

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR A CONSENT USE FOR A TOURIST ACCOMMODATION ESTABLISHMENT ON PORTION 13 OF FARM NO 65, STELLENBOSCH (LOUISVALE FARM)

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

Application Property Address: **Louisvale Farm, Devon Valley Road, Stellenbosch**

Application Property Number: **Portion 13 of Farm No. 65 Stellenbosch**

Applicant: **Urban Dynamics Cape (Pty) Ltd, gerhard@udwc.co.za, 021 948 1545**

Owner: **Blue Pie Prop (Pty) Ltd, altmanna@glasfit.com, 083 284 7521**

Application Reference: **TP1687/2026**

Description of land development proposal:

Application has been made for consent use in terms of 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for a tourism accommodation establishment with 7 rooms within existing and new structures on Portion 13 of Farm 65, Stellenbosch Farms.

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: **Urban Dynamics Cape Pty Ltd, gerhard@udwc.co.za, 021 948 1545**. 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 October 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 **021 948 1545** or **083 301 4976** during normal office hours.

Yours faithfully

Gerhard Swart on behalf of Urban Dynamics Cape (Pty) Ltd

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM VERGUNNINGSGEBRUIK VIR TOERISTE-AKKOMMODASIE OP GEDEELTE 13 VAN PLAAS NR. 65, STELLENBOSCH (LOUISVALE PLAAS)

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

Adres van aansoek eiendom: **Louisvale Plaas, Devon Valley weg, Stellenbosch**

Aansoek eiendom beskrywing: **Gedeelte 13 van Plaas Nr. 65, Stellenbosch**

Aansoeker: **Urban Dynamics Cape (Edms.) Bpk, gerhard@udwc.co.za, 021 948 1545**

Eienaar: **Blue Pie Prop (Edms.) Bpk, altmanna@glasfit.com, 083 284 7521**

Aansoek Verwysing: **TP1687/2026**

Besonderhede van die grondgebruiksaansoek:

Aansoek is gedoen om vergunningsgebruik ingevolge artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (2023) vir toeriste-akkommodasie met 7 kamers binne bestaande en nuwe strukture op Gedeelte 13 van Plaas 65, Stellenbosch.

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 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 terme 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 Aansoeker ingedien word by wyse van elektroniese pos as volg: **Urban Dynamics Cape (Edms.) Bpk., gerhard@udwc.co.za, 021 948 1545**. 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 **23 Oktober 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021 948 1545** of **083 301 4976** gedurende normale kantoor ure.

Die uwe

Gerhard Swart namens Urban Dynamics Cape (Edms.) Bpk.

LOUISVALE

Portion 13 of Farm 65, Stellenbosch Farms
Town Planning Report
June 2026

Contents

1. INTRODUCTION	3
1.1. Introduction & Background.....	3
1.2. Property Description and Ownership.....	3
1.3. Conveyancer Certificate.....	6
1.4. Application Details.....	6
1.5. Locality	6
1.5.1. Regional Context	6
1.5.2. Local Context.....	7
1.5.3. Land Use & Zoning Context	8
1.6. Spatial Policy Context	9
1.6.1. Provincial Spatial Development Framework (2014)	9
1.6.2. Western Cape Land Use Planning Guidelines (2019): Rural Areas	9
1.6.3. Stellenbosch Spatial Development Framework (SDF 2019)	10
2. SITE CHARACTERISTICS	13
2.1. Site Analysis (Biophysical).....	13
2.2. Existing Land Uses & Servitude Context	19
2.3. CONCLUSION – SITE CHARACTERISTICS ASSESSMENT	21
3. DEVELOPMENT PROPOSAL	22
3.1. Landscape SDP and Unit Design	22
3.2. Access & Parking.....	26
3.3. Civil Engineering Services.....	28
3.4. Electrical Engineering Services	30
3.5. Transport Arrangements.....	30
3.6. Conclusion.....	31
DESIRABILITY CRITERIA FOR APPROVAL	32
CONCLUSION & RECOMMENDATION	38
5.1 Conclusion.....	38
5.2 Recommendation.....	38



LIST OF ABBREVIATIONS

CBA – Critical Biodiversity Area

ESA – Ecological Support Area

HWC – Heritage Western Cape

NEMA - National Environmental Management Act

NHRA – National Heritage Resources Act

NID – Notice of Intent to Develop

SDF – Spatial Development Framework

SDP – Site Development Plan

UVBW – Unchanneled Valley Bottom Wetland



Section 1

INTRODUCTION

1.1. Introduction & Background

Portion 13 of Farm 65, Stellenbosch Farms is located within the picturesque winelands of Stellenbosch. The farm portion comprise of ± 16.9 hectares used for predominantly agricultural related purposes. Tourism on the adjacent property comprises of the "Log Cabin" which was approved as a consent use on Portion 30 of Farm 65 (reference: LU/6474) in 2020. It is now the intention of the owner to establish a tourism accommodation establishment with 7 rooms on portion 13.

Urban Dynamics Town Planners have been appointed to prepare and submit an application for consent for the proposed tourist accommodation establishment in terms of the relevant zoning, as set out in the Stellenbosch Municipality Zoning Scheme (2019).

Portion 13 of Farm 65 will be referred to hereafter as the application area.

1.2. Property Description and Ownership

Portion 13 of Farm 65, Stellenbosch Farms is described in the title deed as follows:

Property	Extent (ha)	Title Deed	Registered Owner
Farm 13/65, Stellenbosch Farms	16.9026 ha	T15818/2021	BLUE PIE PROP PTY LTD

Table 1: Ownership



1.3. Conveyancer Certificate

The title deed was reviewed by a registered conveyancer to identify any restrictive conditions pertaining to the proposed land use and development of the application area. STBB issued a statement that there are no title deed restrictions that will prohibit the proposed development (refer Annexure A).

1.4. Application Details

Following the above assessment, application is made in terms of the Stellenbosch Municipality Land Use Planning By-Law (2023) for the following:

- i) Consent use in terms of 15(2)(o) for a tourism accommodation establishment with 7 rooms within existing and new structures on Portion 13 of Farm 65, Stellenbosch Farms.

1.5. Locality

1.5.1. Regional Context

The property is located northeast of central Stellenbosch and within the Stellenbosch Farms area. The application area can be accessed via the Vredenburg and Devon Valley Road off the M12.

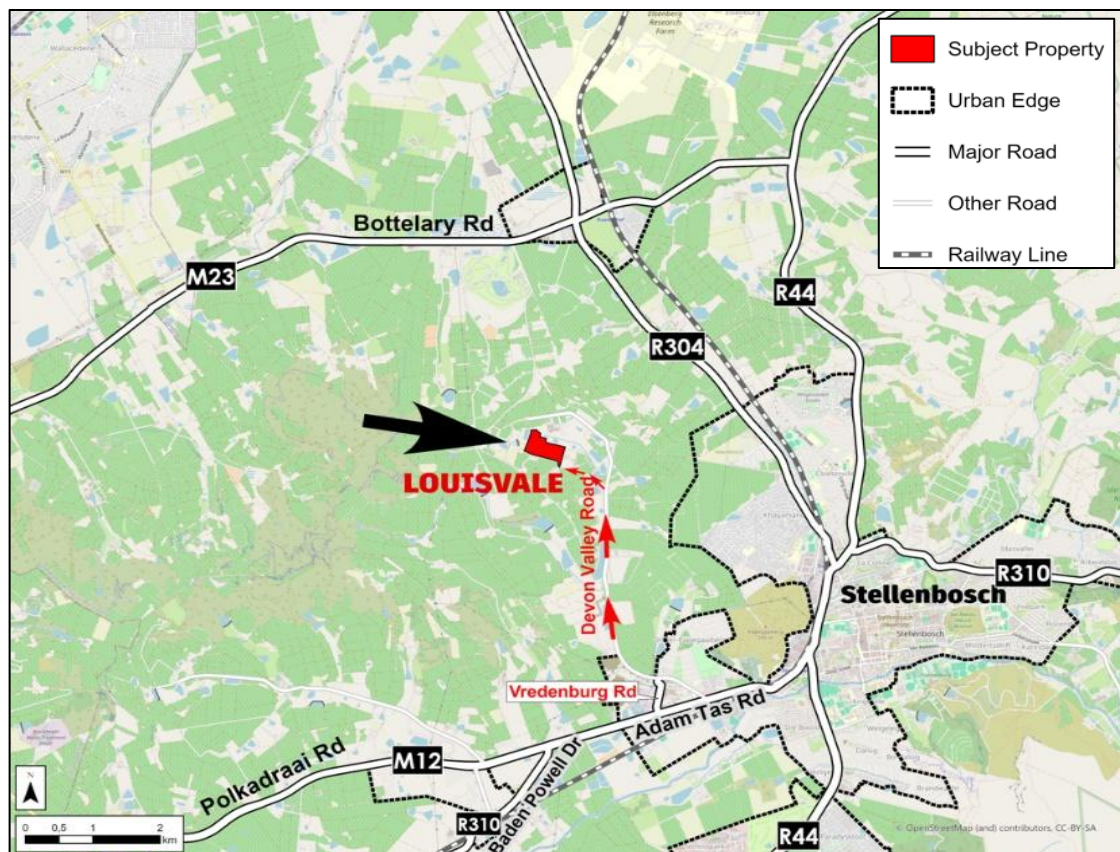


Figure 2: District Context

1.5.2. Local Context

The application area, as illustrated in **Figure 3** below, is surrounded by predominantly agricultural activity, including well-known wine farms such as Clos Malverne Wine Estate, J.C Le Roux and Glen Mira Family Wines. Furthermore, the application area is surrounded by popular tourist accommodation establishments such as the Log Cabin, Devon Valley Hotel and the Gemoedsrus Guest Farm.



Figure 3: Local Context

From the above-mentioned, it is clear that the application site is **well-located** within the Stellenbosch Winelands amongst existing tourist accommodation and facilities.

1.5.3. Land Use & Zoning Context

The farm portion comprises of ± 16.9 hectares that is used for predominantly for agricultural purposes. The agricultural component consists of vineyards, dwelling houses, agricultural buildings and infrastructure. The tourism facilities adjacent to the site comprises of "Louisvale Wines" and the "Log Cabin", which was approved as a consent use on Portion 30 of Farm 65. The existing and proposed land uses are fully consistent with the surrounding land uses.

As illustrated in **Figure 4** and in terms of the Stellenbosch Municipality's Zoning Scheme (2019), the application area and surrounding farms are zoned Agricultural Zone (AG).

