

Dear Mr/Mrs/Me

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform you of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333
99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-notice/land-use-applications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6IN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 14 May 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 ease of reference, the following is also attached:

- Locality map, or alternatively the following googlemaps link: <https://maps.app.goo.gl/HEDyxRPZCASrNr7r7>
- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

Dear Mr/Mrs/Me

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

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Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99,
karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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-useapplications-advertisements>. Alternatively the documents can also be accessed via the applicant's google account: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6lN8?usp=drive_link.

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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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 May 2025.

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Kind regards,

Karlo Hendriksz
Town **PLANNER** (B/036/2009)

Executive summary:

Objective	To obtain the land use rights to permit a winery, a wine tasting facility, 2 small tourist accommodation establishment units, large employee housing unit and higher retaining wall for the proposed second dwelling.
Assessment	An assessment has been conducted to evaluate the proposed objectives against the Stellenbosch Zoning Scheme. The assessment indicates that a consent use, permanent departure and permission for a technical approval application on the subject farm.
Property	Portion 26 of Farm Zorgvliet No 127, Stellenbosch
Title Deed	T.20055-1991
Extent	3,7182ha
SG Diagram	7699/1990
Servitudes	right of way, electrical
Zoning	Agriculture & Rural Zone (AR)
Land Use	Agriculture, Winery, Wine Tasting Facility, Tourist Accommodation Establishment,
Legislation	Stellenbosch Spatial Development Framework, 2023 Stellenbosch Municipal Planning By-Law (2023)
Proposals	tourist facility (wine tasting) in an existing yard / disturbed footprint, tourist accommodation establishment with 2 small units in an existing building, an employee housing unit (farm manager's / viticulturist house) to be 323m ² in lieu of 120m ² , an earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m, winery with associated uses which is less than 2000m ² in area.
Property owner	Gael Argo Nel
Applicant	Karlo Hendriksz



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: dekiel65@gmail.com

15 April 2025 at 10:26

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform the Zeven Eike Pty Ltd, c/o D Kriel, owners of Farm 127 portion 34, of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

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Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
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Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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- Executive summary
- Motivational report
- Site Development Plan

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Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
964K



Executive summary.pdf
7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: admin@morgenzontrust.co.za, morgenster@snowisp.com

15 April 2025 at 10:19

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform the Morgenzon Trust, owners of Farm 127 portions 1 & 2, of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
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- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
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Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

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Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: stbdutoit@gmail.com

15 April 2025 at 10:23

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform Mr & Ms du Toit, owners of Farm 127 portion 15, of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

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Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

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7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: theoehri@iafrica.com

15 April 2025 at 10:31

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to information C W van Wyk, owner of Farm 127 portion 44, of the following;

Notice of Land Development Application

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Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
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Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

5 messages

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: tavres@adept.co.za

15 April 2025 at 11:04

Dear Mr Taverner,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform Mr. Ian Taverner, owner of Farm 127 Portion 29, of the following;

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- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments

-  **RE_26_127 Locality Map.pdf**
964K
-  **Executive summary.pdf**
7K
-  **Motivation Report Ptn26 Farm 127.pdf**
1871K
-  **House Nel_SDP_250317_compressed.pdf**
2601K

FIT Solutions <tavres@adept.co.za>
To: karlo.hendriksz@gmail.com
Cc: tavres@adept.co.za

29 April 2025 at 13:50

Dear Karlo

Our recent telephone conversation refers – please see my comments below re proposed Consent use etc. on Farm 127/26 :-

My property is 127 / 29 on the various diagrams provided by yourself and is adjacent to 127 / 26

A. Area under roof (Coverage)

1. Farm Managers House – Allowable 120 sqm (Actual 450 sqm)
2. Tourist Accommodations – 148 sqm
3. Wine Cellar – Allowable 2000 sqm (Actual 373 sqm)
4. Wine Tasting Facility – Allowable 120 sqm (Actual 105 sqm)
5. Main Dwelling – Allowable 600 sqm (Actual 323 sqm)
6. New (Proposed) Secondary Dwelling – Allowable 600 sqm (Actual 577 sqm)
7. Building H – not defined but to be removed once building plans approved for second dwelling
8. Total area under roof (including proposed) 1976 sqm (Other than Farm managers house all within allowable sqm's)

