STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1302/2025

Our File Reference Number: Farm 32/29, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Sir /Madam

APPLICATION FOR CONSENT USE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 32/29, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1. That the following application(s) in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely the:

i. **Consent Use** in terms of Section 15(2)(o) of the said By-Law to allow for polytunnels with an area larger than 5000m² on Farm No. 32/29, Stellenbosch Division.

ii. **Permission in terms of the Zoning Scheme in** terms of Section 15(2)(g) of the said By-Law to allow for the development of buildings and polytunnels within the Rural Scenic Route Overlay Zone.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The **approval** is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

a) The approval only applies to the proposal under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

b) The development must be implemented substantially in accordance with the endorsed **SITE DEVELOPMENT PLAN_F19234-SDP-001 REV D_DATED 18 MARCH 2026, AND DRAWN BY FARM CONSULTING ENGINEERS**, and attached as **ANNEXURE B.**

c) The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

d) The consent use and permission in terms of the Zoning Scheme hereby approved be valid for a period of five (5) years from the date of the final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period (unless extension of the validity thereof has been granted by the Municipality prior to such lapsing).

e) The development area be limited to ±14,0128m².

f) All proposed fencing must be transparent in design, ensuring minimal visual intrusion within the rural scenic landscape and must extend over and around the drainage line areas in a way that protects natural hydrological functioning.

g) Reflective/bright colours are prohibited; the colour palette must blend with surrounding rural landscape.

h) Only low-impact, non-intrusive, downward-shielded lighting may be installed.

i) A windbreak must be planted along the N1 boundary to mitigate visual impact. The windbreak must consist of appropriate, non-invasive plant species, reflect the established rural cultural landscape character.

j) An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality.

k) The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No. 73 of 1989).

2.3. The **reasons** for the above decision are as follows:

2.3.1. The proposed polytunnels are consistent with the primary use rights of the Agricultural Zone, as they support and enhance on-site agricultural production.

2.3.2. The proposed polytunnels are consistent with the rural character of the area and are not expected to adversely affect surrounding properties, particularly as similar practices are already established in the vicinity.

2.3.3. The development promotes sustainable agricultural practices by improving crop yield efficiency and resource management, thereby contributing to local economic activity and food security.

2.4. **Matters** to be noted:

i. All electrical requirements be directed to Eskom.

ii. The conditions imposed by the **South African National Roads Agency (SANRAL)** in their letter refenced 11/5/3-1/1-112, dated 23 October 2025, and attached as **ANNEXURE G, BE NOTED.**

iii. The necessary authorization/permission in terms of NEMA need to **BE OBTAINED** from the **Department of Environmental Affairs and Development Planning**, if required.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

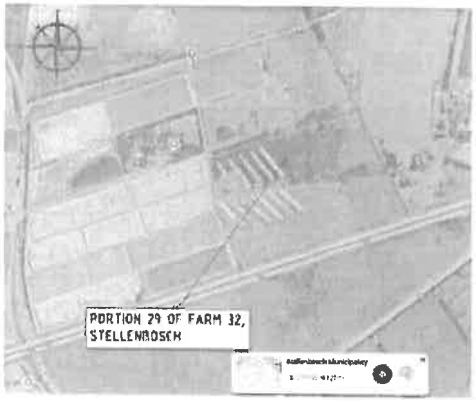
17/4/2026

DATE

ANNEXURE B

APPLICATION FOR CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: FARM NO. 32/29, STELLENBOSCH DIVISION

SITE DEVELOPMENT PLAN



LOCALITY MAP

NTS

Proposed development of Crop Cover (Polytunnel) Structures (>5000m²) on Portion 29 of the Farm Hoopenberg 32, Stellenbosch Division		
Property Schedule		
The Site	Figure ABCDEF	
Area	±30.8995ha	
Zoning	Agricultural and Rural Zone (AR)	
Building lines	Street: N1	60m SANRAL building restriction area
	Street: Proclaimed Roads in terms of Act 21 of 1940	95m building restriction along proclaimed roads outside of urban areas – excludes structures used for bone fide farming activities.
	Street: Divisional Road 1098 (Protea Road)	5m
	Common Boundaries	5m
Height parameters	Agricultural Buildings	3 storeys – 12m (finished floor level to ceiling)
	Polytunnels	1 storey – 4m

