

## NOTICE OF LAND DEVELOPMENT APPLICATION

### **CONSENT USE, PERMANENT DEPARTURE & REGISTRATION OF LEASE AREAS: FARM NO. 65/13 & 65/30, DEVON VALLEY STELLENBOSCH DIVISION**

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

Application Property Address: **Louisvale Farm, Devon Valley Road, Stellenbosch Division**

Application Property Number: **Farm No. 65/13 & 65/30, Stellenbosch Division**

Applicant: **Gerhard Swart /Urban Dynamics South Cape (gerhard@udwc.co.za)**

Owner: **Blue Pie Pty Ltd (altmanna@glasfit.com)**

Application Reference: **LU/17271 - TP726/2024**

#### **Description of land development proposal:**

In order to accommodate a tourism accommodation establishment (for the development of 10 wine barrel-shaped pods), application is made in terms of the Stellenbosch Municipal: Bylaw on Municipal Land Use Planning (2023), as follows:

- (i) In terms of Section 15(2)(o) of the said bylaw for a consent use for a tourist accommodation establishment to accommodate 10 tourist accommodation units on Farm No. 65/13, Stellenbosch Division.
- (ii) In terms of Section 15(2)(b) of the said bylaw for a departure to provide no parking bays on Farm No. 65/13, Stellenbosch division, but instead providing the required 10 parking bays on Farm No. 65/30, Stellenbosch Division, requiring that the properties be notarially tied.
- (iii) In terms of Section 15(2)(d) of the said bylaw for a subdivision to register Lease Area A ( $\pm 4206\text{m}^2$ ) on Farm No. 65/30, Stellenbosch Division and Lease Area B ( $\pm 11471\text{m}^2$ ) over Farm No. 65/13, Stellenbosch Division to enable a long-term lease over the accommodation units, parking area and in terms of the Subdivision of Agricultural Land Act.

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: **Gerhard Swart (gerhard@udwc.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 **13/11/2024**.

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 **(0219481545)** during normal office hours. **(08:00 – 17:00)**.

Yours faithfully

**GERHARD SWART**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

### **VERGUNNINGSGEBRUIK, PERMANENTE AFWYKING & REGISTRASIE VAN HUURAREAS: PLAAS NR. 65/13 & 65/30, DEVON VALLEI STELLENBOSCH AFDELING**

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

Adres van aansoek eiendom: **Louisvale Plaas, Devon Valley, Stellenbosch Afdeling**

Aansoek eiendom beskrywing: **Plaas Nr. 65/13 & 65/30, Stellenbosch Afdeling**

Aansoeker: **Gerhard Swart / Urban Dynamics South Cape (gerhard@udwc.co.za)**

Eienaar: **Blue Pie Pty Ltd (altmanna@glasfit.com)**

Aansoek Verwysing: **LU/17271 - TP726/2024**

#### **Besonderhede van die grondgebruiksaansoek:**

**Daar aansoek gedoen ingevolge die Stellenbosch Munisipale: Verordening op Munisipale Grondgebruikbeplanning (2023), om 'n toerisme-akkommodasie-instansie (vir die ontwikkeling van 10 wynvat gevormde eenhede) te akkommodeer, soos volg:**

- (i) Ingevolge Artikel 15(2)(o) van genoemde verordening vir 'n vergunningsgebruik vir 'n toeriste-akkommodasie-instansie om 10 toeriste-akkommodasie-eenhede op Plaas No. 65/13, Stellenbosch-afdeling te akkommodeer.
- (ii) Ingevolge Artikel 15(2)(b) van die genoemde verordening vir 'n afwyking om geen parkeerplekke op Plaas No. 65/13, Stellenbosch-afdeling te voorsien nie, maar eerder die vereiste 10 parkeerplekke op Plaas No. 65 te voorsien. /30, Afdeling Stellenbosch, wat vereis dat die eiendomme notarieel verbind moet word.
- (iii) Ingevolge Artikel 15(2)(d) van genoemde verordening vir 'n onderverdeling om Huurarea A ( $\pm 4206\text{m}^2$ ) op Plaas No. 65/30, Afdeling Stellenbosch en Huurgebied B ( $\pm 11471\text{m}^2$ ) oor Plaas te registreer No. 65/13, Afdeling Stellenbosch om 'n langtermyn-huurkontrak oor die wooneenhede, parkeerarea en ingevolge die Wet op die Onderverdeling van Landbougrond moontlik te maak.