B. Clarity required re proposed Secondary Dwelling in relation to 127 / 29

1. Distance from boundary to:-

- i. Edge on dwelling
- ii. Parking area

2. Height of Building

- i. Drawing providing potential impact on view

3. Retaining Wall

- i. Details

4. Septic Tank / Soakaways

- i. Please provide details / measures to be taken to ensure that drinking water source (borehole) is not contaminated

C. Domestic Accommodation Unit 24 sqm to 30 sqm

1. Please provide details

- i. Where is this on the plans etc.

D. Other Items.

1. Drinking Water

- i. 127/ 26 & 127 / 29 share a common borehole
- ii. No reference is made to water in this application
- iii. Please provide details as to water source for proposed new dwelling

2. Building D (not shown in plans).

- i. In the proposal this building is to be removed
- ii. Please advise what is the plan is for the rubble
- iii. Please advise if this area is to be rehabilitated

3. Access to Property (Narrow Panhandle from Helshoogte Pass Road).

- i. Up until recently traffic on this road has not been a problem
- ii. However, the addition of the Wine Tram (which visits +- 6 to 8 times per day) means that the road is regularly blocked, and the tram is currently utilising 127 / 29 driveway (private property) to turn around
- iii. Please advise what 127 / 26 is planning re the Wine Tram as there is also a very real threat of an accident occurring at the entrance to the panhandle from the Helshoogte Pass Road

iv. Please advise what additional traffic is envisaged with the proposed secondary dwelling

As discussed, in principle, I do not have any objection to the proposed Application for Consent Use by 127 / 26 but would like responses to the above items / concerns prior to moving forward

Should you have any queries please contact me.

Kind Regards

Ian Taverner

FIT Solutions

Mobile:- + 27 (0) 82 696 1202

e mail:- tavres@adept.co.za

From: Karlo Hendriksz <karlo.hendriksz@gmail.com>

Sent: 15 April 2025 11:05 AM

To: tavres@adept.co.za

Subject: Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

Dear Mr Taverner,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform Mr. Ian Taverner, owner of Farm 127 Portion 29, of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch

Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com

Owner: Gael Argo Nel, john@camberley.co.za

Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-notice/land-use-applications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6lN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 May 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 ease of reference, the following is also attached:

- Locality map, or alternatively the following googlemaps link: <https://maps.app.goo.gl/HEDyxRPZCASrNr7r7>
- Executive summary

- Motivational report
- Site Development Plan

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Regards / Groete,

Karlo Hendriksz

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Ian Taverner <ian@apple-group.co.za>
To: karlo.hendriksz@gmail.com
Cc: FIT Solutions <tavres@adept.co.za>, ian@apple-group.co.za

14 May 2025 at 12:07

Dear Karlo

I have not had a response to my e mail of 29 April 2025 and am thus sending on an alternative e mail.

Please would you confirm receipt of this e mail and revert on my queries at your earliest convenience.

Many thanks.

Regards

Ian Taverner

Mobile:- + 27 (0) 82 696 1202

e mail:- ian@apple-group.co.za

From: FIT Solutions <tavres@adept.co.za>

Sent: 29 April 2025 01:51 PM

To: karlo.hendriksz@gmail.com

Cc: tavres@adept.co.za

Subject: FW: Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

Dear Karlo

Our recent telephone conversation refers – please see my comments below re proposed Consent use etc. on Farm 127/26 :-

My property is 127 / 29 on the various diagrams provided by yourself and is adjacent to 127 / 26

A. Area under roof (Coverage)

1. Farm Managers House – Allowable 120 sqm (Actual 450 sqm)
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8. Total area under roof (including proposed) 1976 sqm (Other than Farm managers house all within allowable sqm's)

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- ii. Parking area

2. Height of Building

- i. Drawing providing potential impact on view

3. Retaining Wall

- i. Details

4. Septic Tank / Soakaways

- i. Please provide details / measures to be taken to ensure that drinking water source (borehole) is not contaminated

C. Domestic Accommodation Unit 24 sqm to 30 sqm

1. Please provide details

- i. Where is this on the plans etc.