Building Schedule

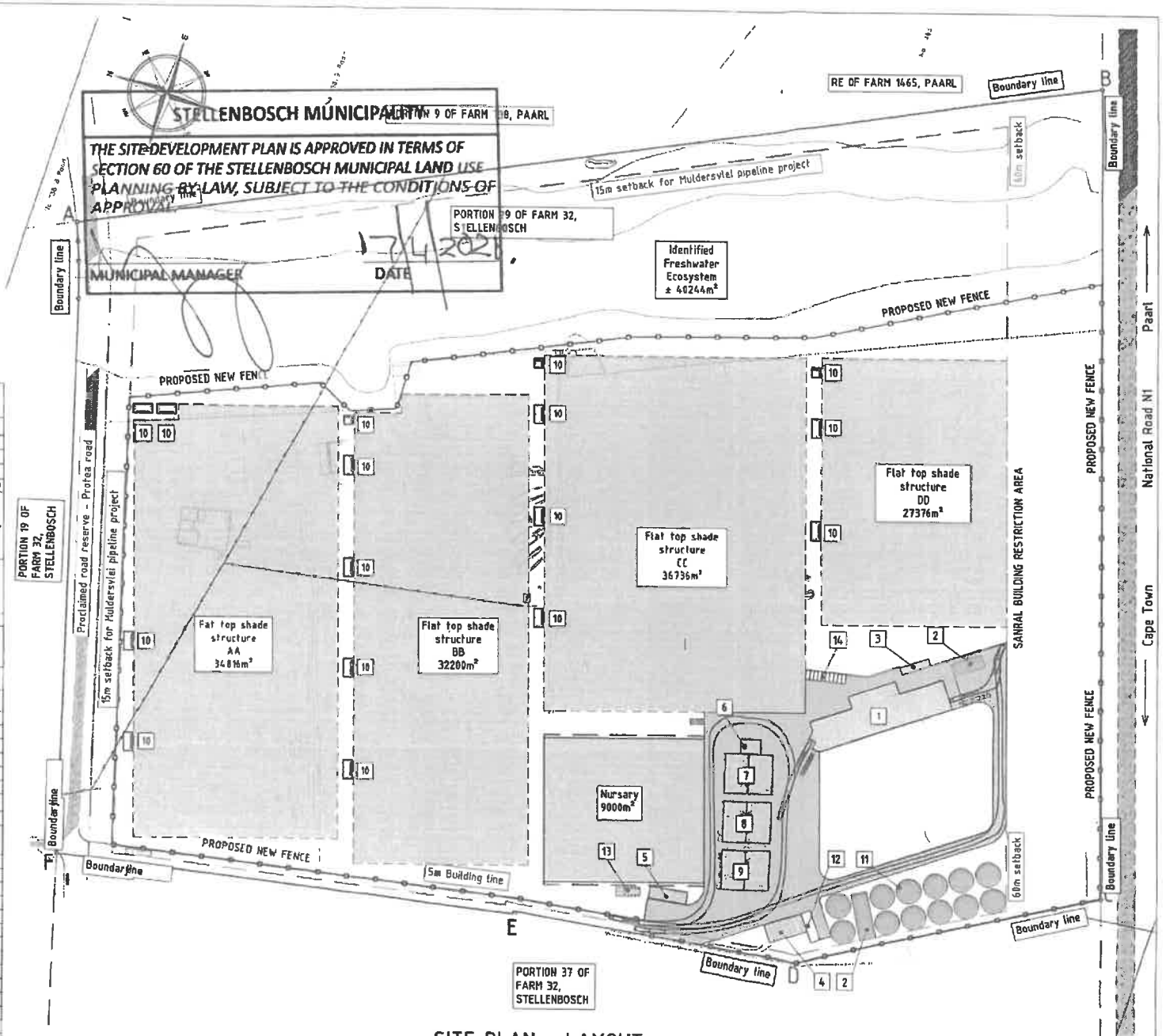
Proposed new buildings			Area (m²)
Polytunnel Structures (45% of total area of site)	Flat Top Shade Net Structures	Structure AA	34 816m²
		Structure BB	32 200m²
		Structure CC	36 736m²
		Structure DD	27 376m²
		TOTAL AREA	131 128m²
	Nursery		9 000m²
	TOTAL		140128m²
Agricultural Buildings:			
1. Packing shed			±1 966m² (coverage)
2. Proposed Water purification and pump rooms (2)			±460m²
3. Proposed Pack house Canteen and Ablution			±400m²
4. Proposed Farm Canteen and Ablution			±300m²
5. Proposed Gate house			±115m²
6. Proposed Fertiliser store			±130m²
7. Proposed Sowing store			±750m²
8. Proposed Wash store			±750m²
9. Proposed Workshop			±750m²
10. Proposed Pump rooms (16)			±882m²
11. Proposed Reservoirs (12)			±3640m²
12. Proposed Waste holding area			±120m²
13. Pump room			±90m²
14. Parking Requirement			

