KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Aansoek om Toestemmingsgebruik: Rem van Ptn 65 van Erf 222, Haasendal

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

Adres van aansoek eiendom: 1 Langverwacht Road, Haasendal

Aansoek eiendom beskrywing: Rem van Ptn 65 van Erf 222, Haasendal

Aansoeker: WP Bosch, boschwp@gmail.com

Eienaar: WP Bosch, boschwp@gmail.com

Aansoek Verwysing: LU/TP LU19193 (TP1173/2025)

Besonderhede van die grondgebruiksaansoek:
Aansoek word gedoen ingevolge Artikel 15(2)(g) van Stellenbosch Munisipaliteit: Verordening oor Munisipale Grondgebruikbeplanning, 2023 vir 'n Toestemmingsgebruik op Plaas Nr. 222/65 Stellenbosch Afdeling vir 'n toestemming ingevolge die Soneringskema (Tegniese Goedkeuring) om die volgende Bykomende Gebruike toe te laat:
• 'n Drieslaapkamer-gastehuis met die bestaande woning
• 'n Toeristefasiliteit om 'n funksielokaal toe te laat wat 'n maksimum van 60 mense binne die bestaande struktuur kan akkommodeer.

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 tydsduur 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 toeganglik 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: WP Bosch, boschwp@gmail.com. Deur 'n beswaar, kommentaar of vertoë 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 29 Januarie 2026.

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 082 774 4475 gedurende normale kantoor ure.

Die uwe

WP Bosch

NOTICE OF LAND DEVELOPMENT APPLICATION

Application for Consent use: Rem of Ptn 65 of Erf 222, Haasendal

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

Application Property Address: 1 Langverwacht Road, Haasendal

Application Property Number: Rem of Ptn 65 of Erf 222, Haasendal

Applicant: WP Bosch, boschwp@gmail.com

Owner: WP Bosch, boschwp@gmail.com

Application Reference: TP 1173/2025

Description of land development proposal:
Application is made in terms of Section 15(2)(g) of Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023 for a Consent Use on Farm No. 222/65 Stellenbosch Division for a permission in terms of the Zoning Scheme (Technical Approval) in order to allow the following Additional Uses:

- A three bedroom guest house with the existing dwelling
- A tourist facility in order to allow a functions venue that can accommodate a maximum of 60 people within the existing structure.

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: WP Bosch, boschwp@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 23 January 2026.

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 083 774 4475 during normal office hours.

