

NOTICE OF LAND DEVELOPMENT APPLICATION

To Whom It May Concern

APPLICATION FOR CONSENT USE: PORTION 1 OF FARM 563 STELLENBOSCH

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

Application Property Address: R45 south of Stellenbosch

Application Property Number: Portion 1 of Farm No. 653 Stellenbosch

Applicant: P-J le Roux Town Planners Pty Ltd (pj@pjleroux.co.za – 0760317607)

Owner: The Rozenview Family Trust

Application Reference: LU/19268 (TP971/2024)

Description of land development proposal:

*Application is made in terms of **Section 15(2)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 on Farm 563 Portion 1 Stellenbosch farms:-*

1. **CONSENT USE** in terms of Section 15 (2) of the said bylaw, for:-
 - a) Tourist facility in order to convert the existing building into the portion of restaurant with extent of 181,9m², conference facility and place of assembly with extent of 437,5m².
 - b) Tourist accommodation Establishment to relocate the approved 4 guest rooms to the existing dwelling house.

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: P-J le Roux Town Planners Pty Ltd pj@pjleroux.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 **(6 October – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).**

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 (0760317607) during normal office hours.

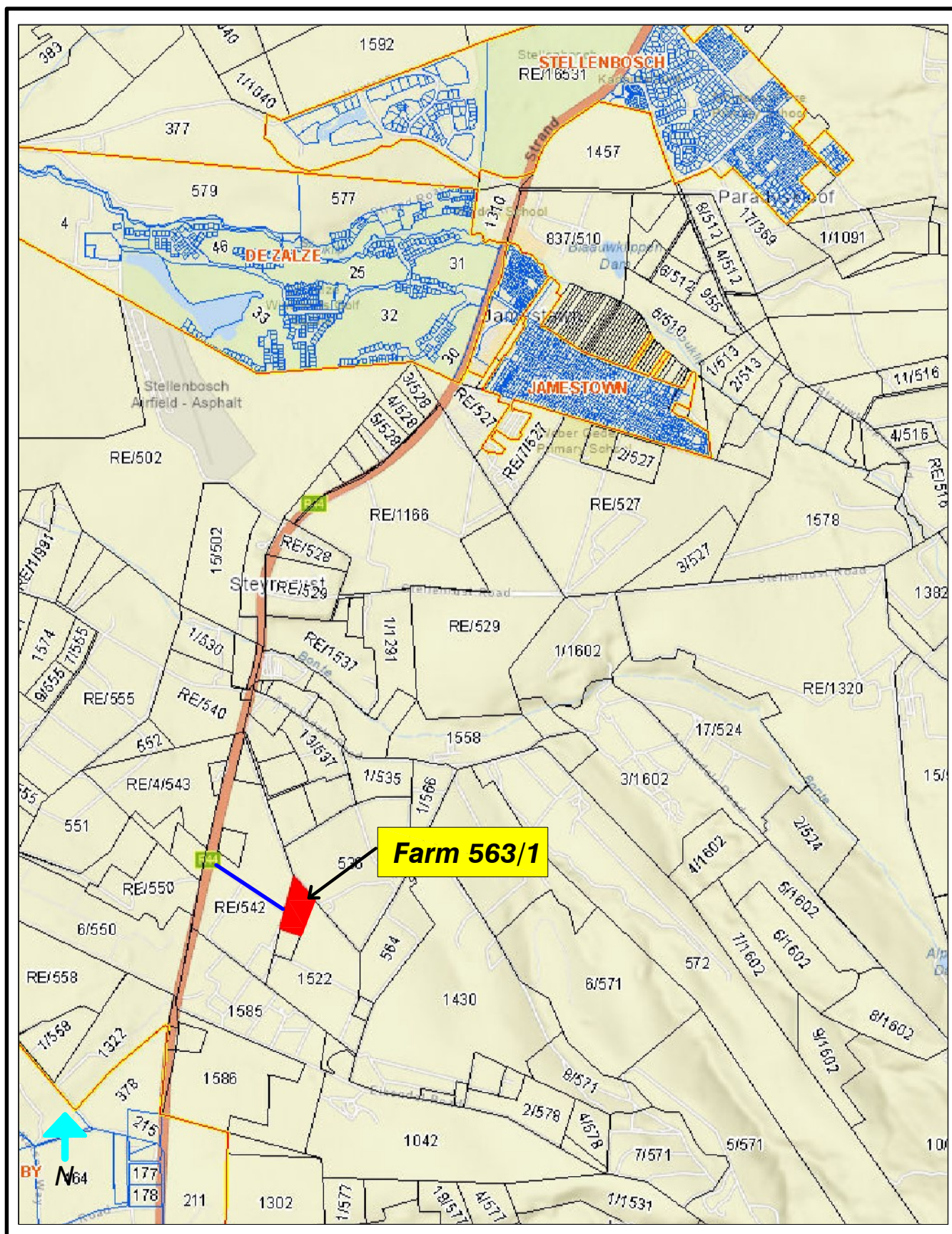
Yours faithfully

Pierre-Jean le Roux

Pr. Pin A/803/1995
Ba Hons, M (TRP)
(MSAPI)

Email: pj@pjleroux.co.za / Cell No: 0760317607





P-J le Roux
Stads- en Streekbeplanners/
Town and Regional Planners

Hoofstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) pj@pjleroux.co.za

Project:
Application for
Technical Approval:
Portion 1 of Farm No.
563
Stellenbosch

Description:
Locality Plan

ROSENVIEW

Skaal	N.T.S.	Leer nr.	TA 60-55
Teken	PJLR	Datum	June 2025
Koor	PJLR	Tekening nr.	1



P-J le Roux

Stads-en Streekbeplanners/
Town and Regional Planners

Hoofstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) pj@pjleroux.co.za

Project:
Application for
Consent Use:
Portion 1 of Farm No.
563
Stellenbosch

Description:

Site Plan

ROSENVIEW

Skaal	N.T.S	Leer nr.	TA 60-55
Teken	PJLR	Datum	July 2025
Keur	PJLR	Tekening nr.	3

