Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
10 Eikehout Avenue, Kluitjieskraal, Wolseley, 6830, South Africa
Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

11 November 2026

«Salutation» «Initials» «Surname» (Belang / Interest / Erf: «Erf»)
«Address_01»
«Address_02»
«Address_03»
«Address_04»
Per: «Registration» / «Contact»

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Locality: Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613
Applicant: Dupré Lombaard, Virdus Works (Pty) Ltd, 10 Eikehout Avenue, Kluitjieskraal, Wolseley, 6830, Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com.
Owner: African Roots Trust IT 1186/2009, Represented by Ms Vivian Kleynhans, E-mail: vivian@africanrootswines.com, Phone: +27 71 049 4109 / 021 879 1996.
Stellenbosch Municipality reference number: TP1769/2026
Description of the application: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for Consent Use for the use of the proposed main and second dwellings as a guest accommodation establishment with 11 bedrooms.

Notice is hereby given in terms of the provisions of Section 46 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 can be requested from the Applicant, or it can be accessed here: Ptn 132 F 468 S Application for PPP.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said Bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;

- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The **comments must be addressed to the applicant by electronic mail** as follows: Dupré Lombaard, Virdus Works, **dupre.lombaard@virdus.com**. The comments must be submitted within 30 days from the date of this notice to be received on or before the **closing date** of **15 December 2026**.

It should be noted that 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 +27 82 895 6362 by way of WhatsApp only during normal office hours.

KENNISGEWING VAN ONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

Ligging: Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613
Aansoeker: Dupré Lombaard, Virdus Works (Pty) Ltd, 10 Eikehoutlaan, Kluitjieskraal, Wolseley, 6830, Sel: +27 82 895 6362 (alleen WhatsApp) // Epos: dupre.lombaard@virdus.com.
Eienaar: African Roots Trust IT 1186/2009, Verteenwoordig deur Me Vivian Kleynhans, Epos: vivian@africanrootswines.com, Foon: +27 71 049 4109 / 021 879 1996
Stellenbosch Munisipaliteit Verwysing: TP1769/2026
Beskrywing van die aansoek: Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening, 2023 vir vergunningsgebruik van die voorgestelde primêre en tweede woning as toeriste akkommodasie fasiliteit met 11 slaapkamers.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel of dit kan afgelaai word van: Ptn 132 F 468 S Application for PPP.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek ingevolge Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;

- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die **kommentaar moet by wyse van elektroniese pos aan die aansoeker gestuur word** as volg: Dupré Lombaard, Virdus Works, **dupre.lombaard@virdus.com**. 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 **15 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 by wyse van WhatsApp alleen gedurende normale kantoor ure.

Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Executive Summary

African Roots Wine Brands was established as one of the first Woman-owned P.O.C. (people of colour) wine producers in Stellenbosch, in 2005. In 2009 African Roots Trust acquired the subject property (Portion 132 of the Farm Welmoed Estate No. 468, Stellenbosch) as a land reform for agricultural development project as endorsed on the title deed (T54022/2009).

The farm has an Agricultural and Rural Zone, and is 8,69ha in extent. It has been cultivated with 4,3ha of vineyards and developed with a farm shed used as bonded warehouse for wine storage, an employee housing unit, and a combined wine tasting / restaurant facility. The farm obtains potable and irrigation water from the local irrigation network and the Eerste River. Sewerage is collected in a conservancy tank and removed periodically for emptying to the municipal works. Solid waste is removed by the Municipality.

