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8 February 2024

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

CONSENT USE APPLICATION FOR TOURIS FACILITIES ON PORTION 2 OF THE FARM 66, STELLENBOSCH

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

Application Property Address: **Farm 66/2, Stellenbosch (Koelenhof Kelder)**

Application Property Number: **Farm 66/2, Stellenbosch**

Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Owner: **Koelenhof (Eiendoms) Beperk, 072 391 5100**

Application Reference: LU/TP **TP501/2023**

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Farm No. 66/2, Stellenbosch:

- **a Consent Use Application to allow for Tourist Facilities (function venue of $\pm 200\text{m}^2$ GLA and terrace $\pm 160\text{m}^2$, restaurant and wine tasting with a GLA of $\pm 240\text{m}^2$ and terrace $\pm 210\text{m}^2$).**

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: carlien@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 **9 March 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 **072 480 5838** during normal office hours.

Yours faithfully

Marike Bolz

For Arch Tow Planners



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8 Februarie 2024

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

VERGUNNINGSGEBRUIK VIR TOERISME FASILITEITE OP GEDEELTE 2 VAN PLAAS 66, STELLENBOSCH (KOELENHOF)

Adres van aansoek eiendom: **Plaas 66/2, Stellenbosch (Koelenhof Plaas)**

Aansoek eiendom beskrywing: **Plaas 66/2, Stellenbosch**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Eienaar: **Koelenhof (Eiendoms) Beperk, 072 391 5100**

Aansoek Verwysing: **TP501/2023**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se
Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende:

- 'n Vergunningsgebruik vir Toeriste Fasiliteite (funksie lokaal van $\pm 200\text{m}^2$ vloer area en stoep $\pm 160\text{m}^2$, restaurant en wynproe met 'n vloerarea van $\pm 240\text{m}^2$ en stoep $\pm 210\text{m}^2$).

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 tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/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 terme 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: Marike Bolz, carlien@archtownplanners.co.za. Deur 'n beswaar, kommentaar of versoë 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 **9 Maart 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 **072 480 5838** gedurende normale kantoor ure.

Die uwe

Marike Bolz

Vir Arch Town Planners (Pty) Ltd

ERF LEGEND

ERF NUMBER	Pin 2 of Farm 66
ERF SIZE	101.02Ha
STREET NAME	Kromme Rhee Road
MUNICIPALITY	Stellenbosch Mun.
AREA / REGION	Stellenbosch
SERVITUDES	N/A
ERF ZONING	Agricultural
OCCUPANCY	NA
BUILDING LINES	As per Zoning scheme
HEIGHT ZONE	As per Zoning scheme
MAX COVERAGE	As per Zoning scheme

AREAS

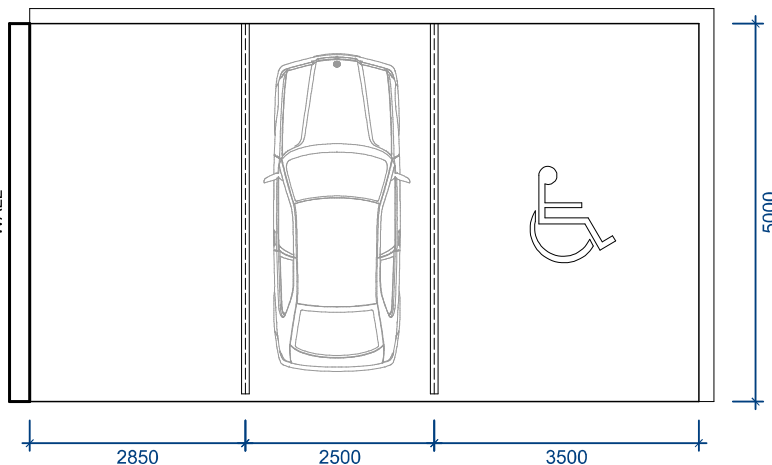
PROPOSED BUILDING - A

Existing Wine sales wing	397.08m²
Existing Function Hall	200.71m²
Existing Garage	71.89m²
New Link Building	127.99m²
TOTAL AREA:	797.67m²
Open Terrace 1	209.69m²
Open Terrace 2	155.35m²

EXISTING BUILDING

Building B	263.64m²
Building C	1308.54m²
Building D	347.83m²
Building E	366.69m²
Building F	671.72m²
TOTAL AREA:	2 958.42m²

PARKING



PARKING CALCULATIONS

PARKING REQUIRED:

To the Satisfaction of the Municipality

0.25 bay per seat for venue space needed:	167 ppl / 42 bays
4 bays per 100m² GLA for Wine sales	
& terrace space needed:	450m² / 18 bays
TOTAL PARKING REQUIRED:	60 bays

PARKING PROVIDED:

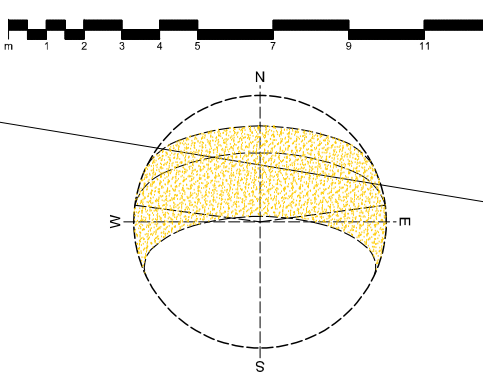
External open Parking Bays -	58 bays
Open Disabled Parking Bays	2 bays
TOTAL PARKING PROVIDED:	60 bays
Future Parking Bays	27 bays

