PIETERHUIZEN
PLANNING

PIETERHUIZEN PLANNING (PTY) LTD

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https://pieterhuizen.co.za

OUR REFERENCE: J084
YOUR REFERENCE: LU/16671 (TP596/2023)
DATE: 25 April 2024

Per Email

Dear Sir / Madam

APPLICATION FOR CONSENT USE: PORTION 6 OF FARM NUMBER 1471 STELLENBOSCH

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

Application Property Address:	Farm 6/1471 Stellenbosch, Stellenbosch Kloof Road
Application Property Number:	Portion 6 of Farm Number 1471 Stellenbosch
Applicant:	Wilhelm Esterhuizen, Pieterhuizen Planning (Pty) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843
Owner:	Henque 2907 CC – Brand Louw – 084 510 9283
Application Reference:	LU/16671 (TP596/2023)

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a Consent Use for Tourist Accommodation Establishment in order to construct 4x one-bedroom self-catering units (69m^2) and to convert the existing two-bedroom second dwelling unit (143.9m^2) to be used as tourist accommodation establishment.

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Wilhelm Esterhuizen – wilhelm@pieterhuizen.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 27 May 2024

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 083 262 4843 during normal office hours.

Yours faithfully

Wilhelm Esterhuizen

for Pieterhuizen Planning

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ONS VERWYSING: J084
JOU VERWYSING: LU/16671 (TP596/2023)
DATUM: 25 April 2024

Per Epos

Geagte Mnr / Me

KENNISGEWING VIR VERGUNNINGSGEBRUIK: GEDEELTE 6 VAN PLAAS NOMMER 1471 STELLENBOSCH

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, verwys:

Adres van aansoek eiendom:	Plaas 6/1471 Stellenbosch, Stellenbosch Kloof Pad
Aansoek eiendom beskrywing:	Gedeelte 6 van Plaas Nommer 1471 Stellenbosch
Aansoeker:	Wilhelm Esterhuizen, Pieterhuizen Planning (Pty) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843
Eienaar:	Henque 2907 BK – Brand Louw – 084 510 9283
Aansoek Verwysing:	LU/16671 (TP596/2023)

Beskrywing van grondontwikkelingsaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir 'n Toestemmingsgebruik vir Toeriste-akkommodasie-instelling ten einde 4x eenslaapkamer-selfsorgeenhede te bou (69m^2) en om die bestaande tweeslaapkamer tweede wooneenheid (143.9m^2) te omskep om as toeriste-akkommodasie-instansie gebruik te word.

Kennis word hiermee gegee in terme van die voorskrifte 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 toeganglik is nie, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Wilhelm Esterhuizen –

wilhelm@pieterhuizen.co.za. Deur 'n beswaar, kommentaar of vertoë 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 27 Mei 2024.

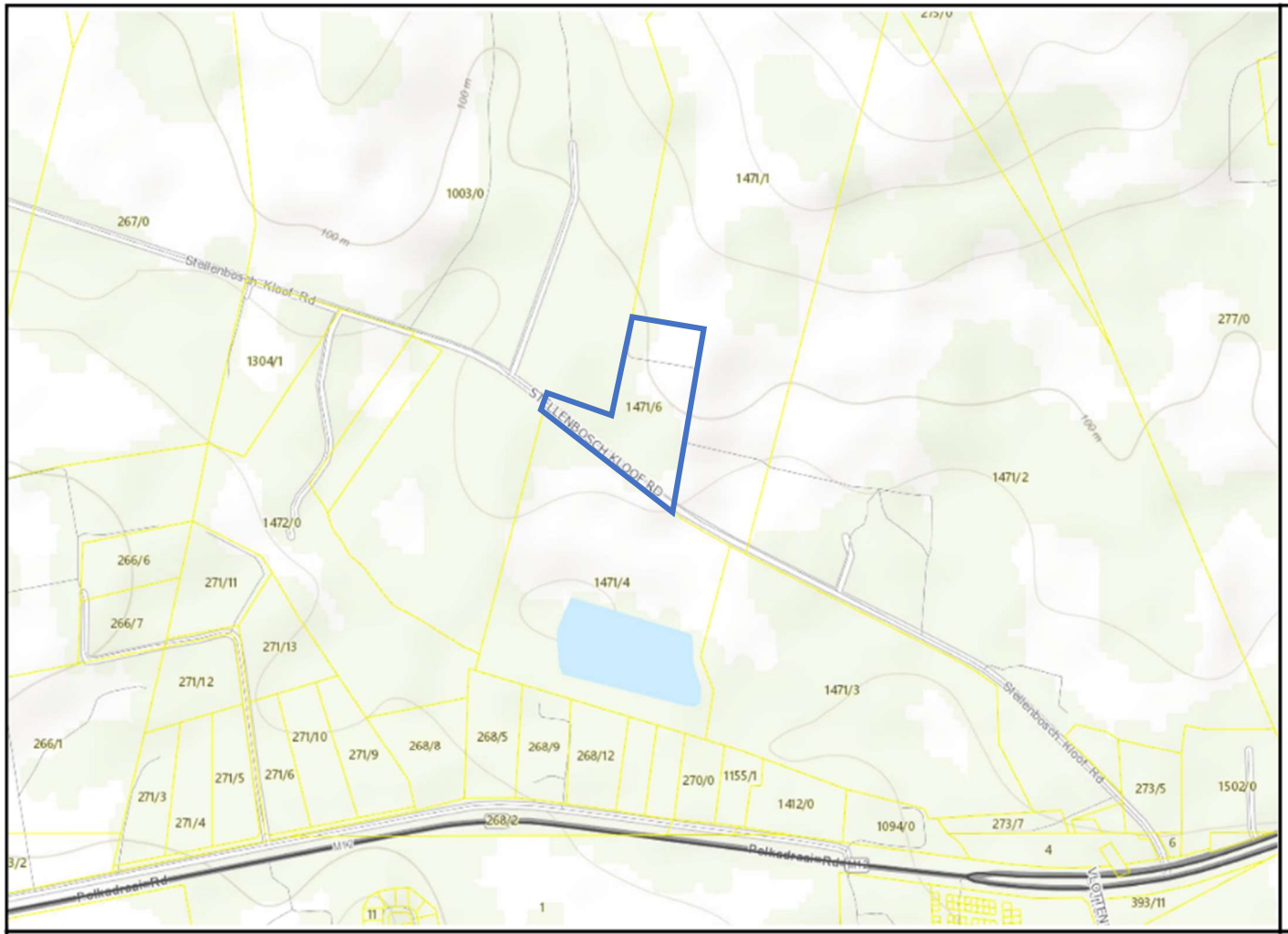
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 083 262 4843 gedurende normale kantoor ure.

Die uwe

Wilhelm Esterhuizen

vir Pieterhuizen Planning



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LOCALITY MAP
FARM 1471 PORTION 6, STELLENBOSCH

This map is for information purposes only. Pieterhuizen Planning (Pty) Ltd accepts no liability for any error whatsoever.

LEGEND:

Farm 1471/6, Stellenbosch

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AERIAL MAP
FARM 1471 PORTION 6, STELLENBOSCH

This map is for information purposes only. Pieterhuizen Planning (Pty) Ltd accepts no liability for any error whatsoever.

APPLICATION FOR CONSENT USE:

TOURIST ACCOMODATION ESTABLISHMENT

Portion 6 of Farm 1471 Stellenbosch

SUBMITTED TO:

Interested and Affected Parties

ON:

25 April 2024

BY:

PIETERHUIZEN
PLANNING

PIETERHUIZEN PLANNING (PTY) LTD
2021/472575/07

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1. EXECUTIVE SUMMARY

Property Description	Farm 1471/6, Stellenbosch
Property Address	Stellenbosch Kloof Road
Property Extent	4,3526 Hectares
Registered Owner	*HENQUE 2907 CC*
Title Deed Number	T. 5520/23
Surveyor General Diagram Number	S.G. No. 264/2005
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law, 2019
Current Zoning	Agricultural & Rural Zone
Current Land Use	Agriculture
Proposal	The conversion of the current approved managers dwelling into a two-bedroom accommodation unit, to be used by transient guests. The development of four (4) one-bedroom accommodation units, to be used by transient guests. The conversion of the current approved farm shed to a reception area, servicing the accommodation units that will be used by transient guests. The development of a new farm shed with a total coverage of 312m^2 (12.5m x 25m). The development of two (2) polytunnels with a total coverage of 320m^2 (20m x 8m x 2)
Applications Required	In terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, for **Consent Use** to allow for the development of four (4) one-bedroom accommodation units, the conversion of the current approved managers/second dwelling into a two-bedroom accommodation unit and the conversion of the current approved shed, into a reception area to receive and service transient guests. The approval of a site development plan.

Table 1 *Executive Summary*

2. INTRODUCTION AND PURPOSE OF APPLICATION

The purpose of this report is to motivate the land use application required to allow for a tourist accommodation establishment which entails the development of four(4) one-bedroom guest accommodation units, the conversion of an existing approved managers/second dwelling into a two-bedroom guest accommodation unit, the conversion of an existing approved agricultural shed/building into a reception area to receive and service transient guests on Portion 6 of Farm 1471, Stellenbosch Division (hereafter referred to as “the property”).

[redacted]

3. THE PROPERTY

3.1 Locality and Context

With reference to the **Locality Map** and **Aerial Photograph**, Figures 1 and 2, the property is situated West of Stellenbosch, roughly 8km km from town on the Stellenbosch Kloof Road. Access to the property is currently obtained on the south-eastern corner from Stellenbosch Kloof Road. The property is developed with a dwelling house, a managers/second dwelling, and an agricultural shed/building.

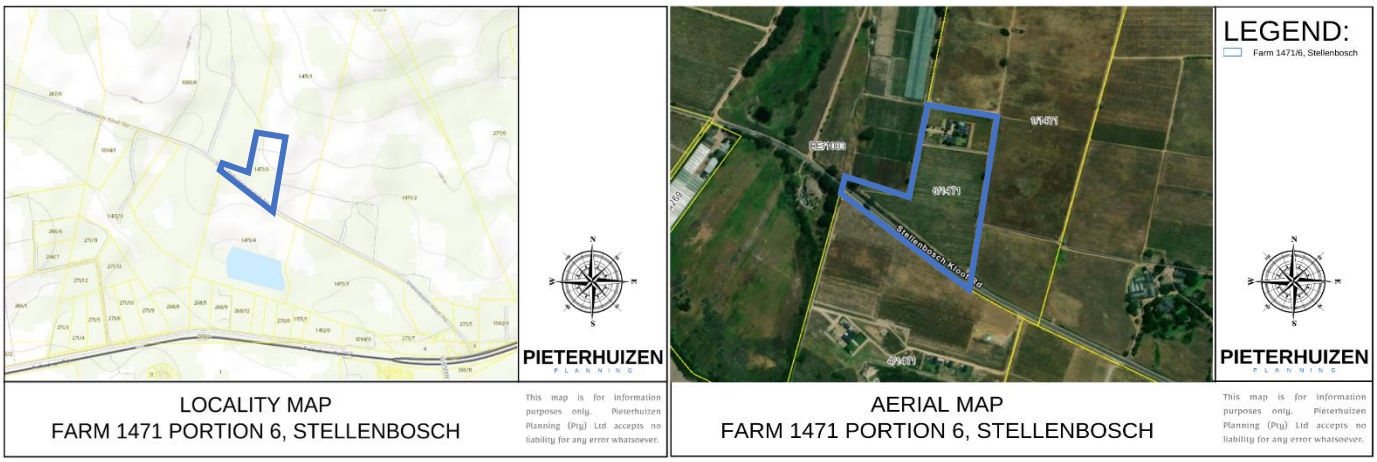


Figure 1 and 2 *Locality Map of the Property*

A desktop study revealed that a total of six farms, within a radius of 5km from the property, are improved with tourism accommodation facilities. These include *Sanddrif Guest Farm*, *Nassau Guest Farm*, *Aan den Weg Bed and Breakfast*, *Wedgeview Country House and Spa*, *Lovane Boutique Wine Estate and Guest House* and *Cultivar Guest Lodge*. Figure 3, below, illustrates the tourism accommodation facilities within proximity of the property.

4. EXISTING DEVELOPMENT AND DEVELOPMENT HISTORY

The property is currently improved with the following:

- A double storey dwelling house comprising of four (4) bedrooms, a dining room, a lounge, a kitchen, a double garage, and covered patio. The total coverage of the dwelling house is 247.7m^2.
- A double storey manager's dwelling (now described as a second dwelling) comprising of two (2) bedrooms, a kitchen, a living area, a dining room, and a single garage. The total coverage of the second dwelling is 143.9m^2.
- An agricultural building with a coverage of 75.6m^2.

Apart from the "werf" area where the existing buildings are located, the remainder of the property is covered with vineyards.

4.1 Zoning

The zoning of properties situated in the Stellenbosch Municipal Area is regulated in terms of the Stellenbosch Zoning Scheme By-Law, 2019 (hereafter referred to as "the Zoning Scheme").

Figure 3, below, is an extract of the Stellenbosch Municipality's **Zoning Map**, indicating the property zoned Agricultural & Rural Zone.

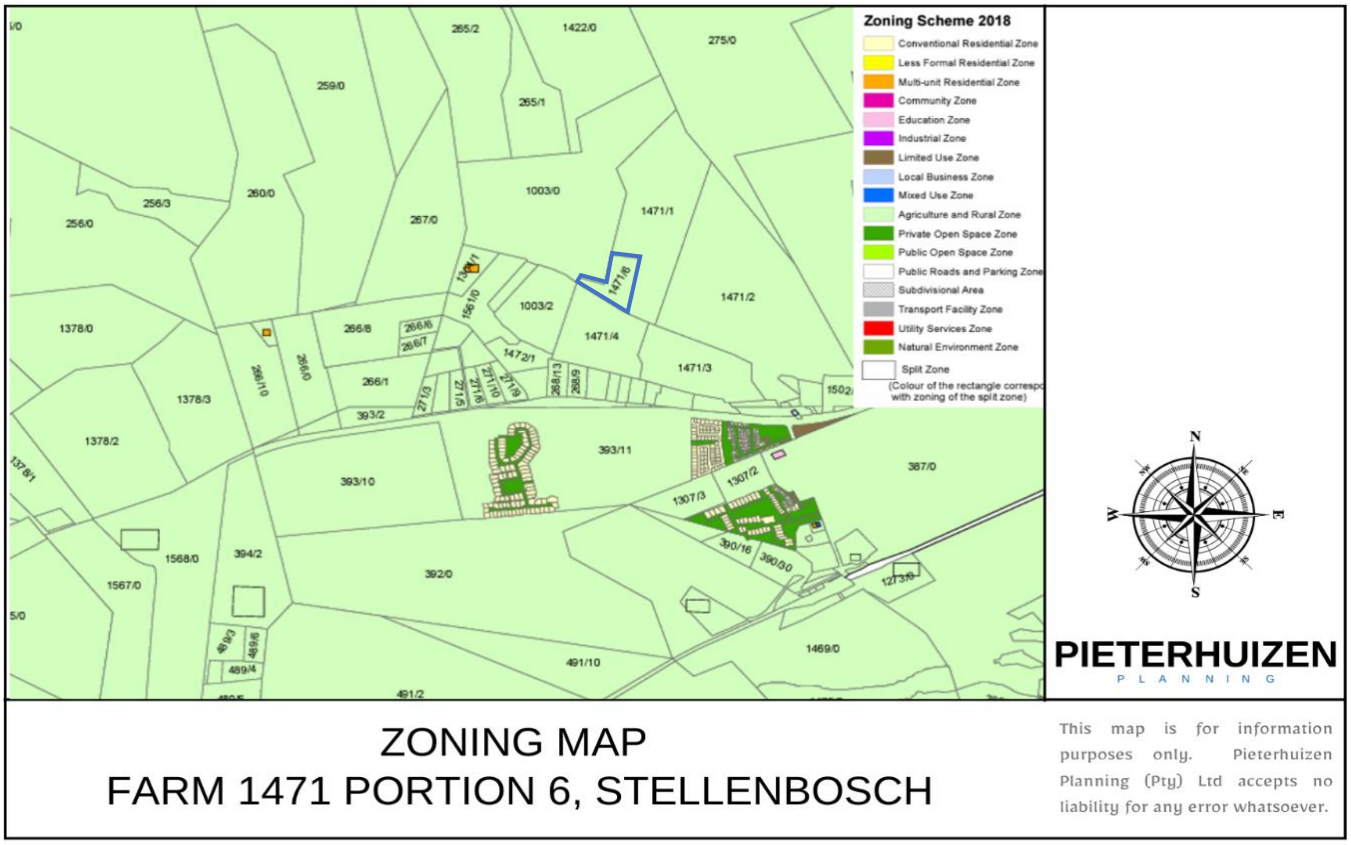


Figure 3 *Extract of the Zoning Map*

The purpose of this zone, according to the Zoning Scheme, is to make provision for:

a) *The protection and preservation of agricultural land, rural landscapes and biodiversity;*
b) *Use of land for purposes of bona fide agricultural production or conservation;*
c) *Buildings and structures which may be erected for reasonable and normal agricultural purposes;*
d) *A limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to landowners, without adversely impacting on the primary use of the land unit for agricultural purposes.*

Table 2 on page 6 sets out the land uses, development rules and parameters applicable to the property and this application.

AGRICULTURAL AND RURAL ZONE	
Land Uses	**Zoning Scheme Provisions**
Primary Uses	Agricultural Building (< 2000m^2) Agriculture Dwelling House Natural Environment Private Road Polytunnel (< 2000m^2) Second Dwelling Employee Housing (one unit)
Additional Uses	Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Tourist dwelling units
Consent Uses	Tourist accommodation establishment (new buildings or exceeding threshold)
Development Parameters	**Zoning Scheme Provisions**
Street Boundary Building Lines	5m
Common Boundary Building Lines	5m
Coverage: - Dwelling House - Second Dwelling - Employee Housing - Guest House, B&B, Tourist Dwelling Units - Agricultural Buildings - Polytunnels	 600m^2 600m^2 120m^2 Seven bedrooms as additional use right <2000m^2 as primary use right <2000m^2 as primary use right
Height: - Dwelling House - Second Dwelling - Employee Housing - Guest House, B&B, Tourist Dwelling Units - Agricultural Buildings - Polytunnels	 2 Storeys 2 Storeys 1 Storey N/A 3 Storeys 1 Storey
Parking: - Dwelling House - Second Dwelling - Employee Housing - Guest House, B&B - Tourist Dwelling Units - Agricultural Buildings - Polytunnels	 2 Bays 1 Bay N/A 1 Bay/bedroom or suite 0.7 Bays/bedroom and/or 1 Bay/ self-catering unit 1 Bay/100m^2 GLA N/A

Table 2 *Development Rules and Provisions of the Zoning Scheme*

Further provisions for *agricultural buildings, a dwelling house, a second dwelling, an employee house, polytunnels, tourist accommodation, and consent uses in general* are set out in Sections 202, 204, 205, 207, 208, 210, and 213 of the Zoning Scheme and will be address where applicable.

