ARCH
TOWN PLANNERS

Postal address: 152 Dorp Street
Stellenbosch
7600
M: +27 (0)72 480 5838
E: marike@archtownplanners.co.za
W: www.archtownplanners.co.za

11 November 2026

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE (FUNCTION VENUE) ON FARM 1075, PORTION 6, STELLENBOSCH, IDA'S VALLEY HOMESTEAD, RUSTENBERG RD

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

Application Property Address: **Farm 1075, Portion 6, Stellenbosch**
Application Property Number: **Ida's Valley Homestead, Rustenberg Rd, Idas Valley**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**
Owner: **Alice Fione Erskine Trust**
Application Reference: **TP1808/2026**

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Farm 1075, Portion 6, Stellenbosch:

i. **Consent Use to allow for a tourist facility (function venue) with a seating capacity of 120 people.**

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: carlien@archtownplanners.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 **11 December 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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Fourie

For Arch Town Planners (Pty) Ltd

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TOWN PLANNERS

Postal address: 152 Dorp Street
Stellenbosch
7600
M: +27 (0)72 480 5838
E: marike@archtownplanners.co.za
W: www.archtownplanners.co.za

11 November 2026

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM VERGUNNINGSGEBRUIK (FUNKSIELOKAAL) OP PLAAS 1075, GEDEELTE 6, STELLENBOSCH, IDA'S VALLEY HOMESTEAD, RUSTENBERGWEG

Adres van aansoek eiendom: **Plaas 1075, Gedeelte 6, Stellenbosch**

Aansoek eiendom beskrywing: **Ida's Valley Homestead, Rustenbergweg, Idas Vallei**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**

Eienaar: **Alice Fione Erskine Trust**

Aansoek Verwysing: **TP1808/2026**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Municipaliteit se Beplanningsverordening (2023) ten einde voorsienning te maak vir die volgende op Plaas 1075, Gedeelte 6, Stellenbosch:

i. **Vergunningsgebruik om voorsiening te maak vir 'n toeristefasiliteit (funksielokaal) met 'n sitplekkapasiteit van 120 persone.**

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: Carlien Fourie, carlien@archtownplanners.co.za . 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 **11 Desember 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 **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Fourie

Vir Arch Town Planners (Pty) Ltd

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SACAP No: 6148
SAIA Practice No: PH 3477
SAIA No:6795

ST 5:
CONSTRUCTION

RUSTENBERG ROAD

COTTAGE 1
COTTAGE 2
COTTAGE 3
COTTAGE 4

c1930's 'GATEHOUSE' [MANAGER'S HOUSE]

ACCESS GATE

PROPOSED OVERFLOW PARKING 3 [15 BAYS]

EXT DAM

PROPOSED PARKING 2 [32 BAYS]

FORMAL GARDEN: OPEN AIR CANAPES OR SOIREE Area = 1405m²

'CHAPEL GARDEN': OPEN AIR CEREMONY OR RECEPTION Area = 692m²

EXT POOL

CHAMPION TREE

1789 HOMESTEAD

OPEN AIR CEREMONY Area = 567 m²

NORTH POND

PROPOSED PARKING [18 BAYS]

EXT DAM

post 1976 GARAGE

c. 1700 VILJOENHUIS OUTBUILDING

1817 WINE CELLAR

SOUTH POND

PROPOSED FUNCTIONS VENUE Area incl courtyard = 656m²

STORE ROOM

OPEN AIR CANAPES AREA Area = 580 m²

STORE ROOM

SITE PLAN
SCALE 1:500

SIGNATURES:

CLIENT:

ARCHITECT:

hb ARCHITECTS
po box 805 stuart@hermansen.co.za
stellenbosch 7599 ph: 083 658 2640
hb architects (pty) ltd reg no 2017/103 456 / 07

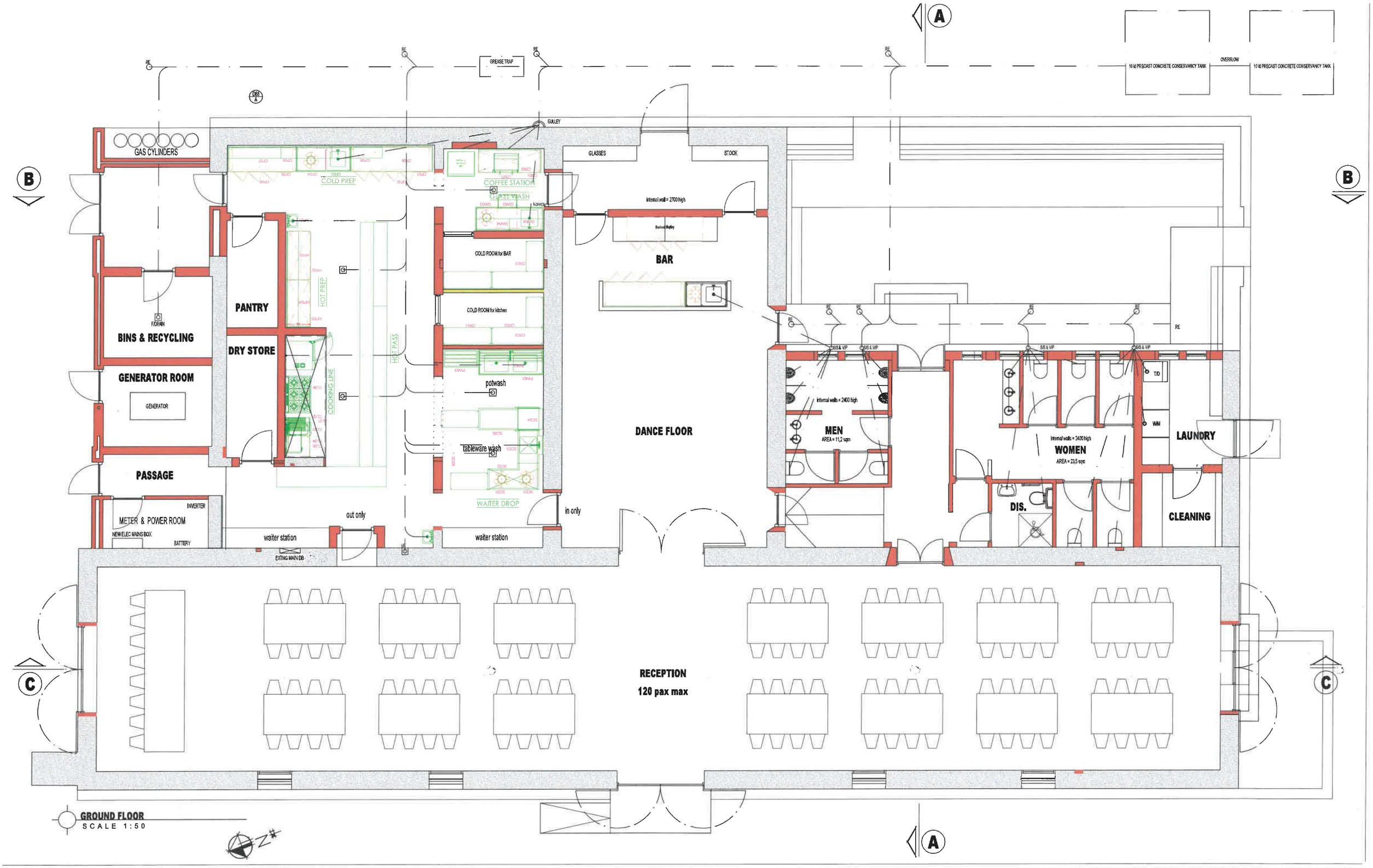
CLIENT:
AF ERSKINE TRUST

PROJECT:
IDA'S VALLEY

DRAWING:
SITE DEVELOPMENT PLAN

DRAWN:	SCALE:	DATE:
SH	1:500 @ A1	01 09 2026

JOB No:	REV No:
2503	0
	DWG No SDP001



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S HERMANSEN Pr Arch SACAP No: 6148
SAIA Practice No: PH 3477
SAIA No:6795

SIGNATURES:

CLIENT:

ARCHITECT:

OCCUPANCY: A1: PLACE OF ENTERTAINMENT
POPULATION:
PERSONNEL: 12 PERSONS [12 MALE, 12 FEMALE]
VISITORS: 120 PERSONS
SANITARY FIXTURES: SANS 10400 PART P
PERSONNEL [TABLE 6]:
MALE: 1 WC, 1 URINAL, 1 WHB
FEMALE: 2 WC'S, 1 WHB
VISITORS [TABLE 4]:
MALE:1 WC, 1 URINAL, 1 WHB
FEMALE: 1 WC, 1 WHB
NUMBER PROVIDED
MALE: 2 WC'S, 4 URINALS, 2 WHB

hb ARCHITECTS
po box 805
stellenbosch 7599
hb architects (pty) ltd
stuart@hermansen.co.za
ph 083 658 2640
reg no 2017/103456/07

CLIENT:
AF ERSKINE TRUST

PROJECT:
IDA'S VALLEY

DRAWING:
CELLAR: FLOOR PLAN

WORKSTAGE:
ST 5: CONSTRUCTION

DRAWN:	SCALE:	DATE:
seh	1:50 @ A1	01 09 2026

JOB No:	REV No:
2503	5
	DWG No: WD001

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SACAP No: 6148
SAIA Practice No: PH 3477
SAIA No:6795

ST 5: CONSTRUCTION

RUSTENBERG ROAD

EXT DAM

PUMP HSE

PROPOSED OVERFLOW PARKING AREA 3 [15 BAYS]

KIOSK

ACCESS GATE

PROPOSED PARKING AREA 2 [32 BAYS]

CHAMPION TREE

EXT DAM

PUMP HSE

PROPOSED PARKING AREA 1 [16 BAYS]

KITCHEN GARDEN

'CHAPEL GARDEN': OPEN AIR CEREMONY OR RECEPTION Area = 692m²

OPEN AIR CEREMONY Area = 567 m²

NORTH POND

STORE ROOM

SITE PLAN: PARKING LAYOUT
SCALE 1:250

SIGNATURES:

CLIENT:

ARCHITECT:

hb ARCHITECTS
po box 805 stuart@hermansen.co.za
stellenbosch 7599 ph 083 658 2640
hb architects (pty) ltd reg no 2017/101436/07

CLIENT:

AF ERSKINE TRUST

PROJECT:

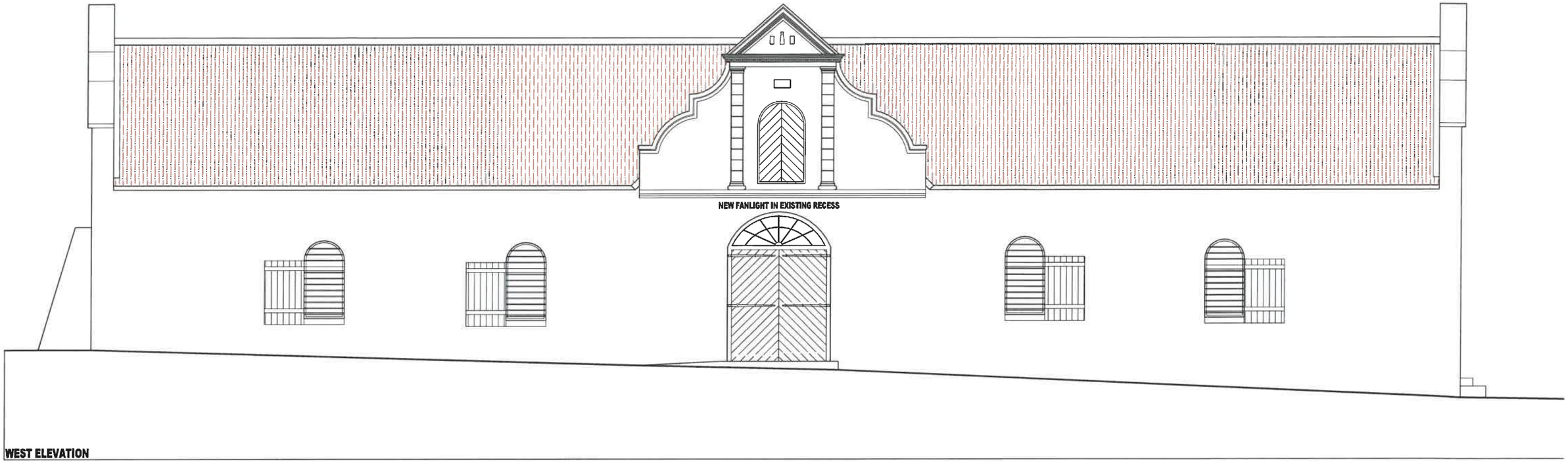
IDA'S VALLEY

DRAWING:

SITE DEVELOPMENT PLAN PARKING LAYOUT

DRAWN:	SCALE:	DATE:
SH	1:250 @ A1	01 09 2026

JOB No:	REV No:
2503	0
	DWG No SDP002



WEST ELEVATION



EAST ELEVATION

stuart hermansen
sacap 6148
stuart@hermansen.co.za
083 658 2640
po box 805 stellenbosch 7599

hb architect [pty] ltd
reg no 2017 / 103 456 / 07

NOTES:

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DWG NAME: WEST & EAST ELEVATIONS

PROJECT: IDA'S VALLEY WINE CELLAR

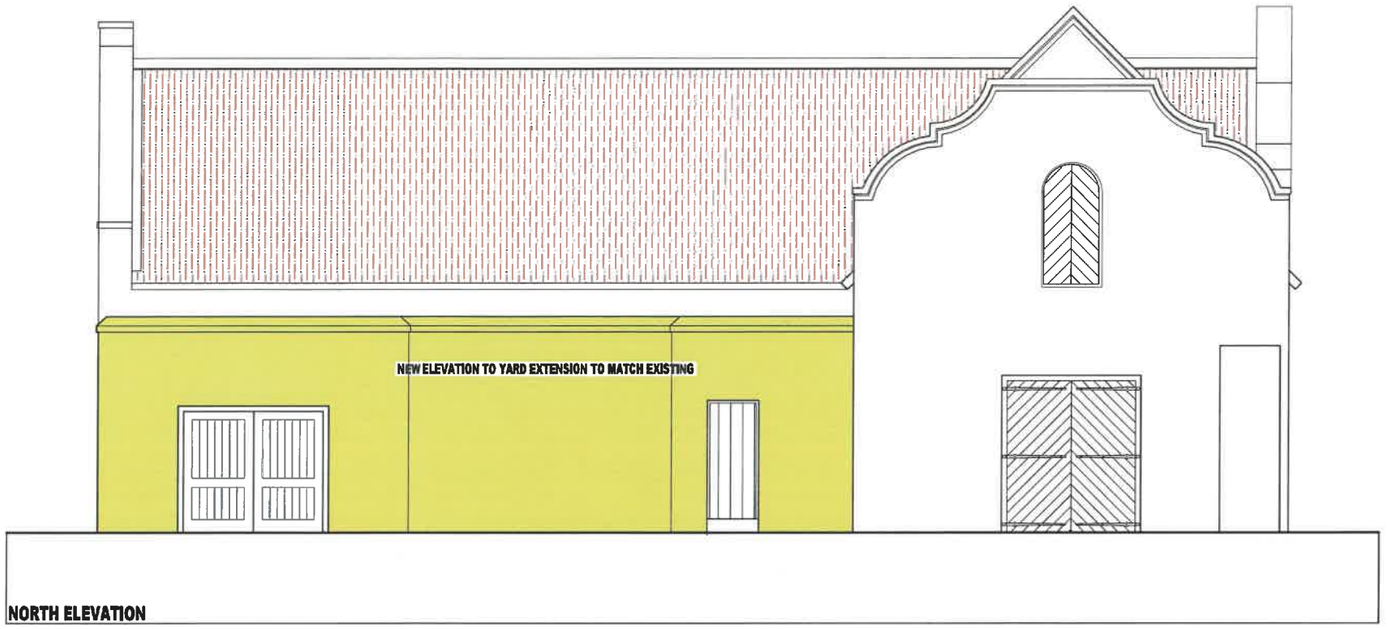
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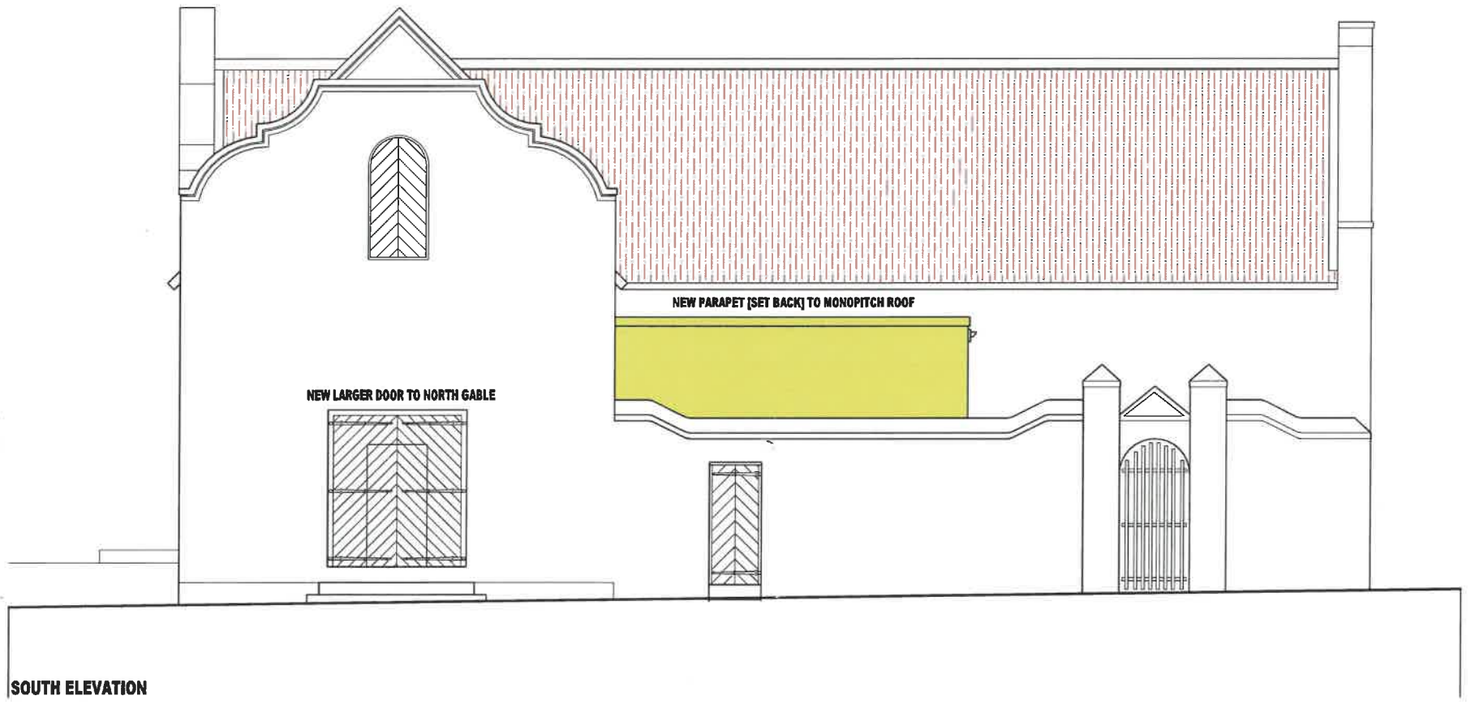
PROJ NO: 2503

REV NO: 1

DWG NO: 2503-SK05



NORTH ELEVATION



SOUTH ELEVATION

stuart hermansen
sacap 6148
stuart@hermansen.co.za
083 658 2640
po box 805 stellenbosch 7599
hb architect [pty] ltd
reg no 2017 / 103 456 / 07

NOTES:

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DWG NAME: NORTH & SOUTH ELEVATIONS