SITE PLAN LEGEND

Usage	Application
Site Development Plan	A Wine sales & Function facility
	B Existing cold store
	C Existing cellar
	D Existing farm house 1
	E Existing farm house 2
	F Existing barn

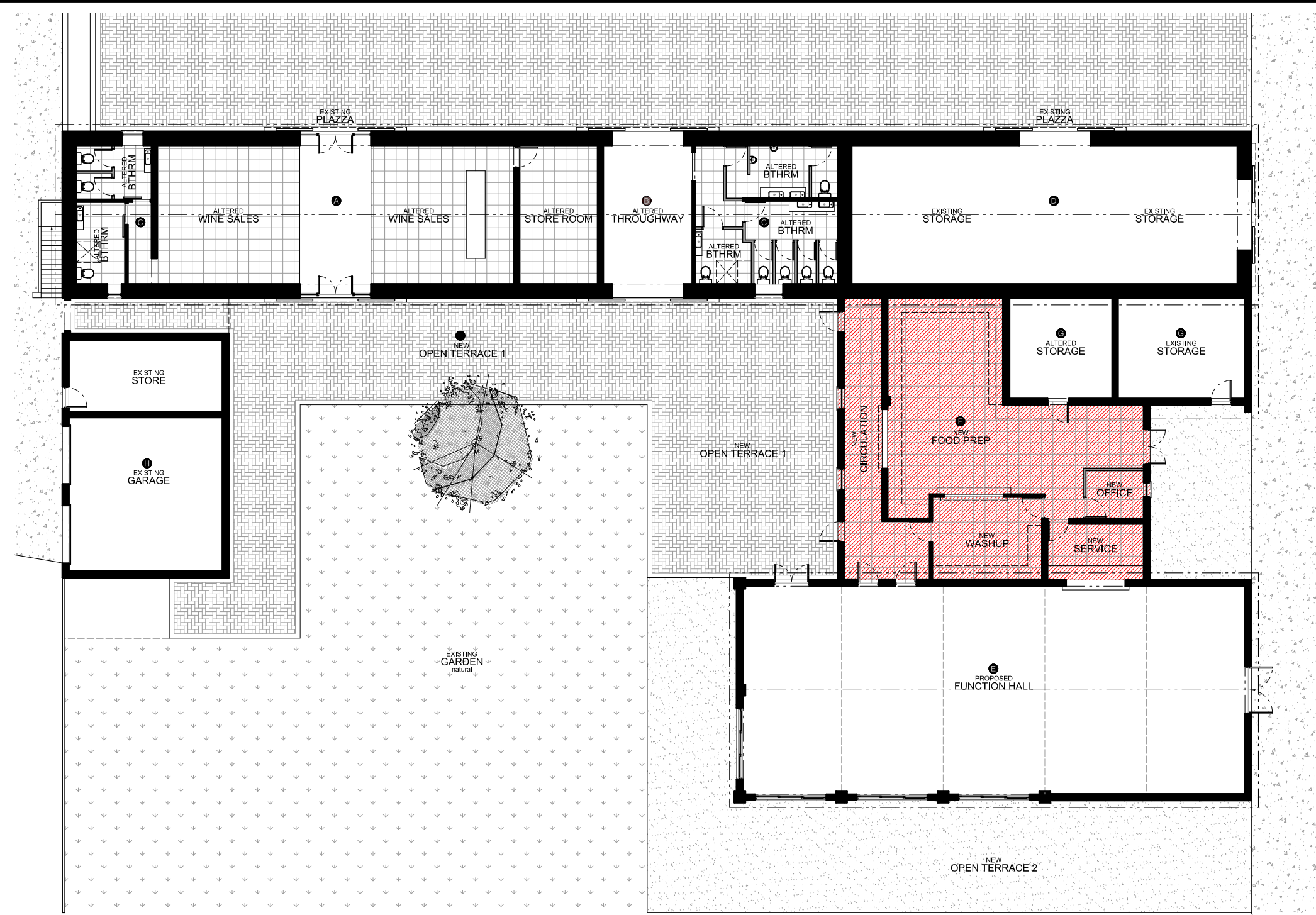
COLOUR TABLE

Usage	Application	Hatch
Site Development Plan	Existing Building	
	Altered Building	



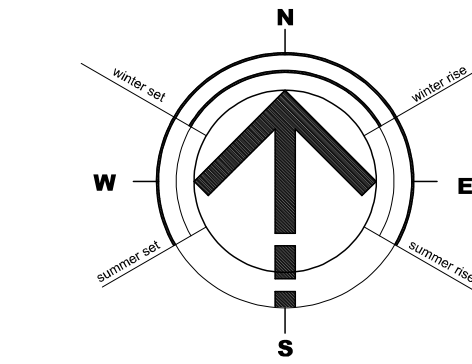
SITE BUILDINGS

- A WINE SALES & FUNCTION FACILITY
- B EXISTING COLD STORE
- C EXISTING CELLAR
- D EXISTING FARM HOUSE 1
- E EXISTING FARM HOUSE 2
- F EXISTING BARN

PROPOSED FLOOR LAYOUT
Scale 1:200ENLARGE SITE LAYOUT
Scale 1:500

Notes

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings. The design on this drawing is the property of JOHAN VAN ZYL ARCHITECTS, and is copyright.