Yours faithfully

WP Bosch

MOTIVATION

EXISTING BUILDING

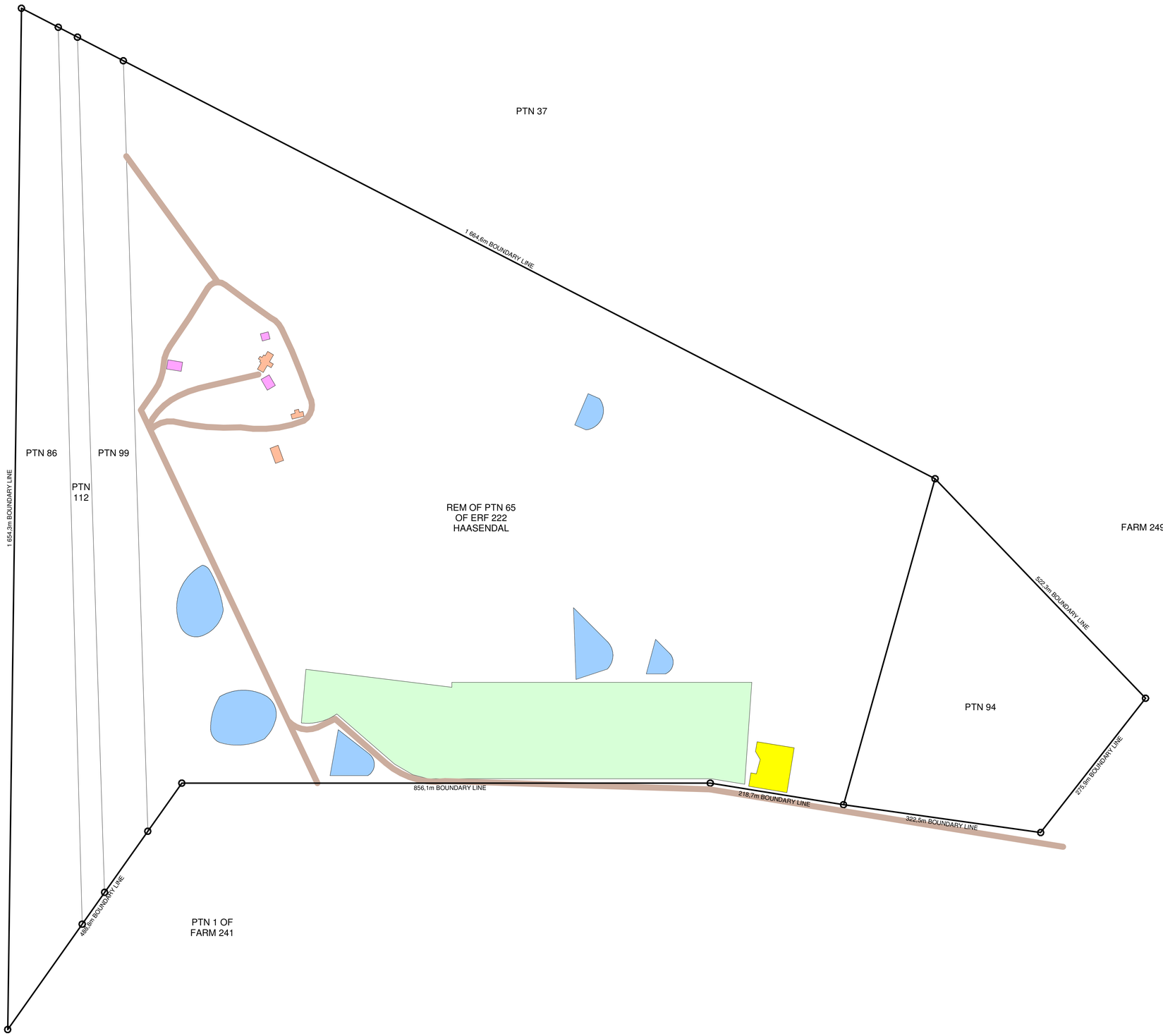
- FIRST FLOOR CONSISTS OF A 3 EN-SUITE BEDROOMS
- GROUND FLOOR CONSIST OF PLUS MINUS 150m² OPEN PLAN LIVING AREA PLUS KITCHEN
- OUTSIDE DECK OF 70m² PLUS LAWN OF PLUS MINUS 700m²

EXISTING ARCHITECTURAL ACTIVITIES

- 4 HECTAR WINEYARD WHICH AREA MAINTAINED AND HARVEST BY ZEVENWACHT WINE ESTATE

PROPOSED USAGE

- I AS THE OWNER WILL STAY IN THE HOUSE AS MY PRIME RESIDENCE
- THE HOUSE WILL BE RENTED OUT ON WEEKENDS ON AN AIR B&B WITH THE OPTION TO HAVE A PRIVATE FUNCTION MAX 60 PEOPLE
- THERE ARE NO DIRECT NEIGHBORS CLOSER THAN 4KM
- THE FARM ROAD OF 1KM IS WIDE ENOUGH TO ALLOW FOR OVERFLOW PARKING BUT 21 MARKED OUT PARKING TO BE PROVIDED



SITE PLAN

SCALE | 1:3500

DEMARCATION LEGEND

- EXISTING FARM HOUSE
- EXISTING VINEYARD
- EXISTING FARM DAM
- EXISTING UNPAVED ROAD
- EXISTING FARM FOREMAN / WORKERS COTTAGE
- EXISTING STORE ROOMS

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GENERAL NOTE

ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE SABS 0400 MINIMUM STANDARDS SPECIFICATIONS.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.

ALL DIMENSIONS FOR PROPOSED BUILDING WORK IN TERMS OF PART C OF SANS 10400.