Use	Area	Requirement	Provided
Office	255m²	4 bays/100m² = 10 bays required	10 bays

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER — DATE 17.4.2021



SITE PLAN - LAYOUT

1 : 2500

[redacted]		NEW AGRICULTURAL PRODUCTION UNIT ON PORTION 29 OF HOOPENBERG FARM 32, STELLENBOSCH	SITE DEVELOPMENT : LAYOUT PLAN PROPOSED POLYTUNNEL STRUCTURES	F19234-SDP-001 D

ANNEXURE G

APPLICATION FOR CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: FARM NO. 32/29, STELLENBOSCH DIVISION

COMMENT FROM THE SOUTH AFRICAN NATIONAL ROADS AGENCY (SANRAL)

SANRAL
SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD

BUILDING SOUTH AFRICA
THROUGH BETTER ROADS

Reference: 11/5/3-1/1-112
Date: 23 October 2025
Email: dekockr@nra.co.za
Fax Number: +27 (0) 21 910 1699
Direct Line: +27 (0) 21 957 4600
Website: www.nra.co.za

Iana Jordaan
FRAME
277 Main Road
Paarl
7646

Email iana.jordaan@framegroup.co.za

Dear Iana Jordaan

NATIONAL ROUTE 1 SECTION 1: LAND USE APPLICATION ON PORTION 29 OF THE FARM HOOPENBERG 32, STELLENBOSCH DIVISION

Your application has reference.

The South African National Roads Agency SOC Limited (SANRAL) herewith approves the above application in terms of Section 48 of The South African National Roads Agency Limited and National Roads Act, 1998 as indicated on Drawing nr F19234-SDP-001 REV C, dated 31 July 2025 and drawn by FRAME consulting engineers, subject to the following conditions:

1. Building restriction area

1.1 The structures shall be erected at a distance of not less than 60m measured from the national road reserve boundary.

2. Costs and indemnity

2.1 SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:

- the erection of any structures
- any financial expenditure or loss in the event of SANRAL ordering the removal or shifting or relocation of anything related to this approval.
- any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.

2.2 Any action taken by the applicant in connection with the approval shall be regarded as an acceptance and compliance with the conditions including the indemnity.

3. Validity period

3.1 This approval shall lapse -

- unless the structures are completed within a period of twelve (12) months from the date of approval by SANRAL, provided that the applicant may, prior to the date of expiry, apply in writing for an extension of the completion period; and
- in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

4. Additional legal requirements

- This approval shall bind any successor-in-title to the land on which the structures have been established.
- This approval does not exempt the applicant from the provisions of any other Act.

5. Access

- No direct access to or egress from the national road will be permitted.

Any further development on this property will be subject to SANRAL's approval.

Kindly note that this approval does not exempt the applicant from any other provisions of the above-mentioned or any other Act.