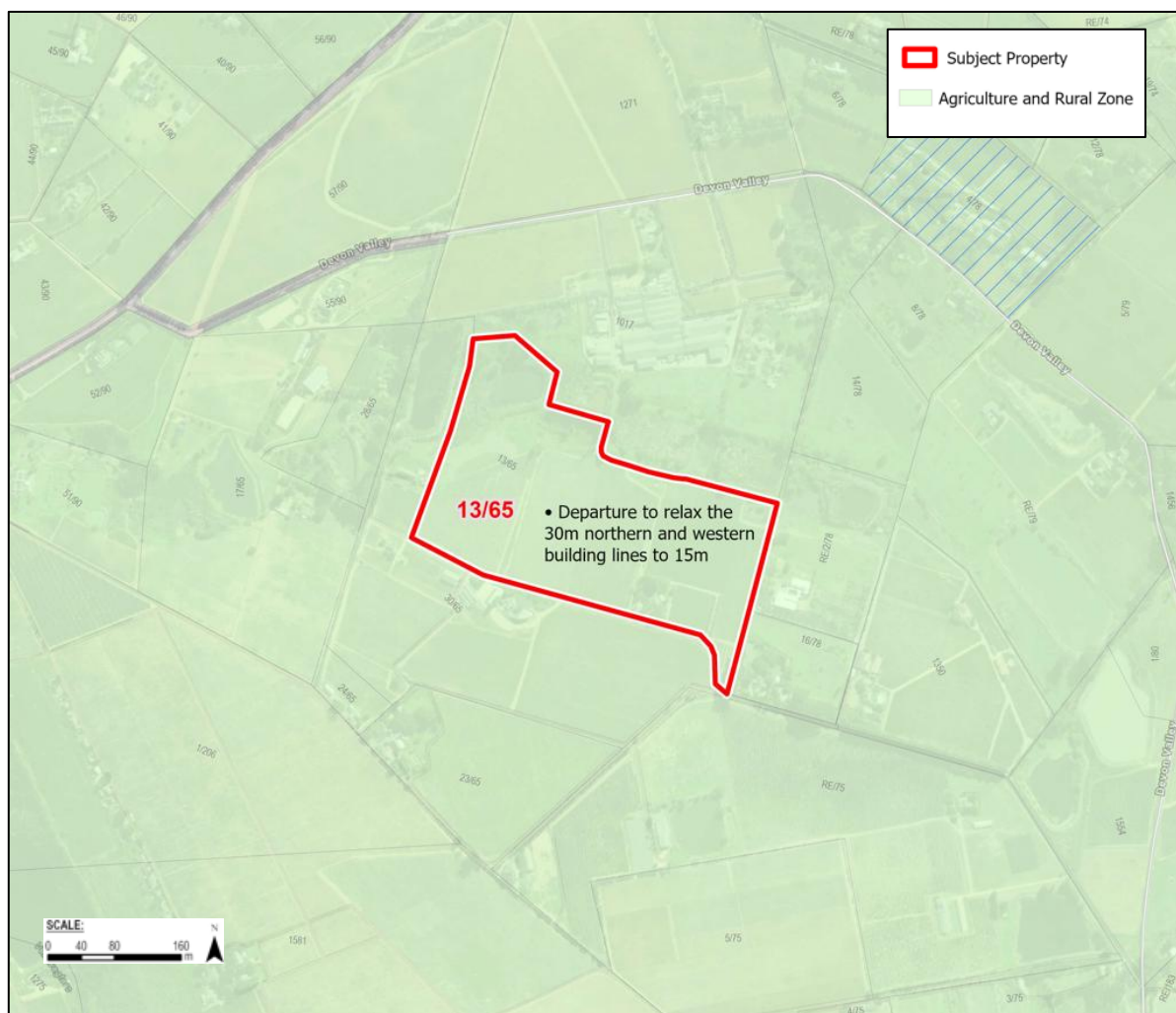


Figure 4: Zoning Context

The surrounding zoning & land use pattern of the immediate environs promotes / displays a mixture of agricultural, and tourism uses. The proposed development and resulting applications respond positively to the surrounding zoning and land use context and will contribute to enhance the tourism development potential in the in the Stellenbosch Winelands.

1.6. Spatial Policy Context

The proposed application is assessed in terms of the current overarching National, Provincial and Local Municipal spatial and strategic policies, to determine the land use proposal's consistency with these policies.

1.6.1. Provincial Spatial Development Framework (2014)

The Western Cape Provincial Spatial Development Framework (PSDF, 2014) conveys the National spatial agenda to Provincial and Local departments, as well as state owned enterprises, so that the lower order sector plans and programmes are grounded in a sound and common spatial logic. The PSDF is a long term (longer than 5 years) spatial framework which coordinates, integrates and aligns the plans, policies and strategies of all spheres of government.

Economic sectors and specific areas targeted for support (2014: 59 I - IX), **and relevant to this application**, are:

- Agri-processing and **agri-tourism** – on farms and in settlements
- Tourism, in both urban and rural areas, based on regional tour routes, themed and focused on outdoor activities.

From the analysis of the specific targeted areas for support, it is clear that the PSDF (2014:59), in principle, supports appropriate future development that would contribute to tourism development in rural areas.

1.6.2. Western Cape Land Use Planning Guidelines (2019): Rural Areas

The Western Cape Land Use Planning Guidelines forms part of the approved Western Cape Government: Provincial Spatial Development Framework. The objectives of the Rural Areas Guideline are to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the province's life supporting ecological infrastructure and ecosystem services (i.e., environmental goods and services).
- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.



According to these guidelines, the following, relevant land use activities are supported:

- Accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape.
- Activities or land uses of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products, e.g.: **farm tourism**; restaurant and function venue facility.

The proposal conforms to the following guidelines:

- The proposed facility is located in an area that does not impact on the agricultural activities as well as wetlands, floodplains and other important natural vegetation.
- Buildings accommodating ancillary on-farm activities (e.g. guest house) should be located within the farmstead precinct, **preferably using existing structures**.
- The cumulative effect of all ancillary and non-agricultural land uses will not detract from the rural character of the landscape and the primary agricultural production capacity of the farm.
- The facility will not detract from the functionality and integrity of farming practices and landscapes and is considered to be of an appropriate scale and form.
- The facility is appropriate in a rural context, and it will generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate.
- The facility is of appropriate scale compatible with the farmstead precinct and the surrounding rural context.

The development proposal is aligned with spatial policy, and will give practical effect to the Rural Land Use Guidelines that have been adopted by the Western Cape Government: Department of Environmental Affairs and Development Planning (hereafter: DEADP).

1.6.3. Stellenbosch Spatial Development Framework (SDF 2023)

The Stellenbosch Municipality Spatial Development Framework (2023) is a policy document that seeks to influence the overall spatial distribution of current and future land use within the Municipality, to give effect to the vision, goals and objectives of the municipal IDP or related business plans of government. The SDF places a renewed and key focus on the protection of agricultural and farming land and the conservation of the natural and biodiversity areas. The application area is located outside the urban edge and accordingly the following principles apply:



- Land outside the urban edge should be used for agricultural production, biodiversity, conservation, scenic quality and **agri-tourism**;
- Intensification of agriculture, biodiversity, conservation and **agri-tourism** should be promoted in farming areas outside of urban settlements; and
- Tourism facilities preferably should make use of **existing buildings or new buildings on disturbed footprints**, and these should take the natural and heritage significance of the site into account.



Figure 5: Stellenbosch Municipality SDF (2023)

Forthcoming from the above, the proposed development is consistent with the principles and objectives of the Stellenbosch SDF (2023) as it promotes agri-tourism while still taking the natural and heritage significance into account.

1.7 Environmental Aspects

Groenberg Enviro, the registered Environmental Assessment Practitioner, submitted an application in terms of the National Environmental Management Act, 1998 (Act no. 107 of 1998) and the Environmental Impact Assessment Regulations. An Environmental Authorisation was issued for tourism use on the development area.

1.8 Water Use Licence

Groenberg Enviro, the registered Environmental Assessment Practitioner submitted an application for a water use licence in terms of the National Water Act 1998 (Act No. 36 of 1998) was submitted. A water use licence was issued for development.

1.9 Heritage

A Notice of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC) in terms of Section 38 of the National Heritage Resources Act (NHRA). The department issued a response stating that the proposed development will not negatively impact on heritage resources, and that no further action under Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) is required. The Record of Decision is attached as Annexure B.

1.10 Agriculture

An application in terms of the Subdivision of Agricultural Land Act (Act 70 of 1970) will **not be required** as no subdivision or registration of lease areas are included as part of the proposal.

2.8 CONCLUSION – CONTEXTUAL ASSESSMENT

Following the afore-mentioned assessment of broad contextual informants, it can be concluded that the proposed development should respond positively to its surrounding context in terms of the following:

- Consistency with the principles and objectives of the of the relevant policies as it promotes agri-tourism while still taking the natural and heritage significance into account.
- Respond positively to the surrounding zoning and land use context and will contribute to enhance the tourism development potential in the in the Stellenbosch Winelands.
- Excellent opportunity for agri-tourism within the Stellenbosch Winelands.



Section 2

SITE CHARACTERISTICS

2.1. Site Analysis (Biophysical)

As the proposed application site is in proximity to Portion 30, the situational analysis considered both Portions 13 and 30. This approach ensures that the broader environmental and spatial context is appropriately assessed to inform the development area situated outside the existing structure.

2.1.1 Slope & Drainage

The existing topography and flood lines relating to the farm and development area is illustrated below. The development area has a moderate slope approximately 8% from south-west to North-east. The drainage pattern is mainly of a sheet-flow nature.

