

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR SUBDIVISION, CONSOLIDATION AND CONSENT USE ON FARM 266/1 & 393/2, STELLENBOSCH DIVISION

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

Application Property Address:	Nassau Guest Farm, Bonniemile Road, Stellenbosch, 7599
Application Property Number:	Portion 1 of Farm Bloemendal No. 266, Stellenbosch Division & Portion 2 of Farm Longlands No. 393, Stellenbosch Division
Applicant:	WRAP Project Office Unit B, Standard House, cnr of Dirkie Uys & Royal Street, Hermanus, 7200 Email: admin@wrapgroup.co.za Tel: 028 313 1411
Owner:	Bonnieweg Beleggings (Pty) Ltd admin@nassau.co.za
Application Reference:	LU/18412 (TP/1029/2025)

Description of land development proposal:

- i. Application is made in terms of Section 15(2)(e) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the **Consolidation** of Farm No. 266/ 1, Stellenbosch Division ($\pm 11,34$ ha) and Farm No. 393/2, Stellenbosch Division ($\pm 3,06$ ha) to form a land unit of $\pm 14,3$ ha.
- ii. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 for the **Subdivision** of the consolidated portions into two (2) portions, namely **Portion A** ($\pm 7,5292$ ha) and **Portion B** ($\pm 6,8790$ ha).
- iii. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 for a **Consent Use** to convert two (2) employee housing units into **tourist dwelling units** (tourist accommodation establishment) on **Portion A**.
- iv. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 for a **Consent Use** to allow for the following on **Portion B**:
 - a) **conversion of the three employee housing units into tourist dwelling units** (tourist accommodation establishment); and
 - b) A **tourist facility** to utilize a portion of the existing shed ($\pm 527,70$ m²) for purpose of a car museum.

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: **Professional Town Planner, Thian Jansen by admin@wrapgroup.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 **15 October 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 **028 313 1411** during normal office hours.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Jansen', with a stylized flourish extending from the end.

THIAN JANSEN
PROFESSIONAL TOWN PLANNER
Pr. Pln. A/2858/2019

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM ONDERVERDELING, KONSOLIDASIE EN TOESTEMMINGSGEBRUIK OP PLAAS 266/1 & 393/2, STELLENBOSCH AFDELING

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

Adres van aansoek eiendom:	Nassau Guest Farm, Bonniemile Pad, Stellenbosch, 7599
Aansoek eiendom beskrywing:	Gedeelte 1 van Plaas Bloemendal Nr. 266, Stellenbosch Afdeling & Gedeelte 2 van Plaas Longlands Nr. 393, Stellenbosch Afdeling
Aansoeker:	WRAP Project Office Eenheid B, Standard House, hv Dirkie Uys & Royal Straat Hermanus, 7200 Epos: admin@wrapgroup.co.za Tel: 028 313 1411
Owner:	Bonnieweg Beleggings (Pty) Ltd admin@nassau.co.za
Application Reference:	LU/18412 (TP/1029/2025)

Besonderhede van die grondgebruiksaansoek:

- i. Aansoek word gedoen ingevolge Artikel 15(2)(e) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2023 vir die **konsolidasie** van Plaas Nr. 266/1, Stellenbosch Afdeling ($\pm 11,34$ ha) en Plaas Nr. 393/2, Stellenbosch Afdeling ($\pm 3,06$ ha) om 'n grondgedeelte van $\pm 14,3$ ha te vorm.
- ii. Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2023 vir die **onderverdeling** van die gekonsolideerde gedeeltes in twee (2) gedeeltes, naamlik **Gedeelte A** ($\pm 7,5292$ ha) en **Gedeelte B** ($\pm 6,8790$ ha).
- iii. Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2023 vir 'n **Toestemmingsgebruik** om twee (2) werknemersbehuisingsseenhede om te skakel in **toeristeverblyfeenhede** (toeriste-akkommodasie-inrigting) op **Gedeelte A**.
- iv. Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2023 vir 'n **Toestemmingsgebruik** om die volgende op **Gedeelte B** toe te laat:
 - a) die omskakeling van drie werknemersbehuisingsseenhede in toeristeverblyfeenhede (toeriste-akkommodasie-inrigting); en
 - b) 'n **toeristefasiliteit** om 'n gedeelte van die bestaande skuur ($\pm 527,70$ m²) te benut vir die doeleindes van 'n motormuseum.

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-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 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: **Professionele Stadsbeplanner, Thian Jansen by admin@wrapgroup.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 **15 Oktober 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 vermeldde elektroniese pos adres of telefonies by **028 313 1411** gedurende normale kantoor ure.

Die uwe



THIAN JANSEN
PROFESSIONELE STADSBEPLANNER
Pr. Pln. A/2858/2019

1. Locality Plan

PORTION 1 OF THE FARM BLOEMENDAL NO. 266 & PORTION 2 OF THE FARM LONGLANDS NO. 393, STELLENBOSCH

Plan prepared by: Thian Jansen

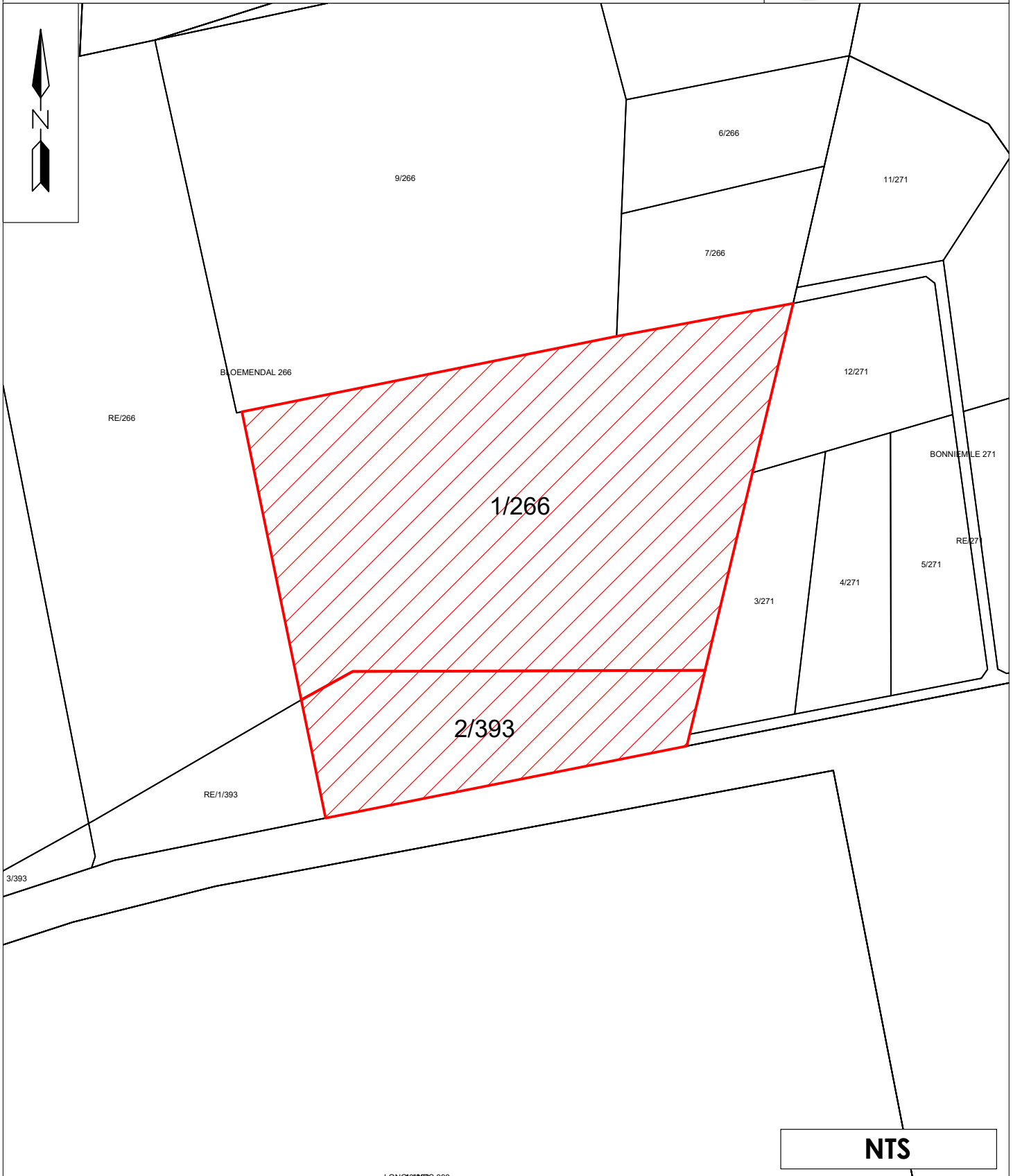
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