REVISIONS

SUFFIX	DATE	DESCRIPTION

WP BOSCH & ASSOCIATES
ARCHITECTS

PROJECT
REM OF PTN 65 OF 222, HAASENDAL

PROJECT TYPE
SITE DEVELOPMENT PLAN

CLIENT
WP BOSCH

LOCATION
REM OF PTN 65 OF 222 | HAASENDAL

ARCHITECT

SACAP NO: 4215

QUANTITY SURVEYOR

ENGINEERS - CIVIL & STRUCTURAL

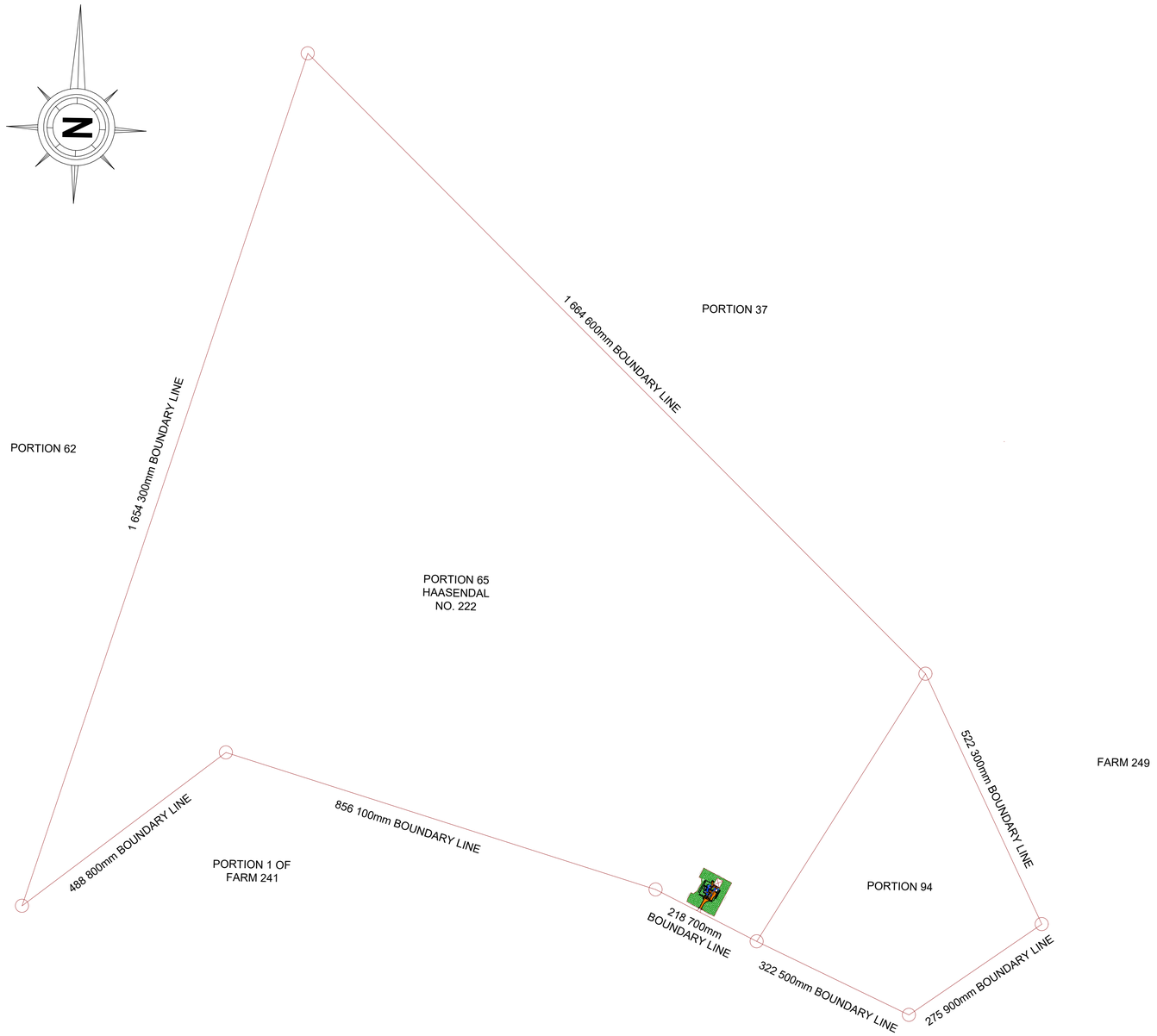
ENGINEERS - ELEC. & MECH.

