since 1991 tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 4139-P

19 June 2026

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

MULTIPLE LAND USE PLANNING APPLICATIONS ON PORTION 1 OF THE FARM BOBBEJAANSBERG NO. 1437, DIVISION STELLENBOSCH

1. LAND USE PLANNING APPLICATIONS

Pertaining to Farm 1437/1, Stellenbosch – application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for:

- A consent use for a tourist facility (function venue) to use the existing garden (±2000m²) for occasional outdoor wedding events.
- A consent use to use the existing dwelling house (ocassionally) as a tourist dwelling unit for short term rentals linked to the weddings.

2. PURPOSE OF THE APPLICATION

The purpose of the application is to obtain municipal planning approval that will allow the landowner to host only ±5 functions (outdoor wedding events) per year in the garden, and to provide short-term accommodation (inside the existing dwelling) for the wedding guests.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T21239/2011 as Portion 1 of the Farm No. 1437, Division of Stellenbosch. The subject property is 10.2895ha in extent and Arney International is the registered owner. A copy of the subject property's Deed of Transfer is included in this submission

4. LOCALITY

The subject property is located on the Upper Blaauwklippen Road, ±7km southeast of Stellenbosch. The locality of the application area is indicated on the image below and the locality map included in this submission.

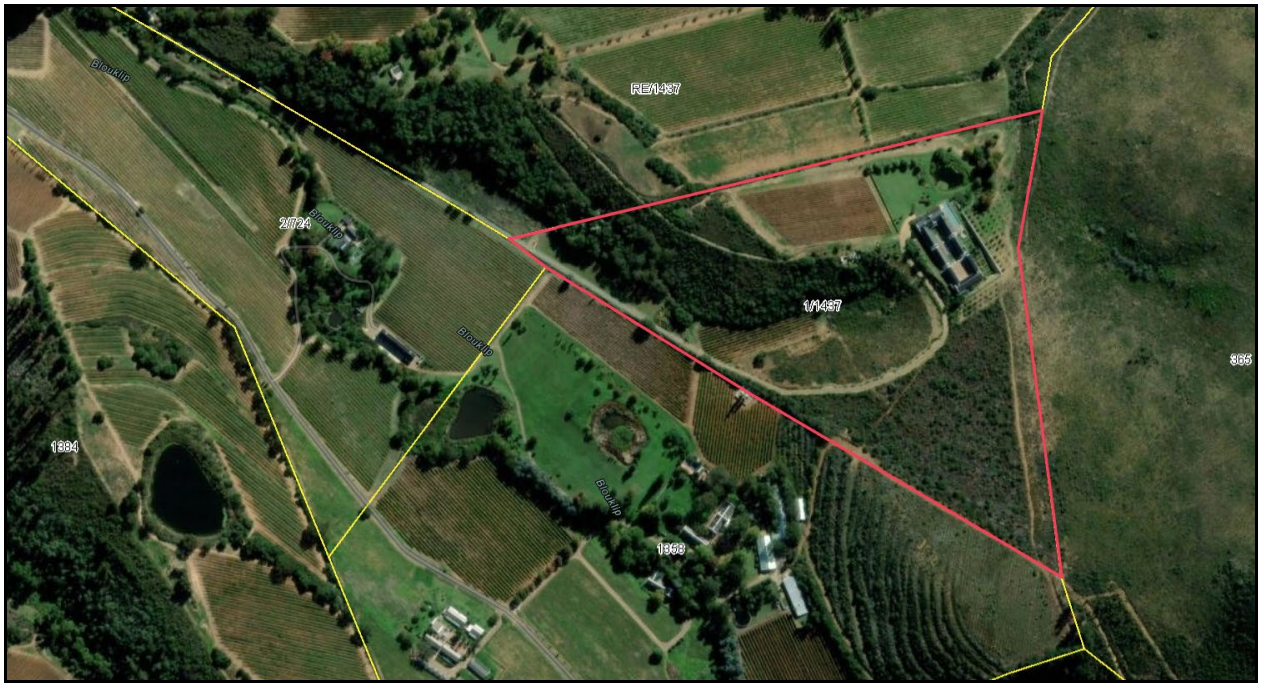


Figure 1: Locality of Farm 1437/1, Stellenbosch

5. SURROUNDING LAND USES

The subject property is surrounded by similar wine farms (Waterford, Dornier, Keermont, etc.) that all have tourist related facilities and offerings (e.g. wine tastings, restaurants, function venues, and short-term accommodation). The occasional use of the subject property for a wedding event (with accompanying accommodation) will therefore be compatible with the tourist-related land uses on the surrounding wine farms.

6. MOTIVATION FOR THE PROPOSED FUNCTION VENUE

As explained above, it is the landowner's intention to host only ±5 functions (outdoor wedding events) per year in the garden for ±100 guests – see image below.