NTS



**PORTION 1 OF THE FARM BLOEMENDAL NO. 266, STELLENBOSCH &
PORTION 2 OF THE FARM LONGLANDS NO. 393, STELLENBOSCH**

**APPLICATION FOR CONSOLIDATION, SUBDIVISION
AND CONSENT USE**

Application prepared for:

Bonnieweg Beleggings (Pty) Ltd

Application prepared by:

WRAP Project Office
PostNet Hermanus Suite 170
Private Bag X16
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za

Author

Thian Jansen
Professional Town Planner
Pr. Pln. A/2858/2019

Submitted

January 2025

Amended

April 2025 &
August 2025

EXECUTIVE SUMMARY

This application has been submitted by WRAP Project Office on behalf of Bonniweg Beleggings (Pty) Ltd for two properties located outside Stellenbosch, namely **Portion 1 of the Farm Bloemendal No. 266, Stellenbosch** (11.3430 ha) and **Portion 2 of the Farm Longlands No. 393, Stellenbosch** (3.0652 ha). The proposal entails the following:

- i. **Consolidation** of the abovementioned two farms to form a land unit of $\pm 14,3$ ha;
- ii. **Subdivision** of the consolidated farm into two functional portions namely **Portion A** ($\pm 7,5292$ ha) and **Portion B** ($\pm 6,8790$ ha);
- iii. **Consent Use** to convert two (2) employee housing units into **tourist dwelling units** (tourist accommodation establishment) on **Portion A**; and
- iv. **Consent Use** to allow for the following on **Portion B**:
 - a) **conversion of the three employee housing units into tourist dwelling units** (tourist accommodation establishment); and
 - b) A **tourist facility** to utilize a portion of the existing shed ($\pm 527,70$ m²) for purpose of a car museum.

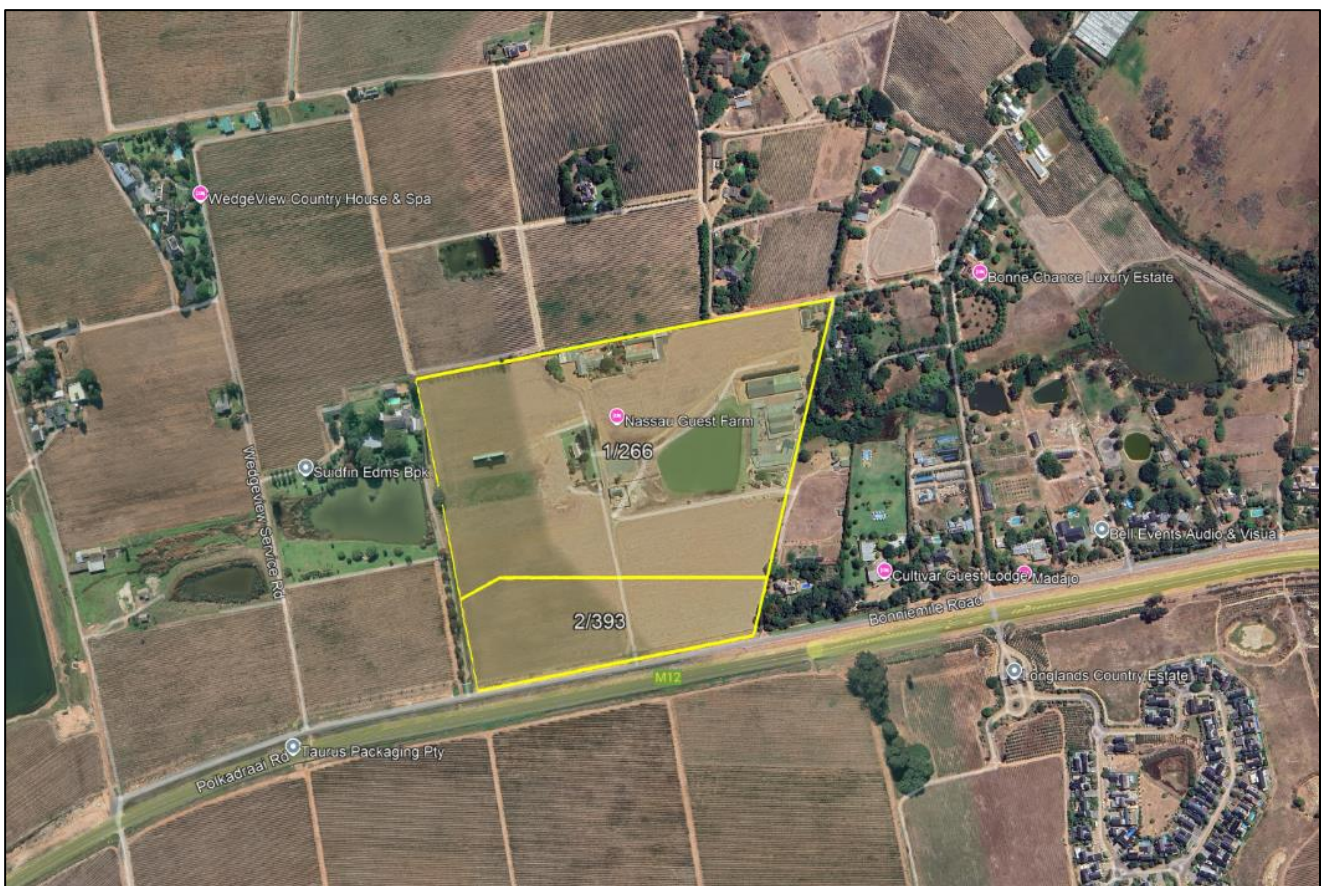


Figure 1: Locality of the subject properties

The intention of the application is to create two well-structured farms (as illustrated in **Figure 2** on the next page) that retain their agricultural function while introducing tourism-related activities. The development aims to strengthen the local economy by diversifying income streams, creating jobs, and attracting visitors, while maintaining the agricultural and rural character of the area.

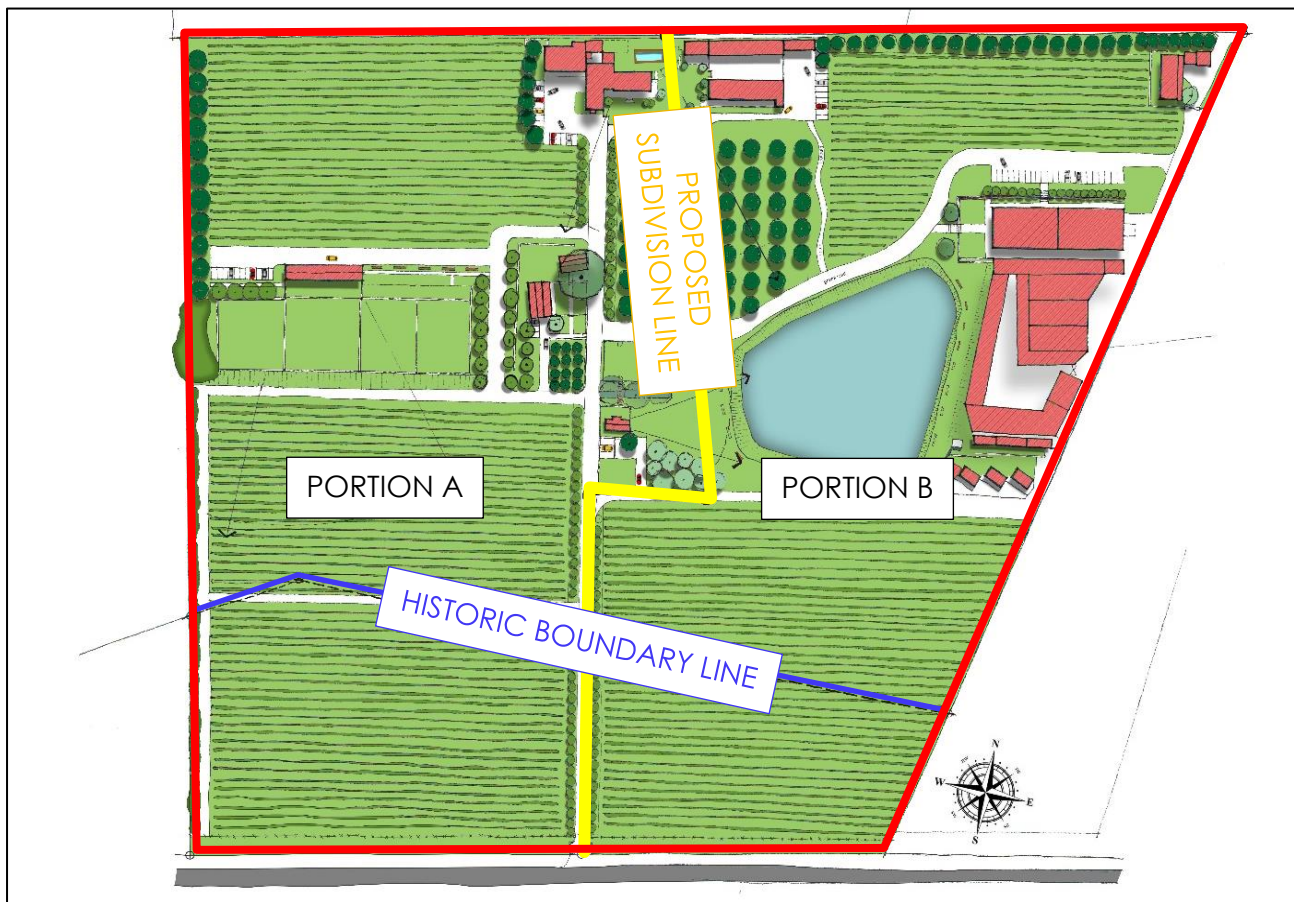


Figure 2: Illustration of proposed consolidation and subdivision

Key elements of the proposal include:

- Establishment of tourist accommodation, primarily self-catering units, to ensure long-term financial sustainability of the farms;
- A motor vehicle museum to showcase an existing classic car collection, offering cultural, educational, and tourism benefits; and
- Utilisation of existing farm structures and low-potential agricultural land for tourism facilities, ensuring that productive farmland remains unaffected.

Refer to **Figures 3** and **Figure 4** on the next page for detailed information regarding the proposed uses on the two respective Portions A & B.

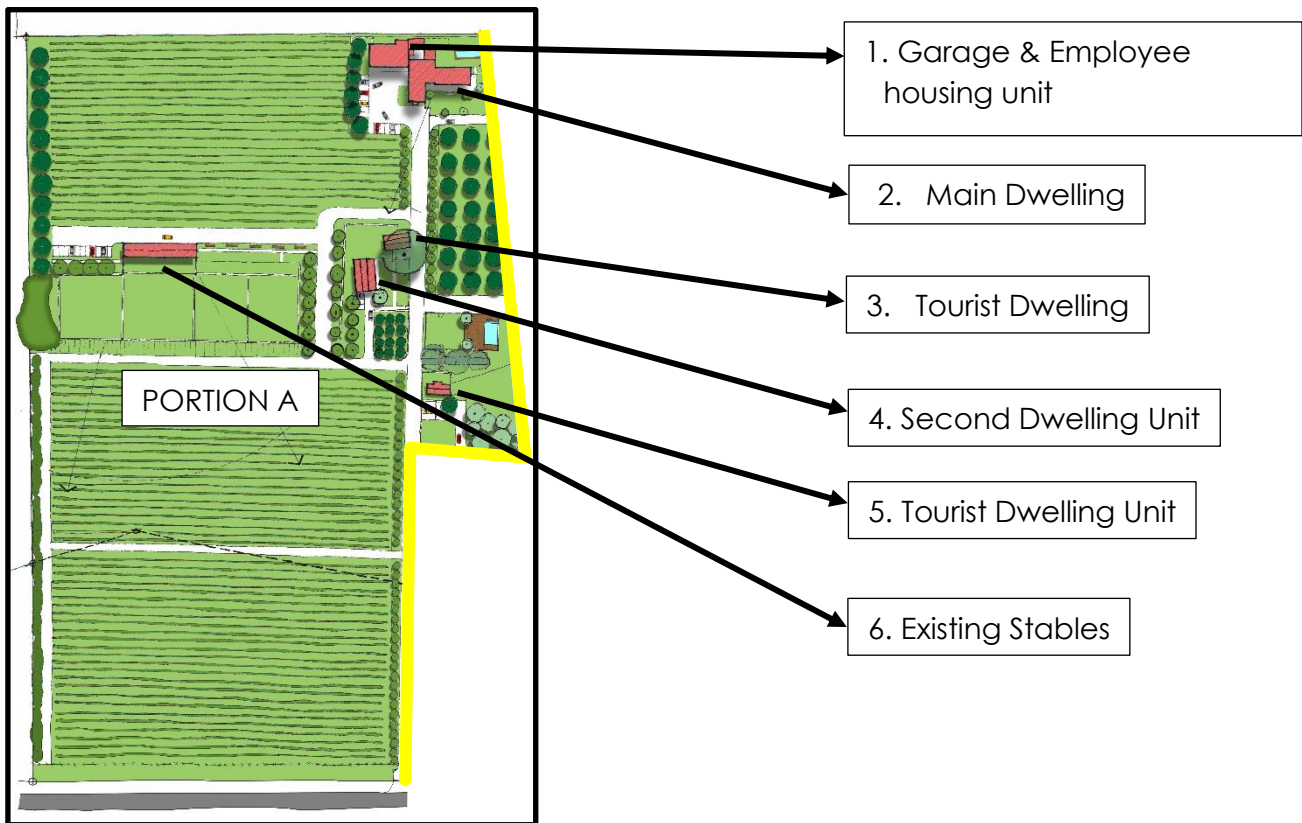


Figure 3: Portion A – Proposed Uses (Refer to Plan 6 attached)

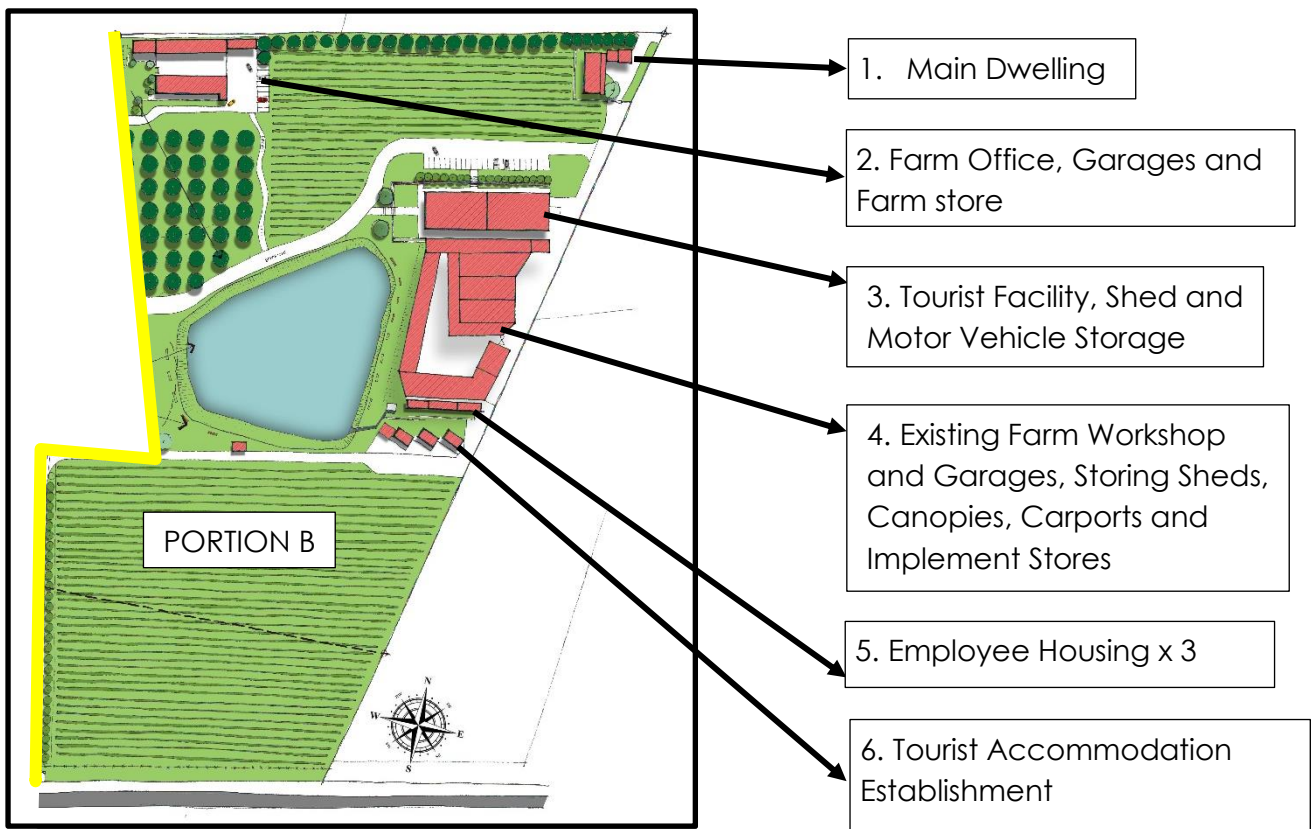


Figure 4: Portion B – Proposed Uses (Refer to Plan 7 attached)



EXECUTIVE SUMMARY

The proposal aligns with local and regional planning policies, including the Stellenbosch Municipal Spatial Development Framework and the Western Cape Rural Land Use Guidelines, which encourage sustainable rural development and agritourism. It is not expected to negatively impact surrounding land uses, heritage, environment, or traffic, and is designed to complement the character of the area.

