



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17256

Our File Reference Number:

Your Reference Number: Farm 1133, Paarl Division

Enquiries: T Mazana / B Mdoda

Contact No: 021 – 808 8695 / 8690

Email address: Bulelwa.Mdoda@stellenbosch.gov.za

PER MAIL:

Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Wildeberg Farm

Application Property Number: Farm 1133, Paarl Division

Applicant: Willie Steyn

Owner: In Vino Property SA (Pty) Ltd

Application Reference: LU/17256

Application Type: Technical approval

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

1. Application for additional use (technical approval) in terms of section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to allow an existing main dwelling house to be converted into a 7 bedroom guest house on Farm 1133, Paarl Division.
2. Application for additional use (technical approval) in terms of section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to allow the conversion of an employee house to be used as a tourist facility for marketing, tasting and sales of wine on Farm 1133, Paarl 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.

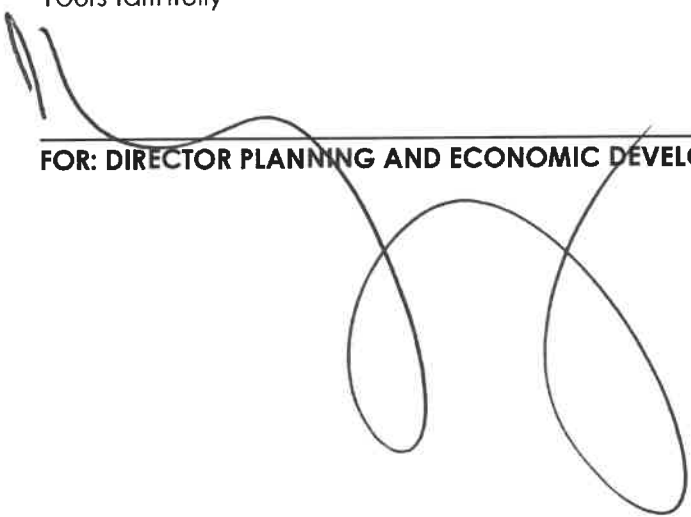
The comments must be addressed to Bulelwa.Mdoda@ Stellenbosch.gov.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

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 September 2024**.

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 williesteyn1960@gmail.com / Bulelwa.Mdoda@ Stellenbosch.gov.za for assistance at the e-mail address provided or telephonically at 0827572449 / 021- 808 8690 during normal office hours.

Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

20/8/2024,
DATE

WILLIE STEYN

Tch. Pln (B/8074/1998)

LAND USE PLANNER

082 757 2449

williesteyn1960@gmail.com

Date: 25/7/2024

Ref.: BW3

AMENDED MOTIVATION: APPLICATION FOR TECHNICAL APPROVAL: FARM 1133, PAARL DIVISION

1. REFERENCE

The report is in support of an application in respect of Farm 1133 Paarl for technical approval to utilise:

- a) An existing dwelling house as a 7-bedroom guest house of 433 m² coverage (663 m² floor area); and
- b) An existing employee house as a tourist facility of 107 m² coverage.

as indicated on the Site Development Plan included with the application

Legislative Reference

Section 13(2) of the Stellenbosch Zoning Scheme Bylaw 2019

2. PROPERTY OWNER / APPLICANT

In Vino Property SA Pty Ltd

4. DEVELOPMENT PROPOSAL

Buildings

- a) Utilisation of an existing dwelling house as 7-bedroom guest house of 433 m² coverage (663 m² floor area); and
- b) Utilisation of an existing employee house as a tourist facility of 107 m² coverage





Existing main dwelling house to be utilised as a guest house



Existing employee house to be utilised as a tourist facility

Parking	<p>a) Guest house: 1 bay per bedroom (7 parking bays) plus 4 parking bays for staff, to be provided in a dedicated parking area at the facility</p> <p>b) Tourist facility: 5 parking bays (1/25 m² floor area)</p>
Operating hours: Tourist Facility	<p>Week days: 09:00 - 17:00</p> <p>Weekends: 09:00 - 14:00, occasionally until 22:00</p>
Design population: Tourist Facility	Indoor Seating: 15 people; Outdoor seating: 10 people
Engineering Services	<p>The guest house is expected to generate 1540 litres of sewage per day (110 liters/person/day), the same sewage volume as the existing dwelling house, which is discharged to the farm's on-site waste water treatment works. The tourist facility is expected to generate 700 litres sewage per day (20 litres/seat/day), i.e. the same volume as the existing 2-bedroom house, which is to be disposed of in the subject building's existing conservancy tank.</p> <p><u>Water consumption</u> is expected to not exceed 125% of sewage volumes, i.e. 1925 litres per day. Domestic water is obtained from a spring on the subject property.</p> <p><u>Stormwater</u> is to be disposed of on-site – no additional stormwater run-off is to be generated.</p>