Revisions

no	date	description

client signatures

for: johan van zyl architects

Project

**PROPOSED SITE DEVELOPMENT PLAN
on REMAINDER PORTION 2
OF THE FARM KOELNHOF No.66
STELLENBOSCH**

Description

Site Development Plan
Locality Plan
Enlarge farm layout
Floor plan

Project no.

1286

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printed

18-08-2023

date

OCT 2022

drawn

dmk

drawing no.

1286SDP01_01

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jvz

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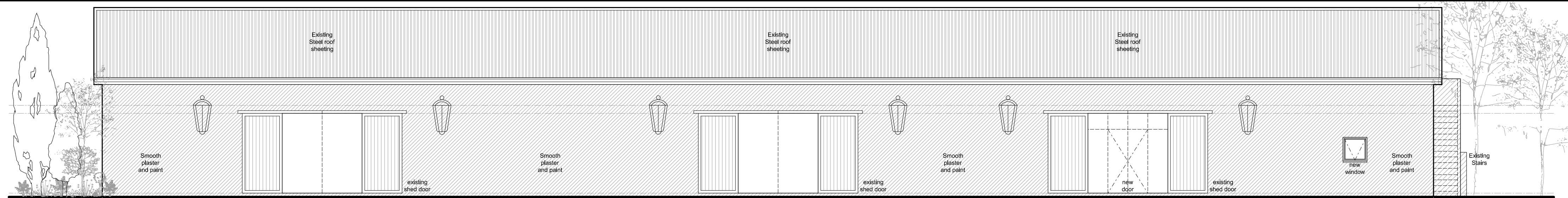
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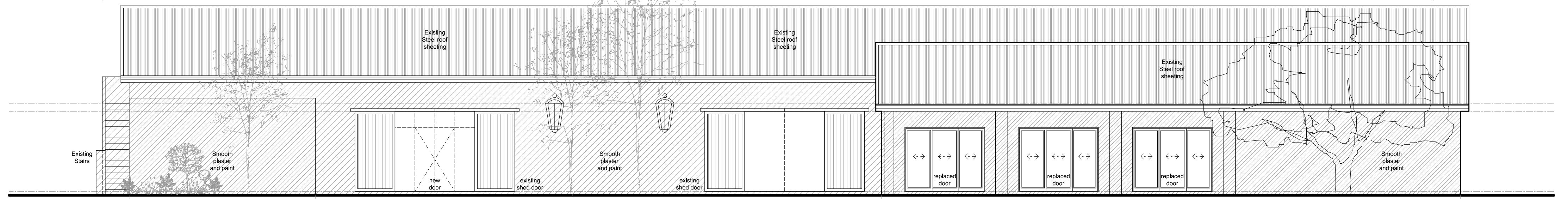
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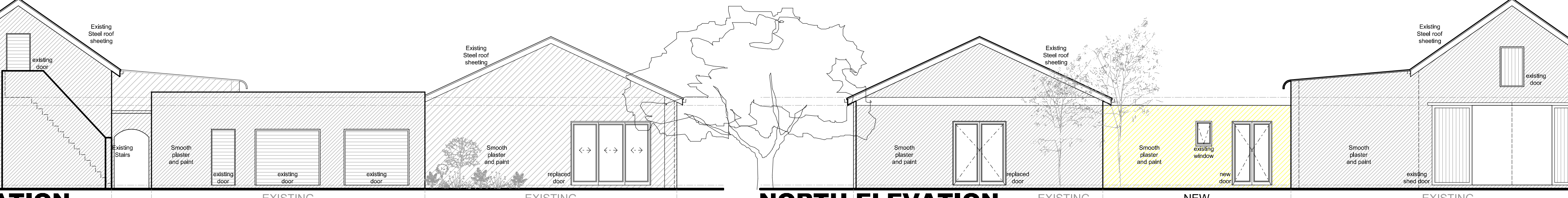
 SITE DEVELOPMENT PLAN
Scale 1:3 500