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 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, 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 die 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: **Gerhard Swart (gerhard@udwc.co.za)**. Deur 'n beswaar,

kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **13/11/2024**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **(0219481545)** gedurende normale kantoor ure **(08:00 – 17:00)**.

Die uwe

**GERHARD SWART**

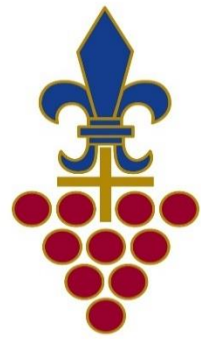
**Executive summary of the detail and motivation for the application:**

**Application is made for:**

- (i) In terms of Section 15(2)(o) of the said bylaw for a consent use for a tourist accommodation establishment to accommodate 10 tourist accommodation units on Farm No. 65/13, Stellenbosch Division.
- (ii) In terms of Section 15(2)(b) of the said bylaw for a departure to provide no parking bays on Farm No. 65/13, Stellenbosch division, but instead providing the required 10 parking bays on Farm No. 65/30, Stellenbosch Division, requiring that the properties be notarially tied.
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**Motivation:**

- The pods were designed to resemble wine barrels and will offer a unique agri-tourism opportunity within the Stellenbosch Winelands.
- The materials and colours will be used sensitively and will be appropriate to the surrounding winelands context.
- The proposed application for a tourism accommodation establishment presents a positive opportunity to contribute most positively to the diverse and rich character and offering of the Stellenbosch Winelands area and broader municipal area;
- The proposal is supported by a thorough, comprehensive and detailed series of specialist studies, which informed and guided the development proposal in its form, scale and configuration;
- Cognisance was taken of relevant heritage and environmental related sensitivities and the proposal was planned in direct positive response to these sensitivities;
- The objective of the development proposal is not to detract from the farm's agricultural entity, but to promote and enhance agricultural sustainability and use of the property by introducing the proposed uses as supplementary and compatible uses to the agricultural use of the land.



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON  
THE MUNICIPAL WEBSITE FOR  
FURTHER DETAILS [www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)**

**Application Reference: [LU/17271 -  
TP726/2024](#)**

**[Farm No. 65/13 & 65/30, Stellenbosch  
Division](#)**

**ADVERTISING PERIOD: [11 October 2024 – 13  
November 2024](#)**

**ENQUIRIES: [GERHARD SWART  
\(\[gerhard@udwc.co.za\]\(mailto:gerhard@udwc.co.za\) and/or 0219481545\)](#)**

# NOTICE

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LEGEND:

**SM** *Zantedeschia aethiopica*  
Calla Lily  
4kg @ 1/m<sup>2</sup>  
no. 388

**Elegia 'Fish Hoek'**  
Cape Thatching Reed  
4kg @ 1/m<sup>2</sup>  
no. 388

**Ficinia nodosa**  
Knobby Club Rush  
4kg @ 1/m<sup>2</sup>  
no. 388

**Aristea ecklonii**  
Blue Stars  
4kg @ 0.5/m<sup>2</sup>  
no. 194

**Watsonia borbonica**  
Bugle Lily  
Bulb @ 0.5/m<sup>2</sup>  
no. 194

NOTES:  
The design on this drawing is copyright and remains the intellectual property of SQUARE ONE Landscape Architects. All relevant details, levels and dimensions are to be checked on site prior to works commencing. Any discrepancies must be reported immediately to the Landscape Architects.  
Use figured dimensions only - do not scale off the drawing.  
NB: Way-leave applications for implementation remain the duty and responsibility of the Contractor. Under NO circumstances may any excavation, construction or installation work commence until all official way leaves and permissions are established and granted by the relevant authorities. Excavations within the vicinity of known underground services are to be undertaken by hand and with extreme caution.  
NB: Absolutely NO deviations from the design details and specifications are permissible without the written endorsement of the Landscape Architects.