D. Other Items.

1. Drinking Water

- i. 127/ 26 & 127 / 29 share a common borehole
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2. Building D (not shown in plans).

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As discussed, in principle, I do not have any objection to the proposed Application for Consent Use by 127 / 26 but would like responses to the above items / concerns prior to moving forward

Should you have any queries please contact me.

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FIT Solutions

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e mail:- tavres@adept.co.za

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Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

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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

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Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
964K



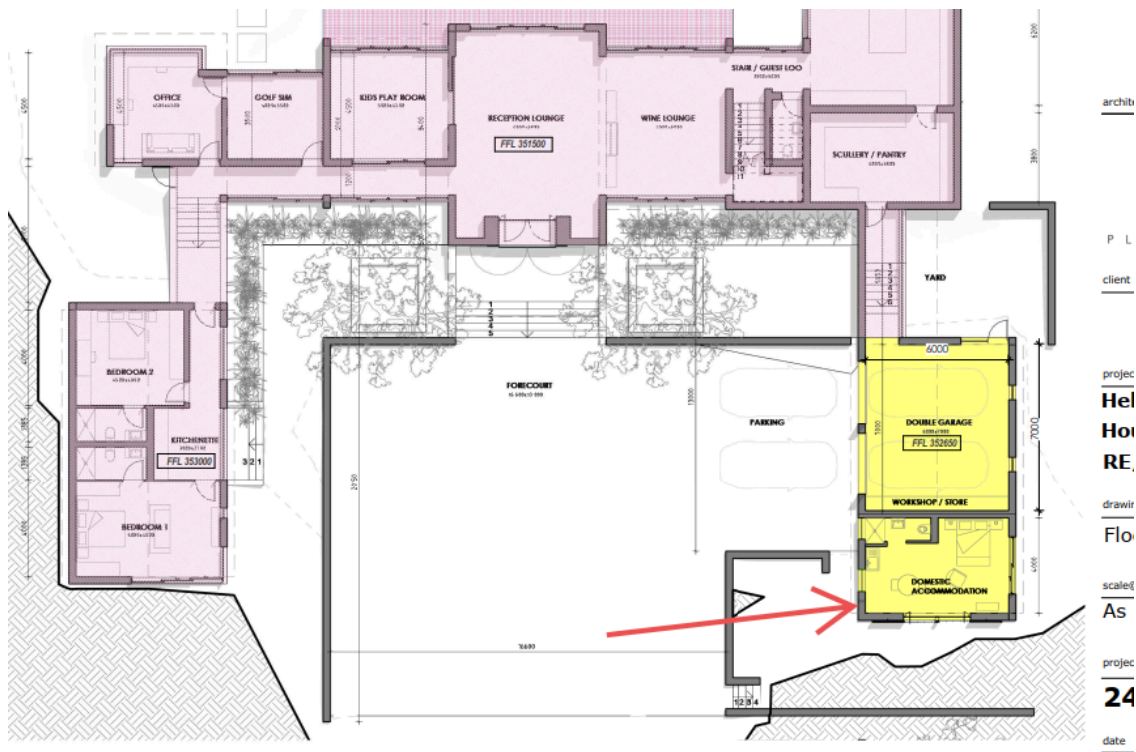
Executive summary.pdf
7K



House Nel_SDP_250317_compressed.pdf

Site & Roof plan

SCALE 1 : 750



D. Other Items.

1. Drinking Water - I will discuss with John and provide a response soonest.
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Ian Taverner

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e mail:- ian@apple-group.co.za

From: FIT Solutions <tavres@adept.co.za>

Sent: 29 April 2025 01:51 PM

To: karlo.hendriksz@gmail.com

Cc: tavres@adept.co.za

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Sent: 15 April 2025 11:05 AM

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Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com

Owner: Gael Argo Nel, john@camberley.co.za

Application Reference: LU/18437(TP1019/2024)

Description of land use application:

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Town **PLANNER** (SACPLAN reg: B/036/2009)

Cell: 073 72 333 99

FIT Solutions <tavres@adept.co.za>

15 May 2025 at 15:53

To: Karlo Hendriksz <karlo.hendriksz@gmail.com>, Ian Taverner <ian@apple-group.co.za>

Cc: FIT Solutions <tavres@adept.co.za>

Hi Karlo

Many thanks for getting back to me.

Kind Regards

Ian Taverner

FIT Solutions

Mobile:- + 27 (0) 82 696 1202

e mail:- tavres@adept.co.za

From: Karlo Hendriksz <karlo.hendriksz@gmail.com>

Sent: 15 May 2025 12:26 PM

To: Ian Taverner <ian@apple-group.co.za>

Cc: FIT Solutions <tavres@adept.co.za>

Subject: Re: FW: Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

Good day Ian,

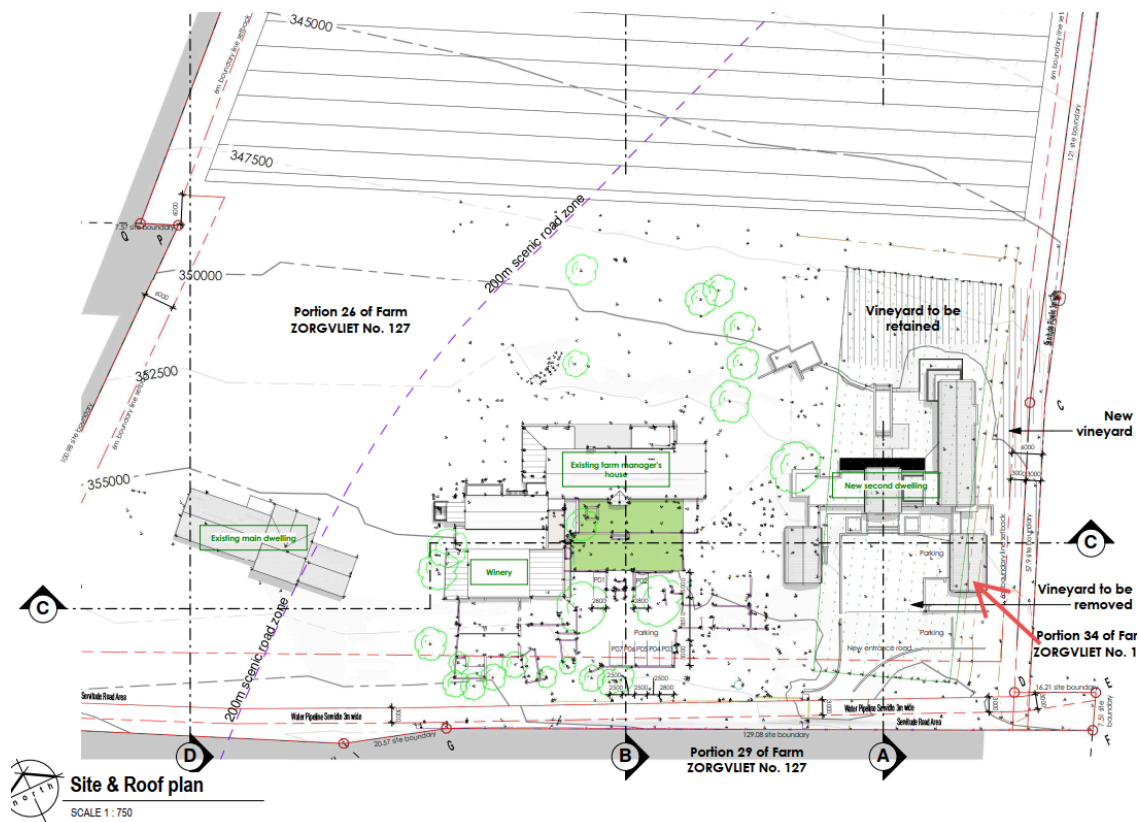
My sincere apologies for having missed your previous communications.