PROJECT DESCRIPTION

DRAWING TITLE
SITE DEVELOPMENT PLAN

FOR COUNCIL

SCALE	DATE
As indicated	2025/10/22
PROJECT	DRAWING
7600-000	1000
DRAWN	REVISION
SW	



SITE PLAN
Scale 1:5000

THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTORY INFORMATION BEFORE ANY WORK COMMENCES

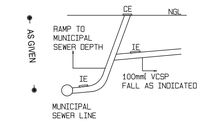
CHECK ALL DIMENSIONS ON SITE

DO NOT SCALE - USE DIMENSIONS SHOWN

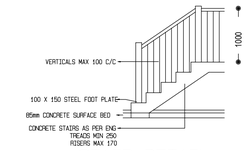
IT IS ASSUMED THAT ALL CONTRACT DOCUMENTS ARE IN THE POSSESSION OF THE CONTRACTOR

ALSO REFER TO GENERAL SPECIFICATION

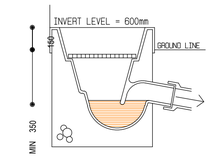
DETAILS



DETAIL OF MUNICIPAL SEWER CONNECTION



STAIR DETAIL
1:50



DETAIL SECTION OF GULLY
1:20

NOTES

DRAINAGE NOTE :
WHB 40mmØ
BATH 40mmØ
SHOWER 50mmØ
SINK 40 mmØ
WASHING MACHINE 40 mmØ
WC 110mmØ
SEWER PIPES 110mmØ &150mmØ
PVC FALL MIN. 1:50 MAX 1:40
TO MUN. SEWER ALL CE'S TO
GROUND LEVEL VENT VALVES
ALL WORK TO SABS 0400

- GLASS

3mm GLASS FOR WINDOW PANES UP TO 0,750sqm
4mm GLASS FOR WINDOW PANES UP TO 1,500sqm
5mm GLASS FOR WINDOW PANES UP TO 2,100sqm
6mm GLASS FOR WINDOW PANES OVER 2,100sqm
6mm SAFETY GLASS FOR WINDOWS PANES LOWER THAN 500mm ABOVE FLOOR LEVEL.
6mm SAFETY GLASS FOR ALL DOORS
GLASS ON DOORS TO BE FITTED WITH A VISUAL GLASS MARKER

- GLAZING

ALL GLAZING TO DOORS & WINDOWS TO COMPLY WITH PART 'N' OF THE NBR-SABS 0400-1990

SCALE

REV	DATE	DESCRIPTION
A	0000	FIRST ISSUE

WP BOSCH & ASSOCIATES
P.O. BOX 13485 - Hatfield - 0028
Dunbrook Place, 151 Nicolson Street, Brooklyn
Cell 082 774 4475 - Tel (012) 346 3450
Fax (086) 695 3141
Email - wpbarch@mweb.co.za