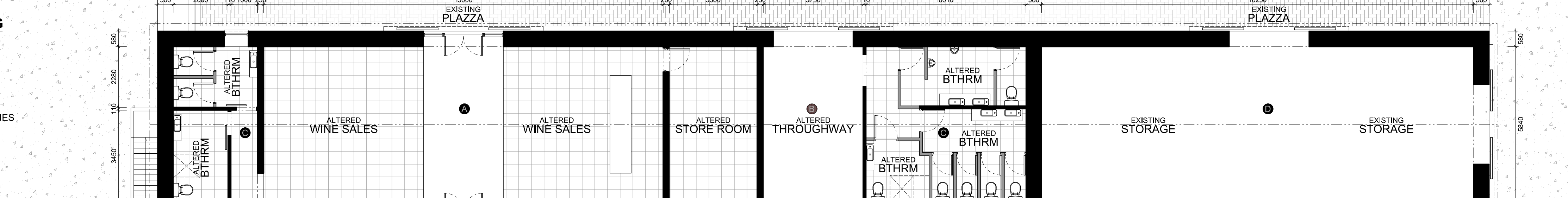
WEST ELEVATION
Scale 1:100



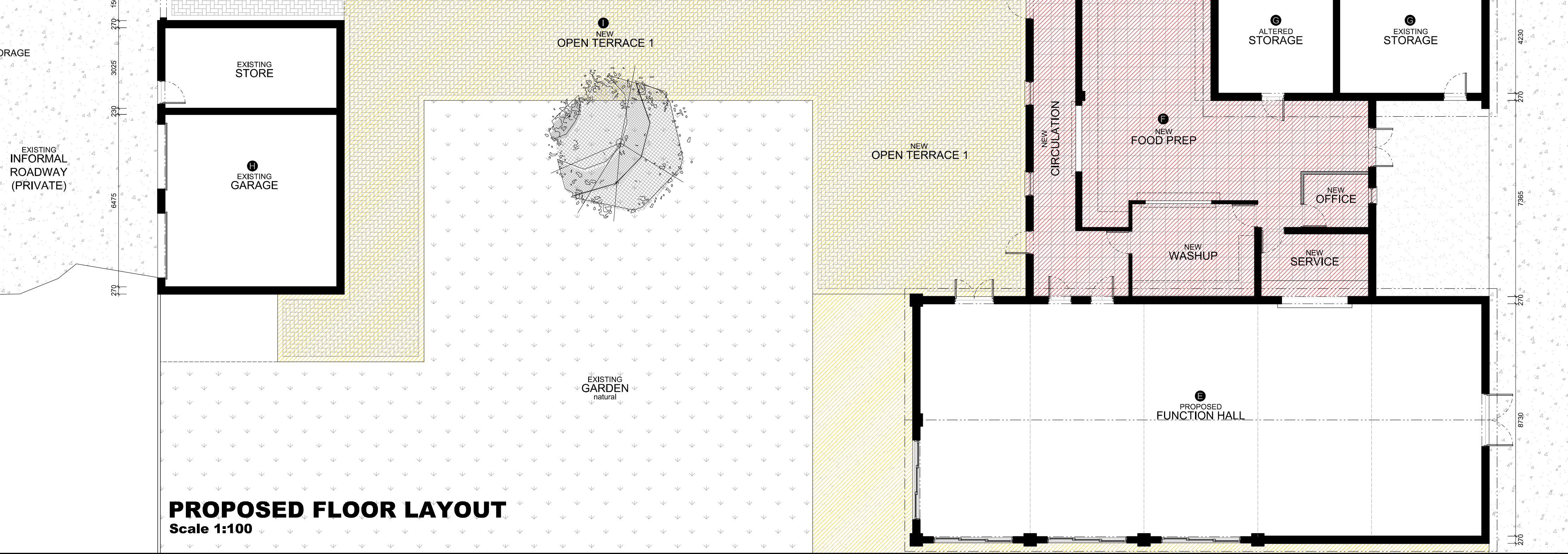
EAST ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



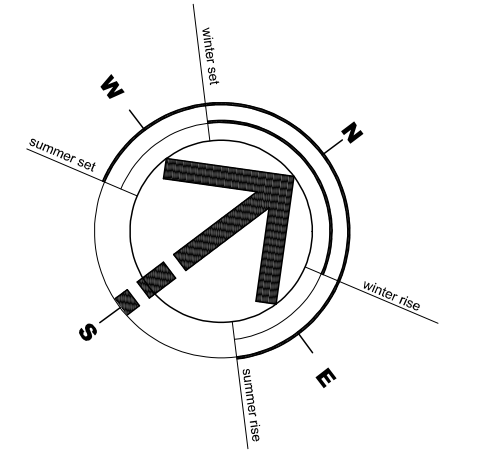
NORTH ELEVATION
Scale 1:100



PROPOSED FLOOR LAYOUT
Scale 1:100

Notes

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Revisions		
no	date	description

client signatures

.....

for: johan van zyl architects

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Project

PROPOSED SITE DEVELOPMENT PLAN
on REMAINDER PORTION 2
OF THE FARM KOELNHOF No.66
STELLENBOSCH

Description

Site Development Plan
Locality Plan
Enlarge farm layout
Floor plan

Project no.

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printed		18-08-2023	
date	OCT 2022	drawn	dmk
drawing no.	1286SDP01_01	checked	jvz
scale	app	page size	A1
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MOTIVATION REPORT FOR A CONSENT USE: TOURIST FACILITIES (WINE TASTING, RESTAURANT & FUNCTION VENUE) ON PORTION 2 OF THE FARM 66, STELLENBOSCH (KOELENHOF FARM)



SEPTEMBER 2023

SUBMITTED TO:
STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:



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- ANNEXURE D1: Layout Plan
- ANNEXURE D2: Structure Plan
- ANNEXURE E: Zoning Certificate
- ANNEXURE F: Liquor Licence



1. INTRODUCTION

1.1 Background Information

Portion 2 of the Farm 66, Stellenbosch (hereafter referred to as 'the application site'), measuring **103,41ha** in extent, accommodates the Koelenhof Farm. The intention of the owner is to convert an existing building on the main premises of the farm to a tourist facility to allow for its use as a restaurant and tasting facility for consumption and sales of wine from the farm. And to convert an existing shed to a tourist facility (Venue) through internal alterations and minor additions for functions and weddings.

1.2 Planning Brief

In light of the above information, *Arch Town Planners (Pty) Ltd* has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality - Please refer to the attached Power of Attorney (**Annexure A**).

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially applies, in terms of Sections **15(2)(o)** of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') for the following:

- (i) A **Consent Use Application** to allow for a **Tourist Facilities** (function venue of $\pm 200\text{m}^2$ GLA and terrace $\pm 160\text{m}^2$, restaurant and wine tasting with a GLA of $\pm 240\text{m}^2$ and terrace $\pm 210\text{m}^2$).