Through the integration of agriculture and tourism, this development represents a balanced and sustainable approach to land use. It supports spatial justice, sustainability, resilience, and good administration, while contributing to the economic growth and cultural vitality of Stellenbosch.

For further clarity, the copies of the following plans are attached:

PLAN 1: LOCALITY PLAN

PLAN 4: CONSOLIDATION PLAN

PLAN 5: SUBDIVISION PLAN

PLAN 6: PORTION A SITE DEVELOPMENT PLAN

PLAN 7: PORTION B SITE DEVELOPMENT PLAN

Please note:

This is an executive summary of the application, the full application and copies of all the plans are 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-useapplications-advertisements>

If the website or documents cannot be accessed, an electronic copy of the application can be requested.



PLAN 1: LOCALITY PLAN

1. Locality Plan

PORTION 1 OF THE FARM BLOEMENDAL NO. 266 & PORTION 2 OF THE FARM LONGLANDS NO. 393, STELLENBOSCH

Plan prepared by: Thian Jansen

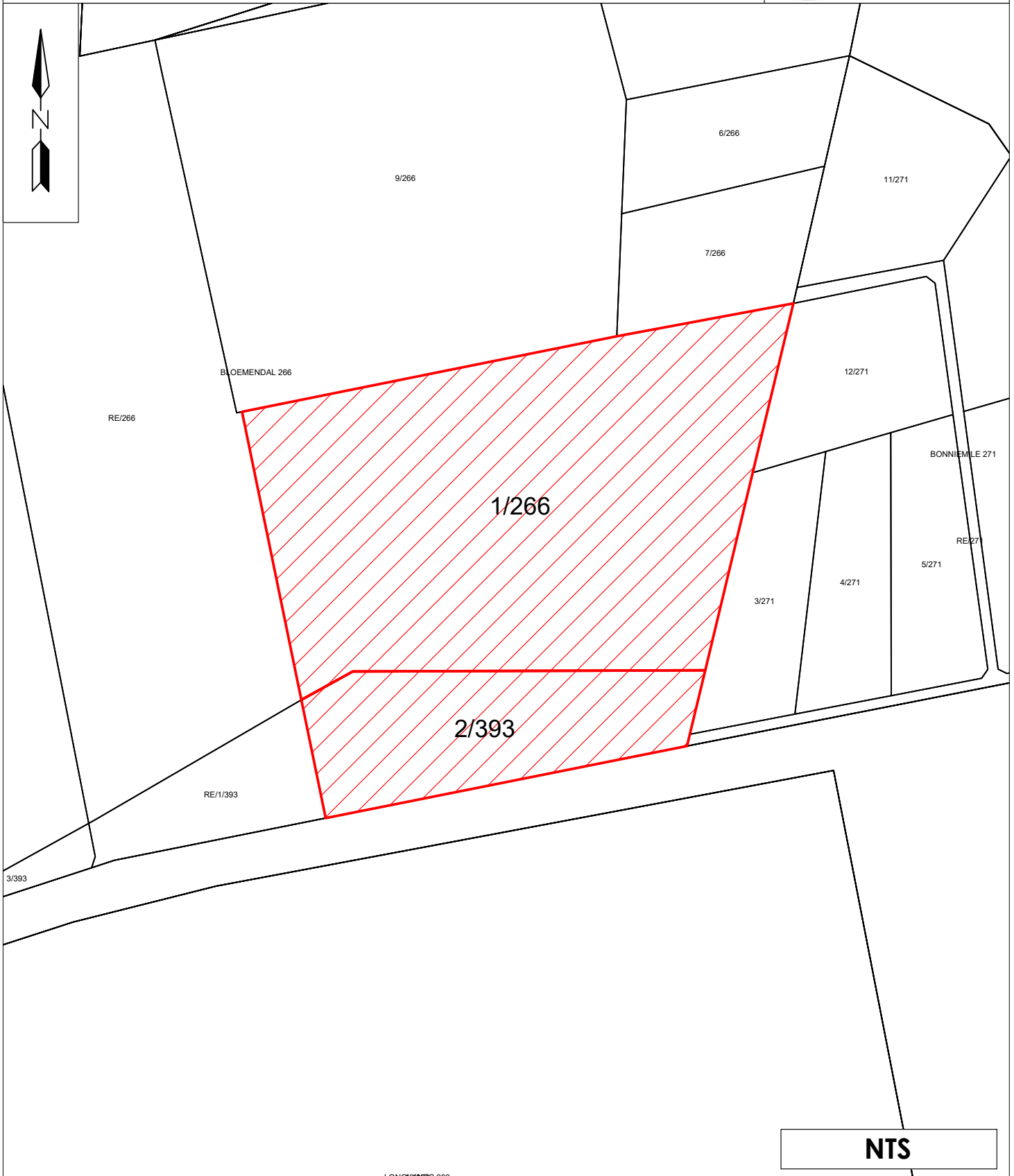
Tel: 028 313 1411

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Unit B, Standard House,
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Street Hermanus, 7200



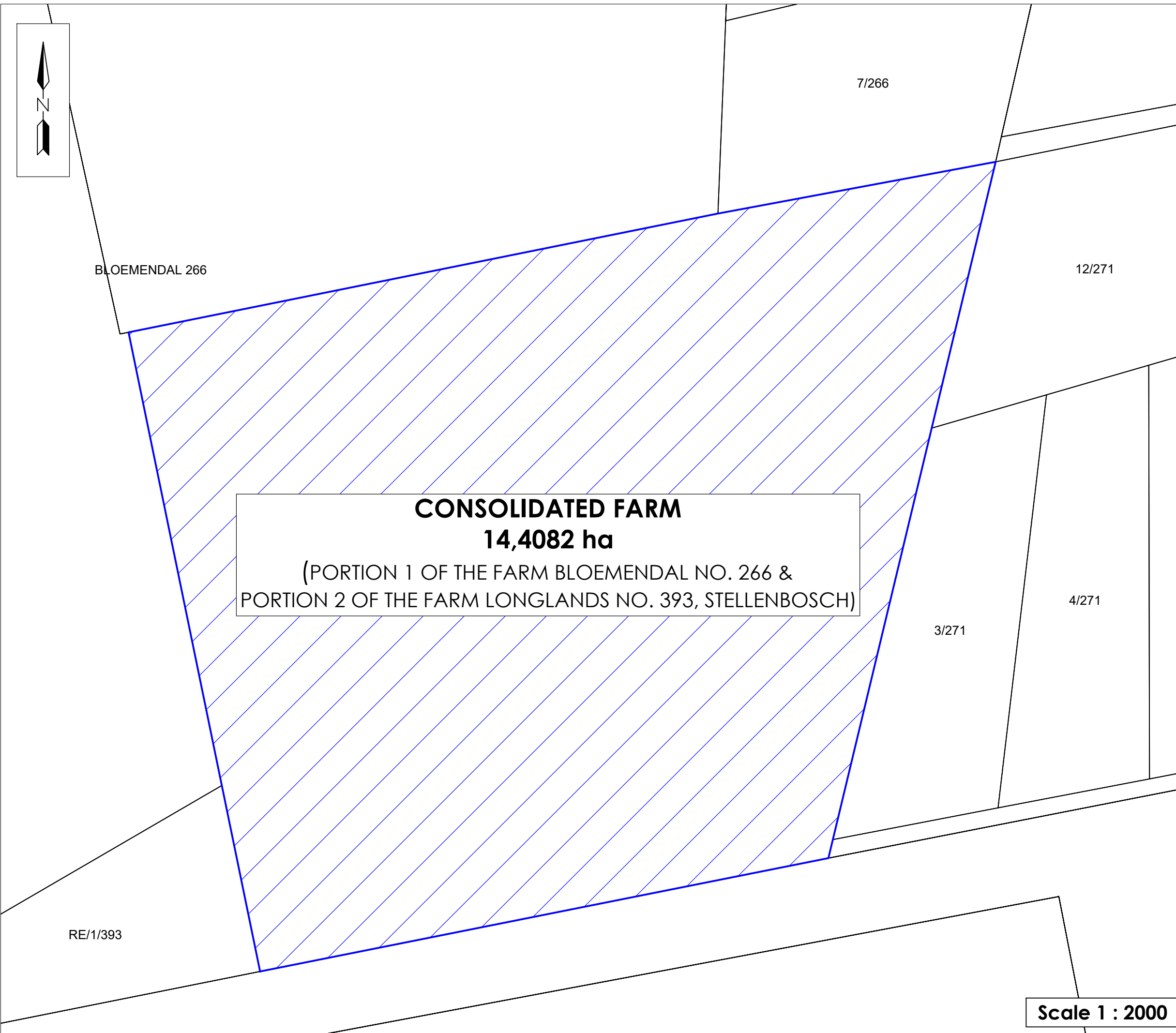
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PLAN 4: CONSOLIDATION PLAN



