Our Reference: 3832-P

since 1991 tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

24 June 2026

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

APPLICATION FOR A CONSENT USE TO PERMIT POLYTUNNELS (>5000M²) ON PORTIONS 10 AND 129 of FARM 468, STELLENBOSCH

1. Land use planning application

As instructed by the landowner, application is hereby made i.t.o. Section 15(2)(0) of the Stellenbosch Municipality Planning By-Law, 2023 for:

- **A consent use for polytunnels (±58ha) on Portions 10 and 129 of Farm 468, Stellenbosch.**

2. Purpose of the application

The two farms are being used for agriculture, primarily strawberries. Strawberries require poly tunnels as defined in the By-Law (this include open fields with plastic cover, tunnels, shade net and similar cover whether it be permanent tunnels or seasonal cover) to be cultivated effectively. The poly tunnels are used for commercial farming to achieve higher yields, superior fruit quality, and a longer growing season. It also protects the delicate crops from harsh weather, pests, and diseases. It also achieves more efficient water usage. A site plan showing the active agriculture is attached hereto.

We have been instructed by the landowner to apply for the necessary planning approvals for the poly tunnels on the subject properties.

3. Property descriptions

The subject properties are described in the table below:

Property Description	Title Deed No.	Owner	Extent
Portion 10 of the Farm Welmoed Estate No. 468, District of Stellenbosch	T53240/2022	Limberlost Property Holdings (Pty) Ltd	±54.6ha
Portion 129 of the Farm Welmoed Estate No. 468, District of Stellenbosch	T53239/2022		±30.91ha

The subject properties are zoned Agricultural and Rural Zone, see zoning map extract below:

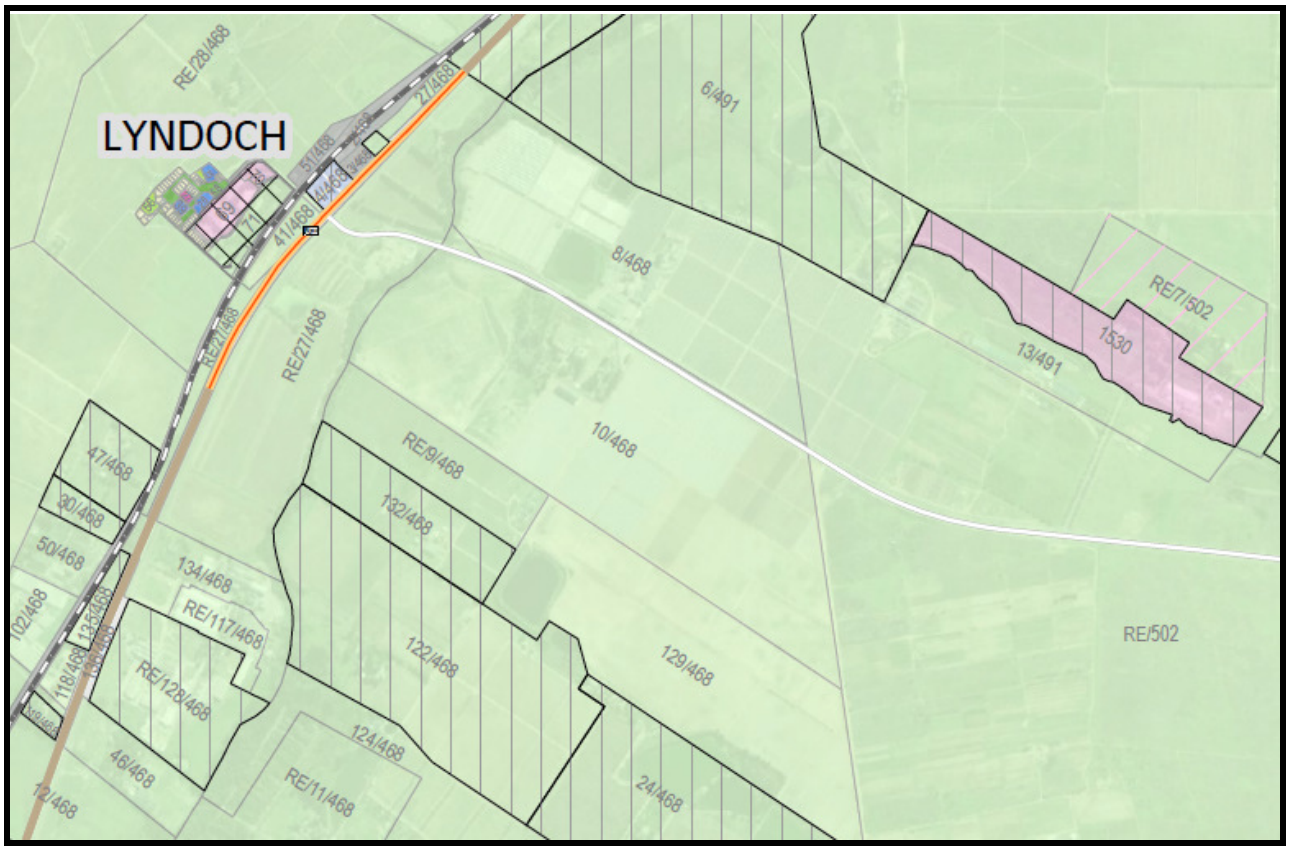

Figure 1: Stellenbosch zoning map extract.

A copy of the title deeds, company resolution, power of attorney and sg diagrams are attached hereto.

4. Locality

The subject propertise are located on the Annandale Road, close to Lynedoch just off Baden Powell Drive, ±10km south-west of Stellenbosch central – see image below.



Figure 2: Locality of the Farms 468/10 and 468/129, Stellenbosch.

5. Planning motivation for polyntunnels

Polytunnels aims to enhance agricultural productivity through controlled-environment farming, supporting both economic sustainability and food security objectives. The application is considered a consent use for which Council's approval is required.

The application will have a positive agricultural impact through increased production capacity, it supports diversification into higher-value crops and enhances long-term farm sustainability.

Socio-Economic impact benefits include the creation of permanent employment opportunities, contribution to local and regional food supply and strengthening of the agricultural economy.

The polytunnels are an agricultural actvitiy and is compatible with surrounding land uses being prodominanlty agricultural farms. The proposal is fully compatible and reinforces the rural-agricultural character. No land use conflict is anticipated.

6. Policy compliance

Stellenbosch Municipal Spatial Development Framework (MSDF)

The proposal aligns with the Stellenbosch Municipal Spatial Development Framework, which provides guidance on land use, rural protection, and agricultural development.

The MSDF identifies agricultural land as a critical resource that must be protected and optimised. The proposal retains the agricultural zoning and enhances the primary land use, it also enhances the productivity of the land. Polytunnels increases the yield per hectare of a farm. It also enables year-round production and improved resilience to climate variability.

The MSDF promotes agriculture as a key driver of the local economy. The proposal contributes by supporting job creation (construction and operational phases), enhancing farm viability and profitability and strengthening the agri-economy within the Stellenbosch region.

The MSDF encourages environmentally responsible farming practices. Polytunnels optimises water use through controlled irrigation, reduce exposure to pests and limit chemical use and minimise soil degradation compared to open-field farming.

Spatial Planning and Land Use Management Act (SPLUMA)

The proposal is consistent with SPLUMA principles:
Spatial Sustainability: Promotes efficient use of agricultural land, Efficiency: Increases productivity without expanding the agricultural footprint & Spatial Resilience: Enhances climate adaptability through controlled environment.

National Development Plan 2030

The National Development Plan identifies agriculture as a key sector for job creation, rural development and food security. The proposed application directly contributes to these national priorities.

7. CONCLUSION

The application for the poly tunnels (this include open fields with plastic cover, tunnels, shade net and similar cover whether it be permanent tunnels or seasonal cover) on the subject properties by way of consent use in terms of the Stellenbosch Municipality Planning By-Law, 2023 prioritises sustainable agricultural activity. The ±58 area of polytunnels is a permissible consent use i.t.o. the subject properties' Agricultural and Rural zoning. In other words, it is already considered to be a desirable land use on agricultural land with council's consent. Furthermore, the polytunnels is a compatible with the farming activities and will support the purpose of the Agriculture and Rural Zone which is "*the use of land for purposes of bona fide agricultural production*". The application is **consistent** with the Stellenbosch Municipal Spatial Development Framework it enhances the productivity and sustainability of agricultural land; it does not introduce incompatible land uses or negative impacts and supports national and local policies promoting agriculture and food security. For this reason, we respectfully request that the application be granted.

We trust the information will suffice in processing the application. However, please feel free to contact the undersigned at 021 861 3800 or wagener@tv3.co.za if you have any queries or require any additional information.

Yours faithfully

WAGENER HANEKOM
TV3 PROJECTS (PTY) LTD