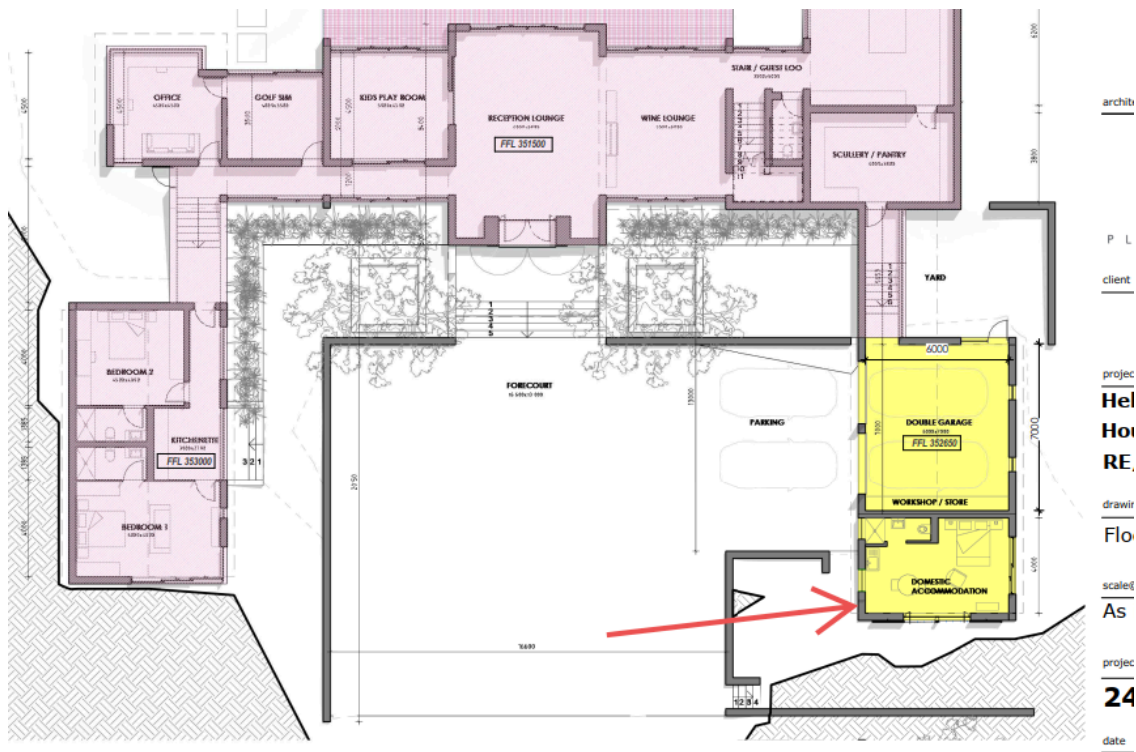
In terms of the number of your e-mail, the following comments are noted

A. Area under roof (Coverage) - noted

B. Clarity required re proposed Secondary Dwelling in relation to 127 / 29 - I have asked the architect to provide the requested detail and will send it to you soonest.

C. Domestic Accommodation Unit 24 sqm to 30 sqm - The domestic accommodation unit is next to the garages at the second dwelling. Below is an extract from the locality map and floor plan with arrows pointing to the area in question.





D. Other Items.

1. Drinking Water - I will discuss with John and provide a response soonest.
2. Building D.(not shown in plans) - This building is on pages 4 and 5 of the Site Development Plan (SDP).
 - i. In the proposal this building is to be removed - only building 'h' will be removed which is between the employee housing and the second dwelling
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Ian Taverner

Mobile:- + 27 (0) 82 696 1202

e mail:- ian@apple-group.co.za

From: FIT Solutions <tavres@adept.co.za>

Sent: 29 April 2025 01:51 PM

To: karlo.hendriksz@gmail.com

Cc: tavres@adept.co.za

Subject: FW: Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

Dear Karlo

Our recent telephone conversation refers – please see my comments below re proposed Consent use etc. on Farm 127/26 :-

My property is 127 / 29 on the various diagrams provided by yourself and is adjacent to 127 / 26