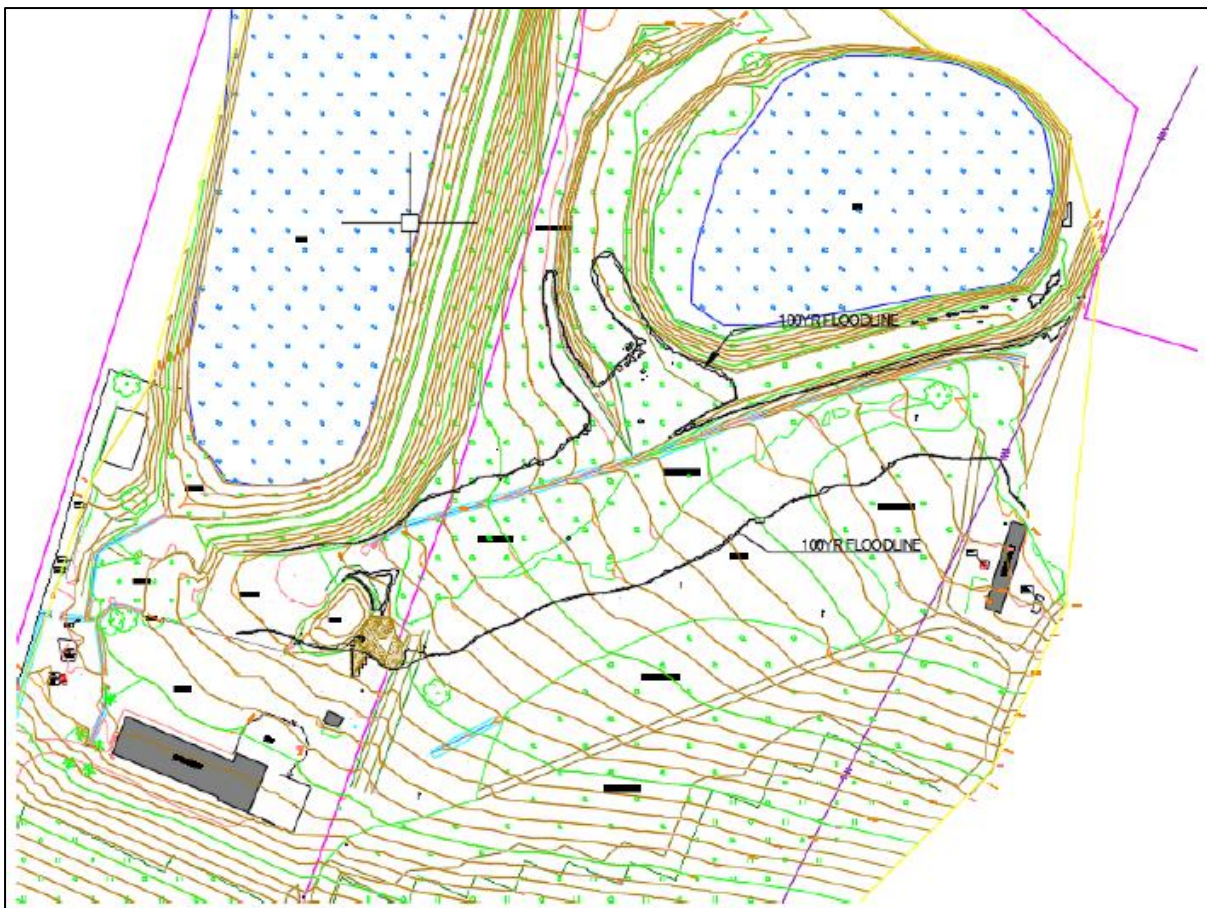


Figure 6: Slope, drainage and flood line in relation to the existing development

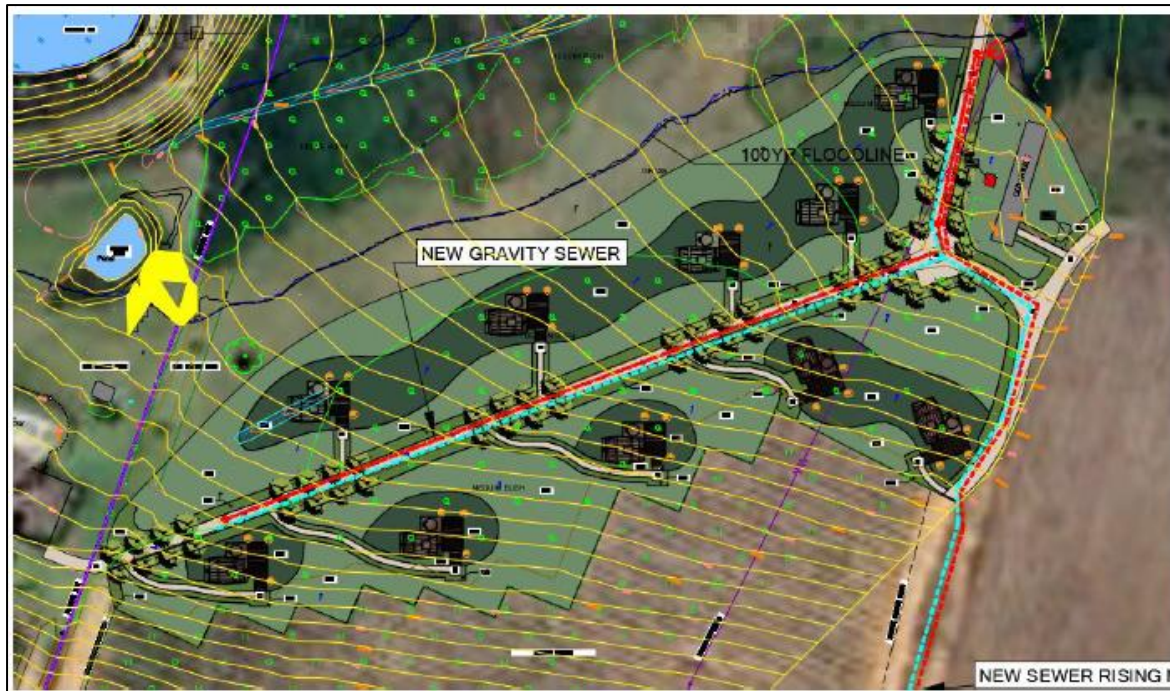


Figure 7: Slope, drainage and flood line in relation to the application

The concept illustrated above is for assessment purposes only; the final site layout will be implemented in accordance with the site plan as referenced in Section 3.1.

2.1.2 Cultivated Land & Vineyards

Portion 13 and 30 of Farm 65 consists of predominantly cultivated land which includes vineyards for the production of Louisvale Wines. The map below shows the type of vineyards that are present on these portions. The proposed tourist accommodation establishment will be located on Portion 13 of Farm 65, and will not be located within cultivated land areas. The landowner (attached as Annexure C) confirmed that the development area consists of Valley bottom and Kroonstad soil types which are not suitable to utilise for cultivation. Furthermore, he confirmed that the development area has not been utilised for agricultural purposes for the last 25 years and will not be utilised for this purpose in the future.

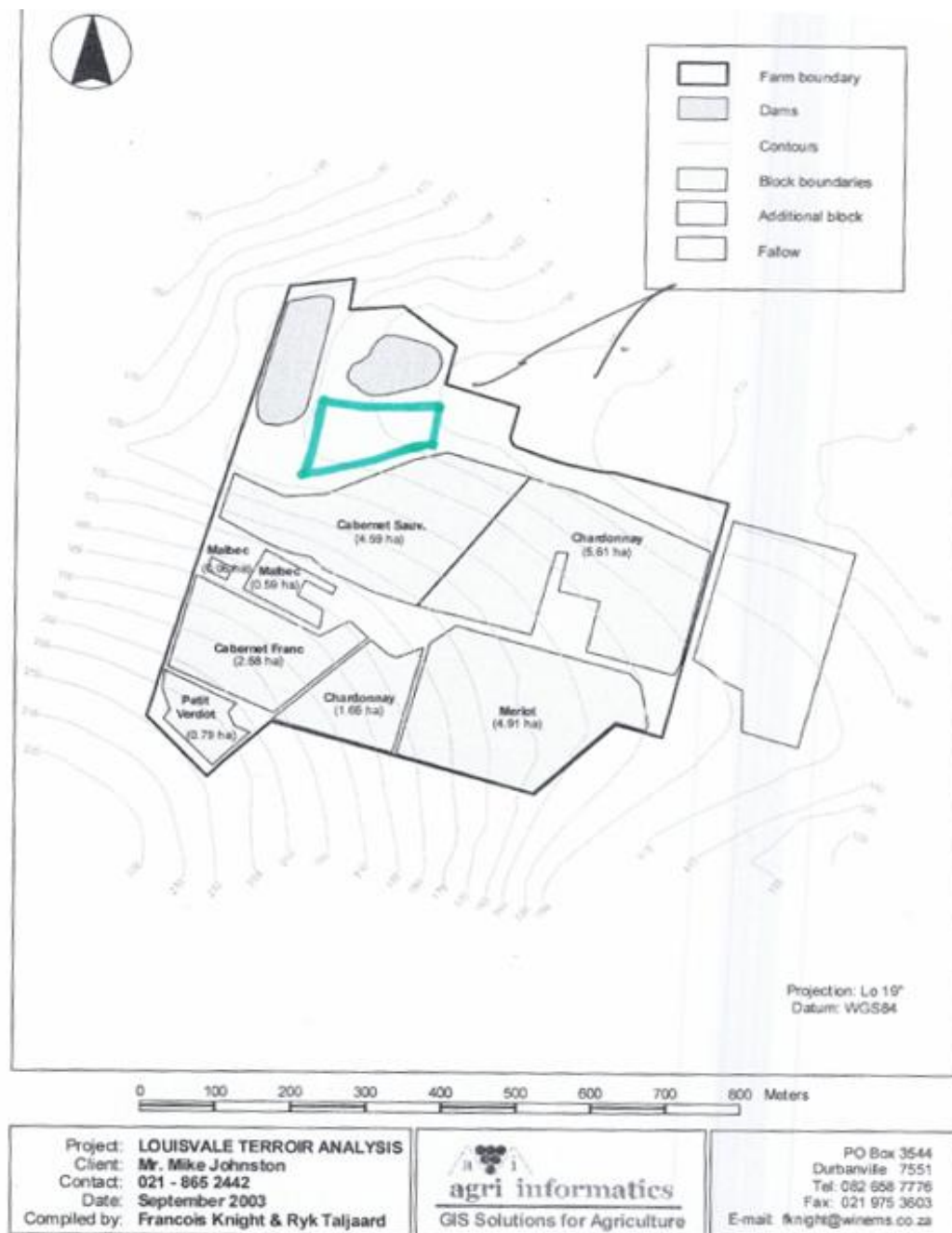


Figure 8: Vineyards located on Portion 13 and 30 (development area roughly indicated).

2.1.3 Biodiversity

According to Groenberg Enviro, portions 13 and 30 contain areas that are classified as Critical Biodiversity Area (CBA): Terrestrial and Ecological Support Area (ESA) 2: Watercourse. These areas have, however, been previously transformed as it is situated within an operating farm (confirmed during the visual inspection by the Environmental Practitioner). Furthermore, Groenberg Enviro confirmed that the proposed development is not located within any CBA or ESA areas, and minimal vegetation will be lost due to the development of the tourist accommodation establishment rooms.



Figure 9: Conservation Areas located on Portion 13 and 30.

2.1.3 Waterbodies

FEN Consulting was appointed to conduct a specialist freshwater ecological assessment as part of the Environmental Authorisation and Water Use Licence processes for the proposed development (attached as Annexure D). Their field visit confirmed an Unchanneled Valley Bottom Wetland within the study area, which was ecologically assessed as follows:

Surface water feature	Present Ecological State (PES)	Ecoservices	Ecological Importance and Sensitivity (EIS)	Recommended Ecological Category (REC), Recommended Management Objective (RMO) and Best Attainable State (BAS)
Unchanneled Valley Bottom Wetland	Category E (Seriously Modified)	<ul style="list-style-type: none"> • Tourism • Potable supply • Sediment trapping 	Low	REC Category: D (Largely modified) BAS: Category: D (Largely Modified) RMO Category: D (Improve)

(Source: FEN Consulting Freshwater Assessment)

The risk assessment (based on layout option 3) determined an overall low risk significance for the construction and operation phase on condition of stringent mitigation measures where applicable. This wetland is not considered significantly ecologically sensitive to the nature of the development since wetland edge effects have already taken place and considering the seriously modified nature of the wetland hydrology, geomorphology, water quality and vegetation community.