BLOEMENDAL 266

7/266

12/271

4/271

3/271

RE/1/393

CONSOLIDATED FARM
14,4082 ha
(PORTION 1 OF THE FARM BLOEMENDAL NO. 266 &
PORTION 2 OF THE FARM LONGLANDS NO. 393, STELLENBOSCH)

4. Proposed Consolidation Plan

Proposed Consolidation

Portion 1 of the Farm
Bloemendal no. 266,
Stellenbosch Extent
=
11,3430 ha

Portion 2 of the Farm
Longlands no. 393,
Stellenbosch Extent
=
3,0652 ha

**Proposed Consolidated
Farm Extent
=
14,4082 ha**

Plan prepared by: Thian Jansen on 2024/05/31

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

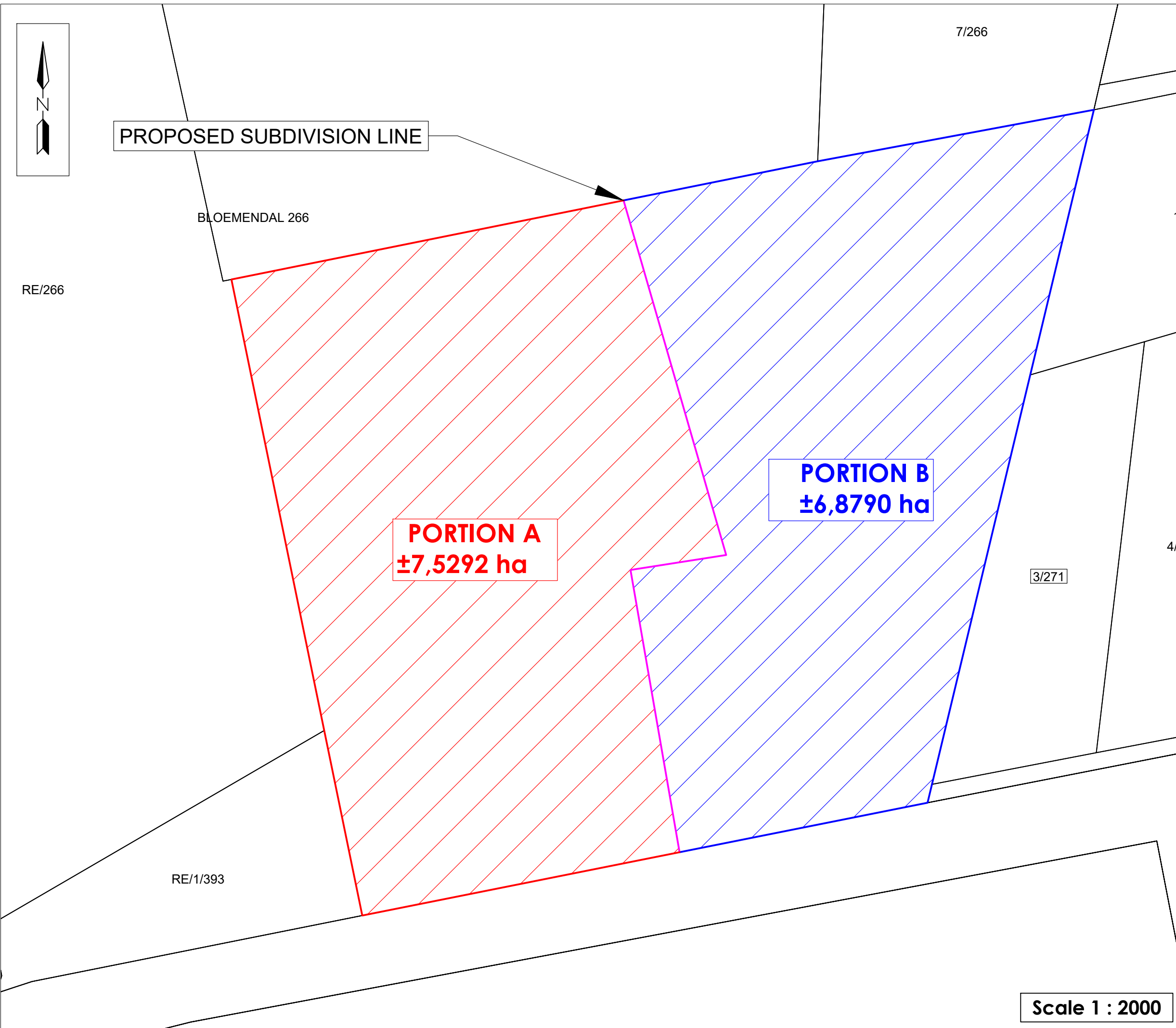


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Scale 1 : 2000



PLAN 5: SUBDIVISION PLAN



5. Proposed Subdivision Plan

Proposed Subdivision

Consolidated
Farm Extent
=
14,4082 ha

Proposed Portion A Extent
=
±7,5292 Ha

Proposed Portion B Extent
=
±6,8790 Ha

Plan prepared by: Thian Jansen on 2024/05/31

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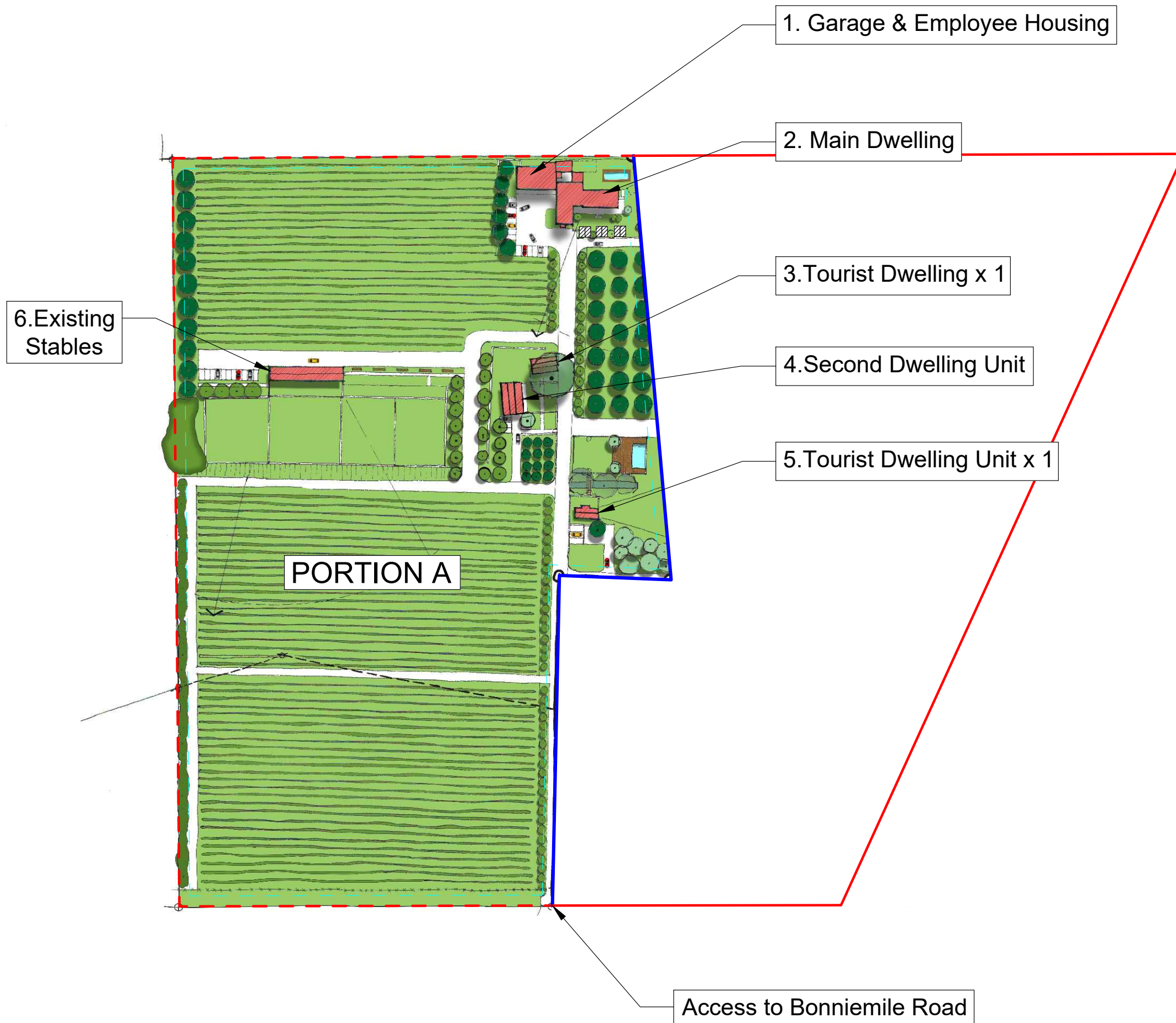


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PLAN 6: PORTION A - SITE DEVELOPMENT PLAN



6. SITE DEVELOPMENT PLAN PORTION A

Structures of Portion A

	Existing Use	Proposed Use	Approximate Extent
1.	Garage & Employee Housing	Garage & Employee Housing (Unchanged)	228m ²
2.	Main Dwelling	Main Dwelling	550m ²
3.	Employee Housing	1 x Tourist Dwelling Unit	60m ²
4.	Second Dwelling	Second Dwelling	113m ²
5.	Employee Housing	1 x Tourist Dwelling Unit	60m ²
6.	Stables	Stables (unchanged)	233m ²

 5m Building Line

Dwelling house:

Required: 2 parking bays
Provided: 2 parking bays

Second dwelling house:

Required: 1 parking bays
Provided: 2 parking bays

Tourist accommodation establishment -

Required: 2 tourist dwellings x 1 bay per self-catering unit (2 parking bays)
Provided: 6 parking bays

Plan based on plan prepared by
Smart Solution Architecture

Plan prepared by: Thian Jansen on 2025/03/31

All distances are approximate
and subject to a survey

Tel: 028 313 1411

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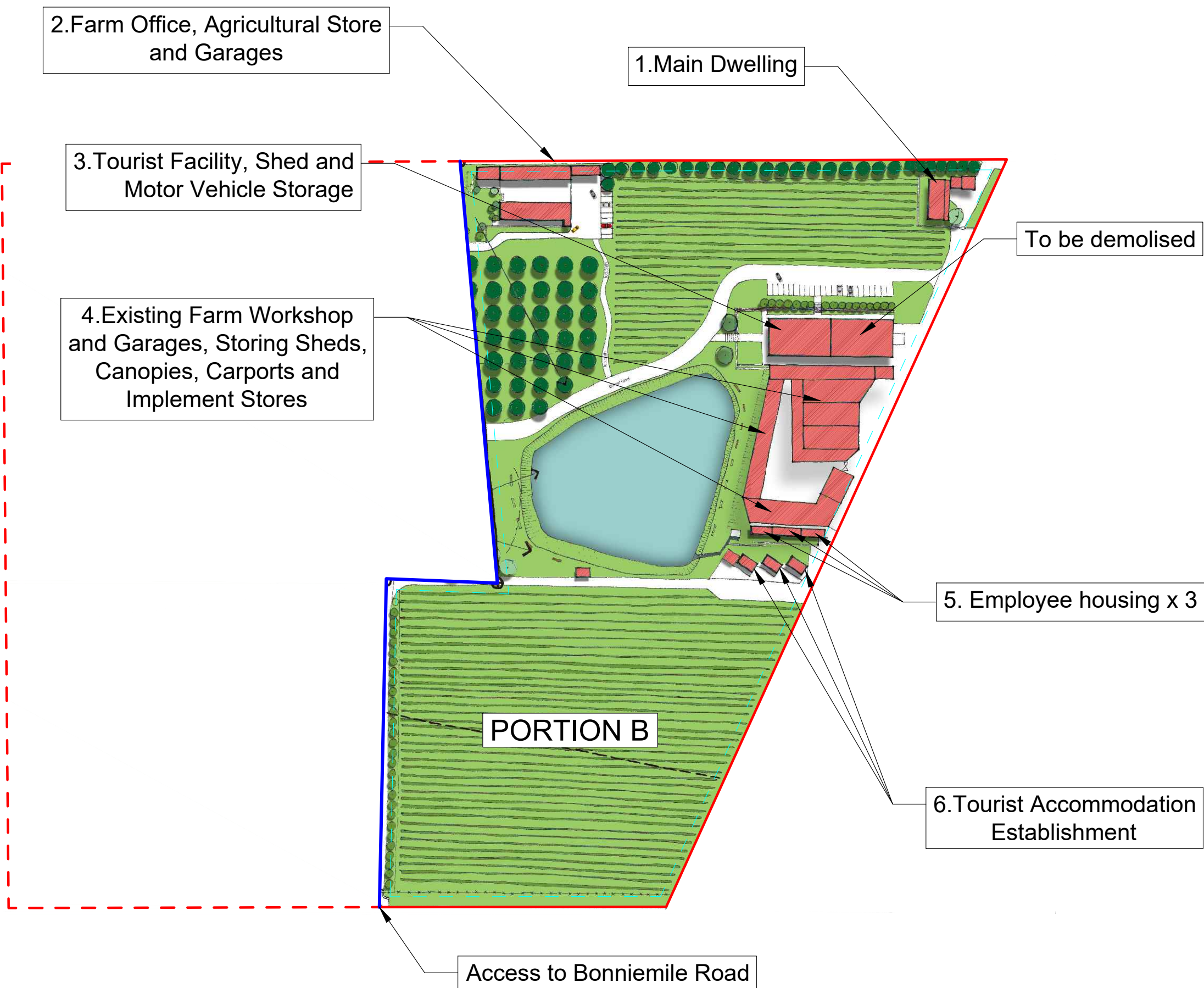


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PLAN 7: PORTION B - SITE DEVELOPMENT PLAN



Scale 1 : 2000

7. SITE DEVELOPMENT PLAN PORTION B

Structures of Portion B

	Existing Use	Proposed Use	Approximate Extent
1.	Main Dwelling	Existing Main Dwelling (Unchanged)	223m ²
2.	Farm Office, Agricultural Store Garages	Farm Office, Agricultural Store Garages (Unchanged)	635m ²
3.	Farm Office, Shed & Motor Vehicle Storage	Tourist Facility, Shed & Motor Vehicle Storage	1060m ²
4.	Farm Workshop & Garages, Storing Sheds, Canopies, Carports & implemented Stores	Farm Workshop & Garages, Storing Sheds, Canopies, Carports & implemented Stores (Unchanged)	2850m ²
5.	3x Employee Housing	3x Existing Employee Housing (Unchanged)	150m ²
6.	3x Employee Housing	4x Tourist Accommodation Establishment Units	50m ² (each)

5m Building Line

Dwelling house:

Required: 2 parking bays
Provided: 2 parking bays

Second dwelling house:

Required: 1 parking bays
Provided: 2 parking bays

Tourist accommodation establishment:

Required: 4 tourist dwellings x 1 bay per self-catering unit (4 parking bays)
Provided: 4 parking bays

Plan based on plan prepared by
Smart Solution Architecture

Plan prepared by: Thian Jansen on 2025/03/31

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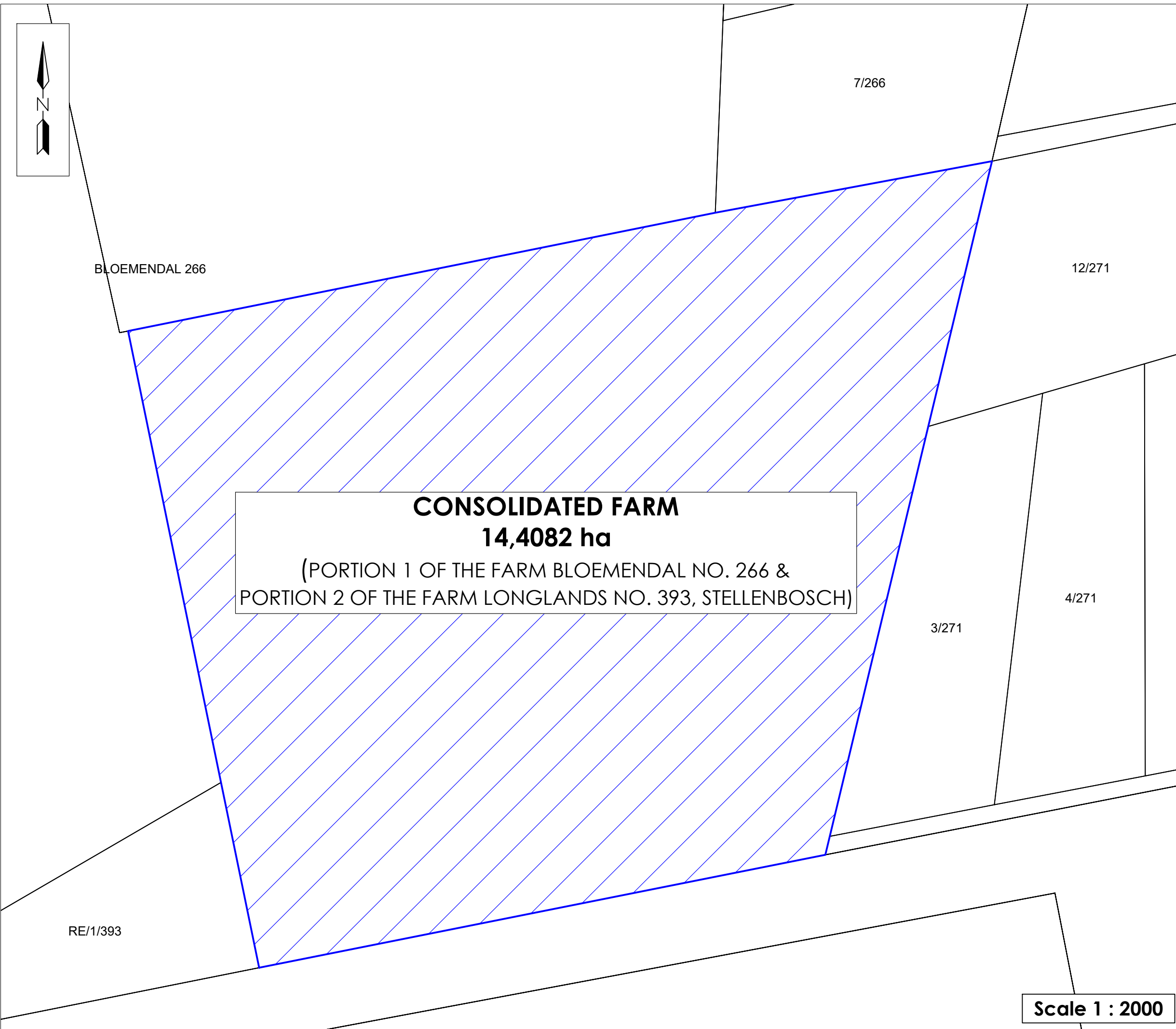
Tel: 028 313 1411

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4. Proposed Consolidation Plan

Proposed Consolidation

Portion 1 of the Farm
Bloemendal no. 266,
Stellenbosch Extent
=
11,3430 ha

Portion 2 of the Farm
Longlands no. 393,
Stellenbosch Extent
=
3,0652 ha

**Proposed Consolidated
Farm Extent
=
14,4082 ha**

Plan prepared by: Thian Jansen on 2024/05/31

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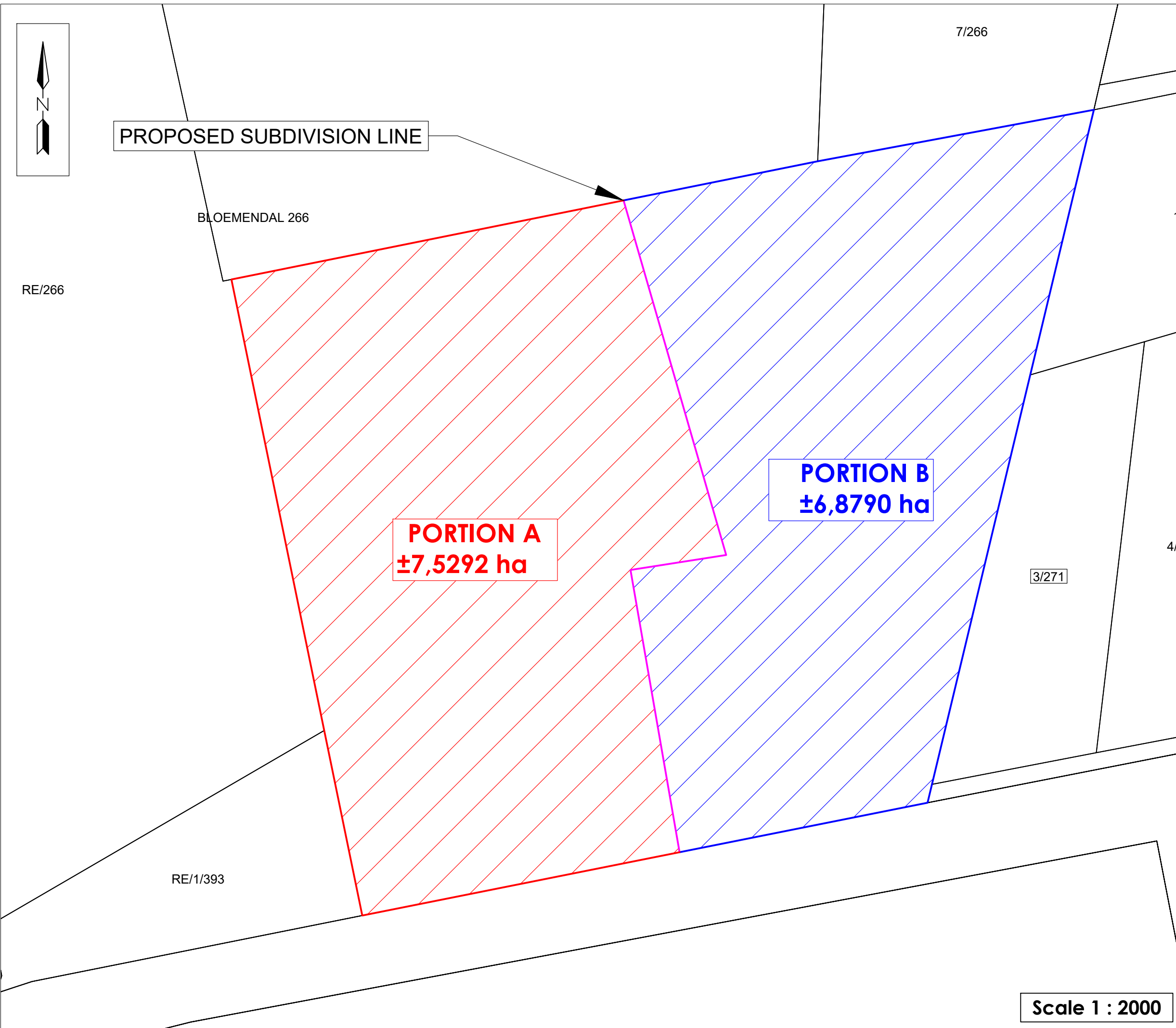
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5. Proposed Subdivision Plan