A. Area under roof (Coverage)

1. Farm Managers House – Allowable 120 sqm (Actual 450 sqm)
2. Tourist Accommodations – 148 sqm
3. Wine Cellar – Allowable 2000 sqm (Actual 373 sqm)
4. Wine Tasting Facility – Allowable 120 sqm (Actual 105 sqm)
5. Main Dwelling – Allowable 600 sqm (Actual 323 sqm)
6. New (Proposed) Secondary Dwelling – Allowable 600 sqm (Actual 577 sqm)
7. Building H – not defined but to be removed once building plans approved for second dwelling
8. Total area under roof (including proposed) 1976 sqm (Other than Farm managers house all within allowable sqm's)

B. Clarity required re proposed Secondary Dwelling in relation to 127 / 29

1. Distance from boundary to:-
 - i. Edge on dwelling
 - ii. Parking area
2. Height of Building
 - i. Drawing providing potential impact on view
3. Retaining Wall
 - i. Details
4. Septic Tank / Soakaways
 - i. Please provide details / measures to be taken to ensure that drinking water source (borehole) is not contaminated

C. Domestic Accommodation Unit 24 sqm to 30 sqm

1. Please provide details
 - i. Where is this on the plans etc.

D. Other Items.

1. Drinking Water
 - i. 127/ 26 & 127 / 29 share a common borehole

- ii. No reference is made to water in this application
 - iii. Please provide details as to water source for proposed new dwelling
2. Building D (not shown in plans)
- i. In the proposal this building is to be removed
 - ii. Please advise what the plan is for the rubble
 - iii. Please advise if this area is to be rehabilitated
3. Access to Property (Narrow Panhandle from Helshoogte Pass Road)
- i. Up until recently traffic on this road has not been a problem
 - ii. However, the addition of the Wine Tram (which visits +- 6 to 8 times per day) means that the road is regularly blocked, and the tram is currently utilising 127 / 29 driveway (private property) to turn around
 - iii. Please advise what 127 / 26 is planning re the Wine Tram as there is also a very real threat of an accident occurring at the entrance to the panhandle from the Helshoogte Pass Road
 - iv. Please advise what additional traffic is envisaged with the proposed secondary dwelling

As discussed, in principle, I do not have any objection to the proposed Application for Consent Use by 127 / 26 but would like responses to the above items / concerns prior to moving forward

Should you have any queries please contact me.

Kind Regards

Ian Taverner

FIT Solutions

Mobile:- + 27 (0) 82 696 1202

e mail:- tavres@adept.co.za

From: Karlo Hendriksz <karlo.hendriksz@gmail.com>

Sent: 15 April 2025 11:05 AM

To: tavres@adept.co.za

Subject: Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

Dear Mr Taverner,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform Mr. Ian Taverner, owner of Farm 127 Portion 29, of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch

Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com

Owner: Gael Argo Nel, john@camberley.co.za

Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-notice/land-use-applications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6IN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 May 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 ease of reference, the following is also attached:

- Locality map, or alternatively the following googlemaps link: <https://maps.app.goo.gl/HEDyxRPZCASrNr7r7>
- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,

Karlo Hendriksz

Town **PLANNER** (SACPLAN reg: B/036/2009)

Cell: 073 72 333 99



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

2 messages

Karlo Hendriksz <karlo.hendriksz@gmail.com>

15 April 2025 at 10:38

To: info@stellenboschratedpayers.org, secretary@stellenboschratedpayers.org

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform the Stellenbosch Ratepayers Association of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-useapplications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6IN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 May 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.

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- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
964K



Executive summary.pdf
7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K

SRA Info <info@stellenboschratedpayers.org>
To: Karlo Hendriksz <karlo.hendriksz@gmail.com>

17 April 2025 at 19:29

Dear Mr. Hendricksz

Thank you for your email. The Stellenbosch Ratepayers' Association acknowledges receipt.

Kind regards

Thomas Lawrie (admin. assistant)

[Quoted text hidden]

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Secretary
Stellenbosch Ratepayers Association



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: jacques.benade@afriforum.co.za

15 April 2025 at 10:44

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to information Afriforum of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-useapplications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6IN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 May 2025.

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- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
964K



Executive summary.pdf
7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

2 messages

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: interestgroupstellenbosch@gmail.com

15 April 2025 at 10:35

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform the Stellenbosch Interest Group of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-useapplications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKTn6IN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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.

