

Salome Newman

Subject: FW: NOTICE OF LAND USE PLANNING APPLICATION: PORTION 5 OF FARM NO. 528, STELLENBOSCH DIVISION

The Director: Planning and Economic Development (Belang / Interest / Erf:)

Stellenbosch Municipality

Plein Street

STELLENBOSCH

7600

Per: Landuse.Enquiries@ Stellenbosch.gov.za / Salome.Newman@ Stellenbosch.gov.za

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Locality: Val de Vine, R44, Stellenbosch

Applicant: Dupré Lombaard, Virdus Works (Pty) Ltd, 11 Elektron Street, Techno Park, Stellenbosch, 7600, Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com.

Owner: Benedetto Trust Reg. No. 1586/2012, Represented by Ms Valerie Mentz, Address: PO Box 2937, Durbanville, 7551, E-mail: valmentz@icloud.com, Mobile: +27 83 281 0501

Stellenbosch Municipality reference number: TP1516/2026

Description of the application: Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-law, 2015 for:

- 1) Section 15(2)(o) for Consent Use on Farm 528/5, Stellenbosch Division for the following:
 - a) A double-storey wellness centre / spa as a tourist facility.
- 2) Application is made in terms of Section 15(2)(b) for a Permanent Departure for the following:
 - a) To allow the wellness-centre / spa to be a double-storey structure in lieu of a single storey;
 - b) To construct a 2,1m high brick pier palisade fence on the eastern boundary of the property (adjacent to R44) with a foundation wall of 1m; and

- b) To relax the eastern boundary building line from 5m to 0m in order to accommodate the new wellness centre / spa in the reconstructed reservoir.
- 3) Permission required in terms of the Zoning Scheme in terms of section 15(2)(g) of the said Bylaw for the following:
 - a) For an additional use to establish an agricultural industry (distillery with tasting sales and barrel maturation facilities) in the proposed new agricultural shed.
 - b) For the construction of buildings, structures and hard surfaces along the scenic route overlay zone as required in terms of the Zoning Scheme Bylaw.
- 4) Permission required in terms of restrictive title deed condition clause D(1) - (4) on page 2 of Title Deed No T18186/2016, in order to facilitate the above proposed uses and buildings on Farm 528/5, Stellenbosch Division, inclusive of:
 - a) A two-storey wellness centre; and
 - b) An agricultural industry (distillery with tasting sales and barrel maturation facilities) in the proposed new agricultural shed.

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: [P 5 F 528 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 06 October 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: Val de Vine, R44, Stellenbosch

Aansoeker: Dupré Lombaard, Virdus Works (Pty) Ltd, 11 Elektron Straat, Techno Park, Stellenbosch, 7600, Sel: +27 82 895 6362 (alleen WhatsApp) // Epos: dupre.lombaard@virdus.com.

Eienaar: Benedetto Trust Reg. No. 1586/2012, Verteenwoordig deur Me Valerie Mentz, Adres: Posbus 2937, Durbanville, 7551, Epos: [valmentz@icloud.com]val@datadesign.co.za, Sel: +27 83 281 0501

Stellenbosch Munisipaliteit Verwysing: TP1516/2026

Beskrywing van die aansoek: Aansoek word gedoen ingevolge Artikel 15 van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening, 2015 vir:

- 1) Artikel 15(2)(o) vir Vergunningsgebruik op Plaas 528/5, Stellenbosch Afdeling vir die volgende:
 - a) 'n Dubbelverdieping salon / spa as 'n toeriste fasiliteit.
- 2) Aansoek word gedoen ingevolge Artikel 15(2)(b) vir 'n Permanente Afwyking vir die volgende:
 - a) Om toe te laat dat die salon / spa 'n dubbelverdieping struktuur is in plaas van 'n enkel verdieping;
 - b) Om 'n 2,1 m hoë baksteen kolom palissade heining op die oostelike grens van die eiendom (aangrensend aan R44) te bou met 'n fondament muur van 1 m; en

- c) Om die oostelike grens boulyn te verslap van 5 m na 0 m om die nuwe salon / spa in die gerekonstrueerde reservoir te akkommodeer.
- 3) Toestemming vereis ingevolge die Soneringskema ingevolge artikel 15(2)(g) van die genoemde Verordening vir die volgende:
- a) Vir 'n addisionele gebruik om 'n landboubedryf (distilleerdery met proe en verkope en vat veroudering fasiliteite) in die voorgestelde nuwe landbou skuur te vestig.
 - b) Vir die oprigting van geboue, strukture en harde oppervlaktes langs die oorleg sone van die uitsig roete soos vereis ingevolge die Soneringskema Verordening.
- 4) Toestemming vereis ingevolge die beperkende titelakte voorwaarde klousule D(1) - (4) op bladsy 2 van Titelakte Nr. T18186/2016, ten einde die bogenoemde voorgestelde gebruike en geboue op Plaas 528/5, Stellenbosch-afdeling, te fasiliteer, insluitend:
- a) 'n Twee verdieping spa; en
 - b) 'n Landbou bedryf (distilleerdery met proe, verkope en vat veroudering fasiliteite) in die voorgestelde nuwe landbou skuur.

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 tydskuur 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: [P 5 F 528 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, Viridus Works, dupre.lombaard@viridus.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 06 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 +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

Portion 5 of Farm No. 528, Stellenbosch has an Agricultural and Rural Zone, with approved consent uses for tourist facilities and tourist accommodation. It is 4,2827ha in extent, of which 2ha has been cultivated and used for vineyards, lavender, and orchards. It has sufficient water resources (2,5ha irrigation allocation) to support the agricultural use. The farm improvements do not include a farm shed or other buildings capable of allowing product beneficiation, severely limiting the agricultural potential of the farm.