	<u>Electricity</u> is to be obtained from Eskom's existing distribution network serving the subject property.
	<u>Refuse</u> is to be removed to the municipal land fill site.
Access	Via servitude roads over Farms 1669, 1670 and 1669/2 from Divisional Road 1345.
Traffic Generation	Guest house: 0,45 trips per day per room x 7 = 3 trips/day Tourist facility: 2,1 trips/peak hour/100m ² GLA= 2,5 trips/peak hour

3. PROPERTY INFORMATION

Description	Farm 1133, Paarl Division
Location	3,5 km southeast of Franschoek
Municipality	Stellenbosch Municipality
Magisterial District	Stellenbosch
Municipal Ward	1
Zoning Scheme	Stellenbosch Zoning Scheme Bylaw 2019
Existing Zoning	Agriculture and Rural Zone
Existing Primary Uses	Agriculture, natural environment, dwelling house, agricultural building, employee house
Additional Uses	3 employee houses, agricultural industry (1522 m ²)
Extent	145,0181 ha
Existing Access	Via servitude roads over Farms 1669, 1670 and 1669/2 from Divisional Road 1345
S-G Diagram	3052/1926
Deed of Transfer	T39388/2016
Title Deed Conditions	None affecting the application
Servitudes	None affecting the application
Bond Holder	None

4. MOTIVATION

In terms of Section 13(9) of the Stellenbosch Municipality Zoning Scheme Bylaw 2019 (ZSB) an application for an additional use, which shall be accompanied by a Site Development Plan (SDP), may only be refused if it does not adhere to the parameters of the Bylaw, any other applicable law or technical guidelines, or if insufficient bulk engineering services are available, or if insufficient information is provided to access the application.

5.1 Zoning Scheme Parameters

Agricultural and Rural Zone (Chapter of the ZSB)

S. 207: Guest house

- a) The guest house will not exceed 7 bedrooms in total, accommodating maximum 14 people
- b) An existing dwelling house is to be utilised for the proposed guest house

	<p>c) The primary use of the subject property will remain agriculture and natural environment usage, with 5,3 ha of the property planted with vineyards and 123 ha being mountainous area under natural vegetation</p> <p>d) No meeting or beauty treatment facilities are to be provided at the guest house</p>
S. 209: Tourist facility	<p>a) The primary use of the subject property will remain agriculture and natural environment usage, with 5,3 ha of the property planted with vineyards and 123 ha being mountainous area under natural vegetation</p> <p>b) An existing dwelling house is to be utilised for the proposed tourist facility</p> <p>c) The entire tourist facility will be smaller than 120 m²</p> <p>d) The tourist facility will have as its purpose the marketing and selling of wine produced on the subject property</p> <p>e) Traffic generation will be low and the tourist facility will be located well away from neighbouring dwelling units</p>
S. 214: Building parameters	<p>a) The guest house and tourist facility will be in existing buildings, located more than 5 metres from the property boundaries, with no extensions to the buildings</p> <p>b) The maximum permitted number of bedrooms and coverage of buildings will be complied with</p>
S. 214: Boundary walls	No new boundary walls or fences are to be erected
S. 216: Site Development Plan	A Site Development Plan providing an overview of the extent of land use activities is included in the application

Applicable General Parameters (Chapter 5 of the ZSB)

S22: Access	Access is to be obtained via the subject property's existing servitude access over Farms 169, 1670 and 1669/2 from Divisional Road 1345, which is registered in favour of the subject property i.t.o. Clauses I, J and K of Deed of Transfer T39388/2016
S23: Boundary walls and fences	No new boundary walls are to be erected.
S26: Engineering Services	The subject property is self-sufficient regarding water provision, sewage disposal
S33: Parking	The required number of parking for guests, visitors and staff can be provided on the property
S44: Traffic Studies	The development will generate less than 50 trips per peak hour and will therefore not require a TIS to be undertaken – see Sect. 5.3 below.

