

NOTICE OF LAND DEVELOPMENT APPLICATION

Date: 11 March 2025

APPLICATION FOR CONSENT USE FOR A TOURIST ACCOMMODATION ESTABLISHMENT IN TERMS OF SECTION 15(2)(O) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW, 2023: PORTION 4 OF FARM 1674, PAARL DIVISION

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

Application Property Address:	Boschendal Estate, Pniel Main Road, Groot Drakenstein, 7690
Application Property Number:	Portion 4 of Farm 1674, Paarl Division
Applicant:	Jody Paterson (NM & Associates Planners and Designers) Email: jody@visionplan.co.za Tel: 021 671 1138
Owner:	Boschendal (Pty) Ltd. (Representative: William George) Email: specialproject1@boschendal.co.za
Application Reference:	LU/17504 (TP709/2024)

Description of land development proposal:

Application is made in terms of Section 15(2)(O) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Consent Use in order to utilise the existing seven (7) labourers' cottages (13 units in total) for tourist accommodation establishment purposes that can accommodate 52 guests on Farm No. 1674/4, Paarl Division.

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:

Jody Paterson

Email: jody@visionplan.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 **10 April 2025**.

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 **021 6711138** during normal office hours.

Yours faithfully

Jody Paterson
NM & Associates planners and designers

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Datum: 11 Maart 2025

AANSOEK VIR 'N VERGUNNINGSGEBRUIK VIR 'N TOURISTE-AKKOMMODASIE-ONDERNEMING INGEVOLGE ARTIKEL 15(2)(O) VAN DIE STELLENBOSCH MUNISIPALITEIT VERORDENING OP GRONDGEBRUIKBEPLANNING, 2023: GEDEELTE 4 VAN PLAAS 1674, AFDEELING PAARL

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

Adres van aansoek eiendom:	Boschendal Landgoed, Pniel Hoof Weg, Groot Drakenstein, 7690
Aansoek eiendom beskrywing:	Gedeelte 4 van Plaas 1674, Afdeling Paarl
Aansoeker:	Jody Paterson (NM & Associates Planners and Designers) E-pos: jody@visionplan.co.za Tel: 021 671 1138
Eienaar:	Boschendal (Pty) Ltd. (Verteenwoordiger: William George) E-pos: specialproject1@boschendal.co.za
Aansoek Verwysing:	LU/17504 (TP709/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(O) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2023 vir 'n Vergunningsgebruik om sewe (7) bestaande arbeidershuisies (13 wooneenhede in totaal) te gebruik vir touriste-akkommodasie-onderneming doeleindes wat 52 gaste kan akkommodeer op Plaas 1674/4, Paarl.

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 tydskuur 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 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:

Jody Paterson

E-pos: jody@visionplan.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 **10 April 2025**.

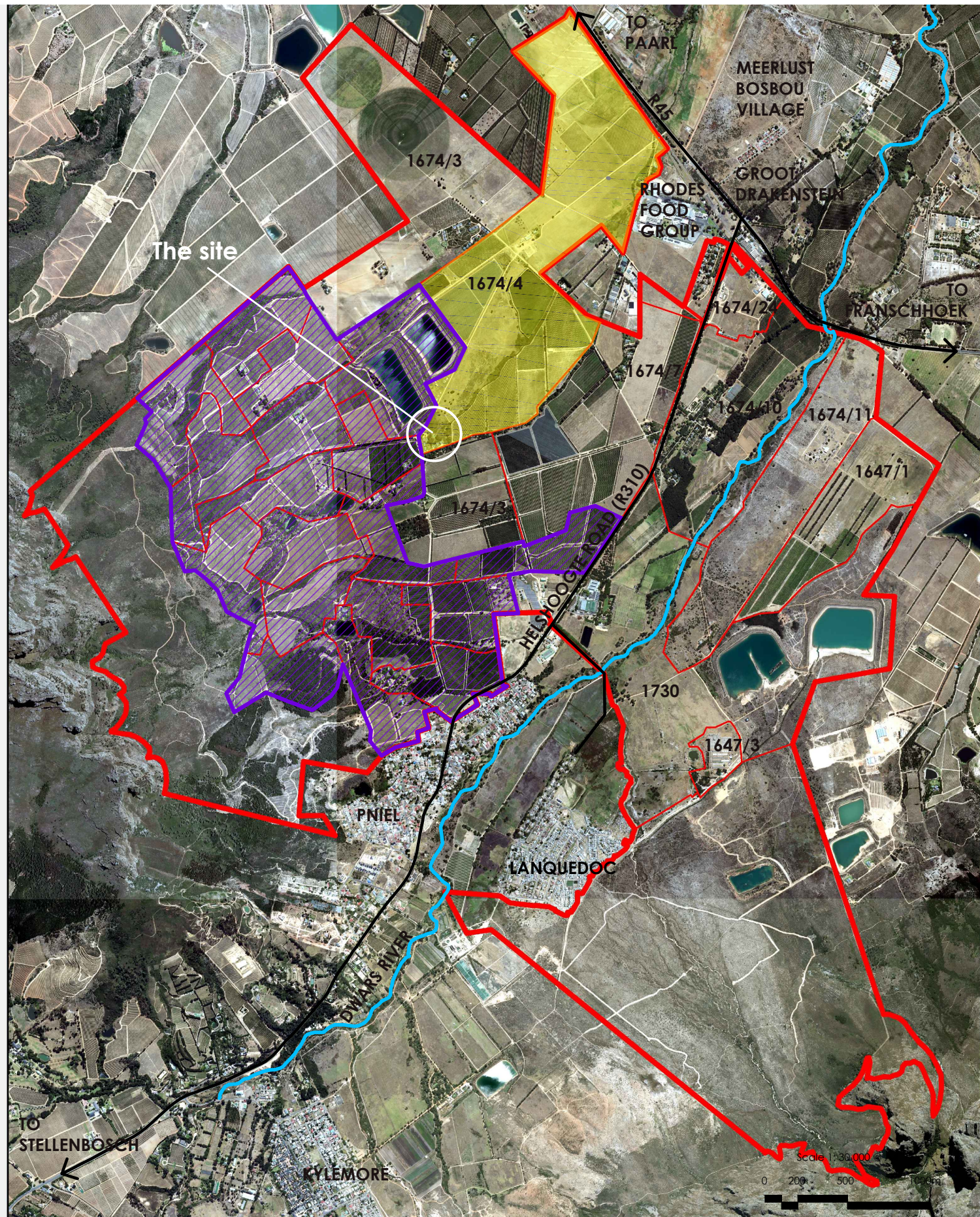
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 **021 6711138** gedurende normale kantoor ure.