LEGEND:

**Trees**

Existing trees to be retained

*Olea europaea subsp. africana*  
Wild Olive  
250ltr  
no. 51

**Climbers**

*Jasminum multipartitum*  
Starry Wild Jasmine  
4 ltr  
no. 30

**Planting Mix 1 (1 340m<sup>2</sup>)**

*Coleus neochilus*  
Lobster Flower  
4kg @ 1/m<sup>2</sup>  
no. 1 340

*Helichrysum petiolare*  
Silver Bush Everlasting  
4kg @ 1/m<sup>2</sup>  
no. 1 340

*Gazania rigens*  
Trailing Gazania  
4kg @ 1/m<sup>2</sup>  
no. 1 340

**Hard Landscape**

**GR** Worcester Sandstone Gravel  
On Bera Gravel Fix  
1 160m<sup>2</sup>

**DC** Stone Drainage Channel  
65m<sup>2</sup>

**WF** Water Feature

**SW** Swale

Surface Flow Direction

**Proposed Structures**

Proposed Barrel Structure  
no. 10

**Planting Mix 2 (1 020m<sup>2</sup>)**

*Eragrostis curvula*  
Weeping Love Grass  
4kg @ 2/m<sup>2</sup>  
no. 510

*Chlorophyllum saundersiae*  
Weeping Anthericum  
4kg @ 2/m<sup>2</sup>  
no. 510

*Cenchrus ciliaris*  
Foxtail Buffalo Grass  
4kg @ 2/m<sup>2</sup>  
no. 510

*Aristida junceiformis*  
Bristle Grass  
4kg @ 2/m<sup>2</sup>  
no. 510

*Ornithogalum thyrsoides*  
Wonder-flower  
4kg @ 2/m<sup>2</sup>  
no. 510

*Aristea capitata*  
Blue Sceptre  
4kg @ 2/m<sup>2</sup>  
no. 510

**Planting Mix 3 (2 430m<sup>2</sup>)**

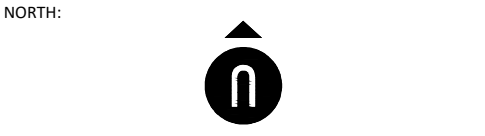
*Searsia crenata*  
Dune Crow-berry  
4kg @ 1/m<sup>2</sup>  
no. 2 430

*Osteospermum moniliferum*  
Bush-tickberry  
4kg @ 1/m<sup>2</sup>  
no. 2 430

*Eriosephalus africanus*  
Wild Rosemary  
4kg @ 1/m<sup>2</sup>  
no. 2 430

*Coleonema album*  
White Confetti Bush  
4kg @ 1/m<sup>2</sup>  
no. 2 430

| NO. | DATE | DESCRIPTION | DRAWN BY | CHECKED BY |
|-----|------|-------------|----------|------------|
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PROJECT:  
**THE LOG CABIN**  
Portion 13 and Portion 30 of Farm 65, Louisvale Wine estate,  
Devon Valley Road, Devon Valley, Stellenbosch, 7600