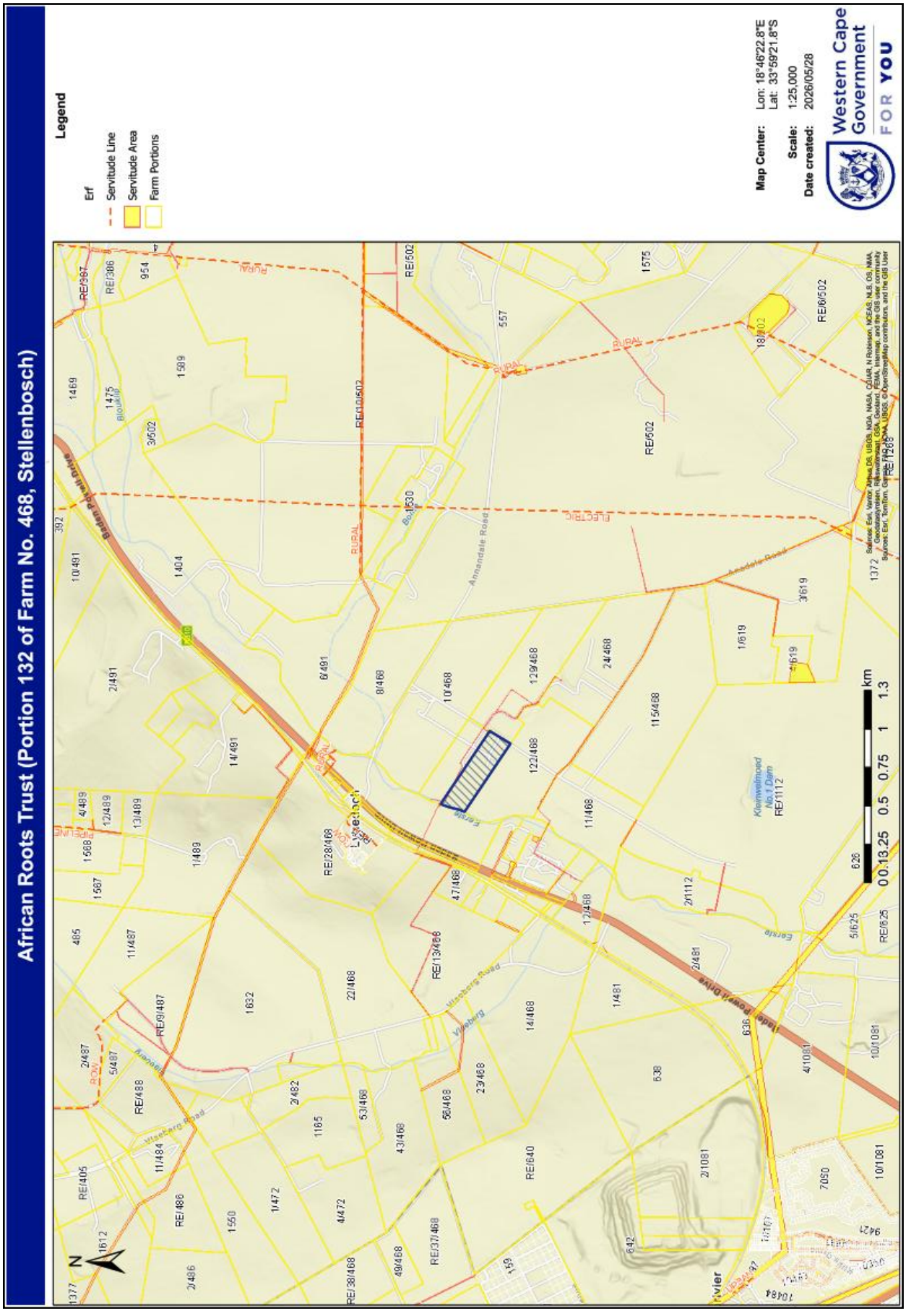
Access to the farm is to the north via a servitude road over the neighbouring farms from Annandale Road.

The application is for consideration of a consent use for a tourist accommodation establishment, in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 (LUPB), read with Sections 208, and 213 of the Stellenbosch Municipality: Zoning Scheme Bylaw, 2024, and the submission of a site development plan for a main and a second dwelling as primary use rights. The two dwellings will accommodate 11 guest bedrooms and three bedrooms for the owner.

There are no title deed restrictions preventing the proposed consent use. The application does not trigger applications in terms of any other legislation.

Locality

The farm is located off Annandale Road, in the vicinity of Lynedoch.



Site Development Plan


Seven Sisters Vineyards
Guest House
SDP DRAFT
Project number 00
Date 13 October 2026
Drawn by DJK
Checked by DJK
C101
Scale As indicated
Site Plan
1 : 500
Site Plan
1 : 1000
FARM 468/9
549.92m BOUNDARY LINE
5.0m BUILDING LINE
FARM 468/122
515.17m BOUNDARY LINE
VINEYARDS
GRAVEL ROAD
WATER CHANNEL
FARM 468/132
EXISTING TASTING FACILITY
PROPOSED GUEST ACCOMMODATION
EXISTING COTTAGE
EXISTING SHED
PARKING
ESSTE RIVER
5.0m BUILDING LINE