



Postal address: 152 Dorp street
Stellenbosch
7600

M: +27 (0)72 480 5838
E: marike@archtownplanners.co.za
W: www.archtownplanners.co.za

5 February 2026

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE FOR TOURIST FACILITIES (OUTDOOR SPORT: PADEL COURT) ON FARM 1541, STELLENBOSCH - ZORGVLIE

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

Application Property Address: **Zorgvliet**

Application Property Number: **Farm 1541, Stellenbosch**

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

Owner: **Investzik Fourteen (Pty) Ltd**

Application Reference: **TP1482/2025**

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 1541, Stellenbosch:

- **Consent Use in terms of section 15(2)(o) of said bylaw for a Consent Use to utilize a portion of the property for purposes of a tourist facility in the form of an outdoor sport facility (padel courts).**

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 **9 March 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 Coetzee

For Arch Town Planners (Pty) Ltd



5 Februarie 2026

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM VERGUNNINGSGEBRUIK VIR TOERISTEFASILITEIT (BUITEMURSE AKTIWITEIT: PADELBADE) OP PLAAS 1541, STELLENBOSCH – ZORGVLIET

Adres van aansoek eiendom: **Plaas 1541, Stellenbosch**

Aansoek eiendom beskrywing: **Zorgvliet**

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

Eienaar: **Investzik Fourteen (Pty) Ltd**

Aansoek Verwysing: **TP1482/2025**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Plaas 1541, Stellenbosch:

- Ingevolge artikel 15(2)(o) van genoemde verordening vir 'n Vergunningsgebruik om 'n gedeelte van die eiendom te gebruik vir doeleindes van 'n toeristefasiliteit in die vorm van 'n buitemuurse aktiwiteit (padelbane).

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir ooreweging. Die aansoek is beskikbaar vir insae op

die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/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 gediens 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: Marike Bolz, carlien@archtownplanners.co.za. Deur 'n beswaar, kommentaar of versoë 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 **9 Maart 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.

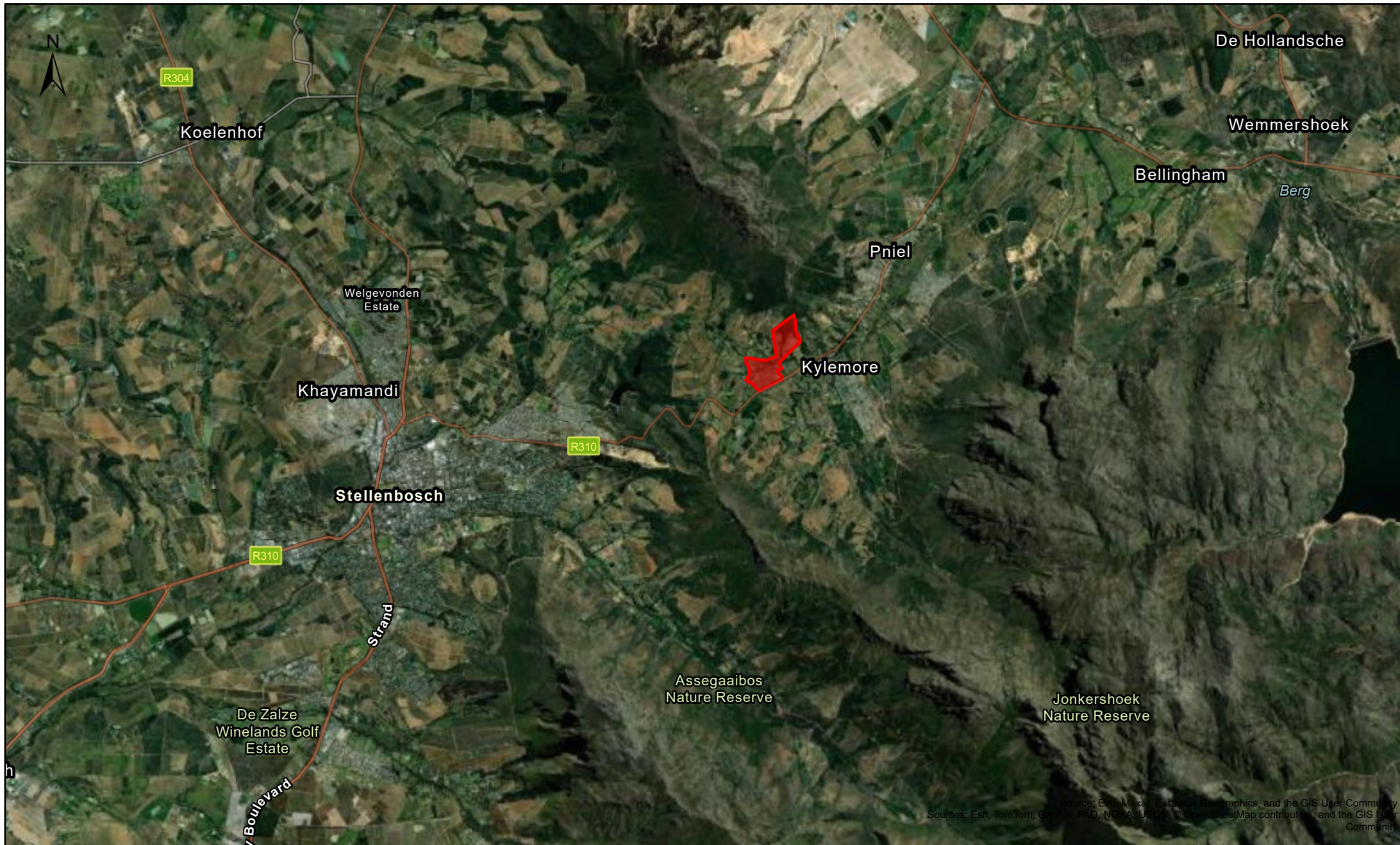
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