PROJECT: IDA'S VALLEY WINE CELLAR

CLIENT: AF ERSKINE TRUST

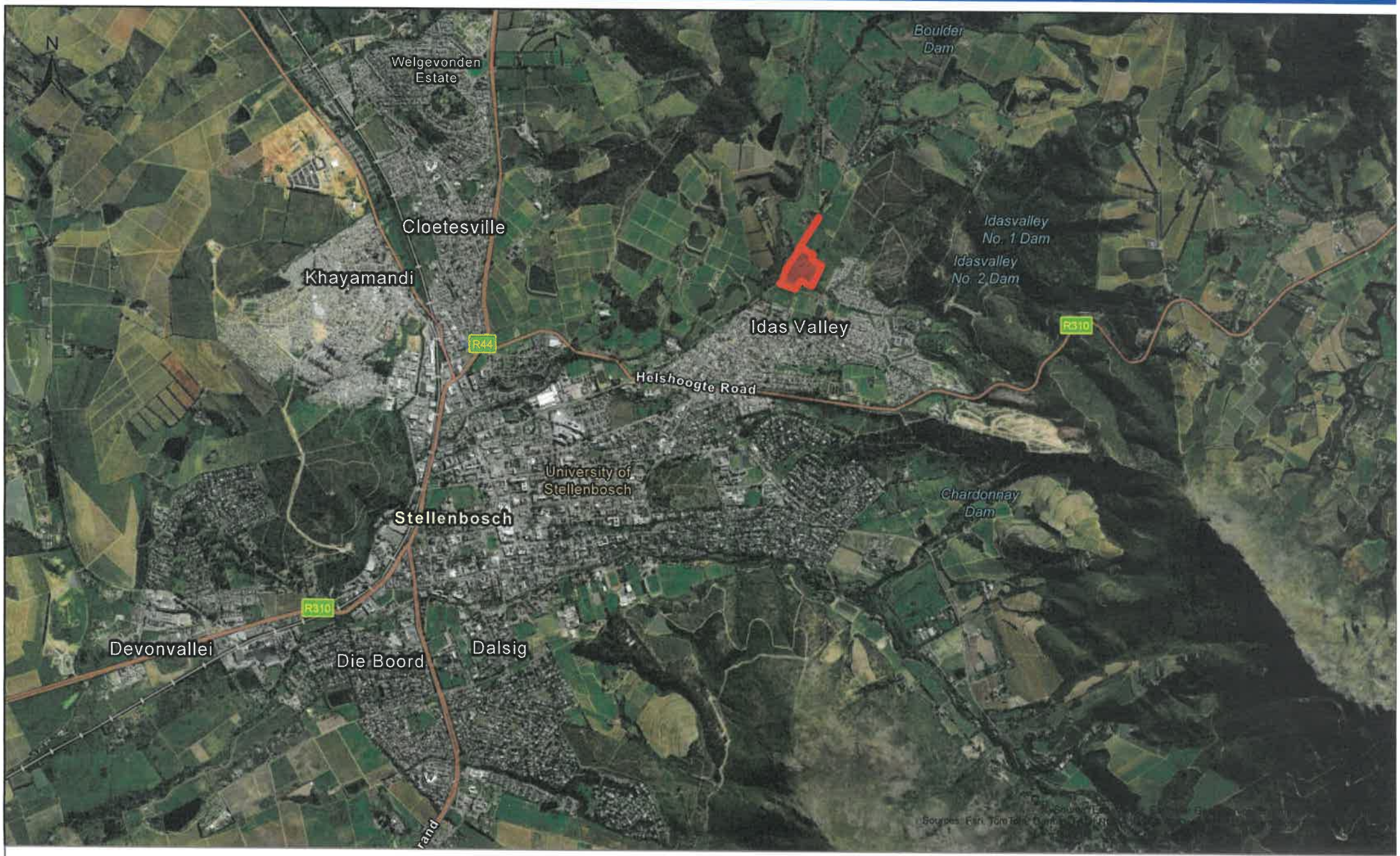
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PROJ NO: 2503

REV NO: 1

DWG NO: 2503-SK06

Locality Plan - Farm 1075, Portion 6, Stellenbosch (Idas Valley)



Date created: 2026/09/11

km
0 0.5 1 1.5 2 2.5

Western Cape Government
FOR YOU

APPLICATION FOR CONSENT USE (FUNCTION VENUE)

FARM 1075, PORTION 6, STELLENBOSCH
IDA'S VALLEY HOMESTEAD, RUSTENBERG RD, IDA'S VALLEY, STELLENBOSCH



SEPTEMBER 2026

SUBMITTED TO:

STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

Postal Address: 152 Dorp Street
2nd Floor, Bakkershuis
Stellenbosch, 7600

Email: marike@archtownplanners.co.za

Website: www.archtownplanners.co.za

Contents

1. INTRODUCTION 4

1.1 Background Information 4

1.2 Planning Brief 4

1.3 Applications to Stellenbosch Municipality 4

2. PROPERTY DESCRIPTION 5

2.1 Ownership Details and Title Deed 5

2.2 Locality 5

2.3 Physical characteristics 6

2.4 Surrounding Land Uses 6

2.5 Current Zoning and Existing Rights 7

2.6 Heritage Grading 8

3. DEVELOPMENT PROPOSAL 9

3.1 Proposed Function Venue 9

3.2 Access and Parking 11

3.3 Traffic Impact 13

3.4 Availability of Services 13

4. APPLICABLE POLICIES AND LEGISLATION 13

4.1 Stellenbosch Municipal Spatial Development Framework (2023) 13

5. MOTIVATION 13

5.1 Stellenbosch Municipality Land Use By-Law (2023) 13

5.2 Land Use Planning Act (2014) 16

6. CONCLUSION 17

ANNEXURES

Annexure A:	Land Use Planning Application Form
Annexure B:	Power of Attorney and Resolution
Annexure C:	Title Deed
Annexure D:	Site Development Plan
Annexure E:	Permit from SAHRA

FIGURES

Figure 1 - Locality Plan - Farm 6/1075, Ida's Valley, Stellenbosch

Figure 2 - The Application Site – Farm 6/1075, Ida's Valley, Stellenbosch

Figure 3 - Site Development Plan - Farm 6/1075, Ida's Valley

Figure 4 - Proposed Function Venue Floor Plan

Figure 5 - Access Point for Function Venue

Figure 6 - Aerial View of Proposed Parking Area

Figure 7 - Proposed Parking Areas

TABLES

Table 1:	Property Details
Table 2:	Agricultural and Rural Zone Permitted Land Uses
Table 3:	Assessment of Application in terms of Section 65(c) of the By-Law
Table 4:	Assessment of Application in terms of Section 59 of LUPA

1. INTRODUCTION

1.1 Background Information

Farm 6/1075, Ida's Valley, Stellenbosch (also known as Ida's Valley Homestead), hereafter referred to as the application site, is situated on Rustenberg Road in the Ida's Valley area of Stellenbosch, within the Stellenbosch Municipal area.

The Ida's Valley farmstead and werf area is of high historical significance within the valley as a whole, and constitutes a fine example of a Cape Dutch werf. The buildings on the site have a high degree of architectural significance, authenticity and intactness, and the mature landscaping is appropriate to the werf as a whole. The farm has associations with the arrival of the Huguenots at the Cape, as well as with the history of slavery, and is considered a rare and excellent example of its type. The site in its totality has been declared a National Heritage Resource, with several of its buildings, including the 1817 Wine Cellar, the 1789 Homestead and the c1700 Viljoenhuis, declared as National Heritage Monuments (refer Section 2.6 below).

There is currently no agricultural activity taking place on the application site. The application site forms part of a broader, long-term restoration vision for the farm, which includes the conservation of the historic core of the site under a heritage permit issued by the South African Heritage Resources Agency (SAHRA) (refer to Section 2.6 below) which is attached as **Annexure E**. As part of this broader vision, the landowner wishes to add a function venue facility to the farm, making use of the existing 1817 Wine Cellar building, in order to generate a farm income, to help with the long-term conservation of this historically significant werf, and create additional economic opportunities on the property.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for a tourist facility (function venue) on the application site. Please refer to **Annexure A** for the Land Use Application Form.

The power of attorney and resolution is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(2) (o) of the Stellenbosch Municipality Land Use By-Law, 2019 (amended 2024) (hereafter referred to as 'the By-Law') to allow for the following on Farm 6/1075, Idas Valley, Stellenbosch:

a. Consent Use to allow for a tourist facility (function venue) with a seating capacity of 120 people.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Farm 6/1075, Ida's Valley, Stellenbosch	Alice Fione Erskine Trust	±6.93ha	T28890/1975	None

Table 1 *Property Details*

Please refer to **Annexure C** for a copy of the Title Deed.

2.2 Locality

The application site is located on Rustenberg Road in the northern Ida's Valley area of Stellenbosch.



Figure 1 - Locality Plan - Farm 6/1075, Ida's Valley, Stellenbosch



Figure 2 - The Application Site – Farm 6/1075, Ida's Valley, Stellenbosch

2.3 Physical characteristics

The application site is ±6.93ha in extent and is zoned Agricultural and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-law (2023). The site has a number of historic farm buildings, including the 1789 Homestead, the c1700 Viljoenhuis, the 1930's Gatehouse, and the 1817 Wine Cellar (the building proposed to be converted to the function venue), together with associated agricultural infrastructure and outbuildings.

The gardens, mature trees and other landscape features on the site contribute significantly to the character of the farm werf as a whole, with the backdrop of foothills and mountain peaks forming an important part of the setting. A formal garden and axial approach avenue are central to the sense of place of the werf. The heritage conservation works are being undertaken under separate authorisation from SAHRA and do not form part of this land use application. They are referenced here to confirm that the historic 1817 Wine Cellar building, which is proposed to be converted to the function venue that is the subject of this application, is being appropriately conserved and stabilised in line with the SAHRA authorization.

2.4 Surrounding Land Uses

The application site is surrounded predominantly by agricultural land to the north, west and directly east of the site. There are a number of tourist related activities within the surrounding area of the Idas Valley Homestead.

Luckhoff High School, the Ida's Valley Sports Grounds and the Bruckner De Villiers Primary School lies directly south of the application site.

The closest school to the proposed function venue is approximately 377m away, and the closest residential dwelling (in the Ida's Valley neighbourhood to the east) is approximately 170m from the proposed function venue. It is important to note that the function venue is proposed to operate largely outside of school hours (over weekends and in the evenings in most cases), which is expected to substantially limit the impact of the proposed use on the nearby schools. The broader Ida's Valley and Stellenbosch area includes numerous wine and agricultural estates offering similar tourism and hospitality-related facilities, and the introduction of a function venue on this property is consistent with this established regional land use pattern.

2.5 Current Zoning and Existing Rights

The application site is zoned Agricultural and Rural Zone and has to comply with the building parameters of this zone. The primary, additional and consent uses for this zone are as set out below:

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event / year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication • station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation • establishment • **Tourist facility (new buildings or exceeding threshold)** • Any additional use exceeding the threshold set out in this chapter

Table 2: *Agricultural and Rural Zone Permitted Land Uses*

The purpose of the Agriculture and Rural Zone is to protect and preserve agricultural land, rural landscapes, and biodiversity while supporting bona fide agricultural production, conservation, and normal agricultural buildings. Additionally, this zoning allows a limited range of secondary activities, such as more intensive agricultural operations, agricultural industry, and tourism, either as additional rights or through consent use approval to provide landowners with diversified income and economic sustainability without negatively impacting the main agricultural use of the land.

Section 209(6) of the By-law states that "the total coverage of all buildings plus external use areas (excluding parking and outdoor seating) as an additional use, shall not exceed 250m² for the entire land unit..." As the proposed function venue and associated outdoor areas exceed this 250m² threshold, and involve minor new building extensions, the proposed function venue and associated uses require a Consent Use application in terms of Section 15(2)(o) of the By-law.

2.6 Heritage Grading

The application site in its totality has been declared a National Heritage Resource, with several of its buildings, including the 1817 Wine Cellar, the 1789 Homestead and the c1700 Viljoenhuis, declared as National Heritage Monuments. The historic core of the application site, including these buildings and associated stores, courtyards, walls and outbuildings, is being conserved under a permit issued by the South African Heritage Resources Agency (SAHRA) in terms of Section 27(18) of the National Heritage Resources Act, 25 of 1999 (SAHRIS Site 87970, Case ID 25762, Permit ID 4836, issued 10 October 2025, valid from 25 October 2025 to 24 October 2027). The permit was granted to Cindy Postlethwayt Heritage Consultant, the appointed heritage practitioner for the project, and authorises the conservation and stabilisation of the original fabric of these buildings, additions to existing stores, new stabling structures, and the proposed alterations and additions to the existing 1817 Wine Cellar, together with associated landscape works, substantially in accordance with the Landscape Assessment Report and Landscape Master Plan.

The heritage conservation works are being undertaken under separate authorisation from SAHRA and do not form part of this land use application. They are referenced here to confirm that the historic 1817 Wine Cellar building, which is proposed to be converted to the function venue that is the subject of this application, is being appropriately conserved in line with this SAHRA authorisation.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Function Venue

This section should be read with the SDP, Floor Plans and Elevations attached as **Annexure D**.

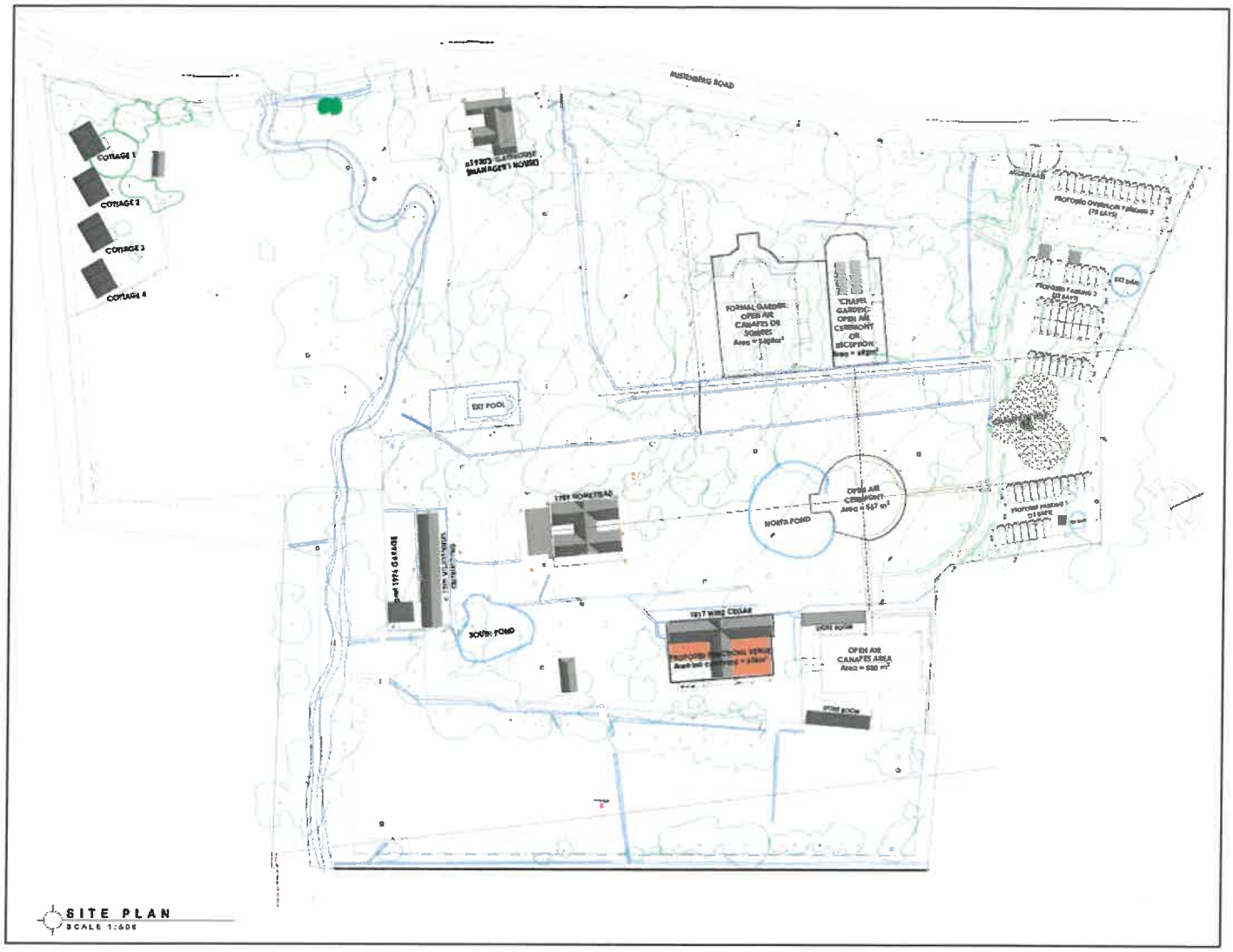


Figure 3 - Site Development Plan - Farm 6/1075, Ida's Valley

The proposed consent use entails the utilisation of the existing 1817 Wine Cellar building as a function venue, with a seating capacity of 120 people. Please refer to Figure 4 below for an extract of the proposed floor plan. All the red lines on Figure 4 indicate alterations and additions to the existing building.

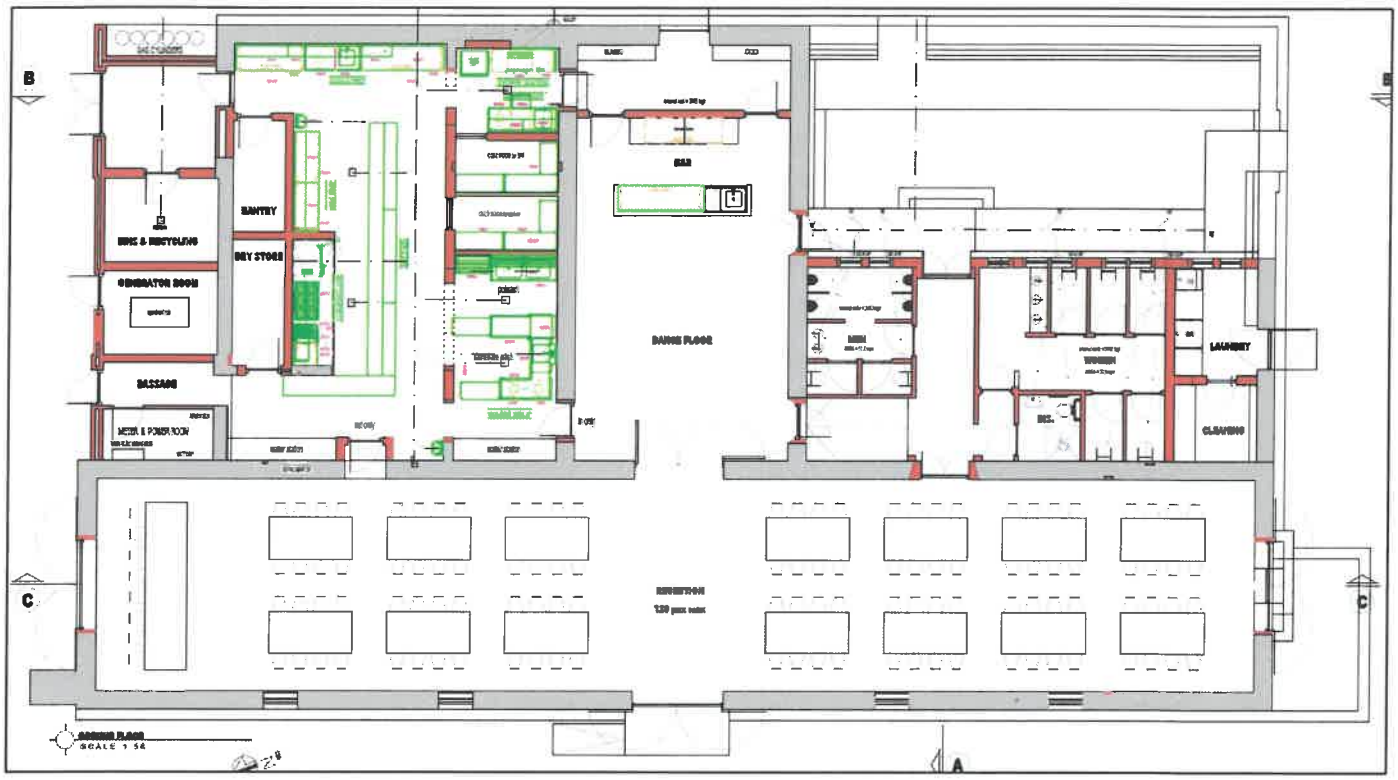


Figure 4 - Proposed Function Venue Floor Plan

The function venue will have a reception and dining area, dance floor, bar and ablution facilities with a back of house area consisting of the kitchen (including a scullery) cleaning and laundry facilities. The main function area, consisting of the reception area, dance floor and bar area will be situated in the historical wine cellar with the ablutions and back of house facilities to be accommodated in the existing outbuildings (to be renovated) with the recycling facility, generation room, passage and metering room to be accommodated in a new extension.

A number of design and operational factors help mitigate the potential noise impact of the function venue on the residential area to the east. As the function venue will be accommodated within a historic building, the existing thick historic walls provide a significant reduction in noise transmission, including noise generated by music on the dance floor. In addition, the seating and bar area has no windows facing east, and the indoor seating area is oriented towards, and fronts onto, the rest of the werf, away from the residential area. Guests will also not have access to the garden area directly outside the bar, further limiting any noise or activity spilling toward the eastern boundary. Thus, the potential noise impact towards the east will be minimal.

In addition to the function venue, two outdoor ceremony areas are proposed as ancillary uses to the function venue: one next to the formal garden, and one at the north pond. Two outdoor canapé areas are also proposed as ancillary uses: the formal garden, and a separate open-air area directly adjacent to the proposed function venue.

It is important to note that these outdoor areas will function as part of the venue facility in the wine cellar building and will not generate additional GLA or additional seating capacity, as functions will be limited to one function at a time, with a maximum seating capacity for 120 people.

3.2 Access and Parking

Access to the application site for the purpose of the function venue will be taken from Rustenberg Road via an existing entrance gate at the northern portion of the application site. This access gate is close to the proposed parking area.

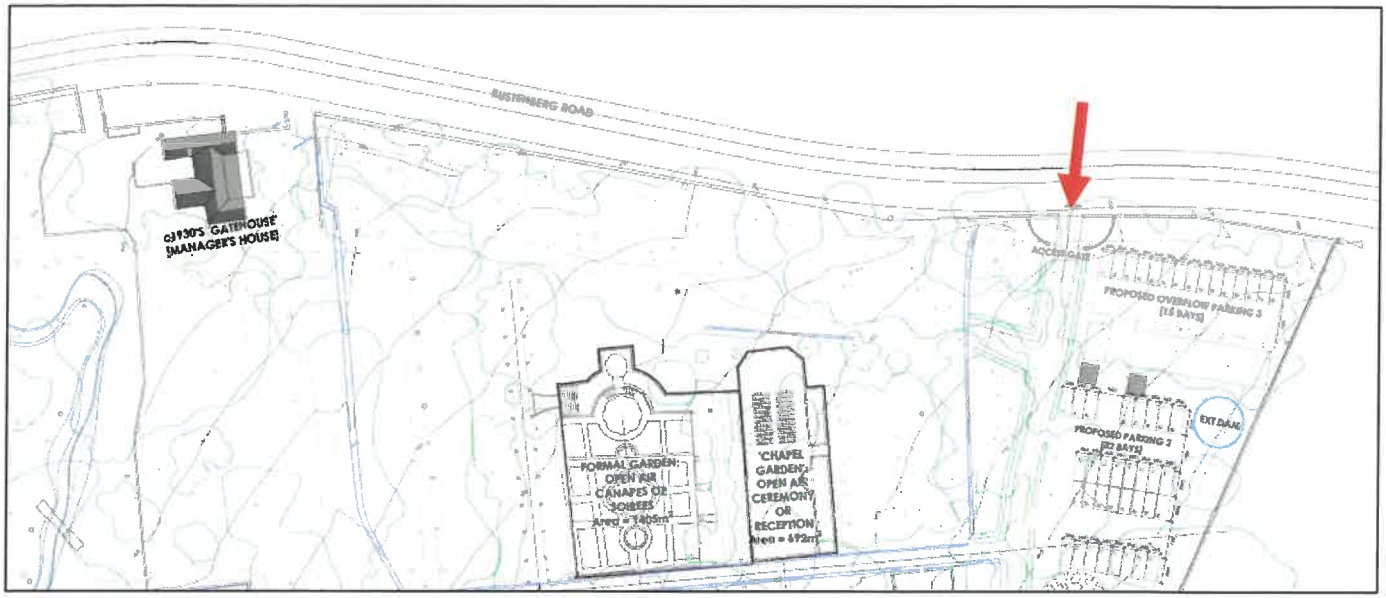


Figure 5 - Access Point for Function Venue

A total of 65 parking bays are provided for the function venue through the following parking areas all located within convenient walking distance of the function venue:

- Proposed Parking 1 (18 bays)
- Proposed Parking 2 (32 bays)
- Proposed Overflow Parking (15 bays)

The parking bays will not be paved, and will instead be finished with a gravel surface, with natural materials used to demarcate the individual bay markings. The proposed parking area is also dominated and covered by mature trees which will lower the visual impact of the parking area. Figure 6 below indicates the tree coverage over the proposed parking area.



Figure 6 - Aerial View of Proposed Parking Area



Figure 7 - Proposed Parking Areas

3.3 Traffic Impact

Given the limited scale of the proposed function venue, being the conversion of a single existing building, with a seating capacity of 120 persons, located on a farm with direct access from Rustenberg Road, it is considered that a TIS is not required at this stage of the application, however should one be required by the Municipality, a TIS will be submitted.

3.4 Availability of Services

Given the limited scale of the proposed function venue, and that it makes use of an existing building without requiring bulk services upgrades, it is considered that a Services Capacity Report is not required at this stage of the application, however should one be required by the Municipality, a Services Capacity Report will be submitted

4. APPLICABLE POLICIES AND LEGISLATION

4.1 Stellenbosch Municipal Spatial Development Framework (2023)

The Stellenbosch Municipality Spatial Development Framework (SDF) recognises the importance of the rural economy and supports appropriate diversification of farming activities, including agri-tourism and related visitor facilities, where these do not compromise the primary agricultural character and productive capacity of farmland. The proposed function venue makes use of an existing historic farm building, does not require the transformation of productive agricultural land, and is consistent with this general policy direction of supporting diversified and sustainable rural land uses within the Stellenbosch Municipal area.

5. MOTIVATION

5.1 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 65(c) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities.

Table 5 below assesses the desirability of the proposal in terms of Section 65(c) of the By-law:

Section 65(c) Criteria	Assessment of Proposal (in terms of desirability and impact of the proposal)
a. Desirability of land use	The application site is zoned Agricultural and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-law (2023), which permits a tourist facility such as a function venue as a Consent Use. The proposed function venue makes use of an existing historic farm building (the 1817 Wine Cellar) with minor alterations and additions, and does not require rezoning or the transformation of productive agricultural land. It is considered a generally accepted and complementary use within the

	Agricultural and Rural Zone, providing the landowner with the opportunity to diversify farm income without compromising the primary rural character of the property. *(i) Socio-economic impact* The proposed function venue will contribute positively to the local economy by allowing for income-generating opportunities on the farm, thereby supporting the long-term financial sustainability of the broader farm restoration programme. There is currently limited employment opportunities on the property due to the limited possibility for agriculture due to the significant heritage grading. The proposed function venue will create employment opportunities during the conversion of the existing 1817 Wine Cellar building and will generate permanent employment through the ongoing operation of the function venue, including opportunities in venue management, catering, hospitality, maintenance, security and event-related services. The proposal is also expected to provide indirect economic benefits to local suppliers, service providers, accommodation establishments and tourism businesses within Stellenbosch and the surrounding area through increased visitor spending. There are growing unemployment numbers in the Idas Valley neighbourhood and this proposed function venue will allow for employment opportunities within walking distance. By making productive use of an existing historic building without compromising the agricultural potential of the property, the proposal strengthens the viability of the farm and heritage landscape while supporting the broader rural economy. It is therefore considered that the proposed function venue will have a positive socio-economic impact consistent with the objectives of sustainable rural development and agricultural diversification. *(ii) Compatibility with surrounding land uses* The application site is surrounded predominantly by agricultural land to the west and north, with the established Ida's Valley residential neighbourhood situated to the south. The closest residential dwelling is approximately 170m from the proposed function venue, and the closest school (Luckhoff Senior Secondary School) is approximately 377m away. Given this degree of separation, and that the venue is proposed to operate largely outside of school hours, it is not considered that the proposed use will result in an unreasonable impact on neighbouring schools or residents. The Stellenbosch and greater Cape Winelands area is well known for wine and hospitality-related tourism uses on farms, and the introduction of a function venue on this property is compatible with this established regional land use pattern.