2. APPLICATION SITE DESCRIPTION

2.1 Ownership Details and Title Deed

Application Site Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions Applicable
Portion 2 of Farm 66 Koelenhof	Koelenhof please (Eiendoms) Beperk	103,41ha	T 8867 1983 See attached as Annexure C	N/A

Table 1 Application Site Details

2.2 Locality and Context

The farm is situated approximately $\pm 8\text{km}$ north of Stellenbosch on the R304 linked with the Bottelary and Kromme Rhee Roads going in the directions of Kuilsriver to the west, and Paarl to the north-east. The R304 links with the N1 to the north therefore the site is well-located i.e., regional accessibility.

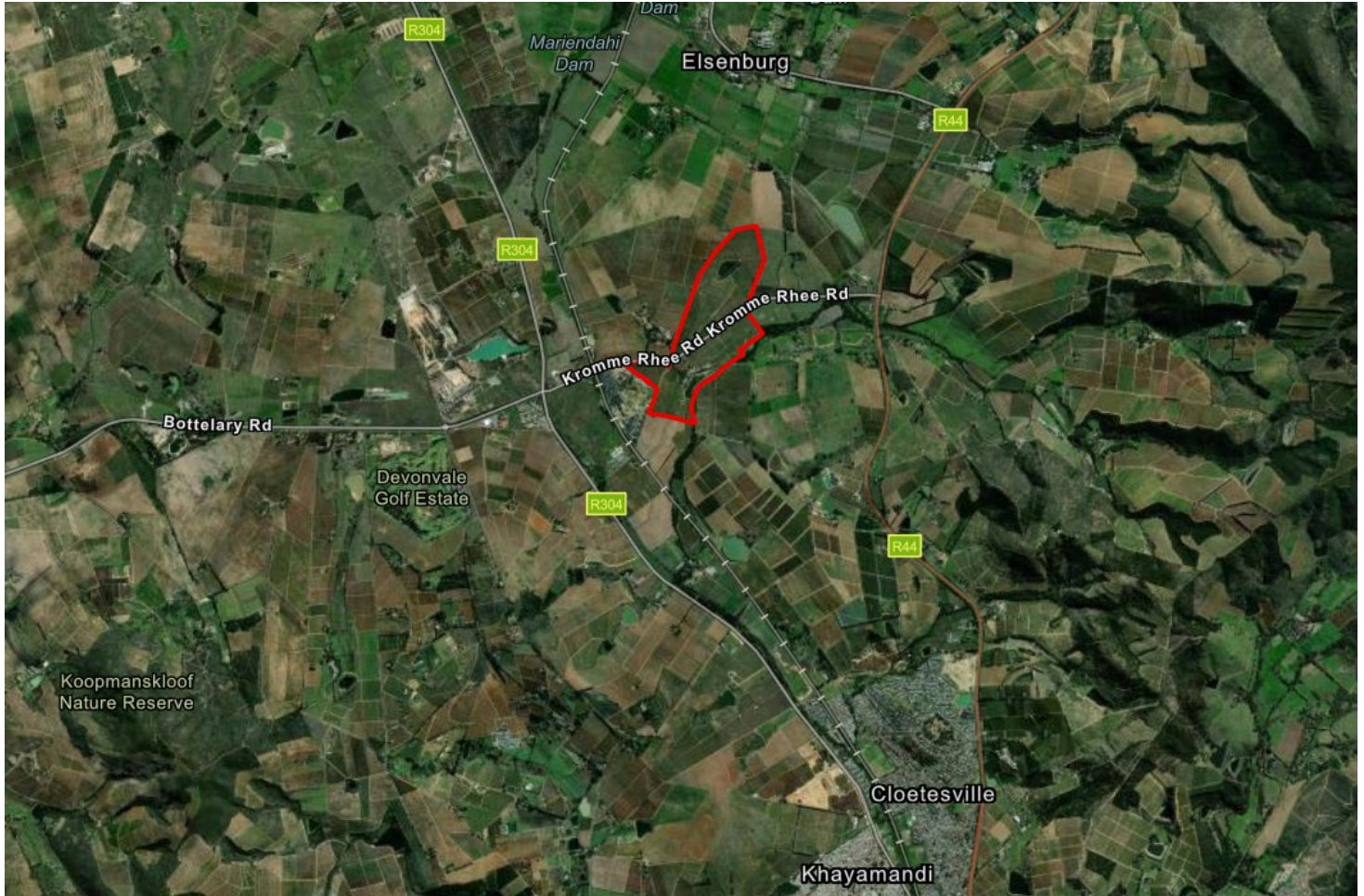


Figure 1 Locality of Application Site

2.3 Current Land Uses

The application site is an active farm, used for agricultural purposes, the growing of vineyards. There are six existing buildings on site. The land uses on the property currently consist of mainly agricultural uses as can be seen in Figure 2 below. The existing cellar was previously used as a wine tasting facility and cellar in accordance with the Agricultural Zone II.

Though there are two access points from the Kromme Rhee Road, it is only the access on the western boundary, which is used, to provide access to the houses and the farm.

Figure 2 below indicates the entrances and the various buildings on the application site.



Figure 2 Current Land Uses

2.4 Zoning

The application site is zoned Agriculture I and Agriculture II (for the footprint area of the wine cellar under the previous LUPO scheme). Please refer to the attached zoning certificate, in Annexure E. It is important to note that the Agricultural II zone allows for a wine cellar with wine tasting.