5. THE PROPOSAL

As per the site development plan (dated 30 November 2023 and drawn by *Tim Ziehl Architects*), it is proposed to diversify the use of the property by the following improvement:

- The relocation of the access to the property from Stellenbosch Kloof Road to be aligned with the western common boundary.
- The conversion of the existing agricultural building to a reception area for tourist accommodation guests – total coverage of 75.6m^2.
- The conversion of the existing second dwelling into a two-bedroom tourist accommodation unit – total coverage of 143.9m^2.
- The development of four (4) 69m^2 one-bedroom tourist accommodation units – total coverage of 276m^2.
- The development of a new agricultural building – coverage of 300m^2.
- The development of two (2) new polytunnels of 160m^2 each – total coverage of 320m^2.

The remainder of the farm (approximately 2.5 Hectare) will still be covered by vineyard. Figure 4, below, is an extract of the said SDP.

Figure 4 *Extract of the Site Development Plan*

5.1 The relocation of the access to the property from Stellenbosch Kloof Road

An application has been submitted to the Western Cape Department of Transport & Public Works for a new access road to the property. As per Figure 5, below, it is proposed to close the existing access (at km 1.07) and develop a new access (at km 1.22) to the farm. The design of the proposed entrance is in line with *'Main Farm Access'* detail provided by Western Cape Government.

Figure 5 *Aerial Map Illustrating the Existing and Proposed Access to the Farm*

This is proposed to mitigate the fact that the current access road (along the eastern common boundary of the farm) is situated partially on the abutting farm, namely Portion 1 of Farm No. 1471 Stellenbosch Division – without any servitude right of way registered. The proposed new access will also reduce the length of the access road to the buildings on the farm and therefore reduce the maintenance cost of the said road.

The proposed new access road will provide access to the primary residential dwelling as well as the proposed tourist accommodation units. Maintenance of the proposed road will be undertaken by the owner of the farm.

5.2 The conversion of the existing agricultural building to a reception area for guests of the tourist accommodation

The proposal includes the conversion of the existing approved agricultural shed/building, with a coverage measuring 75m^2 and floor space of 110m^2 (ground floor and loft floor). It is proposed to convert this agricultural building as a guest reception and admin area serving the proposed tourist accommodation establishment. The approved agricultural shed/building accommodates two bathrooms, a storage area and a timber loft and is located within proximity of the main dwelling house and buildings to be used as part of the tourist accommodation establishment.

See Figure 6, below, for the locality of the current approved agricultural shed/building in relation to the main dwelling house and current approved managers/second dwelling on the property.

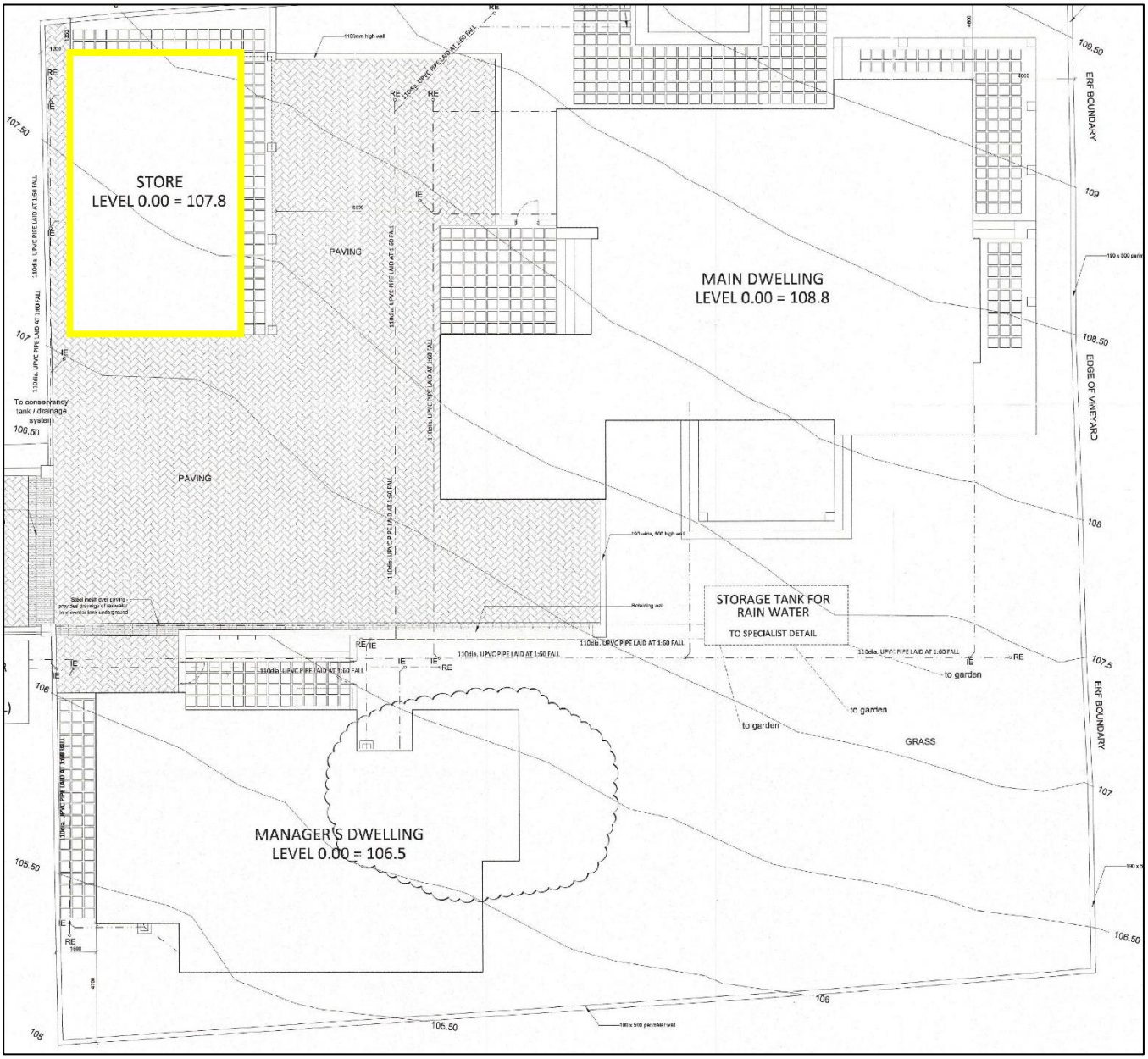


Figure 6 *Locality of the Proposed Reception Area*

5.3 The conversion of the existing second dwelling into a two-bedroom tourist accommodation unit

The existing approved second dwelling is proposed to be converted into a self-catering unit that will provide accommodation for transient guests. The unit will remain a two-bedroom dwelling house, but the use will change due to the new owners not requiring a second dwelling on the property. The footprint of the unit will also remain the same.