PROJECT ARCHITECT	SACAP NO.
WP BOSCH B.ARCH (UOVS) MIA	4215

DRAWING DESCRIPTION

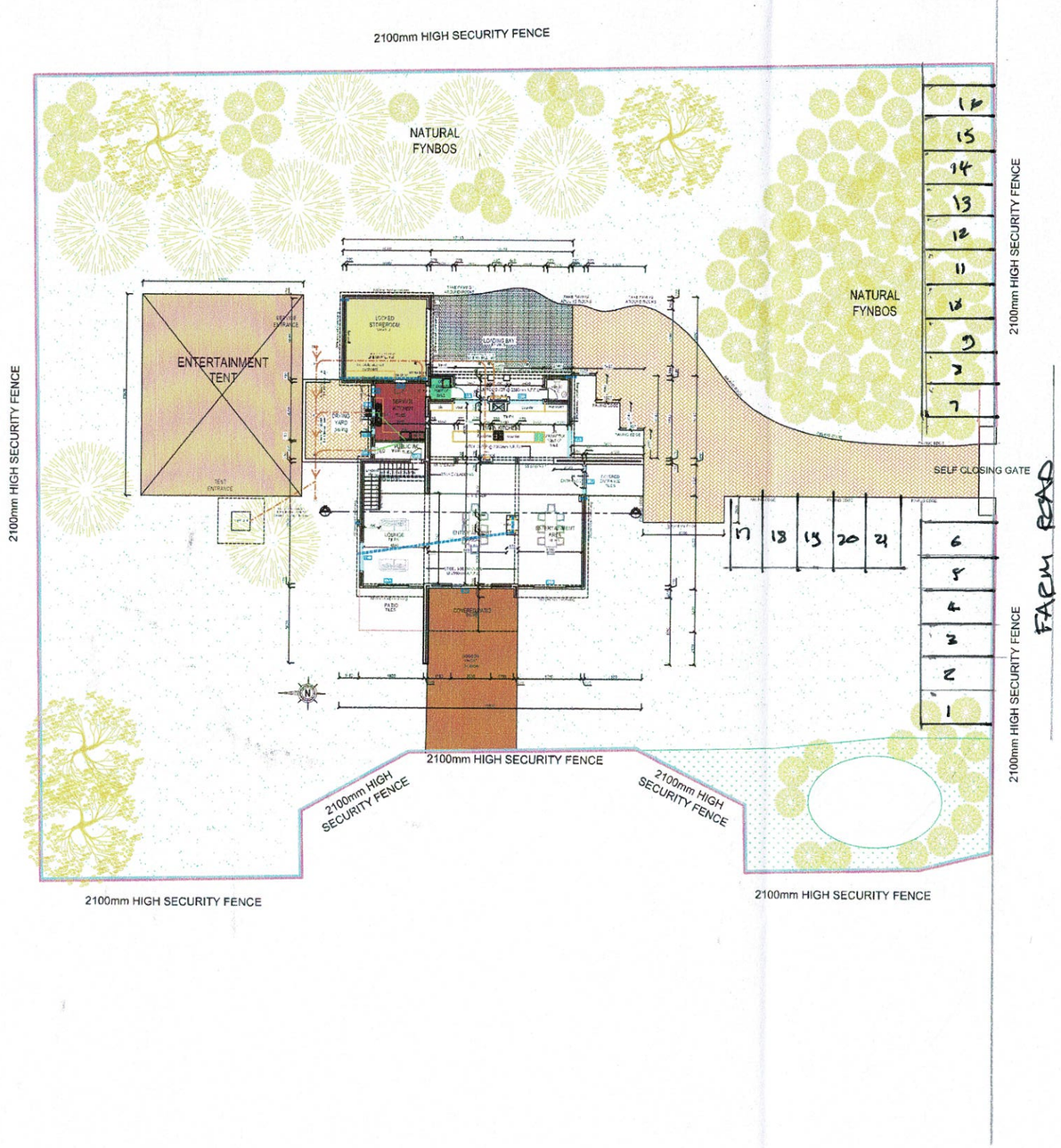
ADDITION TO EXISTING BUILDING ON PORTION 65 HAASENDAL. NO 222 STELLENBOSCH

Job No: -	Scale: AS GIVEN	CHECKED
Drawn: EBS	File:	
Date: 2024	Path: C:\A Current Projects\	

DRAWING DESCRIPTION

SITE PLAN

DRAWING NUMBER	REV
100-SITE.PLAN-2024-11-28	A



GROUND FLOOR PLAN
Scale 1:200

AREA:
329,6m²
Existing building 48,6m²

LEGEND:

LICENSED PREMISES	
ON CONSUMPTION	
POINT OF SALE	
STORAGE	
RESTRICTED AREA	

THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTORY INFORMATION BEFORE ANY WORK COMMENCES

CHECK ALL DIMENSIONS ON SITE

DO NOT SCALE - USE DIMENSIONS SHOWN

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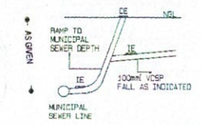
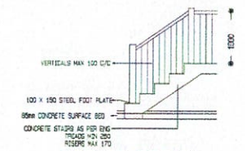
DETAILS



DETAIL OF MUNICIPAL SEWER CONNECTION



STAIR DETAIL
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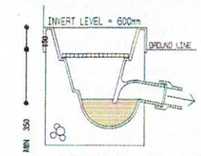

DETAIL SECTION OF GULLY
1:20

NOTES

DRAINAGE NOTE 1
WHB 40 mmØ
BATH 40 mmØ
SHOWER 50 mmØ
SINK 40 mmØ
WASHING MACHINE 40 mmØ
WC 110 mmØ
SEWER PIPES 110mmØ & 150mmØ
PVC FALL MIN 1:60 MAX 1:40
TO MUN. SEWER ALL CES TO
GROUND LEVEL VENT VALVES
ALL WORK TO SABS 0400