The zoning of the Farm is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019. According to the zoning scheme the following land uses are permitted on properties zoned **Agriculture and Rural**:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • 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) 	<ul style="list-style-type: none"> • 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) 	<ul style="list-style-type: none"> • 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 ($> \text{one event/year}$) • 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

Table 2: Permitted land uses under the Agriculture and Rural Zone

3. DEVELOPMENT PROPOSAL

The proposed development entails re locating the approved wine tasting facility to the existing recently renovated barn (Building A) and to convert the existing shed, at the rear of the barn, to a tourist facility (venue) to be used for weddings and functions. The barn and shed will be linked with a new infill building, which will provide for a new kitchen, storage and back of house facilities. The proposed development will also allow for the new proposed kitchen to serve food to the wine tasting facility, including the terrace area, and therefore requires approval for a restaurant (tourist facility).



Figure 3: Elevations Extract

Please note that the wine tasting is allowed for under the previous Agricultural II zoning, the wine tasting facility will just be moved the barn. The existing barn has a footprint of $\pm 390\text{m}^2$, of which only $\pm 60\%$ or $\pm 240\text{m}^2$ will be used for the wine tasting and restaurant area. The open terrace (with a coverage of $\pm 210\text{m}^2$) at the rear of the barn, facing towards the dam and the proposed venue, will provide for outside seating on sunny days and will provide additional seating area for the wine tasting and restaurant.

As mentioned above the proposed venue will be situated within an existing shed (of $\pm 200\text{m}^2$) and will provide for a seating capacity of ± 167 people. The open terrace (with a coverage of $\pm 160\text{m}^2$) at the rear of the function venue, facing towards the dam, will provide for outside seating on sunny days. It can be noted that the area will not increase the number of guests. The kitchen area will be situated in the new proposed infill (link) building (indicated in red) with a coverage of approximately 130m^2 .

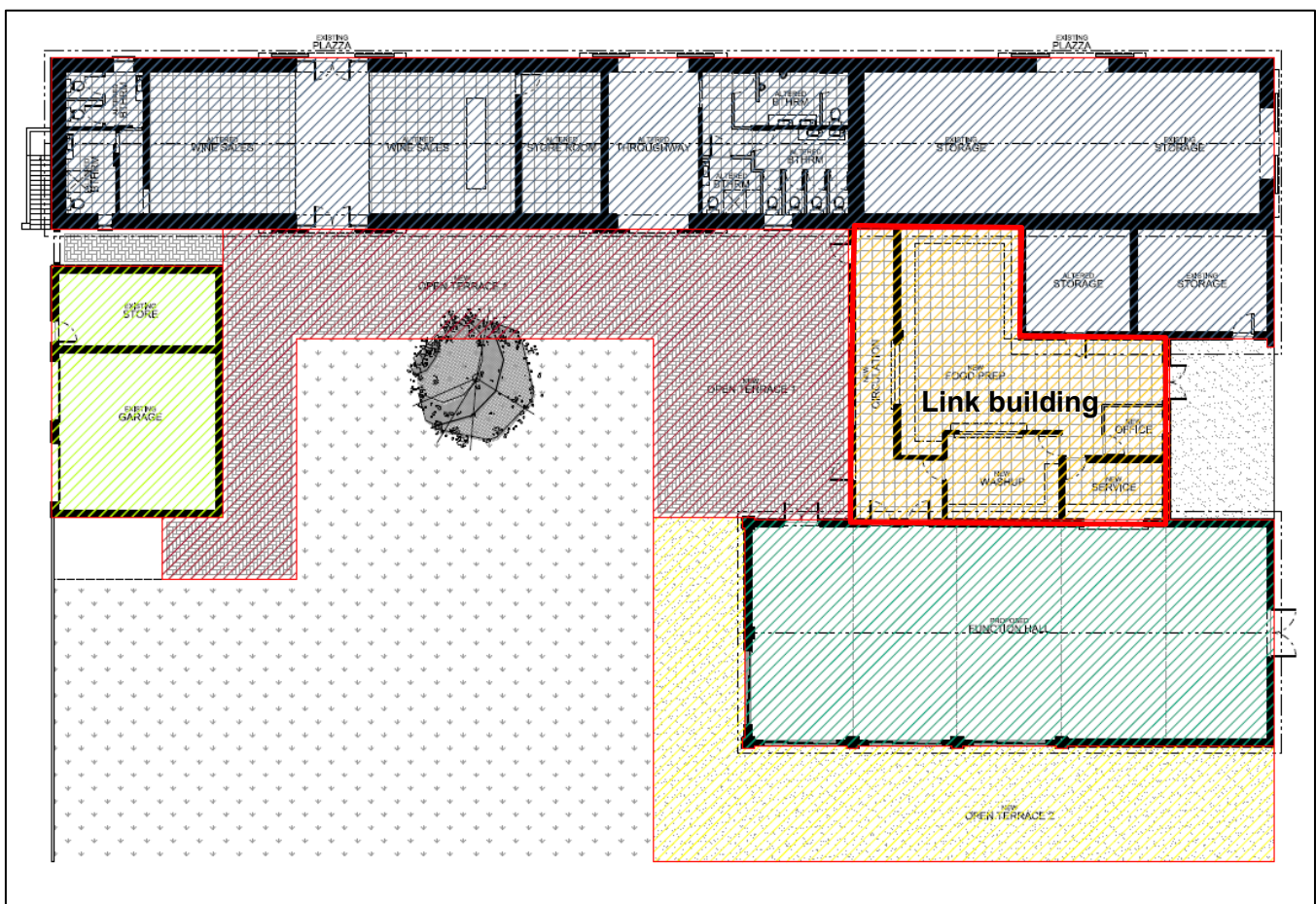


Figure 4: Floor Plan Extract

3.1 Access

Access to the property is currently taken directly via the Kromme Rhee Road. The access point is on the northwestern side of the property where the Kromme Rhee Road crosses the property boundary (orange). The proposed access for the function venue (yellow) will be 130m east of the current private access. The access will be used for the guest of the function venue and restaurant and wine tasting.