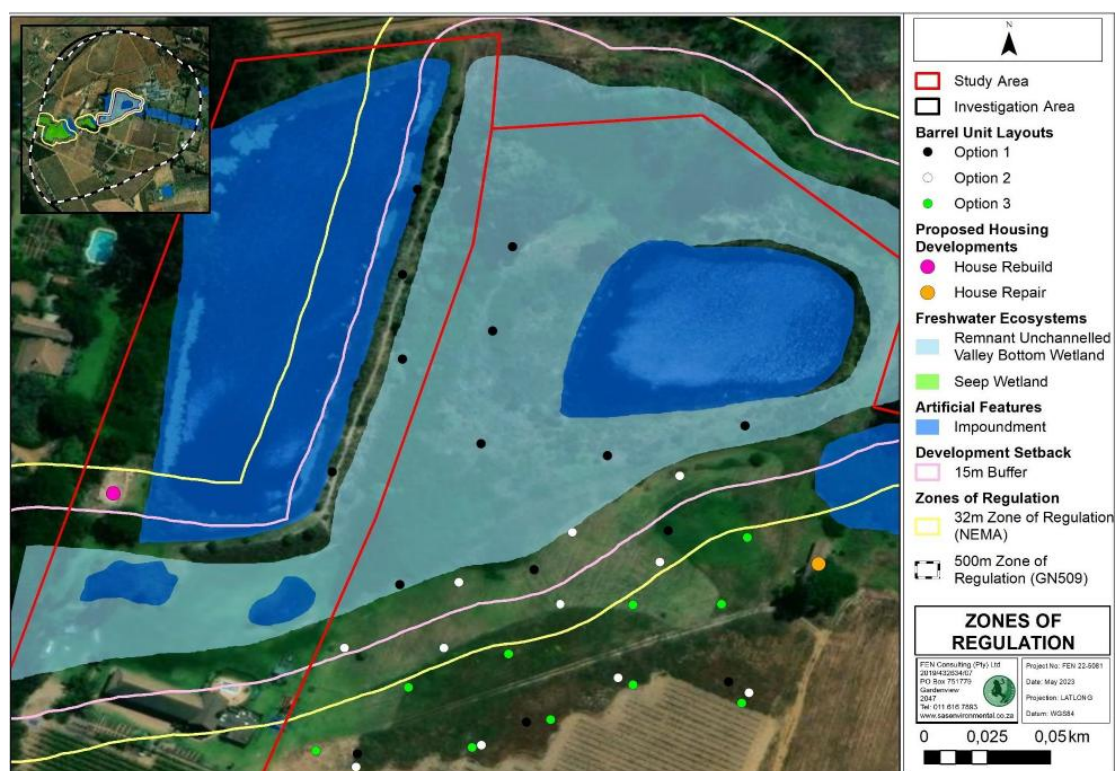


Figure 10: Wetlands & Zones of Regulation

Option 3 (proposed layout) was determined as the most developable option by FEN consulting, considering that this would pose the lowest risk to the wetland, as all barrel tourist accommodation establishment rooms are located outside of the 32m NEMA Zone of Regulation.

2.1.4 Landscape

The cultural landscape which includes vineyards and mountains, presents a unique opportunity for eco-tourism close to wine tasting facilities. The figures below illustrate the rural and picturesque landscape which is visible from the proposed development area.



Figure 11: Landscape surrounding the application area.

2.2. Existing Land Uses & Servitude Context

2.2.1 Existing Buildings and Land Uses

Portion 13 of Farm 65 is currently utilised for agricultural purposes. Figure 12 below illustrates the existing buildings in relation to the proposed tourist accommodation establishment. As described within the land use table, most of the buildings are directly linked to the agricultural production on the farm.

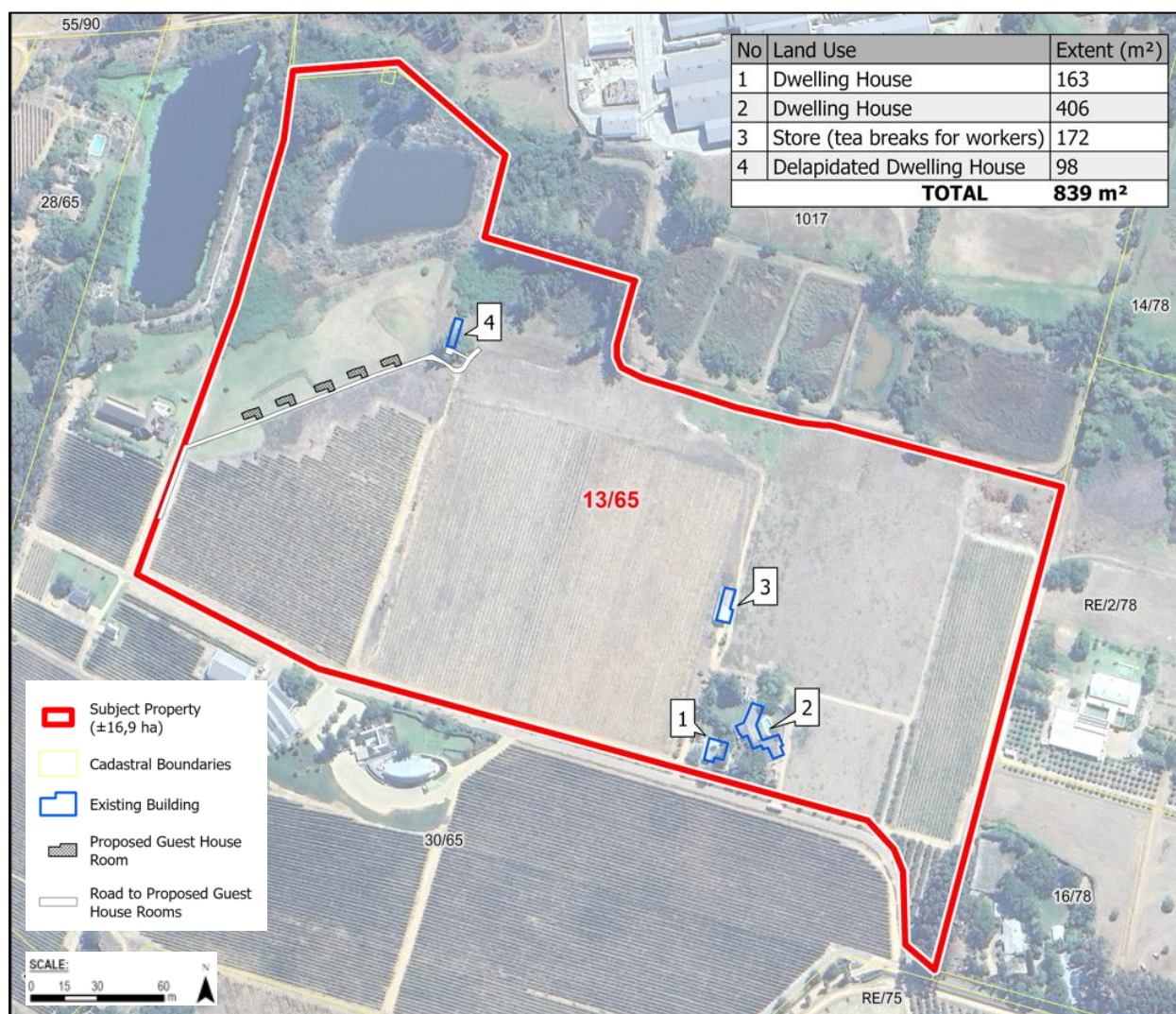


Figure 12: Site Plan (including existing buildings)

The proposed tourist accommodation establishment will be located within **Structure 4**, as indicated on the site plan. This existing building will be refurbished and upgraded to accommodate the primary tourist accommodation establishment facilities, including a **communal dining area for guests**. In addition to the existing structure, the tourist accommodation establishment accommodation will be **expanded through the construction of additional rooms located adjacent to the building footprint**. These will consist of **individual guest rooms rather than self-contained units**. The development will therefore include **two guest rooms within the refurbished Structure 4 and five additional**

rooms located outside the existing structure, resulting in a total of **seven guest rooms** associated with the tourist accommodation establishment.

2.2.2 Servitude & Access Context

There is a servitude pipeline of 3.15m wide registered on portion 13. The proposed tourist accommodation establishment rooms will be clustered to the west of the existing structure (proposed tourist accommodation establishment), and their placement was identified with due consideration of the existing servitudes, illustrated below. Access to the tourist accommodation establishment and tourist accommodation establishment rooms can be obtained via the existing access road.

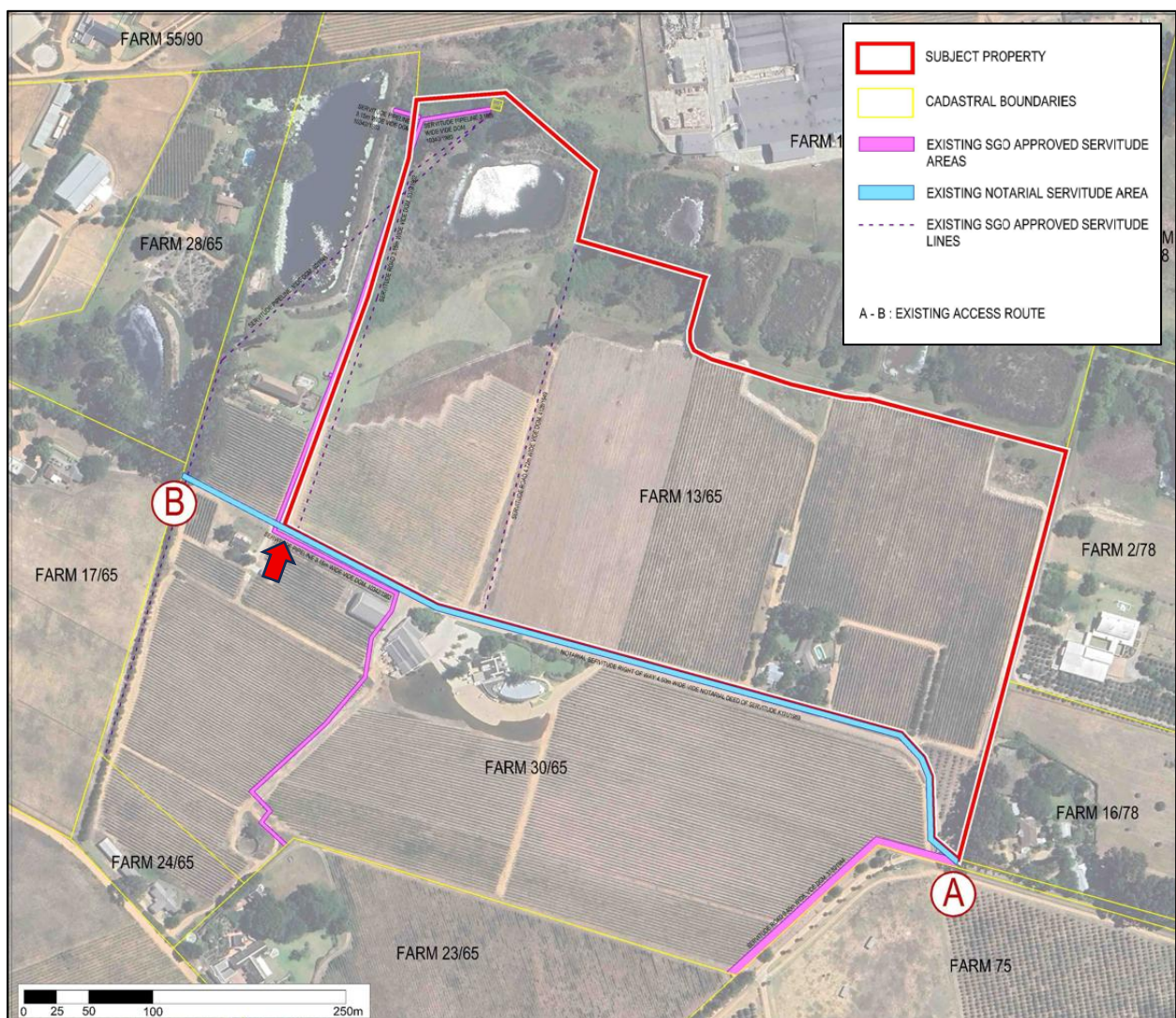


Figure 13: Existing Servitudes on Portion 13 and 30

The use of existing roads and facilities will contribute to efficient functioning of the tourism accommodation and minimise the impact of the development on agricultural and environmental resources.



2.3. CONCLUSION – SITE CHARACTERISTICS ASSESSMENT

Following the afore-mentioned assessment of bio-physical, structural and land use informants, (illustrated on Figure 16 below) it can be concluded that the proposed development should respond positively to its surrounding context in terms of the following:

- The development will be located outside of vineyards.
- The proposed layout was informed by the environmental resources on site (and surrounding area), and the tourist accommodation establishment rooms are placed outside of the flood lines, CBA, ESA and Wetland areas.
- The clustering of tourism facilities and utilisation of the existing road will minimise the impact on agricultural and natural resources.
- It is clear that the development area is suitable for eco-tourism based on the following bio-physical and land use characteristics:
 - Landscape: The picturesque landscape which includes mountains and vineyards is visible from the proposed development area.
 - Location to existing facilities: The development is walking distance to the existing wine tasting facility and restaurant.
 - Outdoor amenities: The development area is surrounded by scenic walking routes and outdoor amenities, allowing guests to explore the natural beauty of the landscape at their leisure amidst the vineyards.

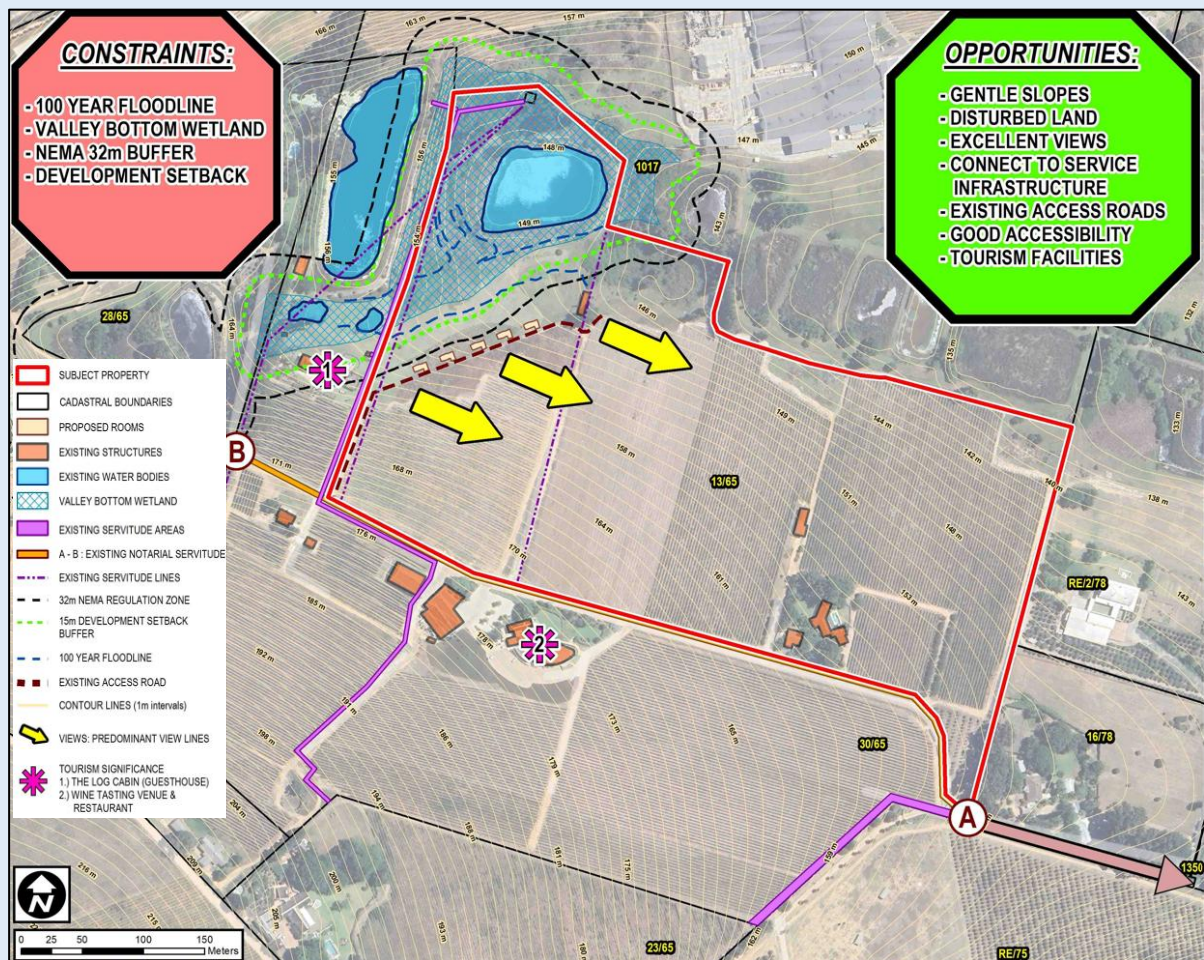


Figure 16: Opportunities and Constraints Plan

Section 3

DEVELOPMENT PROPOSAL

3.1. Site Plan and Tourist Accommodation Establishment Design

The development proposal, as illustrated below, consist of 7 rooms on Portion 13 of Farm 65. The proposed development, as per the Stellenbosch Zoning Scheme (2019), complies with the land use category of a tourist accommodation establishment, permitted as an additional and consent use within the current Agricultural zoning.

The proposed tourist accommodation establishment will be located within **an existing structure**, as indicated on the site plan. This existing building will be refurbished and upgraded to accommodate the primary tourist accommodation establishment facilities, including a **communal dining area for guests**.

In addition to the existing structure, the tourist accommodation establishment accommodation will be **expanded through the construction of additional rooms located adjacent to the building footprint**. These will consist of **individual guest rooms rather than self-contained units**. The development will therefore include **two guest rooms within the refurbished structure and five additional rooms located outside the existing structure**, resulting in a total of **seven guest rooms** associated with the tourist accommodation establishment.

The additional tourist accommodation establishment rooms will be clustered to the west of the existing structure (primary tourist accommodation establishment) and will offer a unique agri-tourism opportunity within the Stellenbosch Winelands. Some of the rooms were designed to resemble wine barrels and the materials and colours were used sensitively and are appropriate to the surrounding winelands context.



Figure 17: Precedent (Quinta da Pacheca, Portugal)

As illustrated on Figure 18, the proposed development comprises **of existing and proposed structures** connected by a **central walkway**. This walkway ensures **convenient access between the guest rooms and the communal dining area located within the existing structure**.



Figure 18: Proposed Site Plan (attached as Annexure E)

As illustrated on Figures 19, the existing building will include **two guest rooms, a shared dining area and kitchen** where meals will be prepared and served to guests.

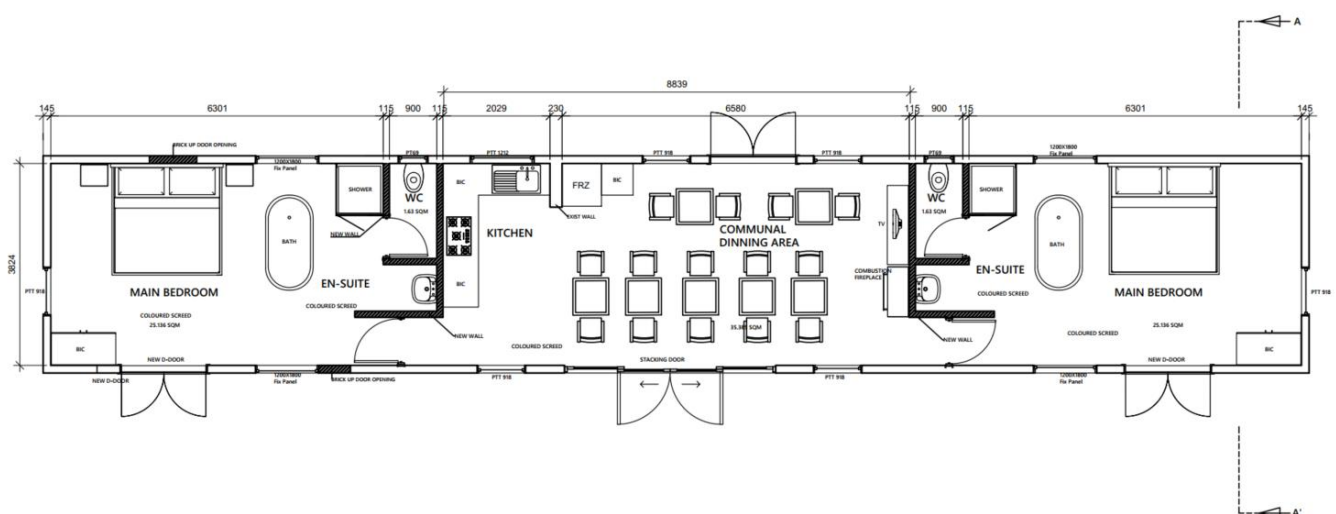


Figure 19: Existing Building (Main Guest Area with Communal Facilities)

In addition, **five external guest rooms** are proposed as separate structures located adjacent to the existing house. These structures are designed as **rooms only and will not include kitchen facilities**. Each external room will have an **internal floor area of approximately 35 m² (excluding the patio/deck area)**, with a **maximum height of approximately 5,4 m**, and will include a **small outdoor deck with seating oriented toward the surrounding landscape**.