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- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
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Executive summary.pdf
7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K

Stellenbosch Interest Group <interestgroupstellenbosch@gmail.com>
To: Karlo Hendriksz <karlo.hendriksz@gmail.com>

15 April 2025 at 14:35

Dear Mr. Hendriksz

Thank you for your email. The Stellenbosch Interest Group acknowledges receipt and will consider the matter.

Kind regards

Thomas Lawrie (admin. assistant)

[Quoted text hidden]



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: infostlandbo@mweb.co.za, stlandbo@mweb.co.za

15 April 2025 at 10:47

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform the Stellenbosch Agricultural Society of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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.

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- Locality map, or alternatively the following googlemaps link: <https://maps.app.goo.gl/HEDyxRPZCASrNr7r7>
- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
964K



Executive summary.pdf
7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: elmarie@wineroute.co.za, info@wineroute.co.za

15 April 2025 at 10:41

Dear Mr/Mrs/Me,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to information the Stellenbosch Wine Routes of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

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- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
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Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
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Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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.

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- Executive summary
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- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

4 attachments



RE_26_127 Locality Map.pdf
964K



Executive summary.pdf
7K



Motivation Report Ptn26 Farm 127.pdf
1871K



House Nel_SDP_250317_compressed.pdf
2601K



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Farm No. 127/26 - Stellenbosch

Karlo Hendriksz <karlo.hendriksz@gmail.com>

1 August 2025 at 13:05

To: cor.vanderwalt@westerncape.gov.za

Cc: brandon.layman@westerncape.gov.za, Chrizelle Kriel <chrizelle.kriel@stellenbosch.gov.za>

Good day Cor,

Hope you don't mind me checking in with you regularly on a potential opportunity to discuss the matter with you.

Regards / Groete,

Karlo Hendriksz

Town **PLANNER** (SACPLAN reg: B/036/2009)

Cell: 073 72 333 99

On Tue, 29 Jul 2025 at 15:24, Karlo Hendriksz <karlo.hendriksz@gmail.com> wrote:

Dear Cor,

May I request either a meeting or a time to discuss the project with you telephonically?

I would like to understand the reasons why your department does not support the proposal to see if there are means to mitigate your concerns effectively.

Looking forward to your response.

Regards / Groete,

Karlo Hendriksz

Town **PLANNER** (SACPLAN reg: B/036/2009)

Cell: 073 72 333 99

----- Forwarded message -----

From: **Brandon Layman** <Brandon.Layman@westerncape.gov.za>

Date: Mon, 28 Jul 2025 at 17:24

Subject: Farm No. 127/26 - Stellenbosch

To: karlo.hendriksz@gmail.com <karlo.hendriksz@gmail.com>

Cc: Chrizelle Kriel <chrizelle.kriel@stellenbosch.gov.za>

Hi Mr. Hendriksz

Please find attach comments from the WCDoA: LUM.

With many thanks and kind regards

Brandon Layman

Administrative Assistant to:

Cor Van der Walt : LandUse Manager

Department of Agriculture

Provincial Government of the Western Cape

Private Bag X1

ELSENBURG

7607

GPS koördinate Elsenburg kantoor: 33.845259 S 18.834722 E.

2nd Floor, Main Building, Muldersvlei Road

Telephone: +27 21 808 5093

Fax: +27 865448977

E-mail: Brandon.layman@westerncape.gov.za

Departmental Website: www.elsenburg.com

Provincial Website: www.capegateway.gov.za



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**Western Cape
Government**

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/718
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt/Fadwa Mohammed

Karlo Hendriksz Tow Planner
Email: karlo.hendriksz@gmail.com

Att: K Hendriksz

APPLICATION FOR CONSENT USE, DEPARTURE AND TECHNICAL APPROVAL:
DIVISION STELLENBOSCH
PORTION 26 OF THE FARM ZORGVLIET NO 127

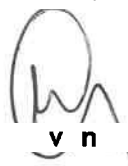
Your email of 15 April 2025 has reference.