Figure 5: Entrance and Access

3.2 Parking

Parking required for the venue is measured at 0.25 bays per seat for the venue with ± 167 people. For a subtotal of 42 bays for the venue. Parking required for the restaurant and wine sales is measured at 4 bays per 100m² per GLA. For a subtotal of 18 bays. Amounting to the total required parking bays of 60 of which 58 open parking bays and 3 open disabled parking bays will be provided. The plan also indicates 27 potential future parking spaces. Refer to Table 3 a parking calculation extract from the SDP.

PARKING CALCULATIONS	
PARKING REQUIRED:	
<i>To the Satisfaction of the Municipality</i>	
0,25 bay per seat for venue space needed;	167ppl / 42 bays
4 bays per 100m ² GLA for Wine sales	
& terrace space needed;	450m ² / 18 bays
TOTAL PARKING REQUIRED:	60 bays
PARKING PROVIDED:	
External open Parking Bays -	58 bays
Open Disabled Parking Bays	2 bays
TOTAL PARKING PROVIDED:	60 bays
Future Parking Bays	27 bays

Table 3: Parking calculations

The location of the parking will be in front of building A in the open area between the plaza to the south of the parking and vineyards to the north of the parking. Refer to Figure 6 for a layout of the parking.

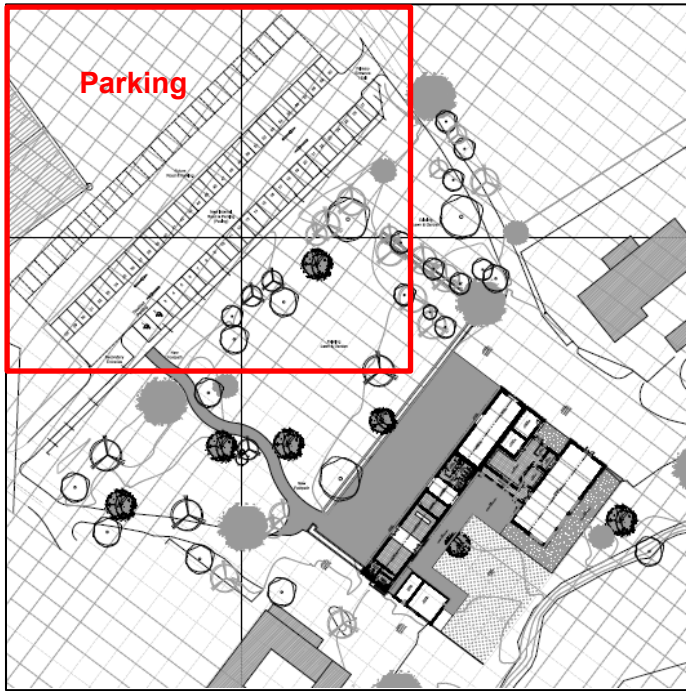


Figure 6: Parking

3.3 Water Services

All freshwater services required for the proposed development will be dealt with locally with the use of the existing water infrastructure on the application site.

In terms of wastewater services, the proposed development will link to the existing services infrastructure on the farm and will not require any municipal services.

5. 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 by the municipality.

c. Desirability of land use	<p>The approval of the application will not negatively affect the surrounding area, as motivated for below:</p> <ul style="list-style-type: none"> • New footprints will predominantly be between existing buildings in an area that has no agricultural value, and tourist facilities will be accommodated in the existing buildings, barn and shed. There will therefore be no notable loss of agricultural/natural land on the farm. • Although there will be 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 agricultural activities. • There are currently large-scale agricultural activities on the farm, the addition of the venue seeks to provide an additional source of revenue and diversify the income of the farm. Referring to the scale of the tourist facilities It is considered that the proposed land use will be subservient to the primary use of bona fide agriculture or natural environment. • The proposed development (venue) and (restaurant and wine tasting) will create employment opportunities in the area. • The application site is located in an area that is well connected and situated between the R304 and R44 roads, thus granting good access to the application site. • The development seeks to use mostly existing buildings, with minor additions to serve the need for tourist facilities in the area. • The proposed land use will not result in any overlooking and loss of privacy to surrounding owners. The noise emanating from the venue will also be mitigated through the U shape of the building, the surrounding trees and vegetation and the reasonable distance to the closest residential area. • A venue, such as the proposed is a generally accepted land use on agricultural land. • A restaurant and wine tasting facility, such as the proposed is a generally accepted land use on agricultural land. • The proposed land use will result in an increase in traffic and thus the guest entrance to the farm has been moved from the current entrance position to a position 130m east. The new position will allow for better sight distances as it is not on a curved section of road.
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 MSDF 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 protection of agricultural land. Through diversification of income. • 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 framework	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.
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.