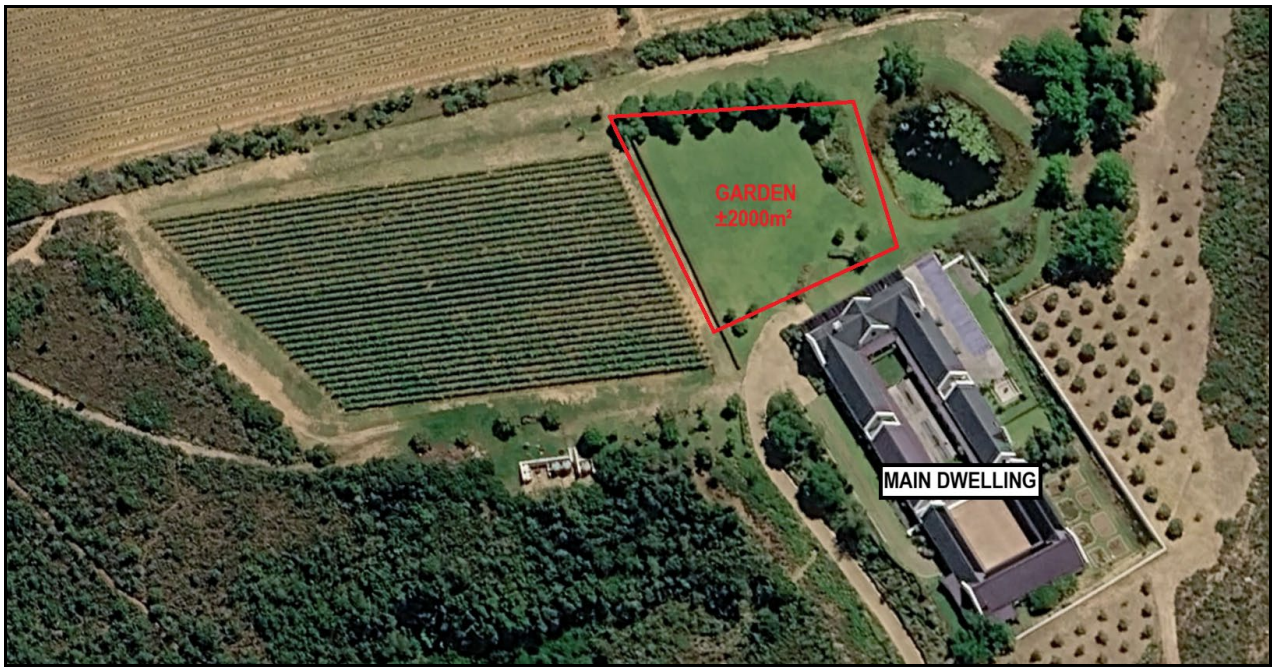


Figure 2: The garden to be used for outdoor wedding events

With every event, the function coordinator will erect a temporary outdoor tent with furniture in the garden – see image below.



Figure 3: The function venue tent that will be erected in the garden

The function coordinator will also arrange for catering (food and beverages), provide portable toilets for the guests, and provide temporary on-site parking for all the guests. After the wedding event (i.e. the next day) the function coordinator will remove all these items and furniture.

The proposed function venue is considered desirable because:

- The subject property's primary function will remain agriculture (olive farm), and the function venue will be subservient to the primary land use.
- It will be limited to only ±5 outdoor functions per year.
- All the event furniture will be delivered before the function and then removed after the function.
- The function will be held outside, in the existing garden.
- No new buildings will be constructed or existing buildings converted.
- The agricultural component of the farm will not be affected by the functions.
- It will provide an additional income stream for the farm.
- It will be compatible with the area, as similar tourist facilities are present on the surrounding wine farms.
- It will not have a negative heritage or environmental impact.
- Portable toilets will be provided for the guests.
- Temporary on-site parking will be provided for the guests, on a ±2000m² portion of the farm next to the entrance gate – see image below.



Figure 4: The area to be used for temporary parking

7. MOTIVATION FOR THE PROPOSED TOURIST DWELLING UNIT

It is the landowner's intention to host ±5 outdoor wedding events per year, and the landowner wishes to provide short-term accommodation for the main guests inside the dwelling house during these events. Hence the application for a tourist dwelling unit.

The proposed tourist dwelling unit is considered desirable because:

- There is an existing dwelling house on the subject property, and the proposed development entails the use of the existing bedrooms – excluding the master bedroom – for guests during these ±5 wedding events per year.
- The bedrooms will only be available to the function venue guests (e.g. for the bride, mother of the bride, bridesmaids, etc.).
- No changes to the existing dwelling house are proposed.
- The dwelling's master bedroom will not be available to the guests.
- Included in this submission is a copy of the dwelling house's approved building plans showing all the bedrooms.
- The proposed tourist dwelling unit is a permissible consent land use i.t.o. the subject property's zoning and no rezoning or departures are required.
- There are several short-term accommodation establishments in the area, and the proposed tourist dwelling unit will therefore be compatible with the surrounding area.
- Tourism is a key driver of Stellenbosch's local economy and contributes to job creation. The provision of accommodation for transient guests will support the local tourist industry.
- The use of an existing dwelling house as accommodation for transient guests will not have a negative impact on the natural or heritage environment of Stellenbosch, nor will it adversely affect the health and safety of the surrounding community.
- From an engineering point of view, the occasional use of the existing dwelling house for transient guests will not have an additional impact on bulk infrastructure.

8. CONCLUSION

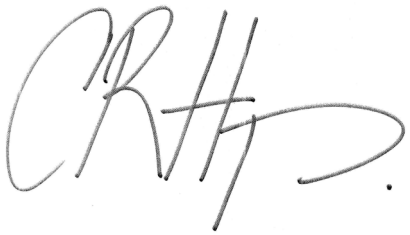
Application is made for the Stellenbosch Municipality's consent for a tourist related development that will allow the landowner to host ±5 functions (outdoor wedding events)

per year in the garden, and to provide short-term accommodation (inside the existing dwelling) for the guests.

The Stellenbosch Municipality's Spatial Development Framework (2023) places a big emphasis on the promotion of tourism. It refers to the many benefits of tourism, such as positive socio-economic impact, local economic development, job creation and security, income from tourism, etc. For these reasons, the proposed development is in line with the Municipal Spatial Development Framework's vision and recommendations and is considered desirable. We recommend that it be approved.

We trust the information provided will suffice in processing the land use planning application. However, feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information to process the application.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD