

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir/Madam

APPLICATION FOR CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: FARM 222/65, STELLENBOSCH DIVISION

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: Farm 222/65, Stellenbosch Division

Applicant: WP Bosch, boschwp@gmail.com

Owner: WP Bosch

Application Reference: LU/19193 (TP1173/2025)

Description of land development proposal:

1. 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 222/65, Stellenbosch Division for permission in terms of the Zoning Scheme (Technical Approval) in order to allow the following Additional Uses:
 - A Three (3) 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 Municipality.

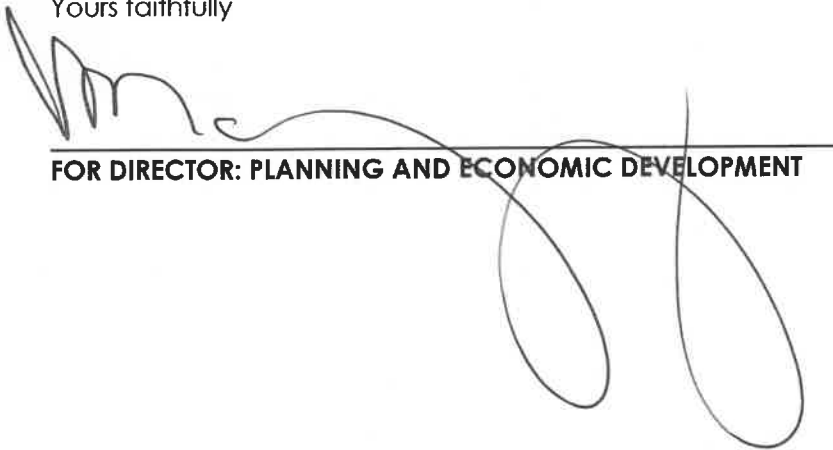
You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Municipality by electronic mail as follows: **Salome.Newman@stellenbosch.gov.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 **05 November 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 Municipality for assistance at the e-mail address provided or telephonically at **021- 808 8659** during normal office hours.

Yours faithfully



A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

5 Oct 2026.
DATE

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Mnr / Mev:

AANSOEK OM VERGUNNINGSGEBRUIK EN TOESTEMMING INGEVOLGE DIE SONERINGSKEMA PLAAS 222/65, AFDELING STELLENBOSCH

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

Adres van aansoek eiendom: 1 Langverwacht Pad, Haasendal

Aansoek eiendom beskrywing: Plaas 222/65, Afdeling Stellenbosch

Aansoeker: WP Bosch, boschwp@gmail.com

Eienaar: WP Bosch,

Aansoek Verwysing: LU/19193 (TP 1173/2025)

Besonderhede van die grondgebruiksaansoek:

1. Aansoek word gedoen ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipaliteit: Verordening oor Munisipale Grondsgebruikbeplanning, 2023 vir 'n Vergunningsgebruik op Plaas Nr. 222/65, Afdeling Stellenbosch vir 'n toestemming ingevolge die Soneringskema (Tegniese Goedkeuring) om die volgende addisionele gebruike toe te laat;
 - 'n Drie (3) slaapkamer gastehuis binne die bestaande woning.
 - 'n Toeristefasiliteit vir 'n funksielokaal wat 'n maksimum van 60 persone binne die bestaande struktuur toe laat.

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 toeganklik is nie, moet die Munisipaliteit versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

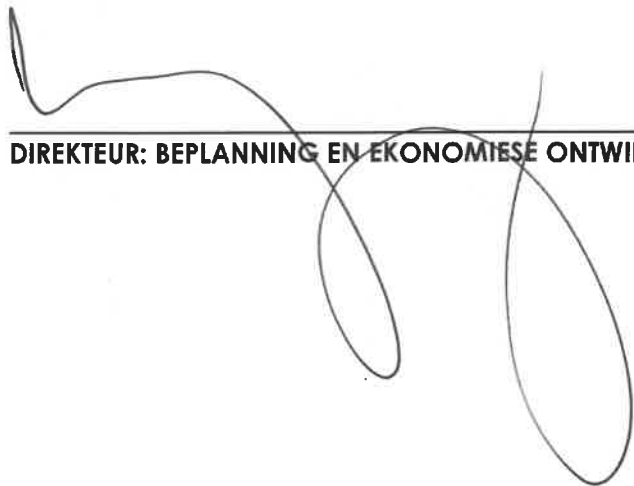
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Munisipaliteit ingedien word by wyse van elektroniese pos as volg: **Salome.Newman@stellenbosch.gov.za**. Deur 'n beswaar, kommentaar of verhoë 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 **05 November 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 Munisipaliteit geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021- 808 8659** gedurende normale kantoor ure.