<p>r. Chapter VI of the Land Use Planning Act</p>	<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 have most of the additional development on existing footprints, it will optimize the use of existing buildings and infrastructure. It does 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>
<p>s. Applicable provisions of the zoning scheme</p>	<p>The purpose of Agriculture and Rural zone is to make provision for:</p> <ul style="list-style-type: none"> • The protection and preservation of agricultural land, rural landscapes, and biodiversity. <ul style="list-style-type: none"> ○ The development seeks to protect the agriculture on the application site and the natural environment by diversifying the income of the farm and ensuring economic viability. • Use of land for purposes of bona fide agricultural production or conservation. <ul style="list-style-type: none"> ○ The addition of the tourist facility will be subservient to the primary use of bona fide agriculture or natural environment and can be seen in the scale of the proposed tourist facility. • Buildings and structures which may be erected for reasonable and normal agricultural purposes. <ul style="list-style-type: none"> ○ The additions to the building will be in an unused area between the buildings and the majority of the proposed tourist facility will be in existing buildings. • 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. <ul style="list-style-type: none"> ○ The zoning scheme allows for the ancillary use of the farm for tourism with the objective of sustainability and diversification of income without adversely impacting the primary use. <p>As discussed, the proposed development is in line with the provisions of the Zoning Scheme.</p>

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

6. CONCLUSION

The proposed tourist facility complies with all the assessment criteria of Stellenbosch Municipality. In light of the above information, Council is respectfully requested to favourably consider the application for the following in terms of the Stellenbosch Municipality Land Use By-Law to allow for the following:

- (i) **A Consent Use Application** to allow for a **Tourist Facilities** (function venue of $\pm 200\text{m}^2$ GLA and terrace $\pm 160\text{m}^2$, restaurant and wine tasting with a GLA of $\pm 240\text{m}^2$ and terrace $\pm 210\text{m}^2$).

Report compiled by:



Renaldo Muller

Report reviewed by:

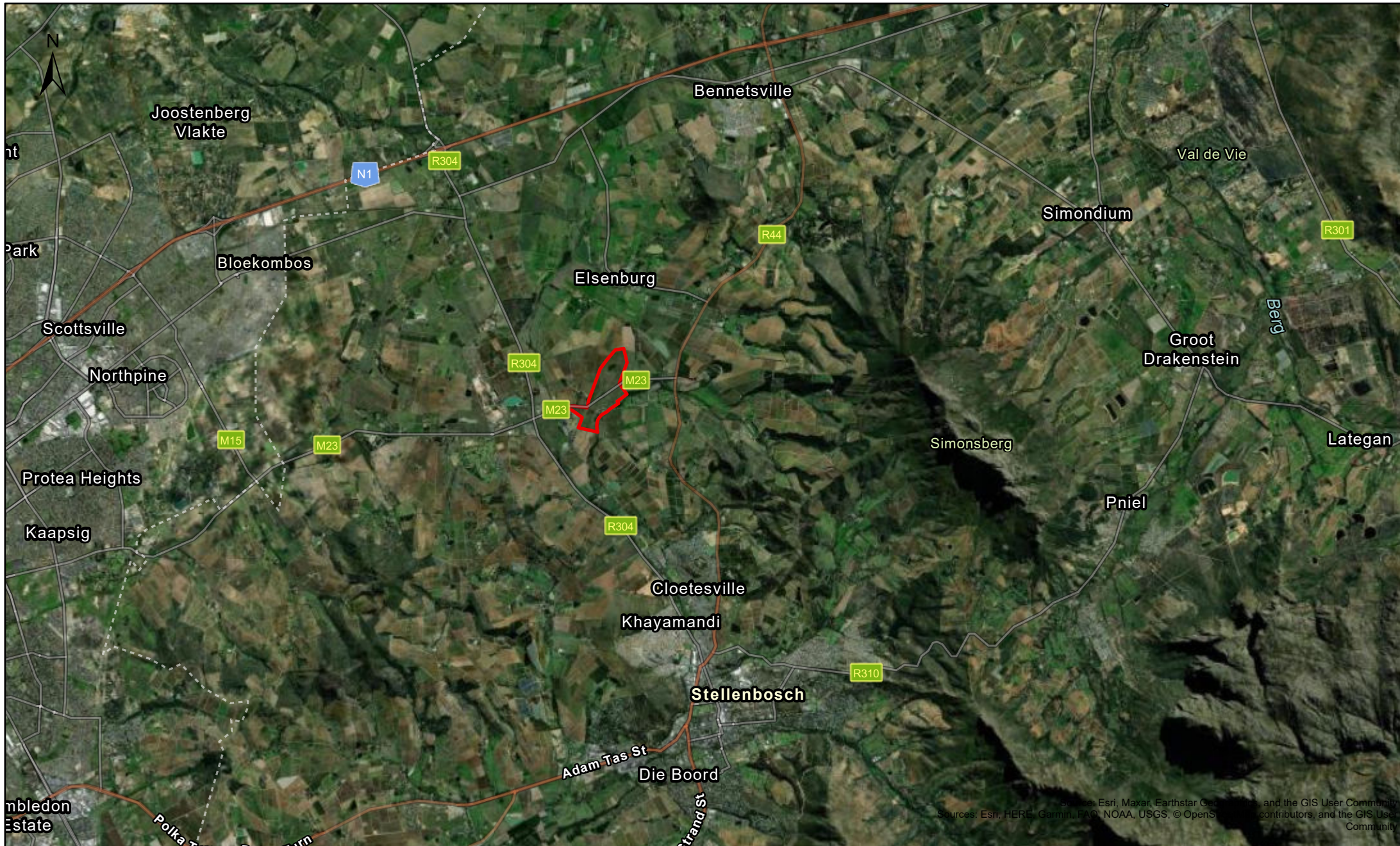
Marike Bolz (Director)



For Arch Town Planners (Pty) Ltd

September 2023

Portion 2 of Farm 66 Locality



Date created: 2023/09/15

0 0.5 1 2 3 4 5 km