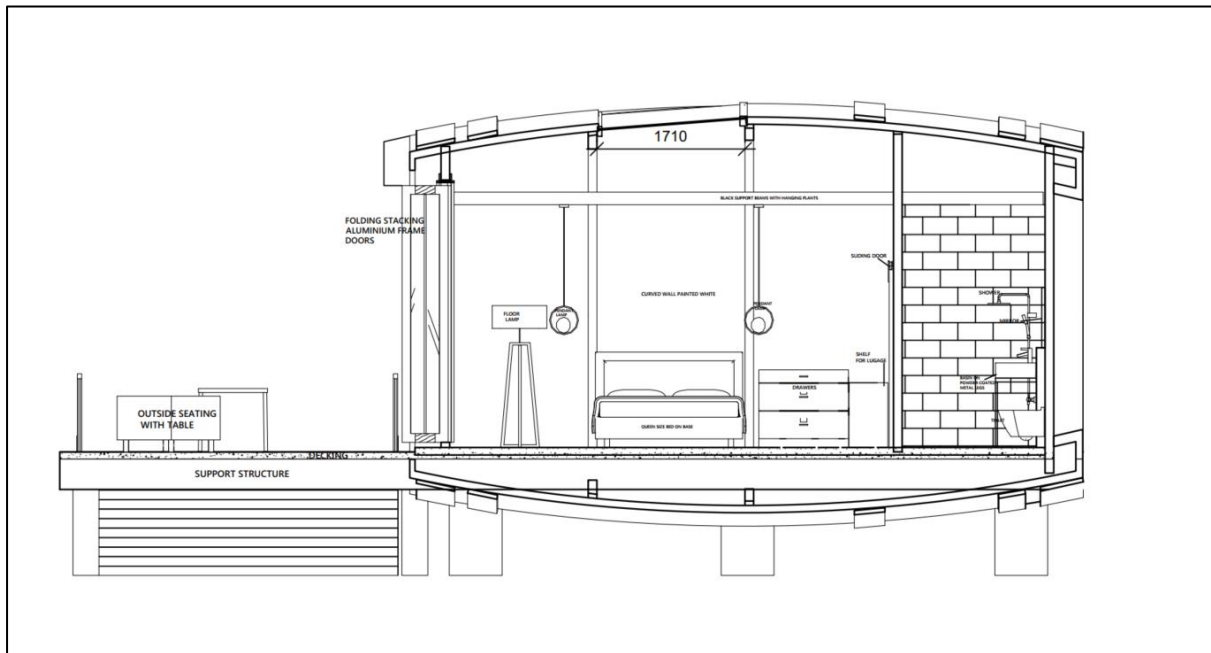


Figure 20: Proposed External Room (Interior)

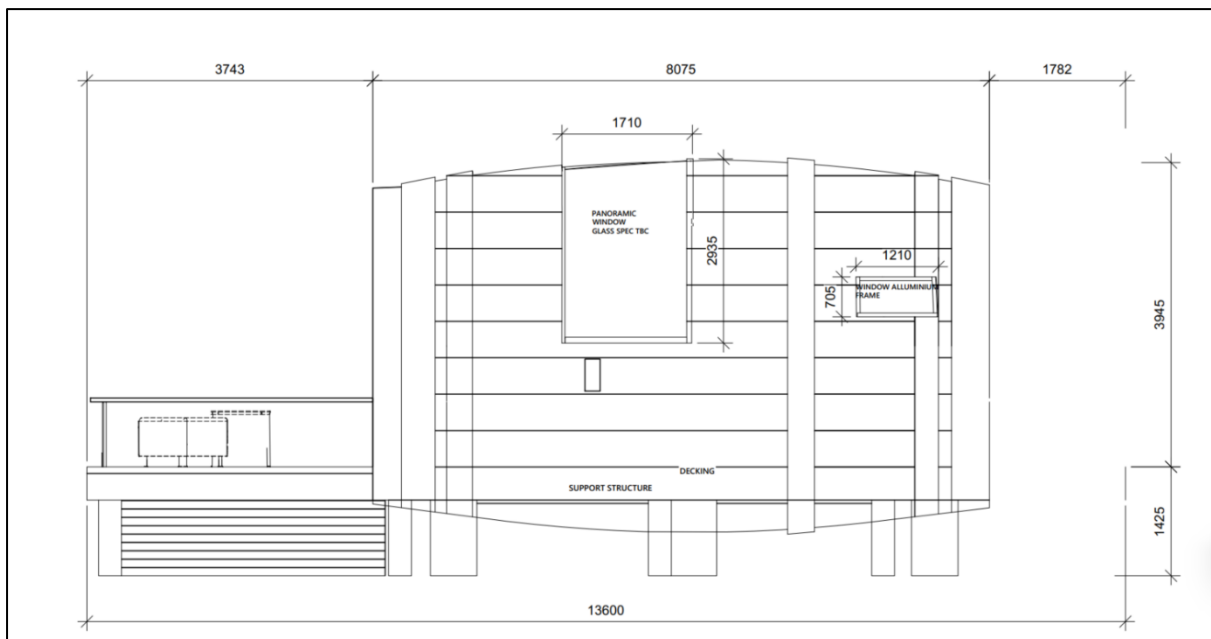


Figure 21: Proposed External Room (Exterior)

Landscaping

The proposed species were carefully selected by landscape architect and are indigenous. Some of the species include seasonal flowers that will attract birds, butterflies, bees and other small insects, while other are great for slope stabilization during establishment. The grasses are also indigenous and commonplace with agricultural settings within the Western Cape. The landscaping proposal was carefully considered in terms of respecting the landscape character.

The implementation of the proposed landscaping will enhance the overall appeal and experience for visitors while also providing functional and aesthetic benefits. The proposed trees and planting mixes are well-suited to the local climate and soil conditions, requiring less water and maintenance once established. The proposed landscaping and pathways can guide visitors through the landscape while also defining and organizing the space.



3.2. Access & Parking

The existing access road will be utilised to access the development, and a gravel road is proposed for access between rooms and communal facilities. The clustering of facilities and use of existing access roads will minimise the impact on agricultural and natural resources.

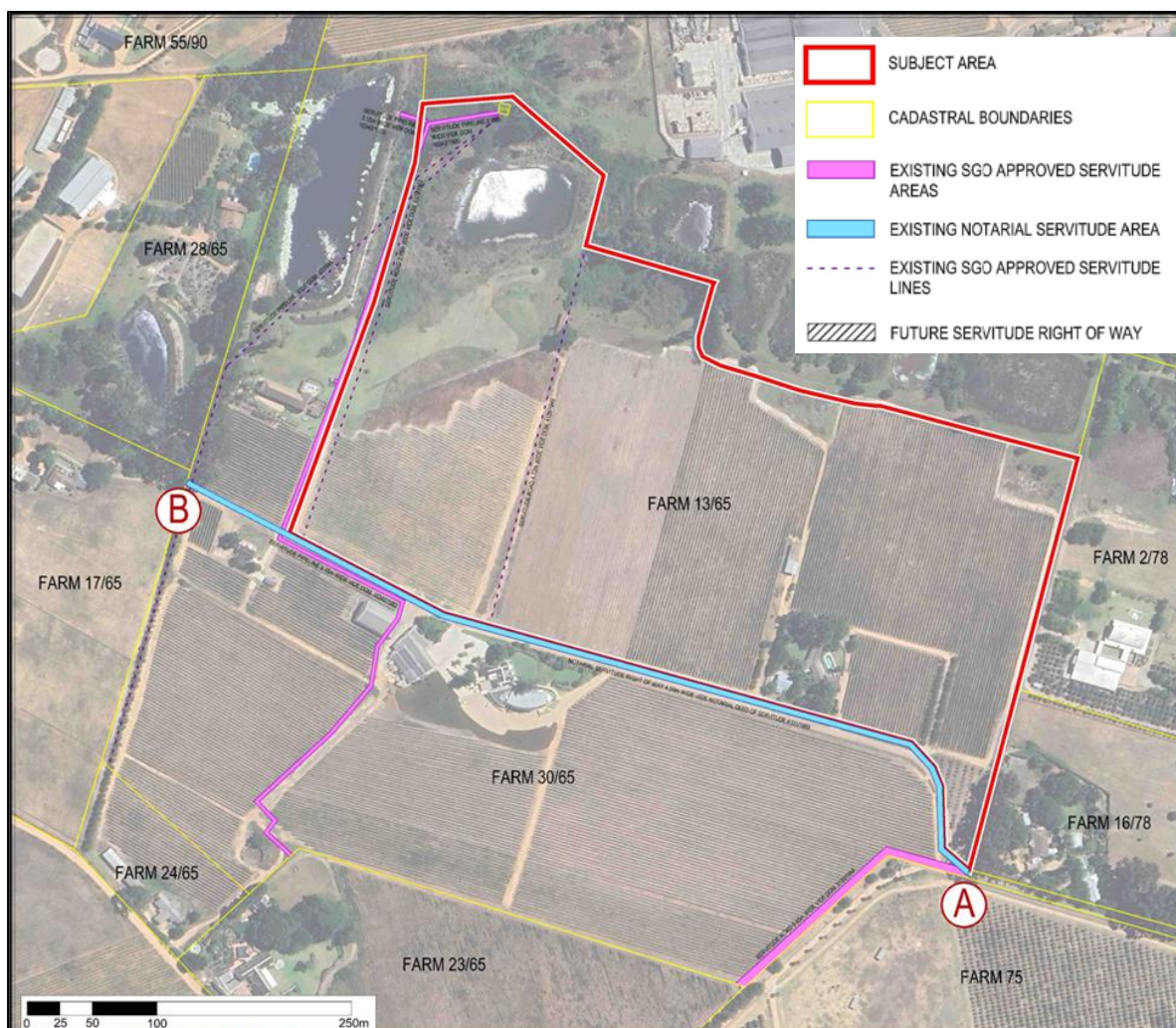


Figure 22: Access Considerations

Off-street parking will be provided on portion 13 in accordance with the Stellenbosch Zoning Scheme By-Law (2019) at 1 bay per accommodation unit.