- GLASS

3mm GLASS FOR WINDOW PANES UP TO 0,75Øsqm
4mm GLASS FOR WINDOW PANES UP TO 1,50Øsqm
5mm GLASS FOR WINDOW PANES UP TO 2,10Øsqm
6mm GLASS FOR WINDOW PANES OVER 2,10Øsqm
6mm SAFETY GLASS FOR WINDOWS PANES LOWER THAN 500mm ABOVE FLOOR LEVEL
6mm SAFETY GLASS FOR ALL DOORS
GLASS ON DOORS TO BE FITTED WITH A VISUAL GLASS MARKER

- GLAZING

ALL GLAZING TO DOORS & WINDOWS TO COMPLY WITH PART 'N' OF THE NBR-SABS 0400-1990

SCALE

REV	DATE	DESCRIPTION
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WP BOSCH & ASSOCIATES
P.O. BOX 13485 - Hatfield - 0028
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Cell 082 774 4475 - Tel (012) 346 3450
Fax (086) 695 3141
Email - wpbarch@mweb.co.za

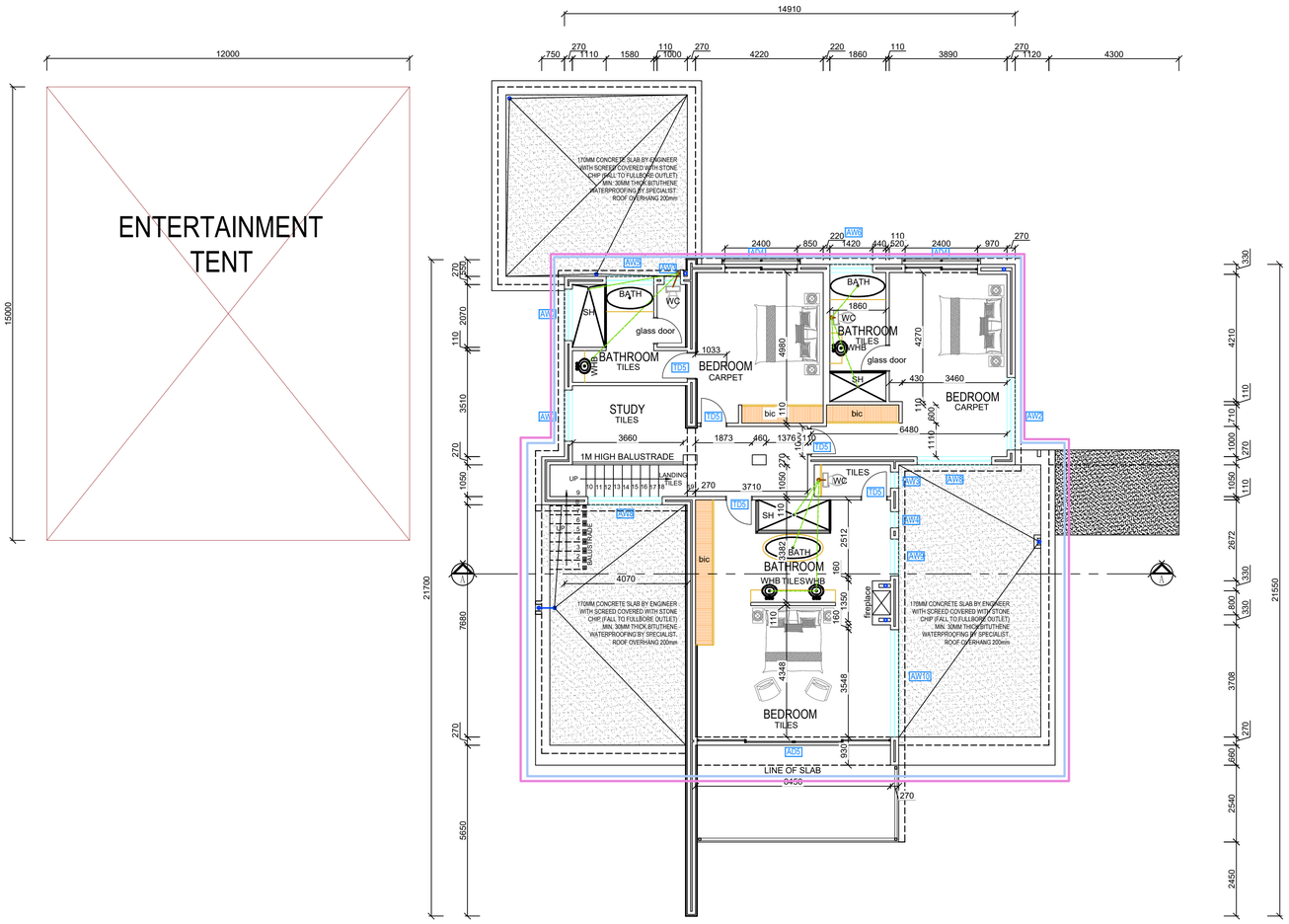
PROJECT ARCHITECT: WP BOSCH B.ARCH (UOVS) MIA
SACAP NO: 4215

DRAWING DESCRIPTION
ADDITION TO EXISTING BUILDING ON PORTION 65 HAASENDAL. NO 222 STELLENBOSCH

Job No:
Drawn: EBS
Date: 2024
Scale: AS GIVEN
File:
Path: C:\A Current Projects\
CHECKED

DRAWING DESCRIPTION
GROUND & FLOOR PLAN

DRAWING NUMBER: 101-FLR.PLAN-2024-11-28
REV: A



FIRST FLOOR PLAN
Scale 1:100

LEGEND:

LICENSED PREMISES	
ON CONSUMPTION	
POINT OF SALE	
STORAGE	
RESTRICTED AREA	

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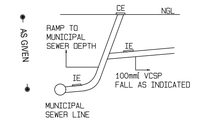
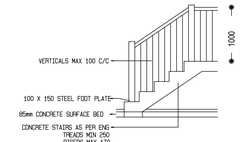
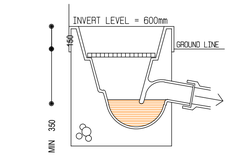


DETAIL OF MUNICIPAL SEWER CONNECTION



STAIR DETAIL
1:50



DETAIL SECTION OF GULLY
1:20

NOTES

DRAINAGE NOTE :
MHB 40mmØ
BATH 40mmØ
SHOWER 50mmØ
SINK 40 mmØ
WASHING MACHINE 40 mmØ
WC 110mmØ
SEWER PIPES 110mmØ &150mmØ
PVC FALL MIN. 1:60 MAX 1:40
TO MUN. SEWER ALL CE'S TO GROUND LEVEL VENT VALVES
ALL WORK TO SABS 0400

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3mm GLASS FOR WINDOW PANES UP TO 0,750sqm
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PROJECT ARCHITECT: WP BOSCH B.ARCH (UOVS) MIA
SACAP NO.: 4215