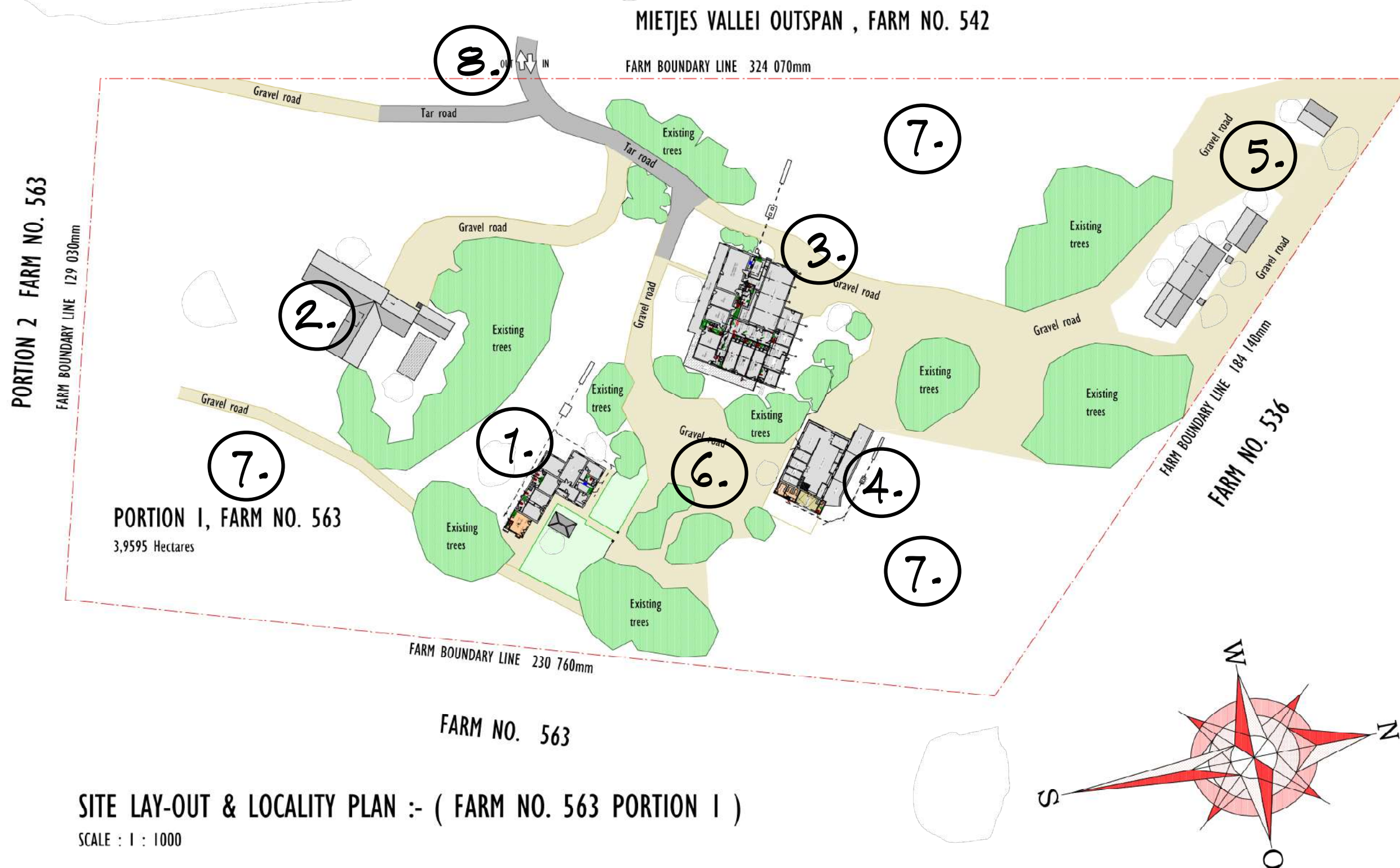
EXISTING STRUCTURES

- 1.) Dwelling house (guest rooms)
- 2.) Dwelling house (residence)
- 3.) Wagon house building
- 4.) Old Wine Cellar
- 5.) Staff housing
- 6.) Parking
- 7.) Paddocks
- 8.) Entrance

NOTES :

GENERAL :

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan. All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be referred to the Designer .



tim ziehl
ARCHITECTS

EXISTING STRUCTUES

ROSEVIEW FARM

Owner : Farm, Rosenvue
Farm No. 563 Portion I
Main Road R44 ,
Stellenbosch

tekening no. 1379 - 00

datum: Jan 2025

skaal : 1 : 100

geteken : T Ziehl

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan. All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be referred to the Designer .

	ELECTRICAL LEGEND
	Fluorescent light
	Stove connection
	Electrical Meter
	Distributionboard
	Two Way Switch
	One Way Switch
	Double Powerpoint
	Single Powerpoint
	" Downlighters "
	Warmwater Cylinder 200L (High pressure)
	External light
	Ceiling light

— Build -in 230mm brick wall plaster and paint to match exist.

tim ziehl
ARCHITECTS

WAGON HOUSE LAYOUT

EXISTING LAYOUT

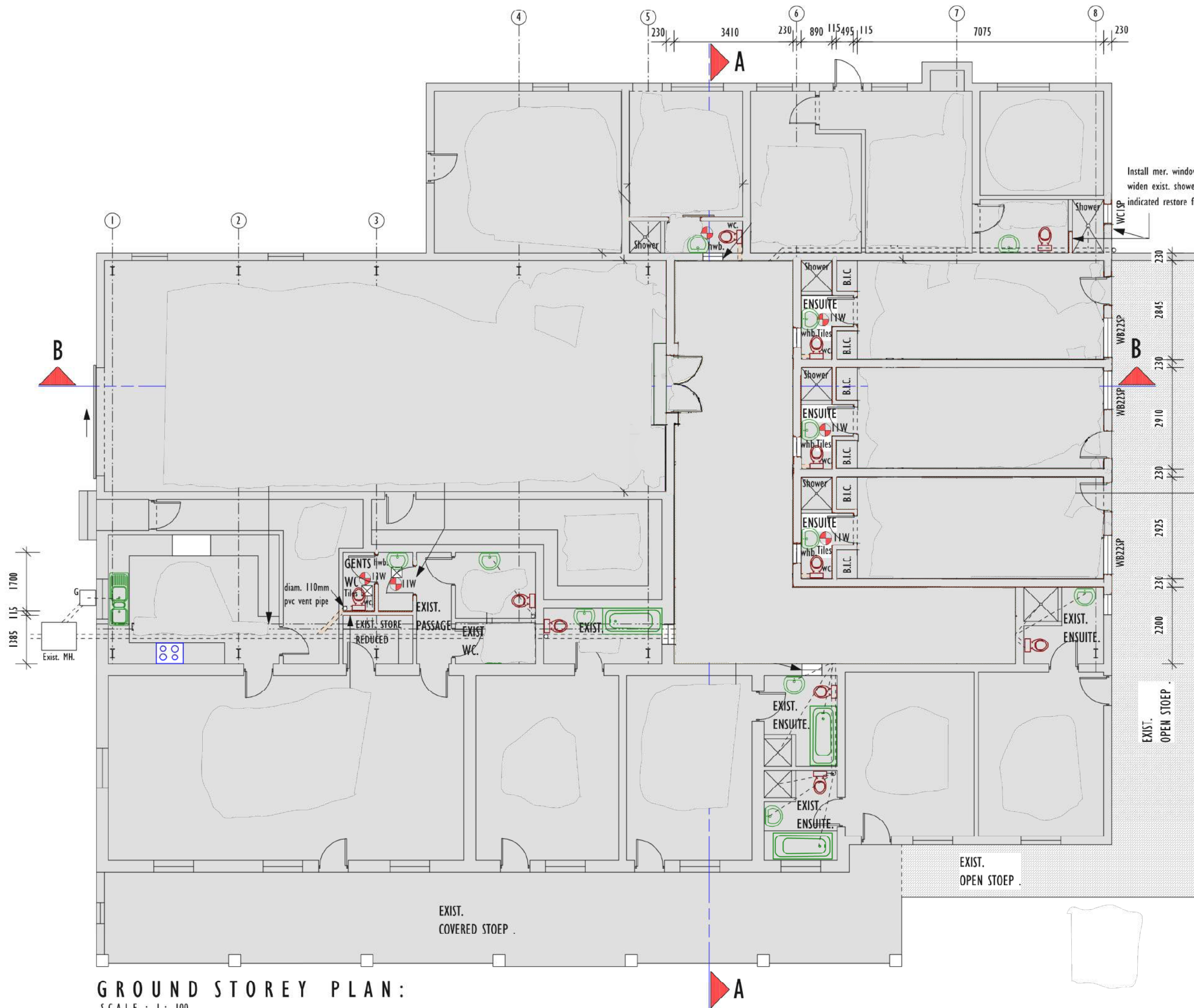
Owner : Farm, Rosenview
Farm No. 563 Portion 1
Main Road R44 ,
Stellenbosch