Table 2: Required Parking

Land Use	Parking Ratio	Rooms	Parking Bays Required	Parking Bays Provided/Proposed
Tourist accommodation establishment rooms	1 bay/room	7	7	7

Parking can be accommodated on Portion 13 as illustrated on the site plan below:



Figure 23: Parking Layout Concept

3.3. Engineering Services

The engineering services demand for the property was originally calculated based on a development scenario of **ten self-catering units**. The current proposal, however, consists of a **tourist accommodation establishment with seven guest rooms that are not self-catering**, with meals provided centrally within the communal dining area. As a result, the anticipated **water, wastewater, electricity, and general services demand associated with the proposed development will be lower than that previously calculated for the ten self-catering units**. The engineering and services proposals were therefore designed with a **greater capacity than what is required for the current development** and will remain **sufficient to accommodate the proposed tourist accommodation establishment development without the need for additional upgrades**.

3.3.1. Civil Engineering Services

Malcolm Cerfonteyn was appointed to compile a civil engineering services report (refer Annexure F). The following section contains a summary of the civil engineering services proposals.

a) Water

Demand

Based on a consumption of 600l/d per double room, the domestic water-supply demand is estimated at 6 kl/day for the guest accommodation. The storage requirement will be for 48 hrs = 12kl. The normal design requirements for firefighting purposes of low-risk developments are a fire hydrant delivering a flow of 15 l/s and sufficient storage to maintain a flow of 15l/s for 1 hr. This comes to a storage of 54m³. This seems excessive for a development of this size and nature, and it is recommended that a rational fire design be done for this development.

Existing and Proposed Bulk External Water Supply

There is no existing municipal water supply in close proximity of the site. The existing dwellings and business on the farm are provided with water supply through one borehole of which the delivery rate is unknown. This borehole pumps to existing storage tanks. It is foreseen that these tanks will have to be augmented with 3x5kl tanks. The size, location and condition of the existing local water supply network is unknown and therefore provision was made to supply the new development with a separate 75mm diameter water main from the new storage tanks. The preliminary layout of water supply services is included in the services report.

It should be noted that the engineering and services proposals were designed with a greater capacity than what is required for the current development and will remain sufficient to accommodate the proposed tourist accommodation establishment development without the need for additional upgrades.



Potable Water

Although the water has been used on the farm as potable water, it is recommended that the water quality of the borehole water be tested and confirmed for the suitability of potable water. In the meantime, it is recommended that commercially bottled drinking water be used for these purposes.

b) Sewerage

Sewage Flows

The sewage flows expected from this development is 90% of the water supply =10.8kl/day. The peak flows will be approximately 0.5 l/s.

Existing and Future Bulk External Sewerage System

Louisvale Farm has an existing private sewer presumed to be 160mm in diameter. It is located in the main access road and connects to the municipal sewer as shown below. The existing sewer systems around the farm seems to be a small-bore system. Small-bore sewerage systems make use of septic tanks before discharging the sewage into a sewerage system. Therefore, it is proposed that a common septic tank be constructed for the guest accommodation. The septic effluent will discharge into an adjacent pumping station which will pump the sewage to the Louisvale Private Sewer.

It should be noted that the engineering and services proposals were designed with a greater capacity than what is required for the current development and will remain sufficient to accommodate the proposed tourist accommodation establishment development without the need for additional upgrades.

c) Stormwater

Watercourse & Floodlines

There is a watercourse from west to east through the development, receiving flow from upstream properties and discharging into downstream properties. A preliminary floodline has been determined. The proposed development is located outside the 100yr floodline.

Stormwater Management on site

As this is a very low impact rural development with very few impermeable surfaces, it is recommended that only surface flow stormwater grassed or vegetated swales be implemented to convey the stormwater. A few small and shallow drifts can be constructed in the proposed golf-cart pathway. A stormwater cut-off drain to be constructed as illustrated in the services report.



3.3.2. Electrical Engineering Services

Mapule Consulting was appointed to compile an electrical engineering services report (refer **Annexure G**). The following section contains a summary of the electrical engineering services proposals.

Existing Electrical Infrastructure

The abovementioned erf is situated in an Eskom electrical distribution area. From what could be determined, the erf area in question is serviced with an existing 50kVA supply utilised by the Log Cabin Lodge.

Electrical Load Estimate

The SANS 204 Standard for Energy Efficiency in Buildings will be used as the basis for the load estimate. The order of magnitude estimated increase in maximum demand for the new development is 70 kVA.

Availability of Electricity

The availability of the additional 70kVA supply to the erf in question was confirmed by the Supply Authority (letter attached as Annexure J).

It should be noted that the engineering and services proposals were designed with a greater capacity than what is required for the current development and will remain sufficient to accommodate the proposed tourist accommodation establishment development without the need for additional upgrades.

3.3.3. Transport Arrangements

The Traffic Impact Statement (TIS) prepared by Hendri Badenhorst (attached hereto as **Annexure H**) confirmed that:

- It was observed that the intersection currently operates at good level of service due to low vehicle volumes and no conflicts were observed during the visual inspection. The increase in volumes (5 trips) generated by the proposed development will have little to no impact to the intersection operation and will continue to operate at a good level of service.
- Access to the proposed development will be made via existing internal farm roads, that consist of block paving and gravel surfaces, no new roads will be required. No obstructions were observed at the vehicle entrance along the access Road. It was noted that no signage demarcated the access road bell mouth. it is recommended that the required signage be installed at the bell mouth.
- The existing shoulder sight distance along the east of the access Road / Access intersection is 240m and not applicable to the west, due to the access Road ending at the access to the property. The available sight distances and location meet and exceed the minimum requirement and are therefore considered to be acceptable.



3.3.4. Conclusion

From the above-mentioned specialist engineering investigations, it can be concluded that the proposed development can be efficiently serviced by adapting a service supply network through the utilisation of the existing municipal and ESKOM services, integrated with alternative services solutions. This approach will ensure sustainable supply of services to the development, while minimising the impact on the surrounding services networks.

It should be noted that the engineering and services proposals were designed with a greater capacity than what is required for the proposed development and will remain sufficient to accommodate the proposed tourist accommodation establishment development without the need for additional upgrades.



SECTION 4**DESIRABILITY CRITERIA FOR APPROVAL**

This section presents the motivation for the consent use in terms of the Stellenbosch Municipal Land Use Planning By-Law (2015).

4.1 Motivation**a) Consent Use**

Application is made for consent use for a tourist accommodation establishment on Portion 13 of Farm 65 Nooitgedacht to accommodate 7 rooms. The consent use is motivated as follows:

- The proposed application for a tourist accommodation establishment presents an **opportunity** to contribute most positively to the diverse and rich character and offering of the Stellenbosch Winelands area and broader municipal area;
- The proposal is supported by a thorough, comprehensive and detailed series of **specialist studies**, which informed and guided the development proposal in its form, scale and configuration;
- Cognisance was taken of relevant **heritage and environmental sensitivities**, and the proposal was planned in direct **positive response** to these sensitivities;
- The objective of the development proposal is not to detract from the farm's agricultural entity, but to **promote and enhance agricultural** sustainability and use of the property by introducing the proposed uses as supplementary and compatible uses to the agricultural use of the land.
- The proposal is **consistent with provincial and local spatial planning policies and objectives**:
 - The proposed facility is located in an area that does not impact on the agricultural activities as well as wetlands, floodplains and other important natural vegetation.
 - The cumulative effect of all ancillary and non-agricultural land uses will not detract from the rural character of the landscape and the primary agricultural production capacity of the farm.
 - The facility will not detract from the functionality and integrity of farming practices and landscapes and is considered to be of an appropriate scale and form.
 - The facility is appropriate in a rural context, and it will generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate.
 - The facility is of appropriate scale compatible with the farmstead precinct and the surrounding rural context.
 - Land outside the urban edge should be used for agricultural production, biodiversity, conservation, scenic quality and agri-tourism;



- Intensification of agriculture, biodiversity, conservation and **agri-tourism** should be promoted in farming areas outside of urban settlements; and
 - Tourism facilities preferably should make use **of existing buildings or new buildings on disturbed footprints**, and these should take the natural and heritage significance of the site into account.
- Utilisation of existing services and facilities
 - The utilisation of the existing access road will contribute to efficient management of the tourism accommodation and access control to the development and agricultural land.
 - The proposed development can be efficiently serviced through the utilisation of the existing municipal and ESKOM services, integrated with alternative services solutions. This approach will ensure sustainable supply of services to the development, while minimising the impact on the surrounding services networks.
- **Impact on environmental, agricultural and heritage resources.**
 - The proposed layout was informed by the agricultural and environmental resources on site, and the tourist accommodation establishment rooms are placed outside of the vineyards, flood lines, CBA, ESA and Wetland areas.
 - The clustering of tourism facilities and utilisation of the existing access roads will minimise the impact on agricultural and natural resources.
 - The objective of the development proposal is not to detract from the farm's agricultural entity, but to promote and enhance agricultural sustainability and use of the property by introducing the proposed uses as supplementary and compatible uses to the agricultural use of the land.
- **Unique development opportunity**

The development area is suitable for eco-tourism based on the following bio-physical, design and land use characteristics:

- Design: The tourist accommodation establishment rooms were designed to resemble wine barrels, and the materials and colours were used sensitively and are appropriate to the surrounding winelands context.
- Landscape: The picturesque landscape which includes mountains and vineyards is visible from the proposed development area.
- Location to existing facilities: The development is walking distance to the existing wine tasting facility and restaurant.
- Outdoor amenities: The development area is surrounded by scenic walking routes and outdoor amenities, allowing guests to explore the natural beauty of the landscape at their leisure amidst the vineyards.

It can thus be concluded that the proposed tourist accommodation establishment rooms are regarded as an appropriate and beneficial land use for the farm in terms of the unique design, location, utilisation of existing facilities and services, sustainability of the farm, and cognisance of environmental and heritage sensitivities.



4.2 Desirability Criteria

The proposed development was evaluated in terms of the provisions of Section 65(1)(c) the Stellenbosch Land Use and Planning By-Law. The proposal meets the overall objectives and intent of this Section, as follows:

- Consistent with Provincial and Local Spatial Policy directives; ✓
- Consistent with the surrounding character of the Stellenbosch Winelands Region; ✓
- No known negative impact on environmental or heritage resources, the proposed design was specifically done with these factors in mind; ✓
- No negative impact on existing rights of any of the surrounding properties or farms; ✓
- Positive economic impact in terms of creating employment opportunities and promoting Agri-tourism that will contribute positively to economic growth and investment; ✓
- The proposed development supports the current agricultural land use and will not have any known negative impact on the existing winemaking or related agricultural activities; ✓
- No negative impact on the safety and welfare of the surrounding communities; ✓
- The traffic impact of the proposed development will not have a material impact on the surrounding environment; and ✓
- No negative impact on municipal services infrastructure, with upgrades specified as per the services reports. ✓



4.3 Consistency with Policy Requirements

Table 3 below is a brief summary of the proposed development with regard to policy consistency as per section 2.5 of this motivation report.