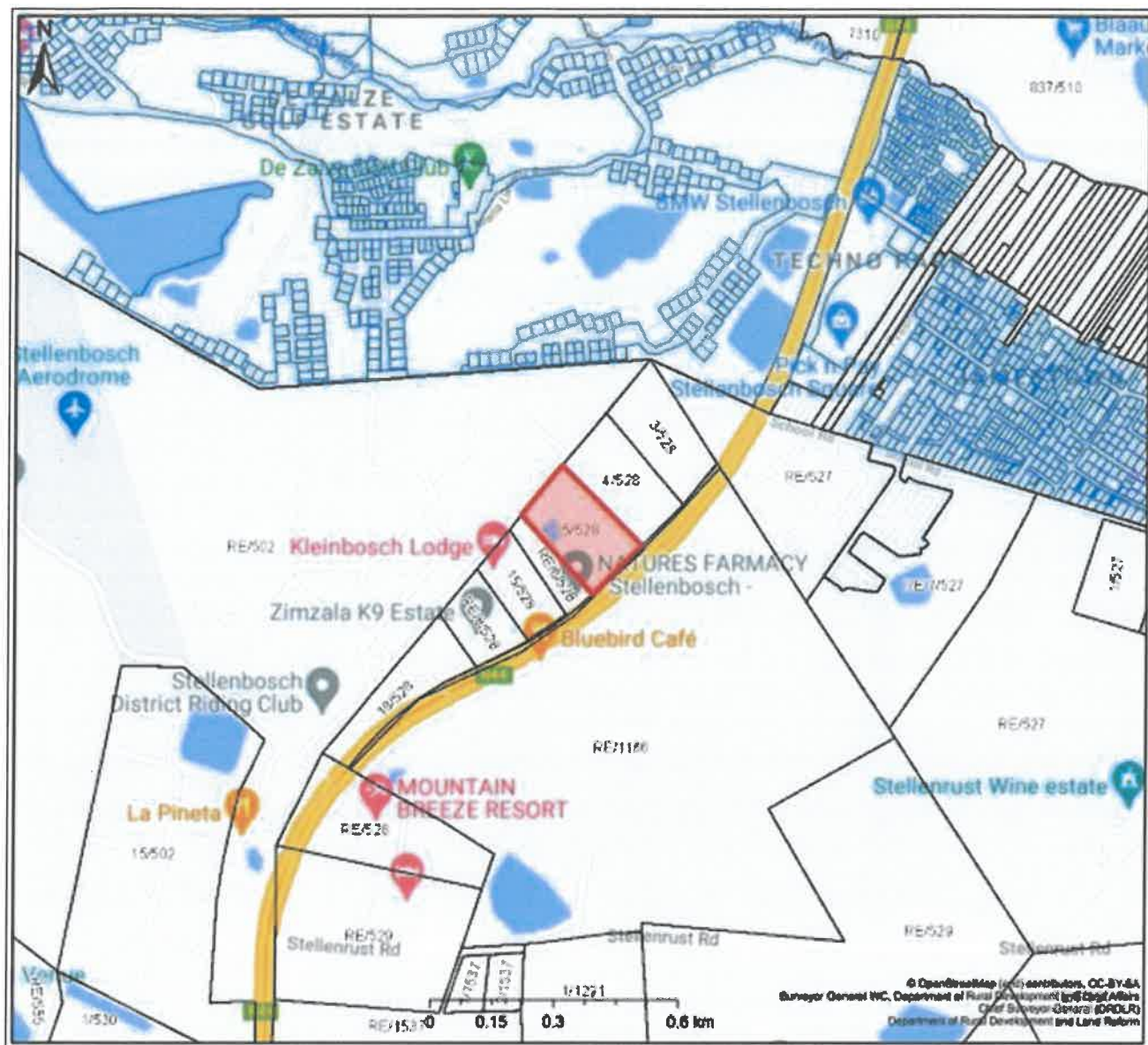
The application is for consideration of the establishment of a farm shed as an agricultural building on the property, and the use of a portion of the shed for an agricultural industry (smaller than 2 000m²), as well as for a consent use complementary of the existing tourist accommodation establishment and a departure to allow for the reconstruction of a building within the building line and the construction of a palisade fence with brick columns and a masonry foundation wall of less than 1,0m height.

The above require consideration of a consent use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023, read with Sections 13, 203, 209, and 213 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2024 (ZSB) for the use of a reconstructed and reconfigured existing structure (reservoir) as a tourist facility (wellness centre) and an additional use with technical approval (for an agricultural industry (distillery) inclusive of tasting facilities and a point of sale by permission under Section 15(2)(g) of the Land Use Planning Bylaw. The title deed of the property (T18186/2016) contains restrictions in terms of the Advertising on Roads and Ribbon Development Act, 1940, Act 21 of 1940, preventing the proposed land developments unless by prior consent of the controlling authority by suspension of the restrictive conditions in terms of Section 15(2)(f) of the Land Use Planning Bylaw, read with Section 33(8) of the Bylaw requiring an integrated decision. A permanent departure is further sought in terms of Section 15(2)(b) for the construction of a 2,1m high palisade fence with brick columns and foundation wall along the eastern boundary of the property.

A Site Development Plan is further submitted for approval together with the above referred uses and applications.

Locality

The farm is located on the R44 to Somerset West (Main Road 0027), approximately at KM28,5.



Site Development Plan