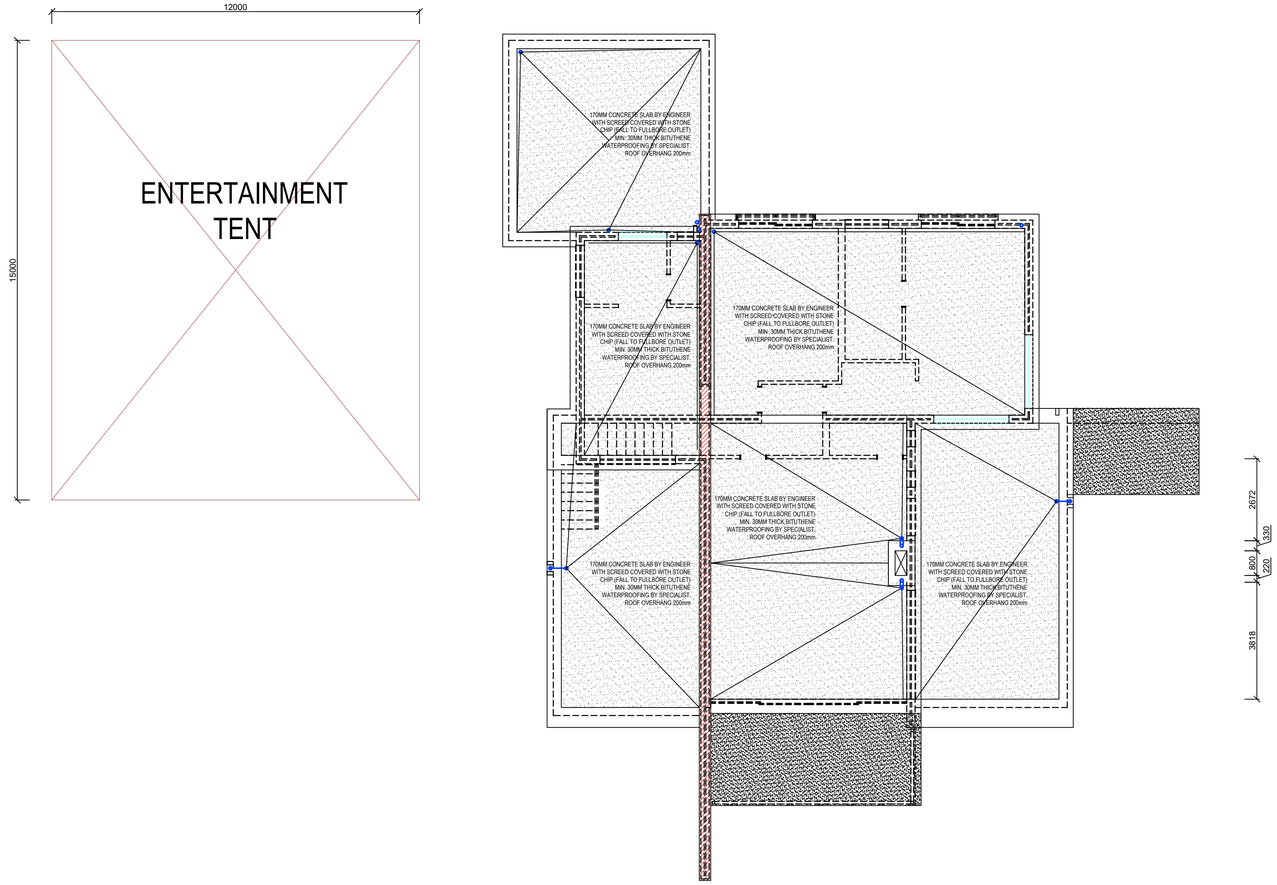
DRAWING DESCRIPTION

ADDITION TO EXISTING BUILDING ON PORTION 65 HAASENDAL. NO 222 STELLENBOSCH

Job No: -	Scale: AS GIVEN	CHECKED
Drawn: EBS	File:	
Date: 2024	Path: C:\A Current Projects\	

DRAWING DESCRIPTION: GROUND & FLOOR PLAN

DRAWING NUMBER: 101-FLR.PLAN-2024-11-28
REV: A



ROOF LAYOUT
Scale 1:100

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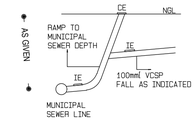
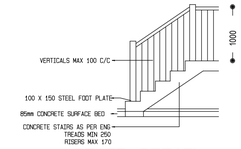


DETAIL OF MUNICIPAL SEWER CONNECTION



STAIR DETAIL
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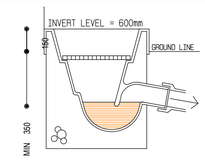

DETAIL SECTION OF GULLY
1:20

NOTES

DRAINAGE NOTE :
WHB 40 mmØ
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SHOWER 50 mmØ
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SCALE

REV	DATE	DESCRIPTION
A	0000	FIRST ISSUE
–	–	–
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WP BOSCH & ASSOCIATES
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Fax (086) 695 3141
Email - wpbarch@mweb.co.za

PROJECT ARCHITECT: WP BOSCH B.ARCH (UOVS) MIA
SACAP NO.: 4215

DRAWING DESCRIPTION

ADDITION TO EXISTING BUILDING ON PORTION 65 HAASENDAL. NO 222 STELLENBOSCH

Job No: –	Scale: AS GIVEN	CHECKED
Drawn: EBS	File:	
Date: 2024	Path: C:\A Current Projects\	

DRAWING DESCRIPTION
ROOF PLAN

DRAWING NUMBER: 400-ROOF-2024-11-28
REV: A