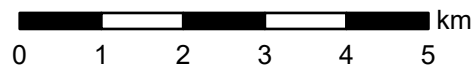
Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd

Locality Plan - Farm 1541, Stellenbosch



Date created: 2025/12/03



APPLICATION FOR CONSENT USE FOR TOURIST FACILITIES (OUTDOOR SPORT)

**FARM 1541, STELLENBOSCH
ZORGVLIET**



December 2025

**SUBMITTED TO:
STELLENBOSCH MUNICIPALITY**

PREPARED AND SUBMITTED BY:



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, existing and surrounding land uses.....	6
2.4	Current Zoning and Land Use Approvals.....	7
3.	DEVELOPMENT PROPOSAL	8
3.1	Building Development Parameters	10
3.2	Traffic Impact	10
3.3	Availability of Services.....	10
4.	MOTIVATION	11
4.1	Stellenbosch Municipality Land Use By-Law (2023).....	11
4.2	Land Use Planning Act (2014).....	12
5.	CONCLUSION	13

ANNEXURES

Annexure A:	Land Use Planning Application Form
Annexure B:	Power of Attorney and Company Resolution
Annexure C:	Title Deed
Annexure D:	Zoning Certificate
Annexure E:	Site Development Plan

FIGURES

Figure 1 - Locality Plan – Farm 1541, Stellenbosch	5
Figure 2 - The Application Site – Farm 1541 Stellenbosch	6
Figure 3 - Locality of Padel Courts	8
Figure 4 - Aerial Photo of Padel Courts	8
Figure 5 - Existing Padel Courts	9
Figure 6 - Existing Padel Courts	9

TABLES

Table 1:	Property Details
Table 2:	Agriculture and Rural Zone Building Development Parameters
Table 3:	Permitted Land Uses under Agriculture and Rural Zone
Table 4:	Compliance with Development Parameters
Table 5:	Assessment of Application in terms of 65(1) of the By-Law
Table 6:	Assessment of Application in terms of Section 59 of LUPA

1. INTRODUCTION

1.1 Background Information

Farm 1541, Stellenbosch (Zorgvliet), hereafter referred to as the application site, is situated 7km east of Stellenbosch on the Helshoogte Road, within the Banhoek area of the Cape Winelands. This valley has a long and well-documented agricultural heritage, with viticulture forming an integral part of its identity since the mid-17th century. Zorgvliet is an established wine farm and contributes to the tourism appeal of Stellenbosch.

The landowner constructed padel courts in support of the tourist facilities on the farm but was not aware that a land use application was required. A zoning certificate was requested whereby the land use inspector picked up the padel courts and confirmed that a consent use application has to be submitted. This consent use application is therefore required for tourist facilities to allow for the padel courts to be used for outdoor sport. It is important to note that padel courts may be used for personal use (subject to building plan approval), but if it is open to the public, a consent use application is required.

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 the regularisation of the outdoor sport facility on Farm 1541, Stellenbosch. Refer to **Annexure A** for the application form.

The power of attorney and company 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 (o) of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Farm 1541 Stellenbosch:

- i. In terms of Section 15(2)(o) for **consent use** to allow for tourist facilities (outdoor sports)

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Farm 1541, Stellenbosch	Investzik Fourteen (Pty) Ltd	58.32ha	T60738/10	None

Table 1 Property Details

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

2.2 Locality

The application site is situated 7km east of Stellenbosch on the Helshoogte Road, within the Banhoek area of the Cape Winelands. This valley has a long and well-documented agricultural heritage, with viticulture forming an integral part of its identity since the mid-17th century. It takes direct access from the Helshoogte Road.

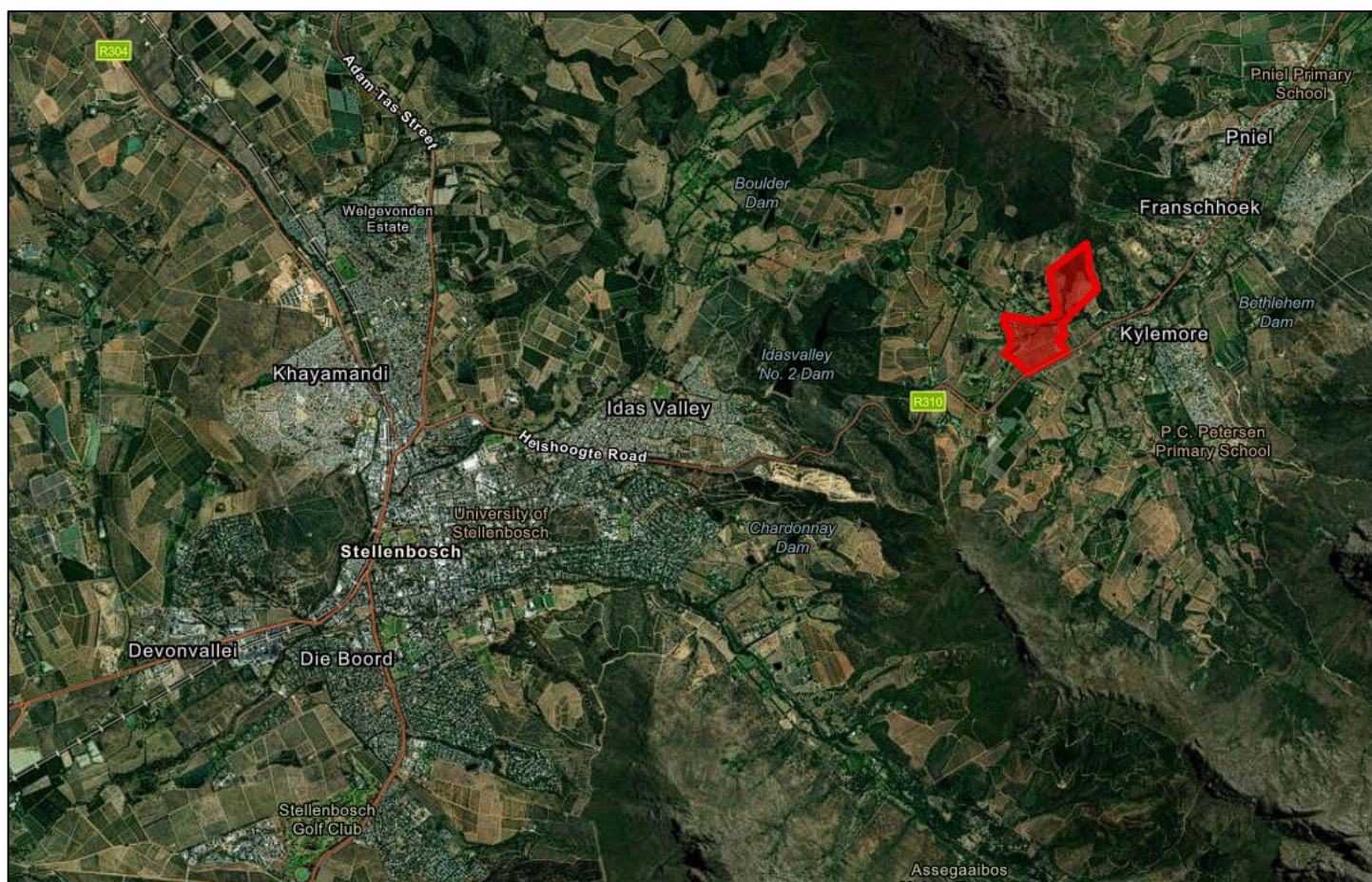


Figure 1 - Locality Plan – Farm 1541, Stellenbosch

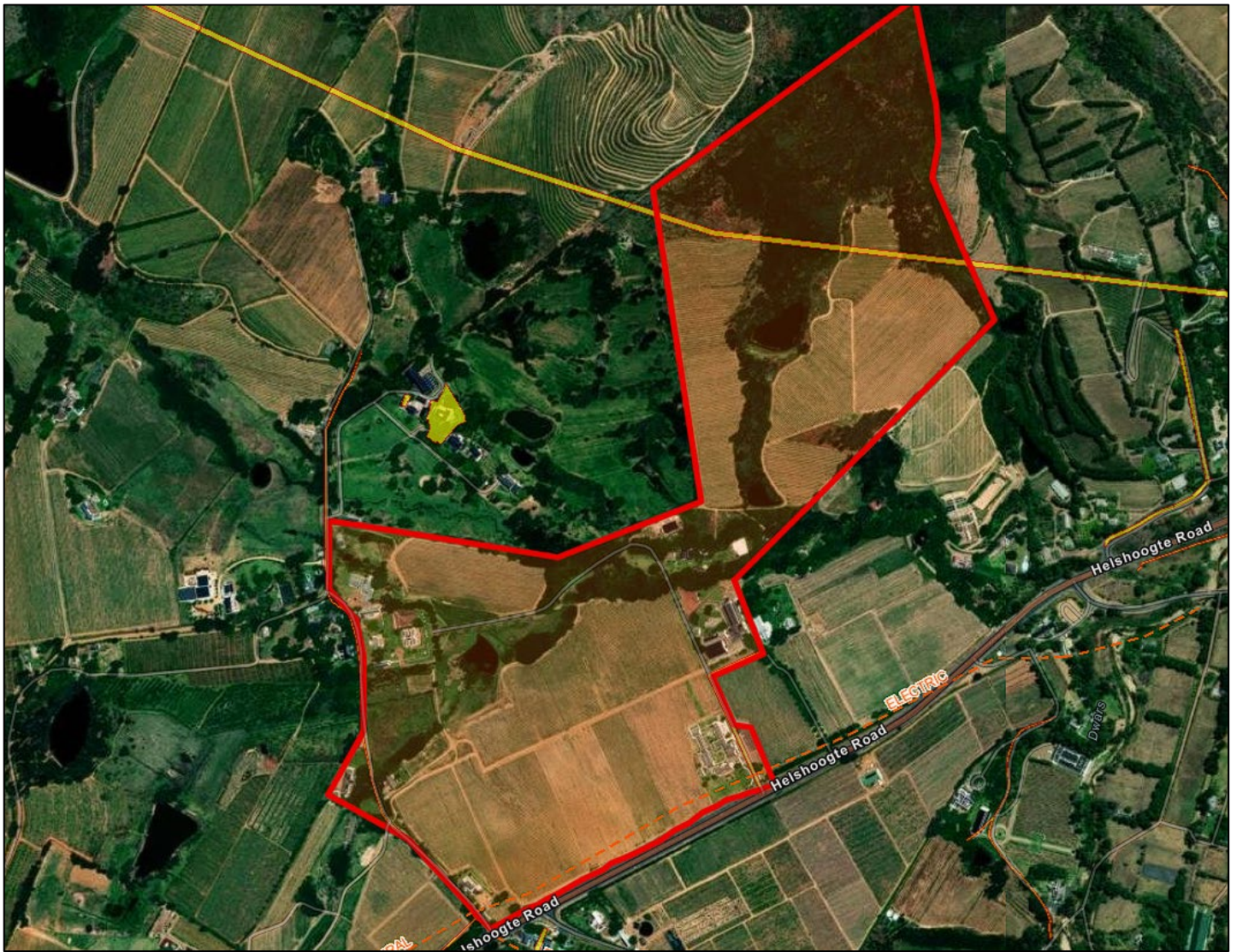


Figure 2 - The Application Site – Farm 1541 Stellenbosch

2.3 Physical characteristics, existing and surrounding land uses

The application site is a total of 58.32ha in extent and is covered by vines, open space green areas, and historic buildings used for existing, approved tourist facilities. The landowners have their private residence on the farm but there is also the well-known Zorgvliet Lodge for high end tourist accommodation and the restaurant facilities.

There are 3 registered servitudes over the farm, however, it is important to note that they are not situated near the padel courts. On the northern portion of the site there is an electric power transmission servitude, towards the east there is a pipeline servitude and to the south there is an ESCOM transmission line.

2.4 Current Zoning and Land Use Approvals

According to the Stellenbosch Municipality Zoning Scheme By-Law (2023), the application site is zoned Agriculture and Rural Zone and has to comply with the land use rights and building development parameters applicable to the Agriculture and Rural Zone, as set out in Table 2 and 3 below:

Building Type	Street + Common building lines (m)	Height	Max Coverage (Consent Use)
<u>Tourist facilities</u> : overall limit including outdoor areas used but excluding parking	5m	1 storey	As approved by Municipality

Table 2: Agriculture and Rural Zone Building Development Parameters

Primary Uses	Additional Uses	Consent Uses
<ul style="list-style-type: none"> Agricultural building ($\leq 2000\text{m}^2$) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel ($\leq 2000\text{m}^2$) Second dwelling Employee housing (one unit) 	<ul style="list-style-type: none"> Agricultural building ($> 2000\text{m}^2$) <u>Agricultural industry ($\leq 2000\text{m}^2$)</u> Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel ($> 2001\text{m}^2$ and $\leq 5000\text{m}^2$) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings) 	<ul style="list-style-type: none"> Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry ($> 2000\text{m}^2$) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use ($> \text{one event/year}$) Plant nursery Polytunnel ($> 5000\text{m}^2$) 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 3: Permitted Land Uses under Agriculture and Rural Zone

As per the attached zoning certificate under **Annexure D**, the application site has the following existing approved land uses:

- Tourist Facility in order to accommodate a restaurant ($\pm 361\text{m}^2$) and a wine tasting and sales facility ($\pm 476\text{m}^2$)
- Tourist accommodation establishment for 10 guest rooms ($\pm 500\text{m}^2$) and staff quarters/ laundry/ ablution facilities ($\pm 100\text{m}^2$)
- Additional dwelling unit
- Existing Agricultural Industry for a wine cellar and product shed

3. DEVELOPMENT PROPOSAL

This section should be read with the SDP attached as **Annexure E** and the Figures below.

The proposal entails the regularisation of the existing two padel courts. The padel courts are situated in the middle portion of the application site as indicated on Figure 3 below. The padel courts are situated on a portion on the farm not suitable for agriculture and is at least 50m away from existing vineyards on the application site. It is important to note that it is within 32m of a watercourse and a S24G application will be dealt with by an environmental consultant.



Figure 3 - Locality of Padel Courts



Figure 4 - Aerial Photo of Padel Courts



Figure 5 - Existing Padel Courts



Figure 6 - Existing Padel Courts

3.1 Building Development Parameters

Table 4, below, is a summary of the applicable building development parameters of the zoning scheme vs that of the proposed development to indicate where departures are required:

Land Use Parameters (tourist facilities – outdoor sport)	Agricultural Zone	Padel Courts	Compliance/ Application Required
Street Building Line (BL)	5m	±360m	Complies
Common Boundary BL	5m	±16m	Complies
Parking	0.25 bays/seat, <u>player</u> or occupant	2 bays (2 courts = 8 players)	Complies

Table 4 *Compliance with Development Parameters*

3.2 Traffic Impact

The two padel courts are expected to have a very minimal traffic impact, if any, on the traffic in the area. Visitors using the padel courts are likely to visit other facilities on the farm as well. It is thus motivated that the padel courts will not increase the traffic impact to the extent to warrant a traffic impact statement.

3.3 Availability of Services

The two padel courts do not require any services or service upgrades.

4. MOTIVATION

4.1 Stellenbosch Municipality Land Use By-Law (2023)

As set out in Section 65(1) of the By-law, certain criteria need be met in consideration of an application by the decision-making authorities. In line with this section, Table 5, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2) (o) of the By-law.
b. Desirability of land use	<p>The application to allow for the regularisation of the padel courts are considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <ul style="list-style-type: none">- Enhances agri-tourism offering by broadening the range of activities available to visitors, encouraging longer dwell times and repeat visits.- Supports rural economic development through increased visitor spending on accommodation, wine tasting, and related services.- Family-friendly offering that expands the demographic appeal of the farm beyond wine-focused visitors.- Encourages healthy lifestyle tourism, complementing outdoor activities such as farm walks and vineyard trails.- Visually unobtrusive as it cannot be seen from the rural scenic route (Helshoogte Road).- Efficient land use of previously non-productive or underutilised space without displacing agricultural operations.- No significant increase in traffic relative to other tourist activities, particularly if visitors are already coming for wine tasting, dining, or events.- Minimal demand on services as the padel courts require limited water, no effluent generation beyond standard visitor facilities, and low energy use.

Table 5 *Assessment of Application in terms of 65(1) of the By-Law*

4.2 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 padel courts enhance spatial justice by introducing a publicly accessible recreational facility within a rural area traditionally focused on agriculture. While primarily aimed at tourists and visitors, the development still broadens the range of activities available in the region and supports local economic participation through employment and service opportunities.
Spatial Sustainability	The proposal supports spatial sustainability by placing the courts on an already-disturbed or low-value section of the farm, avoiding impacts on vineyards or sensitive areas.
Efficiency	Efficiency is promoted by making use of existing farm infrastructure, including access routes, parking, and shared visitor amenities. The courts' compact footprint and integration with current tourism activities ensure optimal use of land and resources without creating unnecessary additional service demands.
Good Administration	While the courts were built without prior building plans or land-use approval, this application seeks to regularise the land use in compliance with planning and building regulations. The process demonstrates a commitment to accountability, providing clear information on the proposal, potential impacts, and mitigation measures, and ensures formal approval moving forward.
Spatial Resilience	The padel courts improve spatial resilience by diversifying the wine farm's economic base and reducing reliance solely on wine production and seasonal tourism. As a flexible, year-round recreational asset, the courts support long-term adaptability to economic and market changes.

Table 6 Assessment of Application in terms of Section 59 of LUPA

5. CONCLUSION

The approval of this application is argued to be favourable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. It is therefore respectfully requested that the following applications be considered for approval:

Application in terms of Sections 15(2)(o) the By-Law to allow for the following on Farm 1541, Stellenbosch:

- i. In terms of Section 15(2)(o) for **consent use** to allow for tourist facilities (outdoor sports)

Report compiled by:

Carlien Coetzee (C/9982/2024)

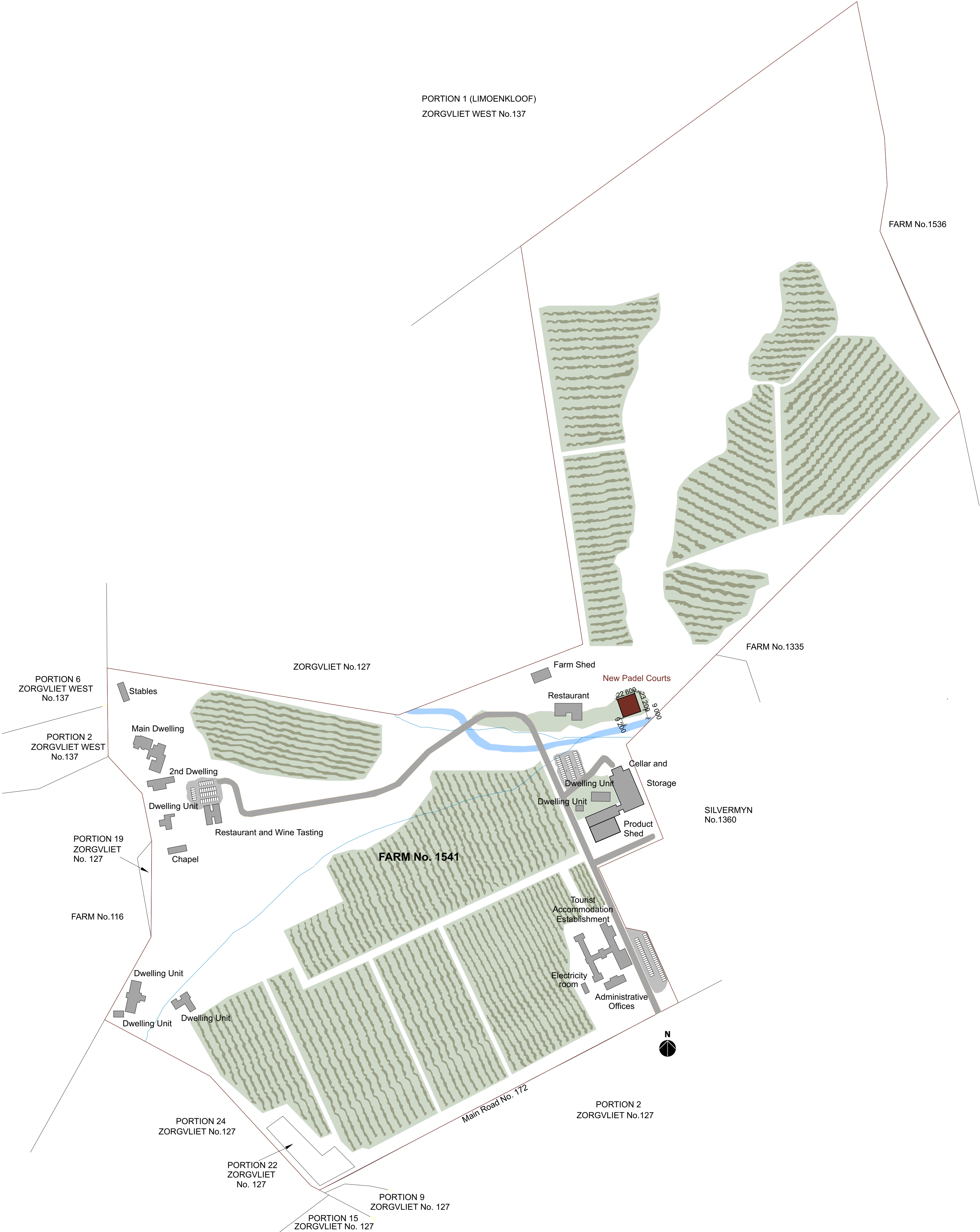


Report reviewed by:

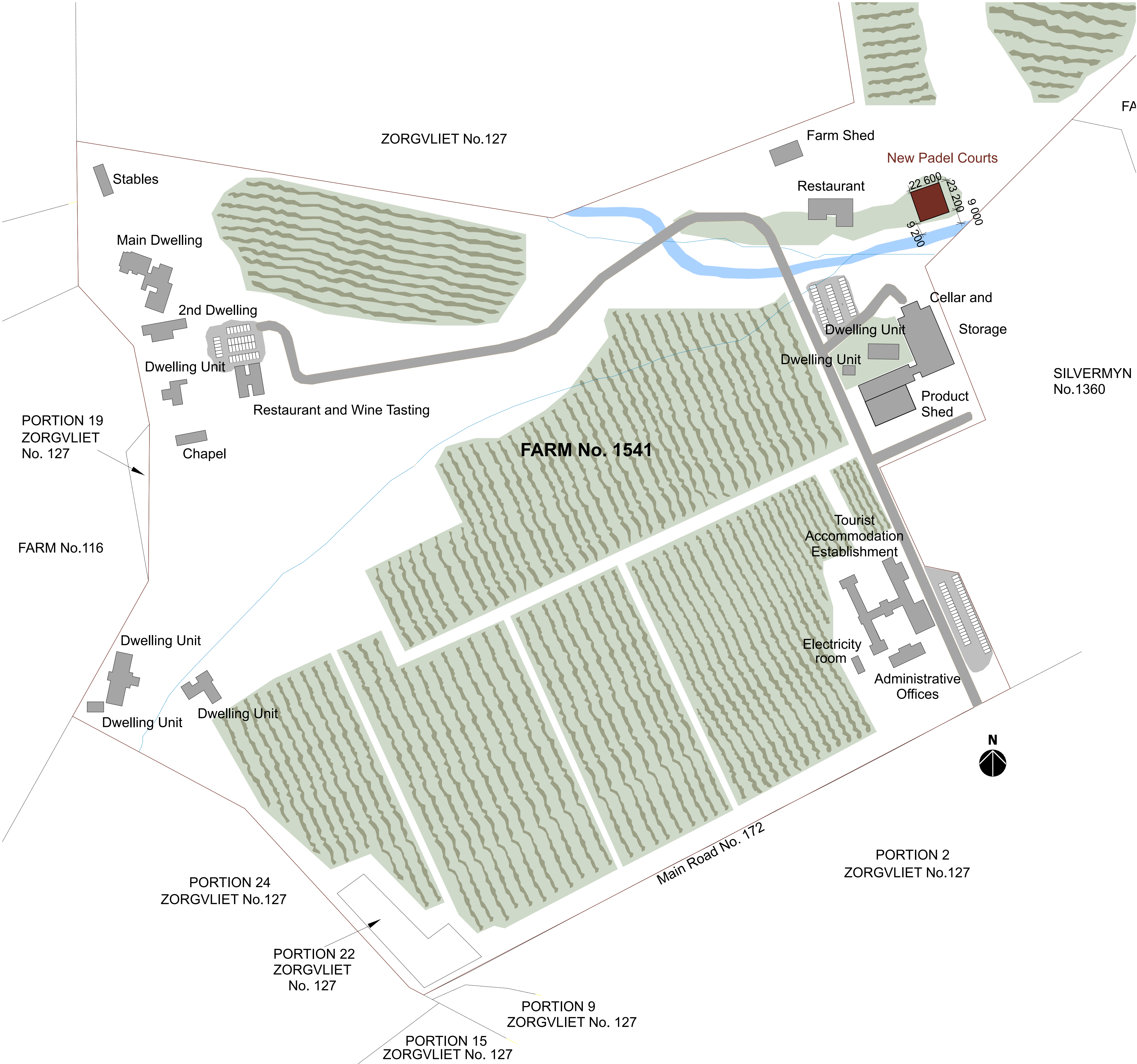
Marike Bolz (Director)



for Arch Town Planners (Pty) Ltd



Site Development Plan
1:2500



Site Development Plan
1:1500