(iii) *Impact on the external engineering services*

Given the limited scale of the proposal (conversion of an existing building), the impact on external engineering services is considered minimal.

(iv) *Impact on safety, health and wellbeing of the surrounding community*

The function venue is proposed to operate largely outside of school hours (over weekends and in the evenings in most cases), which will limit any potential impact of noise or activity on the nearby schools and sports grounds. Given the distance to the closest residential dwelling (±170m) and the closest school (±377m), together with the limited operating hours, it is considered that the proposed development will not have a significant negative impact on the safety, health or wellbeing of the surrounding community.

A number of design and operational factors mitigate the potential noise impact of the function venue on the residential area to the east. The historic building's thick walls significantly reduce noise transmission, including music from the dance floor, while the seating and bar area has no windows facing east and instead fronts onto the rest of the werf, away from the residential area. Guests will also not have access to the garden area directly outside the bar, further limiting noise or activity spilling toward the eastern boundary. The potential noise impact towards the east is therefore expected to be minimal.

(v) *Impact on heritage*

The proposal makes use of the existing 1817 Wine Cellar building through adaptive re-use as a function venue, rather than demolition or new development. The conservation of this and other historic farm buildings is authorised under SAHRA Permit ID 4836 (Case ID 25762), issued 10 October 2025 in terms of Section 27(18) of the National Heritage Resources Act, 25 of 1999 (refer Section 2.6 above). This approach is considered to positively support the retention and continued use of this historic farm building as part of the landowner's broader vision to restore the historic buildings on the farm.

The property has lots of mature trees, including a champion tree, and large garden area which severely limits the economic activity. Thus, the farm cannot function as a viable economic farm. There is also a high cost of upkeep and maintenance of historical buildings. The proposed function venue will allow for income generating possibilities to continue with the upkeep and maintenance of these buildings.

(vi) *Impact on the biophysical environment*

	As the proposal makes use of an existing building and does not involve new building footprint, clearing of agricultural land, or interference with any watercourses, it is considered that there is no impact on the biophysical environment. *(vii)* *Traffic impacts, parking, access and other transport related considerations* Access to the application site is taken from Rustenberg Road via an existing entrance gate to the top of the north western boundary. A total of 65 on-site parking bays are proposed in association with the function venue which addresses the parking requirement adequately. *(viii)* *Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land* It is not considered that the proposed development will result in any adverse impacts; however, should Council believe such impact to exist, this can be mitigated through appropriate conditions of approval, including conditions relating to operating hours and noise management.

Table 3: *Assessment of Application in terms of Section 65(c) of the By-Law*

5.2 Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the application against these principles:

LUPA Principles	Compliance of Proposed Application
Spatial Justice	The proposal supports job creation, both during the conversion of the existing building and through the ongoing operation of the function venue, and contributes to the diversification of the local rural economy. There are growing unemployment numbers in the Idas Valley neighbourhood to the south of the application site which results in a growing need for employment opportunities within walking distance. This proposed function venue will allow for employment opportunities within walking distance.
Spatial Sustainability	The proposed function venue introduces a complementary tourism-related income stream, supporting a diversified and sustainable rural land use pattern on the property.
Efficiency	The proposal makes efficient use of an existing building and avoiding unnecessary new construction.
Good Administration	The application follows the formal land use application process set out in the Stellenbosch Municipality Land Use By-law (2023) and includes the necessary supporting documentation.
Spatial Resilience	The diversification of farm income through the introduction of a function venue, enhances the resilience of the farm's economic base against fluctuations in any single land use.

Table 4: *Assessment of Application in terms of Section 59 of LUPA*

6. CONCLUSION

In conclusion, it is considered that the proposed function venue is desirable, as it:

- Makes use of an existing historic farm building (the 1817 Wine Cellar) through adaptive re-use, rather than new construction
- Is consistent with the established regional pattern of wine and agricultural tourism uses in the Stellenbosch and greater Cape Winelands area
- Provides for adequate on-site parking (65 bays) taking access from an existing, entrance on Rustenberg Road
- **Most importantly, the proposed function venue on the application site will result in income generation which will provide the landowner with the financial means to fund the costly upkeep, restoration, and maintenance of the historical buildings.**

It is therefore respectfully requested that the following application be considered for approval:

i. Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use By-law (2023) to allow for a tourist facility (function venue) with a seating capacity of 120 persons on Farm 6/1075, Ida's Valley.

Report compiled by:
Carlien Coetzee (C/9982/2024)



Report reviewed by:
Marike Bolz (Director)



for Arch Town Planners (Pty) Ltd

ARCH
TOWN PLANNERS

Postal address: 152 Dorp Street
Stellenbosch
7600
M: +27 (0)72 480 5838
E: marike@archtownplanners.co.za
W: www.archtownplanners.co.za

11 November 2026

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE (FUNCTION VENUE) ON FARM 1075, PORTION 6, STELLENBOSCH, IDA'S VALLEY HOMESTEAD, RUSTENBERG RD

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

Application Property Address: **Farm 1075, Portion 6, Stellenbosch**
Application Property Number: **Ida's Valley Homestead, Rustenberg Rd, Idas Valley**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**
Owner: **Alice Fione Erskine Trust**
Application Reference: **TP1808/2026**

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Farm 1075, Portion 6, Stellenbosch:

1. **Consent Use to allow for a tourist facility (function venue) with a seating capacity of 120 people.**

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: carlien@archtownplanners.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 **11 December 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 **072 262 5304** during normal office hours.

Yours faithfully



Carlien Fourie

For Arch Town Planners (Pty) Ltd

ARCH
TOWN PLANNERS

Postal address: 152 Dorp Street
Stellenbosch
7600
M: +27 (0)72 480 5838
E: marike@archtownplanners.co.za
W: www.archtownplanners.co.za

11 November 2026

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM VERGUNNINGSGEBRUIK (FUNKSIELOKAAL) OP PLAAS 1075, GEDEELTE 6, STELLENBOSCH, IDA'S VALLEY HOMESTEAD, RUSTENBERGWEG

Adres van aansoek eiendom: **Plaas 1075, Gedeelte 6, Stellenbosch**

Aansoek eiendom beskrywing: **Ida's Valley Homestead, Rustenbergweg, Idas Vallei**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**

Eienaar: **Alice Fione Erskine Trust**

Aansoek Verwysing: **TP1808/2026**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Municipaliteit se Beplanningsverordening (2023) ten einde voorsienning te maak vir die volgende op Plaas 1075, Gedeelte 6, Stellenbosch:

I. **Vergunningsgebruik om voorsiening te maak vir 'n toeristefasiliteit (funksielokaal) met 'n sitplekkapasiteit van 120 persone.**

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: Carlien Fourie, carlien@archtownplanners.co.za . 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 **11 Desember 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 **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Fourie

Vir Arch Town Planners (Pty) Ltd