Proposed Subdivision

Consolidated Farm Extent
=
14,4082 ha

**Proposed Portion A Extent
=
±7,5292 Ha**

**Proposed Portion B Extent
=
±6,8790 Ha**

Plan prepared by: Thian Jansen on 2024/05/31

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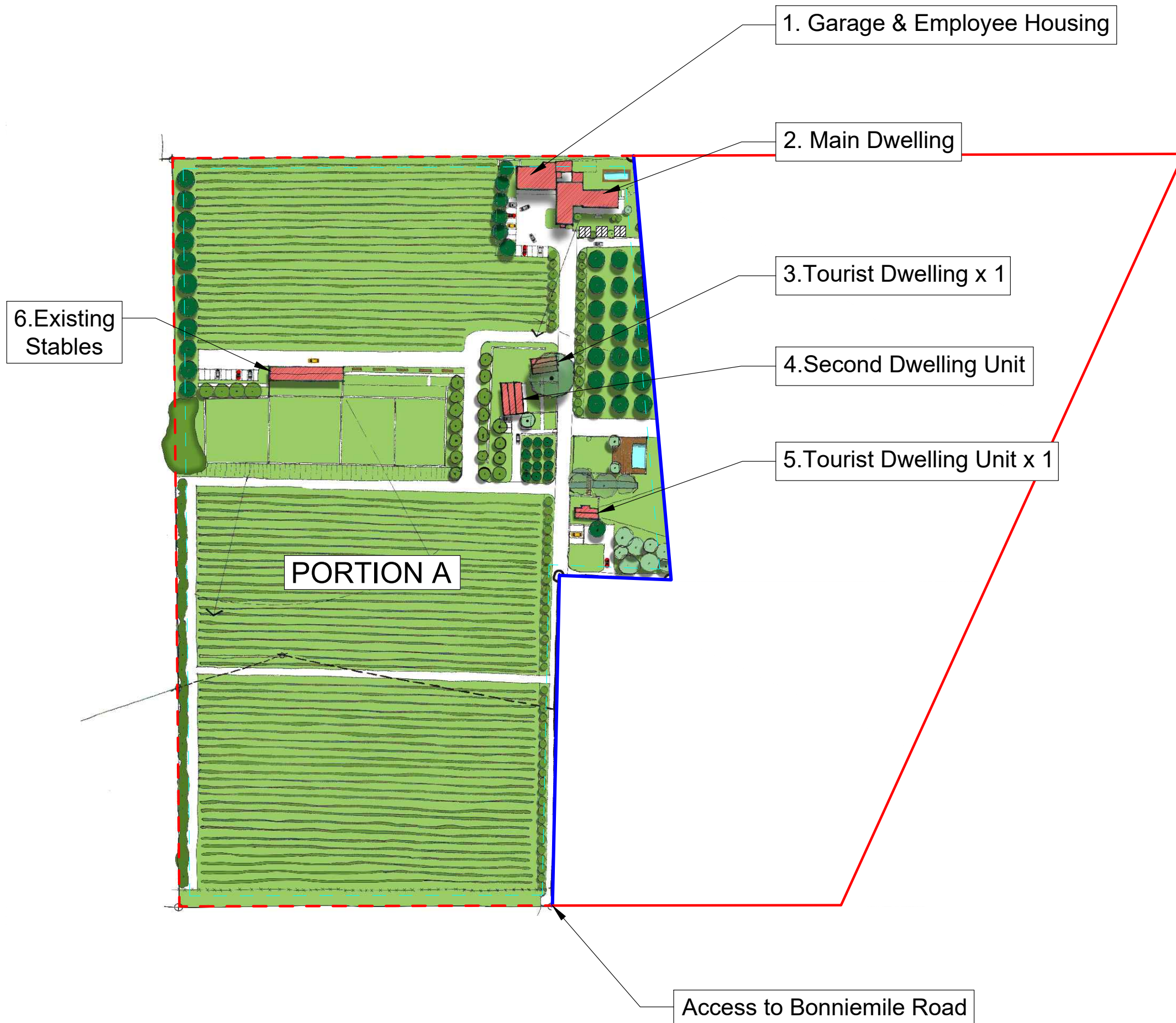
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Scale 1 : 2000



Scale 1 : 2000

6. SITE DEVELOPMENT PLAN

PORTION A

Structures of Portion A

	Existing Use	Proposed Use	Approximate Extent
1.	Garage & Employee Housing	Garage & Employee Housing (Unchanged)	228m ²
2.	Main Dwelling	Main Dwelling	550m ²
3.	Employee Housing	1 x Tourist Dwelling Unit	60m ²
4.	Second Dwelling	Second Dwelling	113m ²
5.	Employee Housing	1 x Tourist Dwelling Unit	60m ²
6.	Stables	Stables (unchanged)	233m ²

 5m Building Line

Dwelling house:

Required: 2 parking bays
Provided: 2 parking bays

Second dwelling house:

Required: 1 parking bays
Provided: 2 parking bays

Tourist accommodation establishment -

Required: 2 tourist dwellings x 1 bay per self-catering unit (2 parking bays)
Provided: 6 parking bays

Plan based on plan prepared by
Smart Solution Architecture

Plan prepared by: Thian Jansen on 2025/03/31

All distances are approximate
and subject to a survey

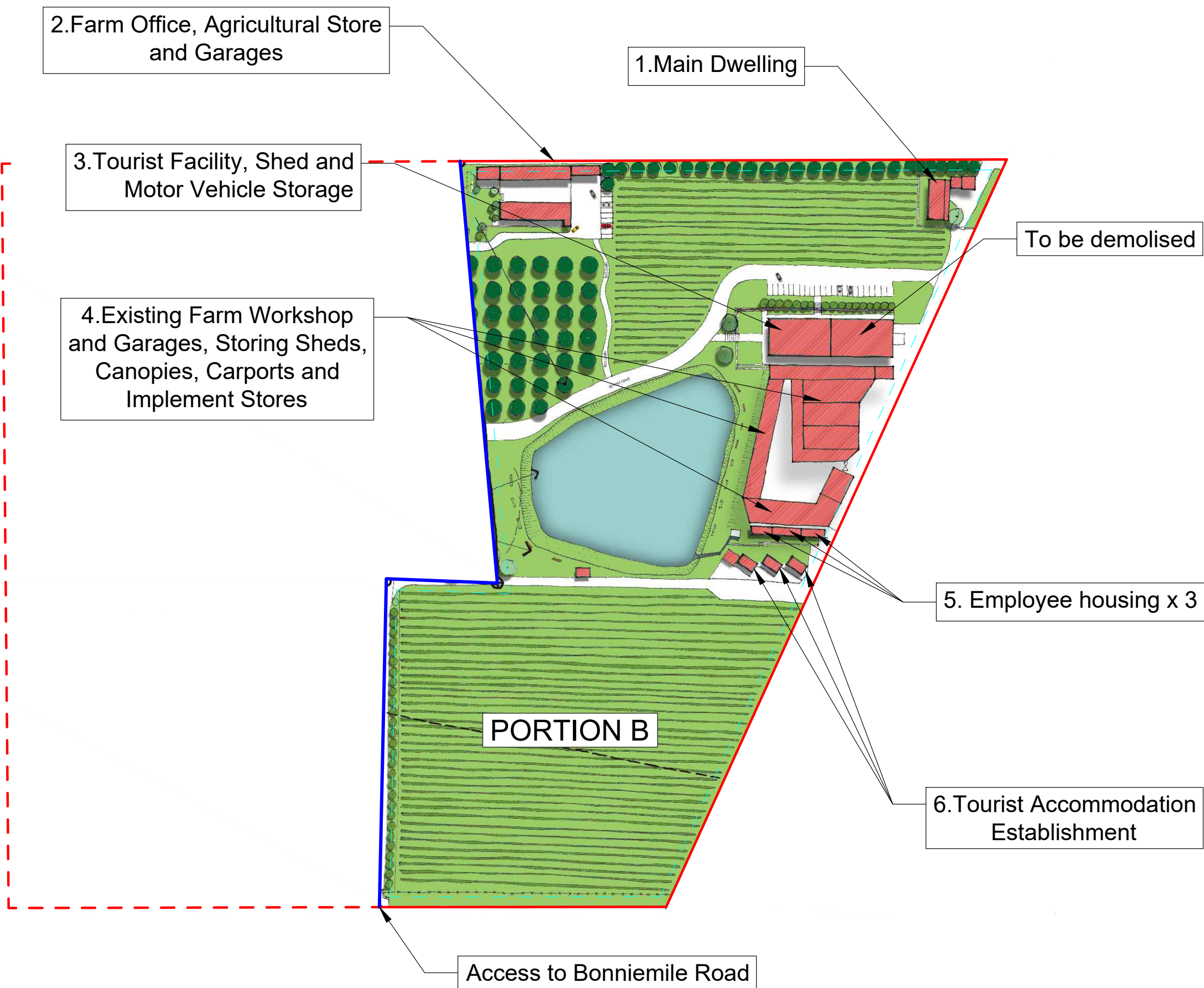
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Street Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 2000

7. SITE DEVELOPMENT PLAN PORTION B

Structures of Portion B

	Existing Use	Proposed Use	Approximate Extent
1.	Main Dwelling	Existing Main Dwelling (Unchanged)	223m ²
2.	Farm Office, Agricultural Store Garages	Farm Office, Agricultural Store Garages (Unchanged)	635m ²
3.	Farm Office, Shed & Motor Vehicle Storage	Tourist Facility, Shed & Motor Vehicle Storage	1060m ²
4.	Farm Workshop & Garages, Storing Sheds, Canopies, Carports & implemented Stores	Farm Workshop & Garages, Storing Sheds, Canopies, Carports & implemented Stores (Unchanged)	2850m ²
5.	3x Employee Housing	3x Existing Employee Housing (Unchanged)	150m ²
6.	3x Employee Housing	4x Tourist Accommodation Establishment Units	50m ² (each)

5m Building Line

Dwelling house:

Required: 2 parking bays
Provided: 2 parking bays

Second dwelling house:

Required: 1 parking bays
Provided: 2 parking bays

Tourist accommodation establishment:

Required: 4 tourist dwellings x 1 bay per self-catering unit (4 parking bays)
Provided: 4 parking bays

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