NAME OF DEVELOPER:  
Kobus Groenewald

DESCRIPTION:  
**LANDSCAPE SITE DEVELOPMENT PLAN**

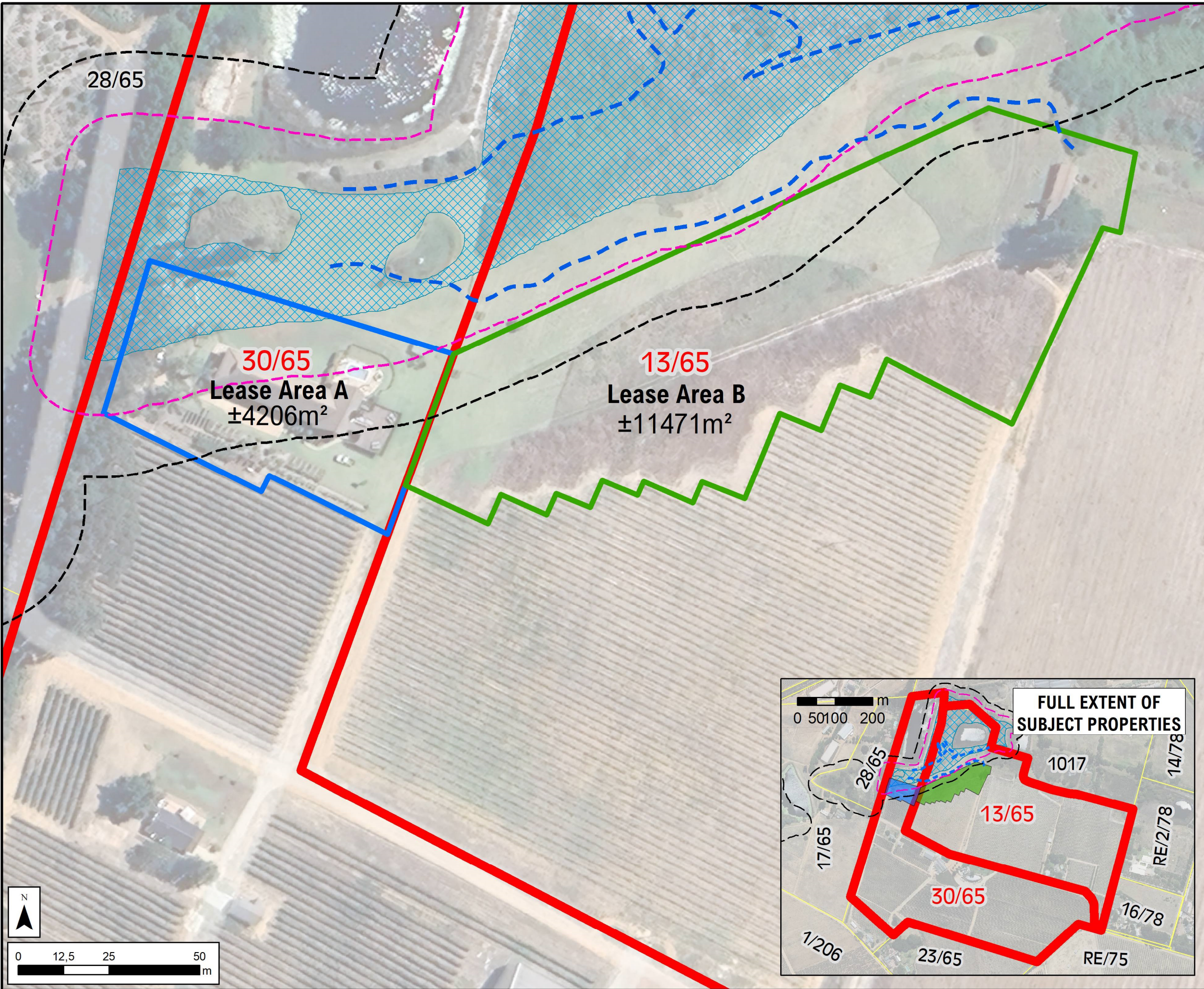
SCALE: 1:300 (as shown @ A1)  
DATE: 2023-08-16  
DWG #: 5011-LOG-001 Rev: 0  
DRAWN BY: SM  
CHECKED BY: LC  
LANDSCAPE ARCHITECT: Luke Coughlan SACLAP no: 20380  
DOCUMENT CONTROL STATUS:

**APPROVAL**

**SQ1**

SQUARE ONE Landscape Architects cc  
www.sq1.co.za | CK 2011/037636/23  
32 Kloof Street, Gardens, Cape Town, 8001  
t +27 (0)21 447 8160





# LOUISVALE

FARM 65 PTNS 13 & 30  
(STELLENBOSCH)

## LEASE DIAGRAM

 Subject Properties  
(Total Area ±32,81 ha)

 Relict Unchannelled  
Valley Bottom Wetland

 100 Year Floodline

 Development Setback  
Buffer 15m

 Zone of Regulation  
32m NEMA

### Proposed Lease Areas

Lease Area A on  
 Portion 30 of Farm 65,  
Stellenbosch  
(±4206m²)

Lease Area B on  
 Portion 13 of Farm 65,  
Stellenbosch  
(±11471m²)

PLEASE NOTE:  
All boundary line positions, distances and property sizes need  
to be verified by a Professional Land Surveyor.

REF: C:\Users\user\OneDrive - Urban Dynamics\Documents\PROJECTS\  
Stellenbosch\Louisvale\_Wine\_Farm\_65\_Ptns13\_24\_30\Plans

COMPILED BY: A ELLIS

#### INDEMNITY

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ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

DATE:

APRIL 2024

SCALE:

SEE LINESCALE

PLAN NO:

FILE NAME:

CLIENT

URBAN DYNAMICS SOUTH CAPE  
TOWN & REGIONAL PLANNERS

Office Suite 208,  
Tyger Lake Building,  
2 Niagara Way, Tyger Falls,  
Bellville, 7530  
PO Box 2445, Bellville, 7535

Tel: (021) 948 1545  
Website: www.udwc.co.za