The Western Cape Department of Agriculture (WCDoA) does not support the application as proposed.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely


Mr. v n r Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT
2025-07-25

Copy:

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

1 message

Karlo Hendriksz <karlo.hendriksz@gmail.com>

15 April 2025 at 10:49

To: cor.vanderwalt@westerncape.gov.za, brandon.layman@westerncape.gov.za

Dear Sirs,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to information the Western Cape Department of Agriculture of the following;

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
Application Reference: LU/18437(TP1019/2024)

Description of land use application:

Application is hereby submitted on behalf of the owner of Portion 26 of the Farm Zorgvliet No.127 for the following:

Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

- A tourist facility (wine tasting) in an existing yard / disturbed footprint.
- A tourist accommodation establishment with 2 small units in an existing building.

Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for

- The employee housing unit (farm manager's / viticulturist house) to be 323m² in lieu of 120m².
- An earth bank and retaining structure for the second dwelling at 2,4m in lieu of 1m.

Permission in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law 2023 for:

Technical approval for a winery with associated uses which is less than 2000m² in area.

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 full 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-useapplications-advertisements>. Alternatively the documents can also be accessed via the applicant's google drive: https://drive.google.com/drive/folders/1PGih14SGPC_6NM-sIH_UvZLzTKn6IN8?usp=drive_link.

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: **Karlo Hendriksz** t/a PLANNER (e-mail: karlo.hendriksz@gmail.com). 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 May 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 ease of reference, the following is also attached:

- Locality map, or alternatively the following googlemaps link: <https://maps.app.goo.gl/HEDyxRPZCASrNr7r7>
- Executive summary
- Motivational report
- Site Development Plan

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 **+27 73 72 333 99** during normal office hours.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

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Karlo Hendriksz <karlo.hendriksz@gmail.com>

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division

4 messages

Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: Vanessa Stoffels <Vanessa.stoffels@westerncape.gov.za>

15 April 2025 at 10:52

Dear Venessa Stoffels,

My name is Karlo Hendriksz and I represent the owner of Farm 127/26 Zorgvliet at Stellenbosch. The Stellenbosch Municipality requested us to inform the Western Cape Department of Transport and Public Roads of the following:

Notice of Land Development Application

Application for Consent Use, Departure & Technical Approval: Farm 127/26, Stellenbosch Division to permit a winery, larger employee housing unit, wine tasting, tourist accommodation and a second dwelling.

The following land use application in terms of the Stellenbosch Land Use Planning By-law refers:

Application Address: Portion 26 of Farm Zorgvliet No.127, Stellenbosch
Applicant: Karlo Hendriksz t/a PLANNER, 073 72 333 99, karlo.hendriksz@gmail.com
Owner: Gael Argo Nel, john@camberley.co.za
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- Executive summary
- Motivational report
- Site Development Plan

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Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
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2601K

Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>
To: Karlo Hendriksz <karlo.hendriksz@gmail.com>

15 April 2025 at 11:01

Good day Karlo

Thank you for your email and documents well received.

Kindly forward the appointment letter/power of attorney to process your application.

Kind Regards

Vanessa Stoffels

Admin Officer

Road Use Management

Chief Directorate Road Planning, Roads Branch

Department of Infrastructure

Western Cape Government

Tel: 021 483 4669

9 Dorp Street, Cape Town: PO Box 2603, Cape Town 8000

Email: vanessa.stoffels@westerncape.gov.za

Website: www.westerncape.gov.za

Road Network Information System: <http://rnis.westerncape.gov.za>

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[Quoted text hidden]

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Karlo Hendriksz <karlo.hendriksz@gmail.com>
To: Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>

15 April 2025 at 11:31

Good day Vanessa,

Please find attached the Power of Attorney, hope it's what you are looking for.

Regards / Groete,
Karlo Hendriksz
Town **PLANNER** (SACPLAN reg: B/036/2009)
Cell: 073 72 333 99

[Quoted text hidden]

 **Power of attorney.pdf**
1011K

Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>
To: Karlo Hendriksz <karlo.hendriksz@gmail.com>

15 April 2025 at 12:35

Thank you Karlo

[Quoted text hidden]

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