Die uwe

Jody Paterson

NM & Associates planners and designers



Key

- Boschendal Estate
- Farm portion boundaries
- Founders' Estate
- Farm 1674/4 (subject farm)

BOSCHENDAL ESTATE Orchards Cottages

Figure 1: Locality of Farm 1674/4
and site



July 2024





<p>Key</p> <ul style="list-style-type: none">Property boundarySubject buildings (Orchards Cottages)Access route off the R310	<p>BOSCHENDAL ESTATE</p> <p>Orchards Cottages</p> <p>Figure 3.1: Site Development Plan (BOSCH_OC_20240412_01)</p> <div></div> <p>April 2024</p>
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Executive summary of the detail and motivation for the application

Application is made in terms of Section 15(2)(O) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Consent Use in order to utilise the existing seven labourers' cottages (13 units in total) for tourist accommodation establishment purposes that can accommodate 52 guests on Farm No. 1674/4, Paarl Division. **See Figure 1 for location of Farm 1674/4.**

The Orchards Cottages were labourer's cottages until they were renovated and approval was granted for their use as tourist accommodation in 2015 and again on 06 October 2021 both as Temporary Departure applications. The purpose of this application is to obtain permanent use rights for the cottages which have been used as tourist accommodation for the last 10 years.

No new building work or extension of the footprint or floor area is proposed at the Orchards Cottages. Furthermore, the access via internal farm roads off the R310 (Helshoogte Road), parking arrangement and services remain unchanged. **See Figure 2 for the SDP.**

Farm 1674/4 measures 165.26ha in extent and is predominantly used for the growing of deciduous fruit and vines but has a large collection of existing buildings on it comprised of not only the Orchards Cottages but the following:

- An historic homestead
- Several farm related structures such as sheds, stores etc
- Approximately 17 old labourer's cottages (buildings), some of which are used to accommodate farm management, others of which are vacant
- Tourist accommodation in the form of a cluster of 8 former labourer's cottage buildings which were approved by the Stellenbosch Municipality on 16 October 2023 for consent as tourist accommodation (Agterdam Cottages).

Notwithstanding the number of buildings described above, the subject farm continues to play a vital role in the production of fruit. The use of some of the Orchards cottages for tourist accommodation contributes to sustainability of the broader Boschendal Estate through maximisation of existing resources and infrastructure and allowing diversification of the farming estate's income. The cottages can revert to accommodation for farm employees at any point in the future.

Furthermore, the hospitality component of Boschendal Estate has a positive socio-economic impact on local communities as it creates jobs for local residents from the Dwars River Valley. In this way the Orchards Cottages development aligns with the relevant principles of spatial sustainability and efficiency in SPLUMA and LUPA.

This application complies with other relevant national, provincial and municipal legislation and policy frameworks. It has been established that the proposal does not have an impact on the heritage context or any environmental resources.

Lastly, there are limited impacts on the municipal engineering services as the services and infrastructure which presently supply the Orchards Cottages, exist already.

In summary, the proposal does not change the current status quo and aligns with the relevant principles of spatial sustainability and efficiency in terms of both SPLUMA and LUPA.