Die Uwe



DIREKTEUR: BEPLANNING EN EKONOMIESE ONTWIKKELING

5 Okt 2026.
DATE

AFFECTED PROPERTIES

Farm 241/30

Email: [REDACTED]

Farm 245/3

Email: [REDACTED]

Stefan de Villiers

Email: [REDACTED]

Sigmund Storm

Email: [REDACTED]

Department of Transport and Public Roads
Deputy Director-General: Roads Infrastructure
PO Box 2603
CAPE TOWN
8000

Email: [REDACTED]

THIS DRAWING AND ALL ASSOCIATED INFORMATION REMAINS
THE PROPERTY OF OLIVER YANTER DESIGN STUDIOS, UNLESS
OTHERWISE SPECIFIED

GENERAL NOTE
ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE SALES 0400 MINIMUM
BY LAUREL BROS. DESIGN & BUILT

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

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

[illegible]

WP BOSCH & ASSOCIATES
ARCHITECTS

PROJECT
REM OF PTN 65 OF 222, HAASENDALPROJECT TYPE
SITE DEVELOPMENT P

CLIENT

LOCATION
TEAM OF FIN 45 OF 222 | HAASBENDAL

ARCHITECT

ACAP NO: 4215
ENGINEERS - CIVIL &
STRUCTURAL
ENGINEERS - ELEC. & MECH.

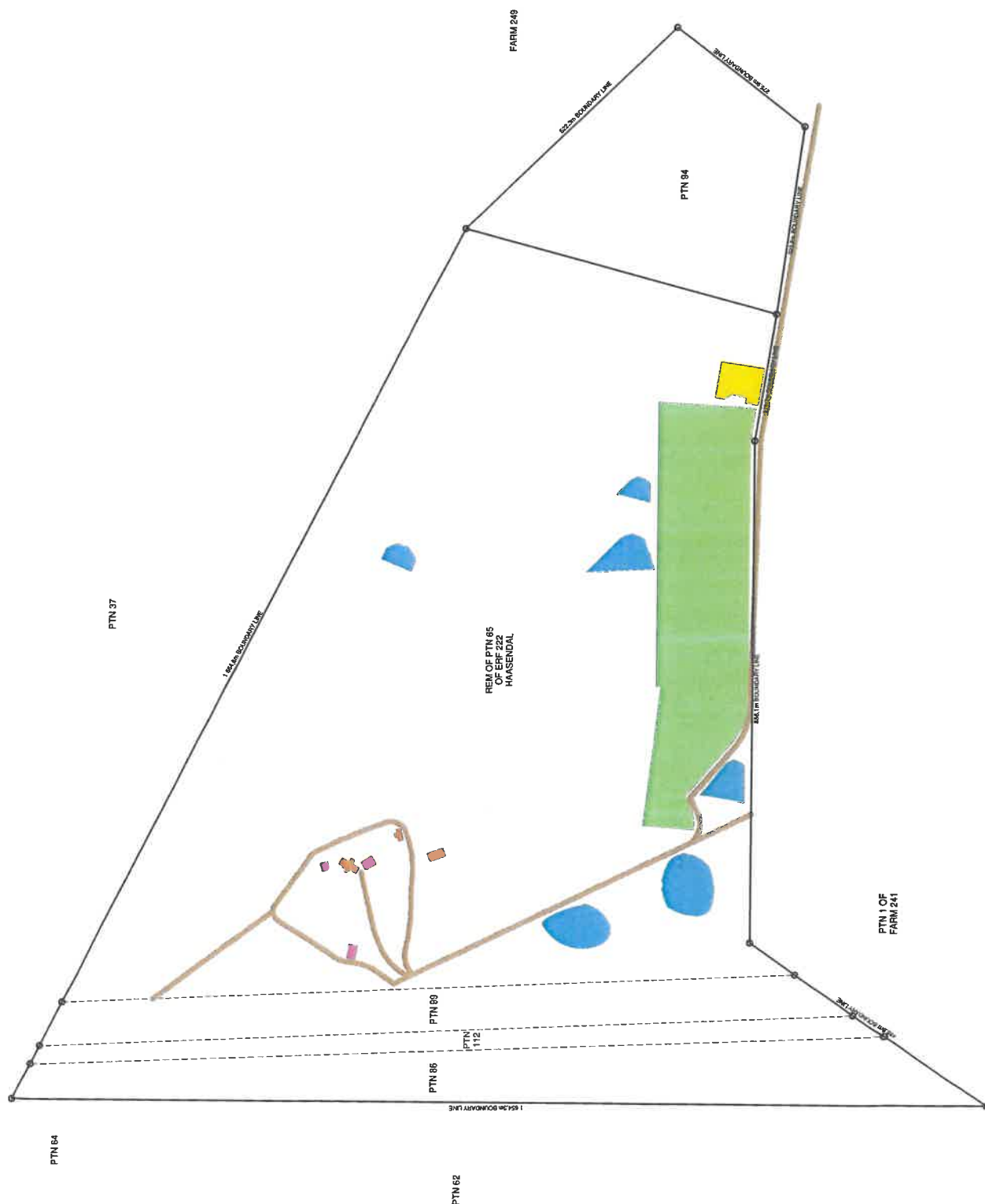
PROJECT DESCRIPTION

DRAWING TITLE	SCALE	DATE
---------------	-------	------

SITE DEVELOPMENT

PROJECT	DRAWING
7400-000	1000

FOR	DRAWN	REVISION



SITE PLAN
SCALE | 1:3500

SITE PLAN
SCALE | 1:3500

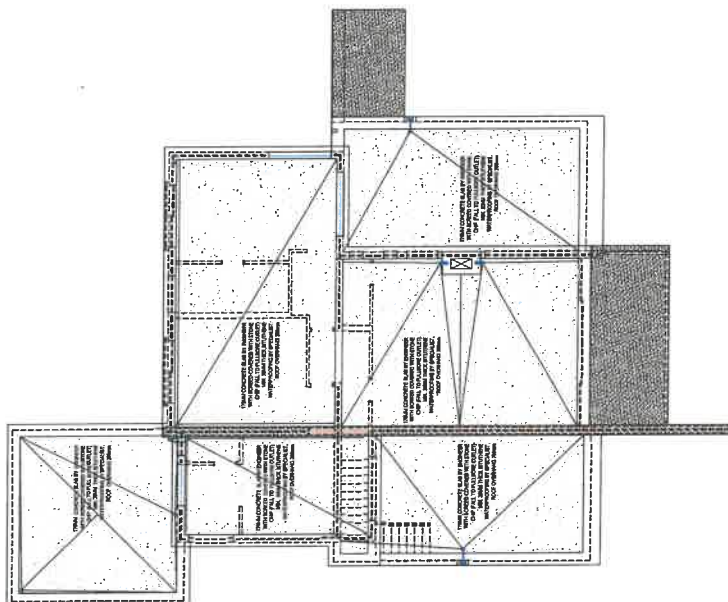
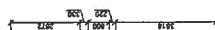
00-SITE.PLAN-2024-11-28
 DRAWING NUMBER
 REV A



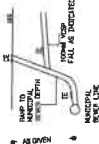
SITE PLAN
Scale 1:5000

FIRST FLOOR PLAN
Scale 1:100

400-ROOF-2024-11-28



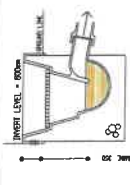
DETAILS



DETAIL OF MUNICIPAL
SEWER CONNECTION



STAIR DETAIL
1:50



DETAIL SECTION OF GULLY
1:20

NOTES

REPLACEMENT GLASS:

Size	Price
Small (8" x 6")	\$10.00
Medium (10" x 8")	\$12.00
Large (12" x 10")	\$15.00
Extra Large (14" x 12")	\$20.00

ALL NEW TO SAVE COSTS

GLAZING

3mm GLASS FOR WINDOW PAKES UP TO 0.7500sqm
5mm GLASS FOR WINDOW PAKES UP TO 1.0000sqm
6mm GLASS FOR WINDOW PAKES UP TO 2.0000sqm
8mm GLASS FOR WINDOW PAKES OVER 2.0000sqm
9mm ABOVE FLOOR LEVEL
10mm ABOVE FLOOR LEVEL

