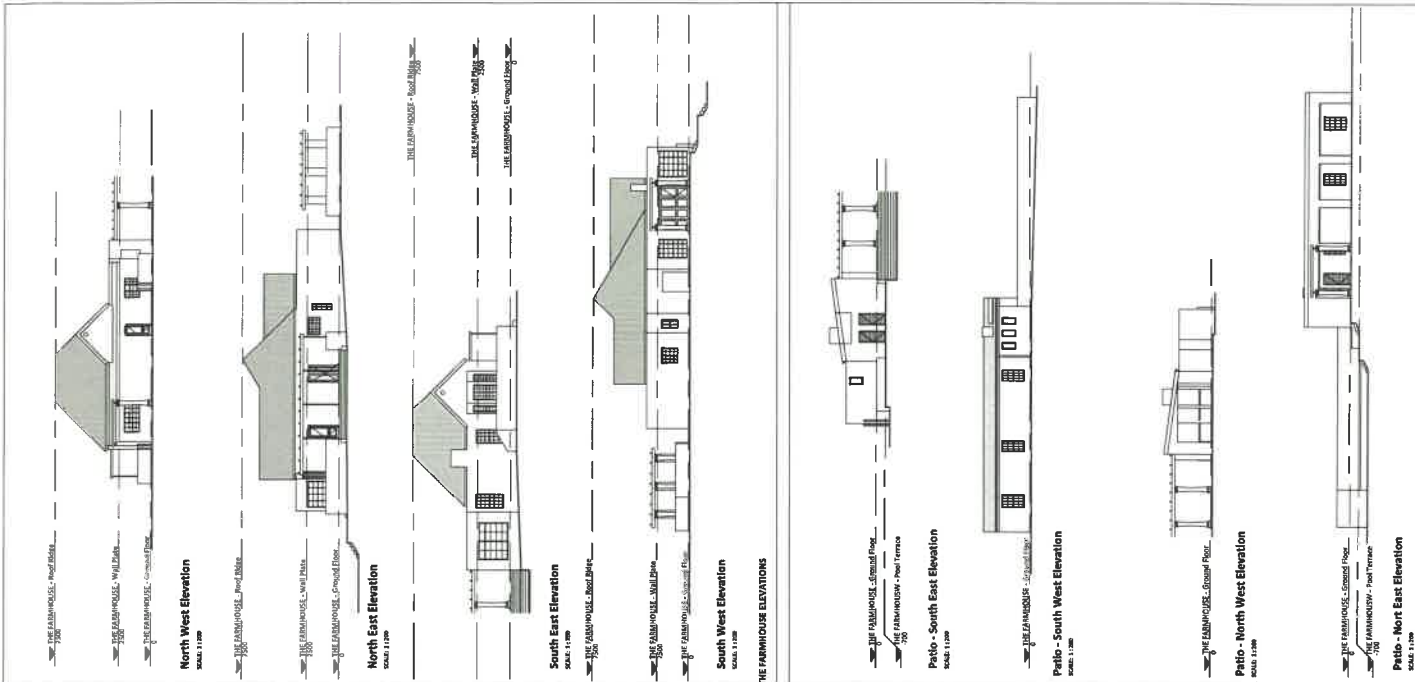
THE BARN - Ground Floor



ROOF PLAN



CONTEXT DIAGRAM



Rev.	2023 09-19	Issued for Comments	File
Rev.	Date	Comments	File

Issues & Replies

Church Youth Planners

[illegible]

R **R.CHITECT**
STUDIO

architect Studio
Associate Architect
ICAP®
: Rachelle Derksen
: February 21, 2012

**Existing Buildings on Sunset Farm
Drawings Intended for Town Planning Application
Permitted Only**

NAME OF VENDOR

Town Planning Application

[illegible]

THE FARMHOUSE - Ground Floor