tekening no. 1379 - 01

datum: Jan 2025

skaal : 1 : 100

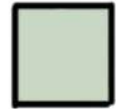
geteken : T Ziehl

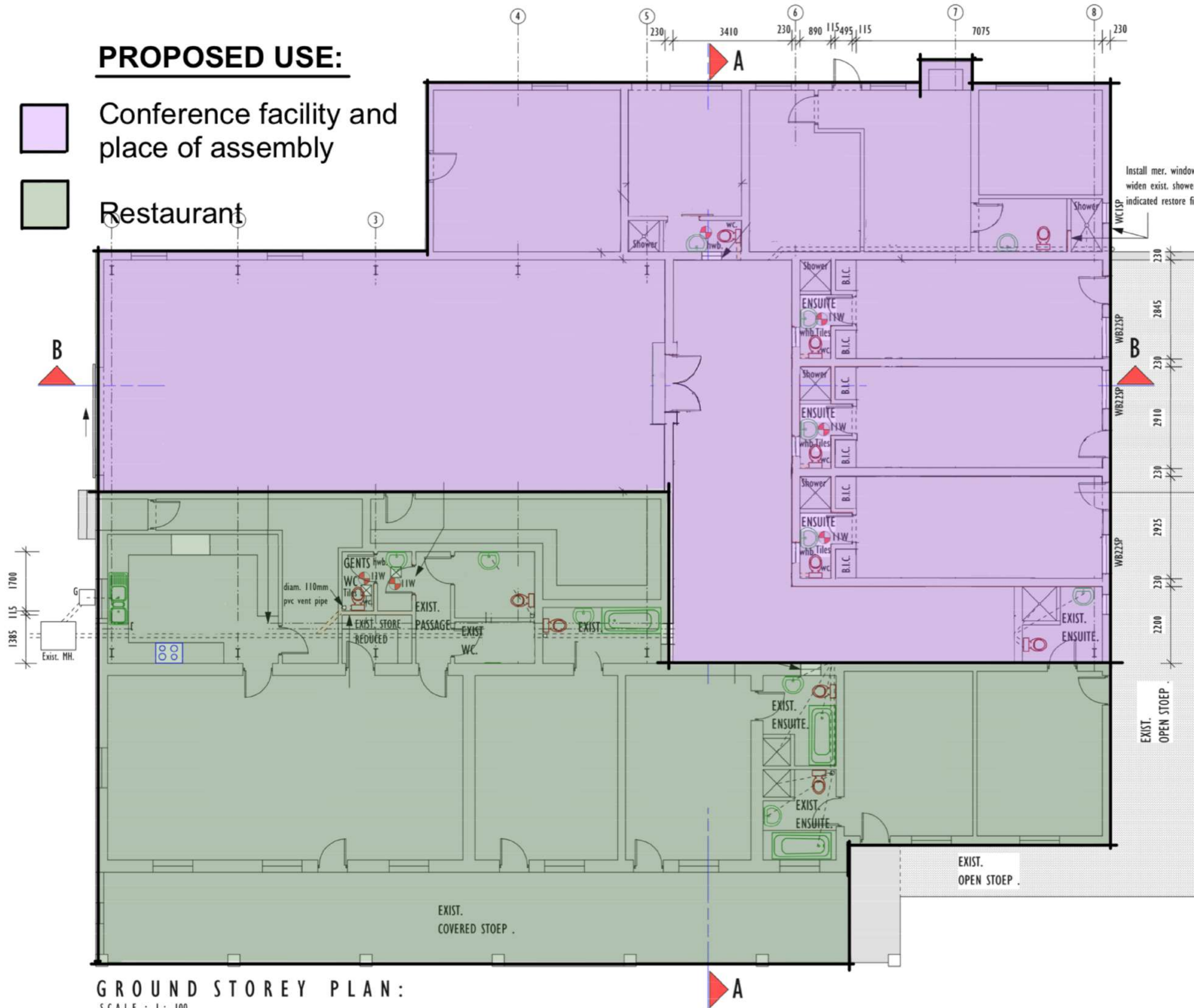


GROUND STOREY PLAN:
SCALE : 1 : 100

PROPOSED USE:

 Conference facility and place of assembly

 Restaurant



GROUND STOREY PLAN:

SCALE : 1 : 100

NOTES :

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ELECTRICAL LEGEND	
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	External light
	Ceiling light

Build -in 230mm brick wall plaster and paint to match exist.

tim ziehl
ARCHITECTS

NEW PROPOSED
WAGON HOUSE LAYOUT

PROPOSED AREAS

Owner : Farm, Rosenvew
Farm No. 563 Portion I
Main Road R44 ,
Stellenbosch

tekening no. 1379 - 01 B

datum: Jan 2025

skaal : 1 : 100

geteken : T Ziehl