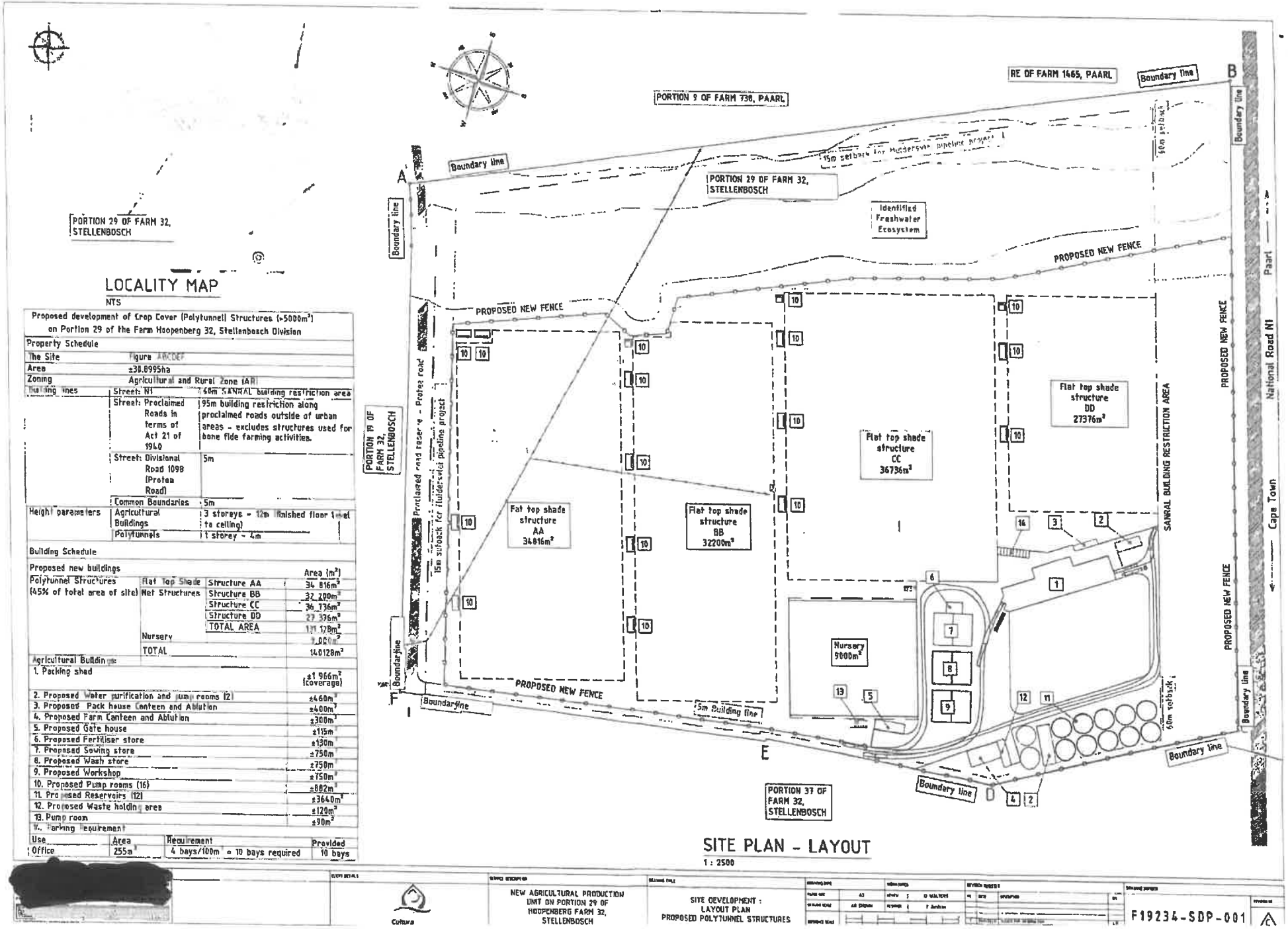
Yours Sincerely

.....

R Cable
PROVINCIAL HEAD: WESTERN CAPE PROVINCE

cc Route Manager: Chris Roux – chris@pmaxconsulting.co.za
Engineer: Edmond Katiyo – edmond@pmaxconsulting.co.za

ID 30786938



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[redacted]

Cultura

NEW AGRICULTURAL PRODUCTION UNIT ON PORTION 29 OF HOOPENBERG FARM 32, STELLENBOSCH

SITE DEVELOPMENT : LAYOUT PLAN PROPOSED POLYTUNNEL STRUCTURES

F19234-SDP-001