3mm SAFETY GLASS FOR ALL DOORS
5mm SAFETY GLASS FOR ALL DOORS
8mm SAFETY GLASS FOR ALL DOORS

ALL GLASS DOORS TO BE FITTED WITH A VISUAL BLINDING FILM

BLAZING

ALL GLAZING TO DOORS & WINDOWS TO COMPLY WITH PART II OF THE NEW-SPANS DADO-1980

REV	DATE	DESCRIPTION
1	06/00	FIRST ISSUE
2	-	-
3	-	-
4	-	-
5	-	-

ASSOCIATES

WP BOSCH	PROJECT NUMBER	DEPT NO.
B. ARCH (DOVS) MIA		4215

CHANGE REQUESTING

ADDITION TO EXISTING BUILDING ON
PORTION 65 HAASENDAL, NO 222
TELLENBOSCH

Doc No: -	Doc ID: 15 000	Checked
Date: 08	File	
File No: 101	Path: C:\Data\Projects	

ROOF PLAN

DRAFTING NUMBER
400-ROOF-202A-11-2B

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

Legend

-  Street Parcels
-  Farm Portions
-  Erf

- Farm No. 241/30, CoCT
- Farm No. 245/3, CoCT
- CoCT Traffic Engineering Section (Transport Roads Infrastructure & Management)
- Provincial Roads Engineers

Map Center: Lon: 18°43'24.4"E
Lat: 33°55'17.4"S

Scale: 1:18,056

Date created: 2026/09/29



**Western Cape
Government**
FOR YOU



Sources: Esri, Vantor, DeLorme Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Stellenbosch GIS Map

SCALE

1:9 028

Legend

- Farm and Portion _Query result
- Council _Approved Urban_Edge
- Ocean
- Rivers
- Neighborhood
- Hamlet
- Small Cities
- Medium Cities
- Big Cities
- Wards
- District Boundary
- Municipal Boundary
- Railway
- Street
- Main
- Arterial
- Provincial
- High Way
- ✈ Airfields
- Sectional Schemes
- Erven (Registered / Deeds Cadastre)
- Street Address

Imagery 2024 (10cm GSD)

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2026/09/29



Author: Stellenbosch Municipality



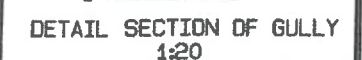
Stellenbosch Municipality
Street Address:
71 Plain Street, Stellenbosch, 7600
Tel: 021 808 8658

This map is a representation of the information currently held by the Stellenbosch Municipality. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of the map and the notations on it, or as a result of misuse of the information provided herein.

LANGVERWACHT RD

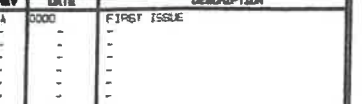
Farm NO. 222/89, S1b
Farm NO. 249, S1b
Farm NO. 222/94, S1b

DETAILS



NOTES

- GLASS
 - 2"th GLASS FOR WINDOW PANES UP TO 0.750sqm
 - 3"th GLASS FOR WINDOW PANES UP TO 1.500sqm
 - 4"th GLASS FOR WINDOW PANES UP TO 2.100sqm
 - 5"th GLASS FOR WINDOW PANES OVER 2.100sqm
 - 6"th SAFETY GLASS FOR WINDOWS PANE LOWER THAN 500mm ABOVE FLOOR LEVEL
 - GLASS ON DOORS FOR ALL DOORS
 - GLASS ON DOORS TO BE FITTED WITH A VISUAL GLASS MARKER
- GLAZING
 - ALL GLAZING TO DOORS & WINDOWS TO COMPLY WITH AS/NZS 4200:2001
 - FOR EACH \$400 UDDP

**W. BOSCH & ASSOCIATES**

WP BOSCH	PROJECT ARCHITECT	EXCISE
B. ARCH (DOVS) MIA		4215

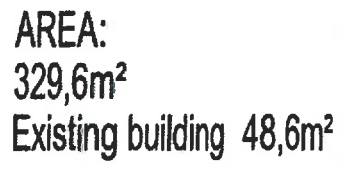
**ADDITION TO EXISTING BUILDING ON
PORTION 65 HAASENDAL. NO 222
TELLENBOSCH**

No:	Scale:	CHECKED
Date:	File:	

BRANDS DESCRIPTION

ROUND & FLOOR PLAN

DRAWING NUMBER 01-FLR.PLAN-2024-11-28	REV A
--	----------



LEGEND:

LICENSED PREMISES	
ON CONSUMPTION	
POINT OF SALE	
STORAGE	
RESTRICTED AREA	

GROUND FLOOR PLAN
Scale 1:200