5.4 The development of four one-bedroom tourist accommodation units

It is further proposed to develop an additional four one-bedroom self-catering units, approximately 12m south of the existing farm "werf". Each unit will have its own dedicated parking space, situated northwest of the said units. Figure 8, below, shows the locality of the proposed accommodation units within proximity of the existing farm "werf" as well as the dedicated parking spaces.

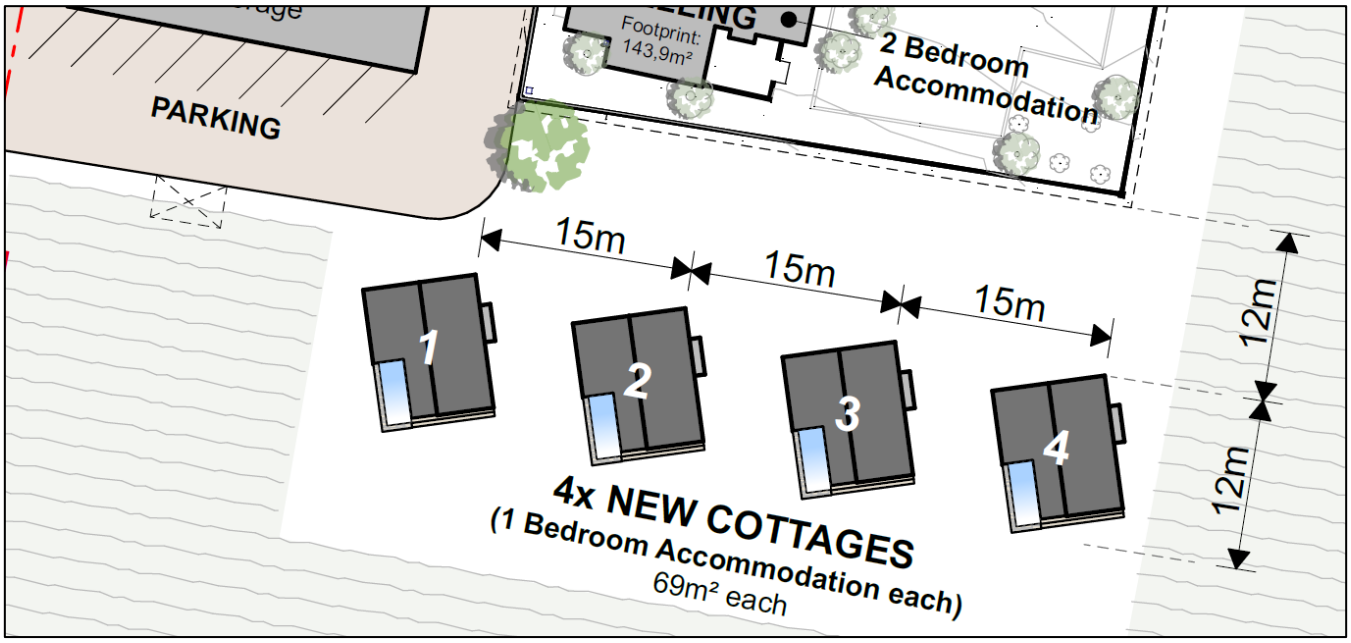


Figure 7 *The Locality of the Proposed Self-Catering Units*

The proposed self-catering units will have a total footprint of 69m^2 each which will include a covered patio of approximately 15m^2. The units will comprise have a barn-style design to compliment the agricultural setting of the farm. Figure 9, below, illustrates the different perspective view of the units. .

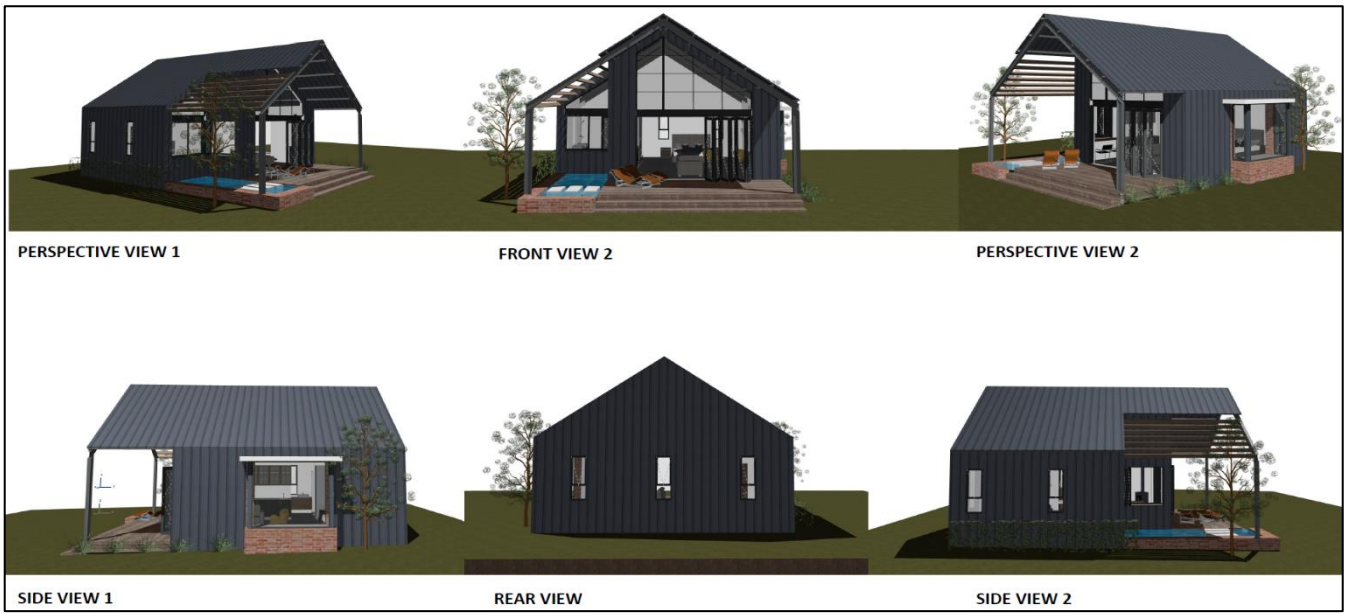


Figure 8 *Perspective Views of the Self-Catering Units*

5.5 The development of a new agricultural building.

The new owners deemed the current approved agricultural shed/building, shaped in a rectangle measuring 6.7m x 11.2m, to be too small and unpractical for their agricultural storage needs. They therefore propose to develop a new agricultural store, with a coverage measuring 300m^2 (12m x 25m - approximately double the size of the current existing store) on the western side of the "werf". This agricultural building will solely be used for the storage of agricultural implements, machinery, and vehicles. The current owners have confirmed that they have no intention in converting this agricultural store to another use in the foreseeable future. An agricultural building with a coverage equal to or less than 2000m^2 is permitted as a primary use right on properties zoned Agricultural and Rural.

The agricultural building is proposed to be located just west of the two-bedroom tourist accommodation unit and will be next to the parking bays allocated to the proposed one-bedroom self-catering units. Figure 9, below, illustrates the locality of the new agricultural building (annotated as "NEW BARN").

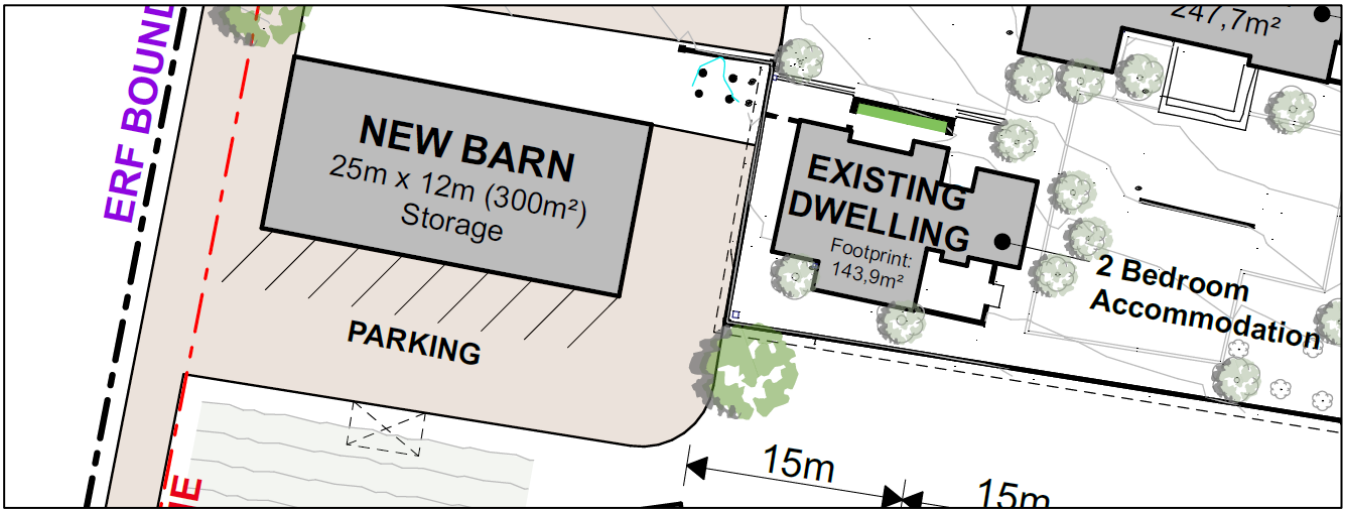


Figure 9 *The Locality of the Proposed New Agricultural Building*

5.6 The development of two new polytunnels.

It is also proposed to develop two (2) new polytunnels, with a coverage of 160m^2 each, on the northwestern portion of the farm. The polytunnels will be used as a crop growing space by the new owners. It is situated behind the new agricultural building and the visual impact thereof from Stellenbosch Kloof Road will therefore be mitigated. Since the combined coverage of the polytunnels is only 320m^2, it is regarded as a primary use right on the farm.

6. APPLICATION REQUIRED

The number of bedrooms to be used for the accommodation of guests is six (6), which is less than what is permitted for a guest house or bed and breakfast establishment (both additional use rights), in terms of Section 207 of the Zoning Scheme. However, Section 207 of the Zoning Scheme further states that these rooms may only be conducted from existing approved dwelling units on the farm.

Therefore, and as required by Section 208 of the Zoning Scheme, the following application is required:

- In terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, for **Consent Use** to allow for a tourist accommodation establishment which includes the development of four (4) one-bedroom accommodation units, the conversion of the current approved managers/second dwelling into a two-bedroom accommodation unit, to be used by transient guests and the conversion of the current approved agricultural shed/building, into a reception area to receive and service transient guests.

7. ADJUDICATION AND MOTIVATION

7.1 Motivation for a Consent Use for a Tourist Accommodation Establishment

Section 213 of the Zoning Scheme addresses the provisions of consent uses on properties zoned Agriculture and Rural. To respect the purpose of this zone, it is required to adhere to these provisions. Accordingly, this section of the report will evaluate the proposal against the said provisions:

Section 213(1): A site development plan, in accordance with Section 216 of the Zoning Scheme, has been prepared by Tim Ziehl Architects .

Section 213(2): The farm will still be predominantly used for agriculture with 2.5 hectare of vineyards that will remain on the farm. The cultivation of grapes will be the main agricultural activity with a small new portion (320m^2) of horticulture to be added underneath the proposed polytunnels.

Section 213(3): The proposed buildings to be used as part of the tourist accommodation establishment will include two existing buildings on the farm (the existing agricultural shed/building and the existing second dwelling). The new buildings, to be used as part of the tourist accommodation establishment, includes four(4) one-bedroom self-catering units with a footprint of 69m^2 each. The total footprint of the tourist accommodation establishment is 495.5m^2, whereas the total permissible footprint of either a dwelling house or second dwelling on the farm is 600m^2. It is therefore argued that the proposed tourist accommodation establishment is in character of buildings on the farm and the surrounding area.

Section 213(4) and (5): The footprint of the individual building and the total footprint of the tourist accommodation establishment is stated in Table 3, below:

Proposed Tourist Accommodation Establishment Component	Footprint/Coverage
Reception Area	75.6m^2
Two-bedroom Self-catering Unit	143.9m^2
Four (4) One-bedroom Self-catering Units	276m^2
Total	**495.5m^2**

Table 3 *Coverage of Tourist Accommodation Establishment*

Whereas the total footprint of the agricultural use and its associated buildings (existing and proposed) is stated in Table 4, below:

Existing and Proposed Agricultural Use Components	Footprint/Coverage
Main Dwelling House	247.7m^2
Polytunnels	320m^2
Agricultural Building	300m^2
Vineyard	25 000m^2
Total	**25 867.7m^2**

Table 4 *Coverage of Agricultural and Associated Uses*

Without even considering the portions of the farm that is uncultivated, used for roads and/or forms part of the Stellenbosch Kloof Road, it is reasonable to argue that the proposed tourist accommodation establishment is subservient to the primary uses on the farm.

Section 213(6): Not Applicable, agricultural use will still be conducted on the farm and will still be the primary use on the farm.

Sections 213(7) and (8): Two of the six buildings, to be used as part of the tourist accommodation establishment, are existing. The additional four one-bedroom self-catering units contributed to this proposal requiring a consent use application and not a technical approval application. Even though additional buildings are proposed, it is argued that the scale and characteristics of the proposed buildings will not result in a material change in the agricultural nature of the farm. Furthermore, the conversion of the existing approved agricultural building and existing approved second dwelling reduces the addition of new buildings and structures (used as part of the tourist accommodation establishment) to only the proposed four one-bedroom cottages.

Section 213(9): The coverage of all buildings is recorded on the site development plan.

7.1.1 Stellenbosch Municipality Spatial Development Framework

This application is in line with the provisions the Stellenbosch Municipality Spatial Development Framework (hereafter referred to as "the SDF") and attempts to increase the feasibility and sustainability of the farm.

The Municipal Spatial Development Framework (SDF) makes provision for the establishment of tourist facilities on farms and the diversification of agricultural activities to enhance the economic sustainability of the farms. It confirms that tourism, linked to the natural environment and agriculture, is one of the largest creators of employment and that it makes substantial contribution to the economic sustainability of the agricultural sector.

"The region's extensive agricultural areas, particularly those under vineyards and orchards, also attribute scenic value and character to the region, which is valued by both the local inhabitants and visitors. This is a significant contributor to the value of the area as one of South Africa's premier tourist destinations and there is a strong interdependence between tourism and the wine industry in Stellenbosch.''

"Tourist accommodation: Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported."

7.2 Motivation in Terms of Section 65 of the By-Law

Section 65 of the By-Law relates to the adjudication of applications submitted in terms of the By-Law. The applications required, as set out in Section 5 of this report, are assessed in Table 4 below, against the general criteria for the consideration of applications as set out in Section 65(1) of the MPBL:

Assessment of Applications in terms of Section 65(1) of the By-Law	
Section 65(1) Criteria	**Assessment of Proposal**
a. Application submitted in terms of the By-law.	The application is submitted in terms of Section 15(2)(o), of the By-law.
b. Procedure followed in processing the application.	To be decided.
c. Desirability of land use	The existing uses are permitted as primary use rights on the property. The proposed tourist accommodation establishment is desirable, as Stellenbosch farms are characterised to be a tourism destination within the Stellenbosch Municipality. Socio-economic impact: The proposal will ensure a more sustainable, yet sensitive, increase in the economic viability of the farm. It will also contribute to the tourism economy of the Stellenbosch Municipality by providing additional tourist accommodation within the municipal area. It is therefore argued to have a positive impact on the socio-economy of the municipality and the surrounding area.

Compatibility with the surrounding uses:
The main use of the farm will remain that of agriculture with the proposed tourist accommodation establishment being subservient to the agricultural use on the farm. As identified under section 3.3 of this report, the farm is surrounded by other tourist accommodation options, and it is therefore argued to be compatible with the surrounding uses of the area.

Impact on the external engineering services:
Electricity: Electricity is supplied by Eskom, through an existing service, which does not require any upgrading.

Water and Sewerage: The farm is self-sufficient with water and sewerage. We are of the opinion that the calculated daily water demand will not materially increase, as the use of the dwellings will change from permanently to intermittently used by guests. Sewerage will be managed by means of conservancy tanks. Existing septic tanks will

Solid Waste: Solid waste removal is managed by Stellenbosch Municipality, which service will continue with insignificant increase in volume, given that visitors tend to create less waste than permanent residents.

Impact on safety, health, and wellbeing of the surrounding community:
It is argued that the proposal will have no material impact on the safety, health, and wellbeing of the surrounding community.

Impact on Heritage:
Stellenbosch Kloof Road is classified as a Grade II Scenic Road, as per the Stellenbosch Municipality Heritage Survey. It is important to be respective of the landscape settings when considering new buildings on this route. The approval of this application will result in the addition of four (4) one-storey buildings, 69m^2 each, and situated approximately 130m from Stellenbosch Kloof Road. Furthermore, the proposed buildings will be visually shielded by the vineyard between the road and the buildings. Figure 10, below, illustrates the viewpoint from the road toward the locality of the existing and proposed buildings on the farm.

Figure 10 *Viewpoint from Stellenbosch Kloof Road to the Existing and Proposed Buildings*

	<u>Impact on Biophysical Environment:</u> The proposed new buildings will have a small impact on the biophysical environment of the farm. The new buildings will replace a small area of vineyards, but not enough to warrant refusal. <u>Traffic impacts, parking, access, and other transport related considerations:</u> A traffic statement (TIS) is not required, as the maximum additional traffic that could be generated regularly in relation to the proposal will be less than 50 additional peak hour single direction trips per day. The new proposed access will allow for the access road to be located on the farm and not on the adjacent property. Sufficient parking will be provided on the property. <u>Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land:</u> It has been demonstrated that the proposed use and development will not have an adverse impact – therefore no mitigating conditions are recommended.
d. Comment in response to public participation.	If required, the application will be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants' response to comments received.	To be confirmed.
f. Investigations in terms of other laws.	The proposed development of buildings and the consent use does not trigger an authorisation application in terms of the National Environmental Management Act, 1998, Act 107 of 1998. The proposed tourist accommodation establishment will not require authorisation in terms of Section 34 or 38 of the National Heritage Resources Act, 1999, Act 25 of 1999, as the existing buildings are not older than 60 years and the area will not be transformed.
g. Written assessment by planner.	Not Applicable.
h. Impact on municipal engineering services.	Already addressed under Section 65(c).
i. The IDP and SDF	The Stellenbosch Municipality's SDF guides land use decisions in both the short and long term. The existing use of the property is agriculture, in line with the applicable zoning of the property. It is therefore argued that this use in line with the IDP and SDF of the Stellenbosch Municipality In further motivation of the alignment between the proposal and as mentioned in this report, the SDF and IDP promotes the development of tourist accommodation in the Stellenbosch Municipal area. The proposed tourist accommodation establishment will provide the property owner the opportunity to accommodate up to twelve tourists on the property.
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 points i and j, above.
l. Applicable structure plans	Aligned.