5.2 Other Relevant Legislation

National Heritage Resources Act 1999 (NHRA)	The proposed guest house and tourist facility will not change the character of the existing farm <i>werf</i> as no external alterations will be made to buildings and the agricultural character of the farm will be retained. A Notification of Intent to Develop i.t.o. Section 38 of the NHRA is therefore not considered necessary.
National Environment Management Act 1998 (NEMA)	No activities listed in terms of NEMA requiring an EIA are triggered by the application, as the guest house and tourist dwelling unit will accommodate maximum 14 persons.
Advertising on Roads and Ribbon Act 1940	The application site is located outside the 95-metre building control area i.t.o. the Advertising on Roads and Ribbon Development Act.
National Water Act 1998	10 m ³ of water may be extracted per day from the spring for commercial usage under the General Authorisation of the National Water Act.

5.3 Bulk Engineering Services

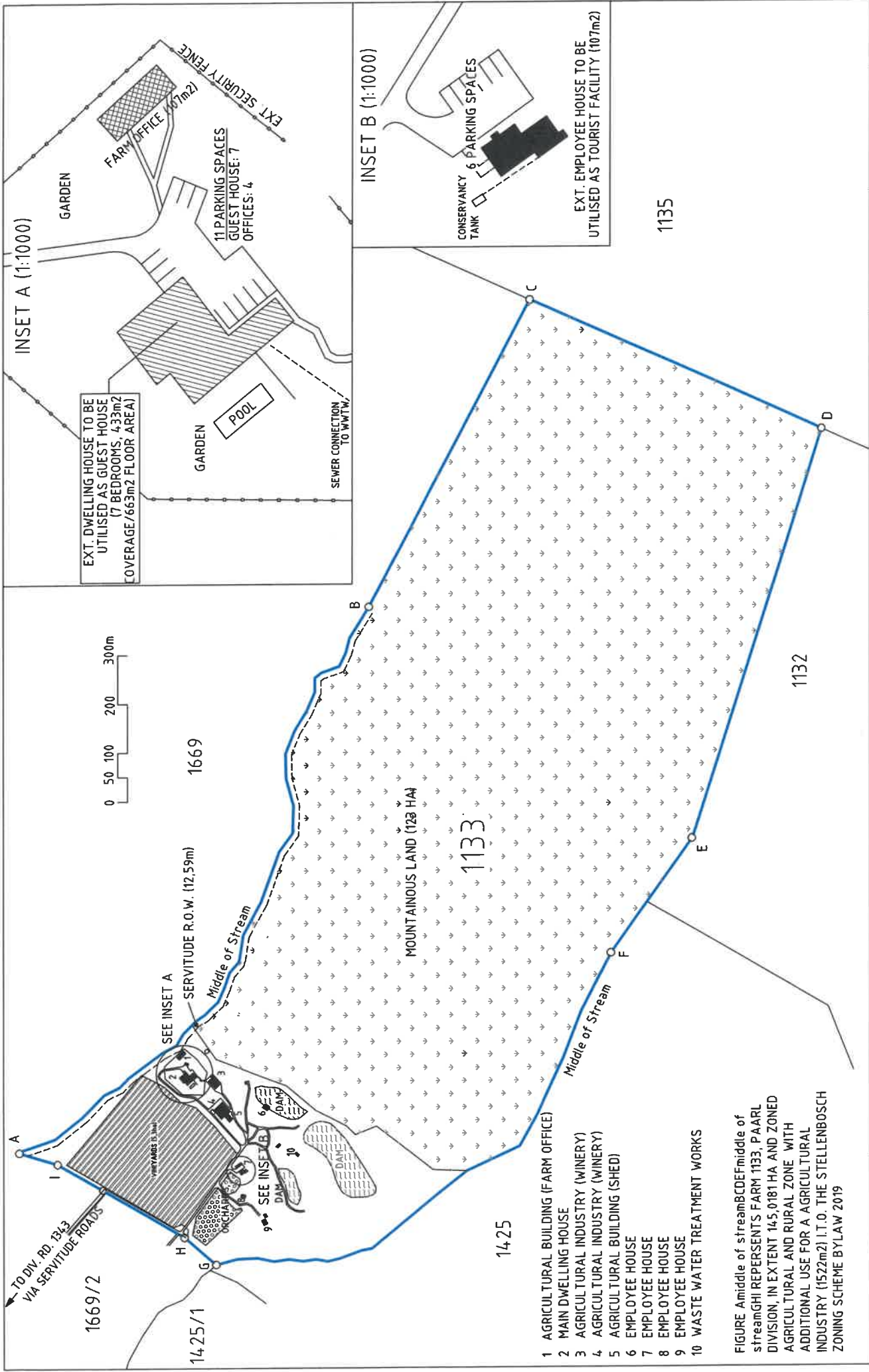
- a) Access will be taken via servitude roads over Farms 1669, 1670 and 1669/2 from Divisional Road 1343, which is the existing registered access to the subject property. The access road carries low traffic volumes, with only local traffic to Farms 1669/2, 1670, 1425 and 1425/1 sharing the servitude road. The additional 5,5 trips per day/peak hour to be generated on the access road is not expected to have any significant impact on traffic and road conditions.
- b) The subject property is self-sufficient regarding sewage disposal and potable water provision. No additional sewage is to be generated and no additional domestic water is to be consumed.
- c) Electricity consumption will be similar than the existing consumption by the two subject buildings.
- d) Refuse generation will remain of a domestic nature.

6. CONCLUSION

- a) All the parameters of the Stellenbosch Zoning Scheme Bylaw 2019 relevant to a guest house and a tourist facility in the Agricultural and Rural Zone can be complied with.
- b) No approval in terms of other legislation is required.
- c) The impact on traffic and road conditions will be negligible.
- d) No additional demand will be placed on domestic water provision, sewage disposal, electricity provision and refuse services.



WJ STEYN
Tch. Pln (B/8074/1998)



<div>WILLIE STEYN</div> <div>Tch. Pln (B/8074/1998)</div> <div>LAND USE PLANNER</div> <div>0827572449</div> <div>Copyright reserved</div>	FARM 1133, PAARL		<div>Verw./Ref.</div> <div>BW2</div>	<div>Basis/Base Info</div>	<div></div>		
	SITE PLAN					<div>Datum/Date</div> <div>25/7/2024</div>	<div>Skaal/Scale</div> <div>1 : 10 000 (A4)</div>

GENERAL NOTES

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY PLANNING REQUIREMENTS.
ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY PLANNING REQUIREMENTS.
IF DIFFERENCE BETWEEN NATURAL GRADE AND FINISH FLOOR LEVEL IS GREATER THAN 100MM, OPERATIONS TO COMPLY WITH SANS 1040 PART 1.

ALL WINDOWS & DOORS TO COMPLY WITH SANS 1040 PART 1.

STAIRWAYS TO COMPLY WITH SANS 1040 PART 1.

BUILDING CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE COMMENCING ANY WORK.

ALL MATERIALS TO BE SUPPLIED AS PER CLIENT SPECIFICATIONS.

STORMWATER

ALL WORK TO COMPLY WITH SANS 1040 PART 1.

WATER TO BE DISCHARGED INTO DRAINAGE SYSTEMS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

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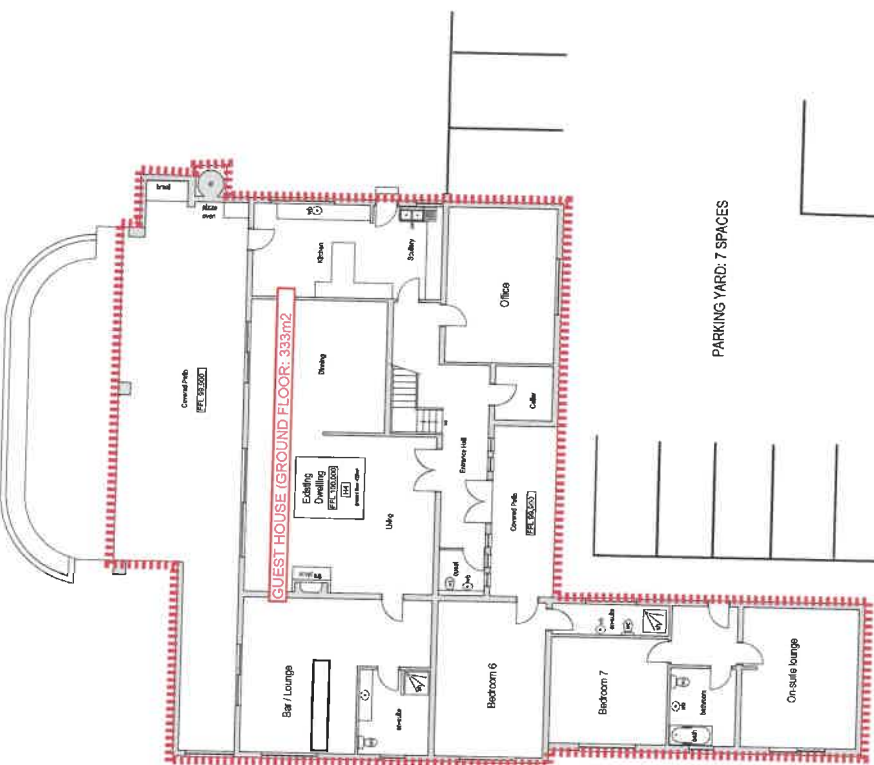
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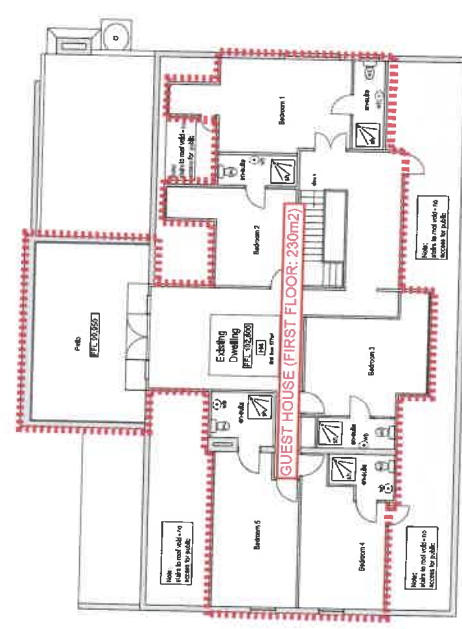
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GROUND PLAN
SCALE 1:100



GROUND PLAN
SCALE 1:100

FLOOR PLAN: GUEST HOUSE

DRIKUS KOTZE
ARCHITECTURAL DESIGNER
Cell: 078 810 9278
Email: drikus@driskus.co.za

FILE NO: 1001/2023
PROJECT: 1001/2023
SHEET NO: M 02
DATE: 01/11/2023
DESCRIPTION: AS BUILT DRAWINGS
OWNER: Mr. Drikus Kotze

ALL WORK TO COMPLY WITH LATEST SANS 10400 NATIONAL, BUT DEMO REGULATIONS, AND LOCAL AUTHORITY BY-LAW REQUIREMENTS.

PUBLIC SAFETY - POOL, BALUSTRADES, RAMP, CORRIDORS, TO COMPLY TO SANS 10400 PART D

IF DIFFERENCE BETWEEN NATURAL GROUND LEVEL AND FINISH FLOOR LEVEL IS GREATER THAN 100MM, MINIMUM 100MM BALUSTRADE WITH MAX OF 100MM OPENINGS IS REQUIRED.

SITE OPERATIONS TO COMPLY WITH SANS 10400
 PART F
 PART N
 ALL WINDOW & DOORS TO COMPLY WITH SANS 10400
 STAIRWAYS TO COMPLY WITH SANS 10400 PART M
 BUILDING CONTRACTOR TO CHECK ALL LEVELS AND
 DIMENSIONS ON SITE BEFORE COMMENCING ANY
 BUILDING WORK.
 ALL MATERIAL & FINISHES AS PER CLIENT
 SPECIFICATIONS

ALL WORK TO COMPLY WITH SANS 10400 PART R WATER TO BE DISCHARGED INTO CATCH PITS INTO KODA UPOC PIPES, AND INTO NEAREST MUNICIPAL CONNECTION.