Table 2: Permitted land uses within an Agriculture and Rural Zone

POLICY DIRECTIVE	COMPLIANT
Western Cape Provincial Spatial Development Framework (2014)	✓
Western Cape Land Use Planning Guidelines (2019): Rural Areas	✓
Stellenbosch Municipal Spatial Development Framework (2023)	✓

4.4 Development Principles

Section 42 of the Spatial Planning and Land Use Management Act (SPLUMA 2013) stipulates that applications may only be refused if the proposed land use does not comply with the Municipal Spatial Development Framework or if it lacks desirability. The proposed development is deemed to be consistent with the proposals of the Stellenbosch Municipal SDF (2023). The following desirability considerations are relevant to this application:

4.4.1 Socio-economic Impact

If the development is approved and implemented, it will contribute to enhance the tourism accommodation offering within the Stellenbosch Winelands area, which will have positive economic spin-offs.

4.4.2 Character of the Surrounding Area

The introduction of various tourism uses have been meticulously and sensitively planned and crafted through an iterative multi-disciplinary process, taking into account contextual and site informants and sensitivities, i.e., heritage sensitivities, visual impact, biodiversity, etc. On this basis, the proposal is considered an appropriate proposal within the rural agricultural context of the farms, compatible with the character and landscape of the Stellenbosch Winelands area and surrounding environs.

4.4.3 Physical Characteristics of the Property

There is no reason to believe that the existing topography will be negatively affected by the proposed land uses.



4.4.4 Local Policy Context

The subject property is situated outside the urban edge where agricultural production, biodiversity, conservation, scenic quality, and Agri-tourism is promoted in terms of the Stellenbosch Spatial Development Framework (2019). The proposed development is therefore consistent with the current spatial planning proposals applicable to the area.

5.4.5 Location and Accessibility

Access to the development will be obtained using an existing access point and access road.

4.4.6 Provision of Services

The existing and proposed development can be efficiently serviced by adopting an integrated approach of using existing municipal and ESKOM services, combined with alternative services solutions. This approach will ensure sustainable supply of services to the development, while minimising the impact on the surrounding services networks.

4.4.7 Safety and Well-being of the Community

The scale and nature of the proposed development have been found to be viable and is supported by all the various specialist studies.

4.4.8 Environment and Heritage

A registered Environmental Assessment Practitioner submitted an application in terms of the National Environmental Management Act, 1998 (Act no. 107 of 1998) and the Environmental Impact Assessment Regulations, which was approved. The department issued a response stating that the proposed development will not negatively impact on heritage resources, and that no further action under Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) is required.

4.5 Planning Principles: Land Use Planning Act (2014)

The Land Use Planning Act (LUPA, 2014) includes a series of land use principles that should guide development in the Western Province.

The planning principles were reviewed, and the proposed development concept assessed. It is concluded that the proposed development concept is fully compliant with the planning principles prescribed in LUPA (2014), as summarised in the table below.



Table 3: Compliance with Planning Principles of LUPA (2014)

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
Spatial Sustainability 	Fully Compliant Land uses are appropriate to rural environs, carefully considered relative to its context. In addition, hereto, the proposed development is well integrated with the rural fabric, as well as the social, economic, natural, ecological and processes.
Spatial Justice 	Compliant The proposed development will not exclude or segregate any population group but will in fact establish tourism opportunities within the Stellenbosch Winelands area, which will have positive economic spin-offs.
Efficiency 	Fully Compliant The proposal incorporates alternative methods and initiative to reduce and minimise impact on municipal services networks. The clustering of the tourist accommodation establishment rooms and use of existing roads and parking areas will contribute to spatial efficiency.
Good Administration 	Fully Compliant The application is submitted in terms of the relevant legislative frameworks and will be processed accordingly.
Spatial Resilience 	Fully Compliant The proposed land use application will contribute to the diversification and strengthening of the rural economy, thus contributing to spatial resilience. Furthermore, cognisance was taken of flood line, heritage, environmental sensitivities which contributes to spatial resilience in the event of natural disasters.

4.6 Conclusion

Considering the above-mentioned motivation, planning principles and desirability criteria, it can be concluded that the proposed development is consistent with these criteria and can therefore be regarded as desirable with adequate mitigation to minimise potential impacts on the character of the surrounding winelands area, existing agricultural activities, existing spatial policies, and the safety and welfare of the community. It is our considered opinion that the proposed development will contribute greatly to Agri-tourism in the area resulting in economic growth and investment opportunities.



Section 5

CONCLUSION & RECOMMENDATION

5.1 Conclusion

Following the abovementioned assessment, it is concluded that:

- The proposed application for a tourist accommodation establishment presents a **positive opportunity** to contribute most positively to the diverse and rich character and offering of the Stellenbosch Winelands area and broader municipal area;
- The proposal is supported by a thorough, comprehensive and detailed series of **specialist studies**, which informed and guided the development proposal in its form, scale and configuration;
- Cognisance was taken of relevant **heritage and environmental sensitivities** and the proposal was planned in direct **positive response** to these sensitivities;
- The objective of the development proposal is not to detract from the farm's agricultural entity, but to **promote and enhance agricultural** sustainability and use of the property by introducing the proposed uses as supplementary and compatible uses to the agricultural use of the land.
- The proposal is **consistent with provincial and local spatial planning policies and objectives, with inconsistencies motivated accordingly**.

5.2 Recommendation

Following the above assessment, it is our considered recommendation that the following applications be approved in terms of the Stellenbosch Municipality Land Use Planning By-Law to secure the land use rights for the proposed development:

- i) Consent use in terms of 15(2)(o) for a tourist accommodation establishment with 7 rooms within existing and new structures on Portion 13 of Farm 65.





LOUISVALE

FARM 65 PTN 13

STELLENBOSCH

LOCAL CONTEXT

- Subject Property
(±16,9 ha)
- Cadastral Boundaries

PLEASE NOTE
ALL BOUNDARY LINE POSITIONS, DISTANCES AND PROPERTY SIZES NEED TO BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

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DATE:
MARCH 2026

SCALE:

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INSET MAP

LOUISVALE

FARM 65 PTN 13

STELLENBOSCH

SITE PLAN

-  Subject Property (±16,9 ha)
-  Cadastral Boundaries

PLEASE NOTE
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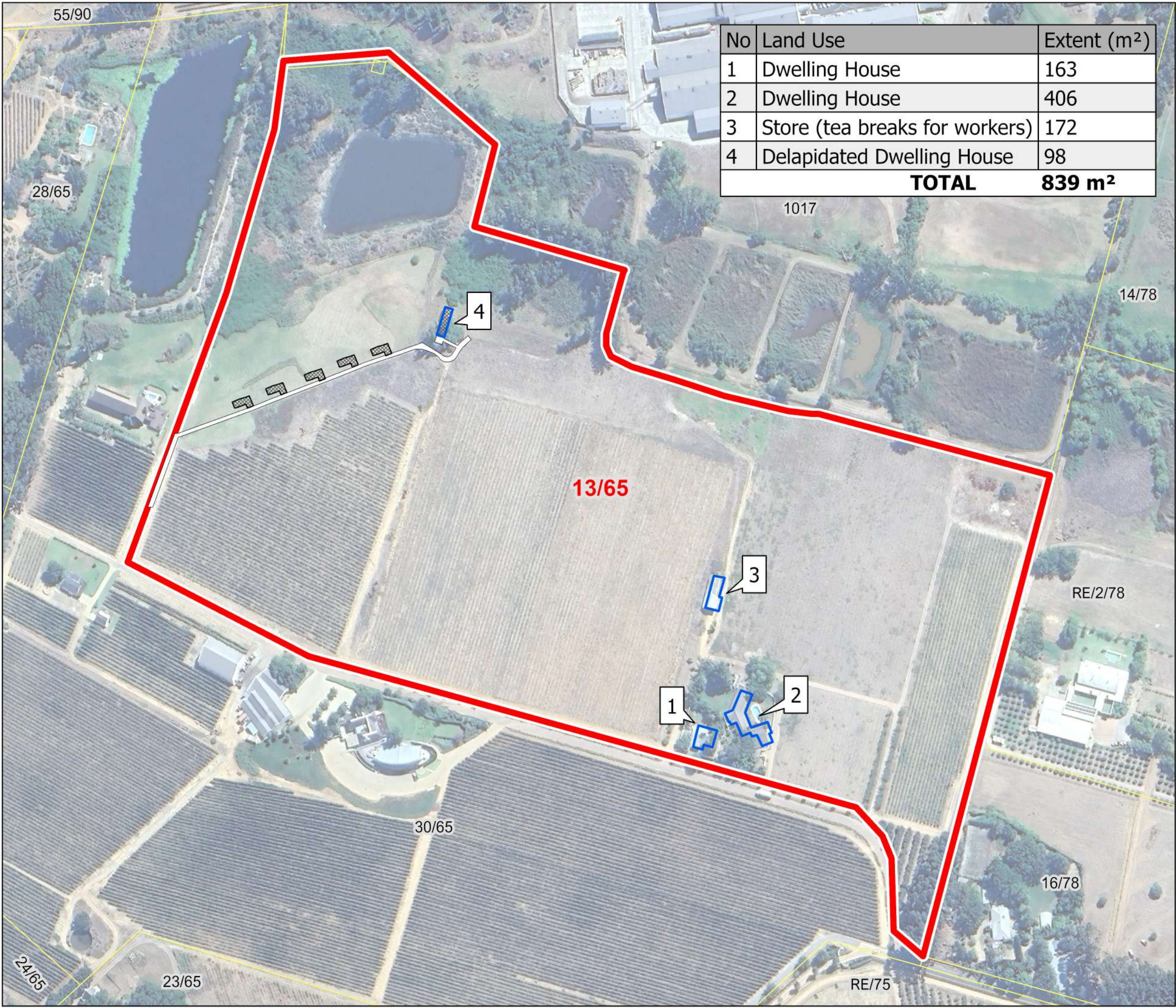
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No	Land Use	Extent (m ²)
1	Dwelling House	163
2	Dwelling House	406
3	Store (tea breaks for workers)	172
4	Delapidated Dwelling House	98
TOTAL		839 m ²

LOUISVALE
FARM 65 PTN 13
STELLENBOSCH

SITE PLAN

- Subject Property (±16,9 ha)
- Cadastral Boundaries
- Existing Building
- Proposed Tourism Accommodation Rooms
- Road to Proposed Tourism Accommodation Rooms

PLEASE NOTE
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