m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF. Thus, the application is in line with the provincial SDF.
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 requirements and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	**Spatial Justice:** Aligned. The approval of the application will allow for an opportunity for a property to be developed with primary and additional land use rights. **Spatial Sustainability:** Aligned. The approval of the applications will allow for the property to be utilised in a diverse manner that is most responsive to the current demand in terms of property utilisation in the area. **Efficiency:** Aligned. The application entails the utilisation of existing infrastructure as well as the addition of new structures. The proposal will not have a negative impact on the agricultural activities on the property and will allow for diversification of the property to generate increased income without compromising the agricultural activities on the property. **Good Administration:** The approval of this application will be in the best interest of the Stellenbosch Municipality. **Spatial Resilience:** Through the approval of this application, there will be no material negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.
s. Applicable provisions of the zoning scheme	As discussed, the proposed development is in line with the provisions of the Zoning Scheme. The impact of the proposed development will have a lesser impact on the subject property in compared to the impact that an application for Additional Use would have had.
t. Restrictive condition applicable to the land concerned	No restrictive condition applicable.
u. Impact on any heritage resources	No identified impact.

Table 4 *Motivation of the Applications*

8. CONCLUSION

The application has been made in terms of Section 15(2)(o) of the Stellenbosch Municipality Zoning Scheme

This report has demonstrated that the proposed application will not have a material negative impact on the surrounding property owners and that the proposal is considerate towards the agricultural environment. It is also argued that the proposal is in the best interest of the Stellenbosch Municipality to allow for the approval of development. It is therefore recommended that this application should be approved.

PIETERHUIZEN PLANNING (PTY) LTD
25 April 2024

DOCUMENT VARIATIONS REGISTER:

REV	DATE	DESCRIPTION
-	2023-11-30	FOR TOWNPLANNING SUBMISSION

RE/1003

1/1471

2/1003

4/1471

1/1471

A
B
C
D
E
F
G
H
J

ERF BOUNDARY 124 540

ERF BOUNDARY 171 510

ERF BOUNDARY 120 180

ERF BOUNDARY 26 690

ERF BOUNDARY 214 810

ERF BOUNDARY 42 950

ERF BOUNDARY 31 190

ERF BOUNDARY 318 420

5m BUILDING LINE

40m

45m

40m

EXISTING VINEYARD

TUNNEL
20m x 8m (160m²)

TUNNEL
20m x 8m (160m²)

MAX. HEIGHT OF TUNNELS TO BE 1 STOREY

EX. STORE
Footprint: 75,6m²

EXISTING DWELLING
Footprint: 247,7m²

4 Bedroom Accommodation

EXISTING DWELLING
Footprint: 143,9m²

2 Bedroom Accommodation

DRIVEWAY

NEW BARN
25m x 12m (300m²)
Storage

PARKING

15m
15m
15m
12m
12m

1
2
3
4

4x NEW COTTAGES
(1 Bedroom Accommodation each)
69m² each

3,5m WIDE ENTRANCE ROAD

PORTION 6 of FARM 1471
4,3526 Hectares

10m x 3m PASSING POINT FOR TRAFFIC

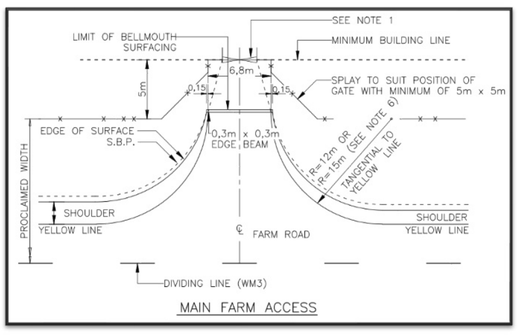
EXISTING GRAVEL ROAD TO BE MADE REDUNDANT

DESIGN OF NEW ENTRANCE TO BE IN LINE WITH "MAIN FARM ACCESS" DETAIL PROVIDED BY WESTERN CAPE GOVERNMENT

EXISTING VINEYARDS
±2,5Ha

STELLENKLOOF ROAD

EXISTING ENTRANCE GATE TO BE MADE REDUNDANT



NOTES :

1. THE STANDARD GATE IS TO BE LOCATED AT END OF RAMP IN FILL AND AT THE BUILDING LINE IN CUT. THE WIDTH OF THE GATE TO SUIT FARM EQUIPMENT.
2. FOR ROADS WITH SURFACED SHOULDERS THE KERB LAYOUT MUST BE DESIGNED AND CONSTRUCTED SO THAT THE KERBS LINE UP WITH THE EDGE OF SURFACING.
3. FOR ROADS WITH GRAVEL SHOULDERS THE KERB LAYOUT MUST BE DESIGNED AND CONSTRUCTED SO THAT THE KERBS LINE UP WITH THE OUTSIDE EDGE OF USABLE SHOULDER WITH A SURFACED TAPER EXTENDING BEYOND THE KERB TO THE NORMAL CARRIAGEWAY SURFACED WIDTH.
4. WHERE TWO ROADS INTERSECT THE NUVERICAL DIFFERENCE OF THE GRADIENT'S (ROLL OVER) SHOULD NOT EXCEED 10% WITH A MAXIMUM SUPERELEVATION OF 6% ON THE MAIN ROAD.
5. MAXIMUM APPROACH GRADIENT TO BE 4% UPGRADE AND 6% DOWNGRADE.
6. THE BELLMOUTH RADIUS OF 15m IS ONLY APPLICABLE WHERE SIGNIFICANT SU + T VEHICLES USE THE ACCESS.

AREAS:

PORTION 6 of FARM 1471: **4,3526Ha**

EXISTING STRUCTURES:

Existing Main Dwelling: *4 Bedroom Accommodation*	247,7m²
Existing Second Dwelling: *2 Bedroom Accommodation*	143,9m²
Existing Store:	75,6m²

NEW STRUCTURES:

New Cottage 1: *1 Bedroom Accommodation*	69m²
New Cottage 2: *1 Bedroom Accommodation*	69m²
New Cottage 3: *1 Bedroom Accommodation*	69m²
New Cottage 4: *1 Bedroom Accommodation*	69m²
New Storage Barn:	300m²
New Tunnel 1:	160m²
New Tunnel 2:	160m²

PROJECT:

PORTION 6 of FARM 1471
StellenKloof Road, Stellenbosch, 7600

GILGA STELLENBOSCH • SOUTH AFRICA

SCALE: 1:100@A1

DATE: 2023-11-30

PROJECT NUMBER: TZ - 2045

DRAWN BY: TZA

REVISION: -

DRAWING:
SITE DEVELOPMENT PLAN

TOWNPLANNING SUBMISSION

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