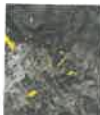
ALL WORK TO COMPLY WITH BANS 10400 PART P
 PROVIDE ADEQUATE ACCESS TO ALL SEWER DUCTS
 IN TERMS OF PART P OF BANS 10400
 APES TO BE 100mm DE PVC U/L TO FALLS
 DRAINAGE PIPES BENEATH A BUILDING TO BE
 GRAZED WITH CONCRETE TO WITHSTAND THE LOAD
 OF SUCH LOAD.
 JUNCTIONS WITHIN ENCLOSED AREAS TO BE SEALED &
 VENTILATED.

COVERINGS & WATERPROOFING TO COMPLY WITH
PART L of SANS 10400
ASSEMBLY TO COMPLY WITH PART L, K, B of SANS
10400
DAMP PROOF UNDERLAY TO BE PROVIDED

WALLS TO COMPLY WITH PART 8, H. K. OF SANS 10400
CONTINUOUS STEEL FOUNDATIONS TO BE MIN OF
THICKNESS 100mm AND 600mm WIDE TO LOAD BEARING
THREE STANDING WALLS TO FING DETAILS
OCCUPATIONS TO COMPLY WITH PART G OF SANS
10400
CORRUGATIONS TO COMPLY WITH PART H OF SANS
10400
THREE STANDING WALLS TO COMPLY WITH PART K OF
SANS 10400
DAMP PROOF MEMBRANE TO BE MIN OF 150mm ANGL
PRECAST LIFTOLS TO BE PROVIDED FOR OPENINGS
DECKING 75mm

LIGHT AND VENTILATION

HOT WATER DEMAND:

[illegible]

member of SAIO - M210013

DRIKUS KOTZE
ARCHITECTURAL DESIGNER

Call 076 810 9276
 E-mail: estimates@city-hall.gov.au

100

LE NO: REV Q SHEET NO: M 02

PROJECT:	VIRGILI RD - PYRAMID-HOOK W/ CEMENT PAVING
DATE:	

DESCRIPTION:	14 / 12 / 2023
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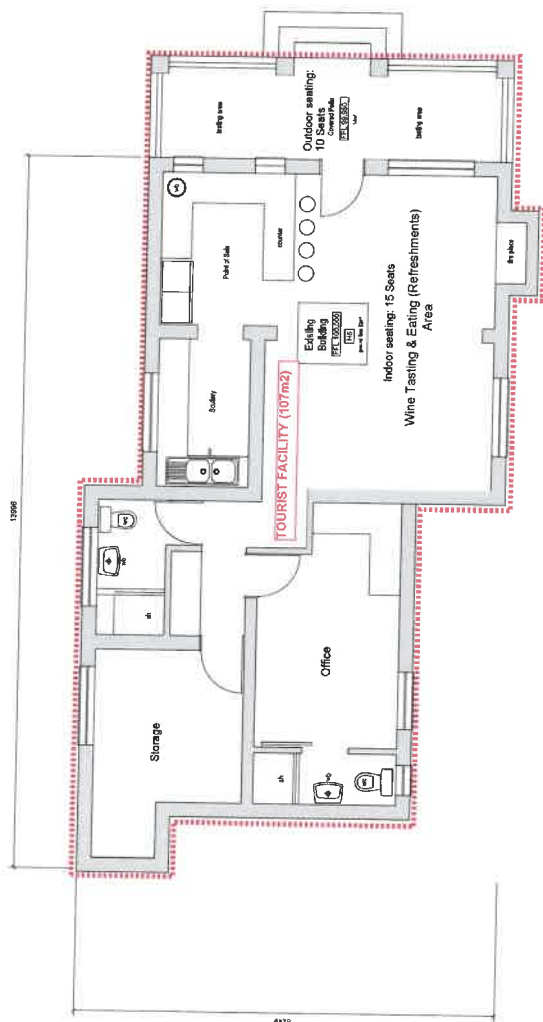
FORWARDED LISTING BY

SIGNATURE: _____

OWNER: _____

IN VIVO PROPERTY SA

PTY LTD	
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GROUND PLAN

SCALE 1:50

TASTING BUILDING (alcohol point of sale)