

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir/Madam

APPLICATION FOR CONSENT IN TERMS OF THE TITLE DEED CONDITION 3(C), CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: FARM 1023, STELLENBOSCH DIVISION

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

Application Property Address: Vredenburg Farm, Winery Road, Firgrove

Application Property Number: Farm 1023, Stellenbosch Division

Applicant: Lize Francis

Owner: The Elsabé Francis Trust

Application Reference: TP1514/2026

Description of land development proposal:

1. Application for consent required in terms of the relevant Title Deed No. 15064/1966, Condition 3.(C) to allow for the proposed development in terms of section 45(6) of SPLUMA.
2. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a **Consent Use** for a tourist facility for the following:
 - 2.1 to utilize the existing sheds for a function venue/conference facility with associated uses (ablution and kitchen facilities) which can accommodate a maximum of 110 guests; and a dress room.
 - 2.2 To use two portions of the farm (a portion of Pine Forest and an area adjoining the existing dam measuring $\pm 10\,000\text{m}^2$) for outdoor functions (birthday parties, corporate functions, wedding ceremonies, etc).
3. Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a **Permission in terms of the Zoning Scheme** to utilize the existing employee housing unit (nr. 17 on plan) as a tourist dwelling unit, on Farm No. 1023, Stellenbosch Division.

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 Municipality.

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 Municipality by electronic mail as follows: Salome.Newman@ Stellenbosch.gov.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 **23 October 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 Municipality for assistance at the e-mail address provided or telephonically at 021 808 8659 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Mnr / Mev:

AANSOEK ON VERGUNNING IN TERME VAN DIE TITELAKTE VOORWAARDE 3(C), VERGUNNINGSGEBRUIK EN TOESTEMMING IN TERME VAN DIE SONERINGSKEMA OP PLAAS 1023, AFDELING STELLENBOSCH

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

Adres van aansoek eiendom: Vredenburg Plaas, Winery Pad, Firgrove

Aansoek eiendom beskrywing: Plaas 1023, Afdeling Stellenbosch

Aansoeker: Lize Francis

Eienaar: Die Elsabé Francis Trust

Aansoek Verwysing: TP1514/2026

Besonderhede van die grondgebruiksaansoek:

1. Aansoek om vergunning in terme van die relevante Titelakte Nr. 15064/1966, Voorwaarde 3.(C), om die voorgestelde ontwikkeling ingevolge artikel 45(6) van SPLUMA toe te laat.
2. Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir 'n **Vergunningsgebruik** vir die volgende:
 - 2.1 om die bestaande skure te benut as 'n funksielokaal/konferensiefasiliteit met gepaardgaande gebruike (ablusie- en kombuisfasiliteite), wat 'n maksimum van 110 gaste kan akkommodeer, asook 'n kleedkamer.
 - 2.2 Om twee gedeeltes van die plaas, (naamlik 'n gedeelte van die dennewoud en 'n area aangrensend aan die bestaande dam, met 'n oppervlakte van $\pm 10\,000\text{ m}^2$), te benut vir buitlugfunksies (verjaarsdagpartytjies, korporatiewe funksies, huwelikeremonies, ens.).
3. Aansoek word gedoen in terme van Artikel 15(2)(g) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir **Toestemming ingevolge die Soneringskema** om die bestaande werknemerbehuisingseenheid (nr. 17 op plan) as 'n toeristewooneenheid op Plaas Nr. 1023, Afdeling Stellenbosch, te benut.

Kennis word hiermee gegee in terme van die voorskrifte 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 tydskedule 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, moet die Munisipaliteit versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien 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 Munisipaliteit ingedien word by wyse van elektroniese pos as volg: Salome.Newman@stellenbosch.gov.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 **23 Oktober 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 Munisipaliteit geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 021- 808 8659 gedurende normale kantoor ure.

Yours faithfully / Die Uwe

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT
VIR DIREKTUUR: BEPLANNING EN EKONOMIESE ONTWIKKELING

23/9/2026.
DATE

AFFECTED PROPERTIES

Farm 283
Farm 284
Farm 1101/1
Farm 1023/1
Farm 1256/4
Farm 1088/

Cliffie Hofmeyr Inc. Azola Ndongeni / Richard Marcus
Email: Azola.Ndongeni@cdhlegal.com / Richard.Marcus@cdhlegal.com

Stellenbosch Interest Group
PO Box 2217
DENNESIG
Email: interestgroupstellenbosch@gmail.com

Stellenbosch Ratepayers Association
PO Box 399
STELLENBOSCH
7599
Email: info@stellenboschratedpayers.org

Stellenbosch Wine Routes
Church Street
STELLENBOSCH
7600
Email: elmarie@wineroute.co.za / info@wineroute.co.za

Afriforum
District Coordinator: Boland
Jacques Benade
E-mail: jacques.benade@afirforum.co.za

Stellenbosch Agricultural Society
PO Box 204
STELLENBOSCH
7599
Email: infostlandbo@mweb.co.za / stlandbo@mweb.co.za

Department of Transport and Public Roads
Deputy Director-General: Roads Infrastructure
PO Box 2603
CAPE TOWN
8000
Email: landuse.use@westerncape.gov.za

Department of Agriculture: PRETORIA (TSHWANE)
Email: luahelpdesk@Dalrrd.gov.za

cor.vanderwalt@westerncape.gov.za / brandon.layman@westerncape.gov.za

Stellenbosch GIS Map

SCALE

1:9 027,98

Legend



Stellenbosch Municipality
Planning & Economic Developm
Created by: Corporate GIS
Date: 2026/03/06



Author Stellenbosch Municipiteit



Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 71
Tel: 021 806 8658

This map is a representation of the information available to the Stellenbosch Municipality at the time of its creation. It is not a guarantee of accuracy and is subject to change without notice. The user of this map is responsible for its use and for the accuracy of the information it contains. The user of this map is also responsible for the accuracy of the information it contains. The user of this map is also responsible for the accuracy of the information it contains.

The Elsabe Francis Trust

Winery Road Forest
Vredenburg Farm, Winery Road, Firgrove
STELLENBOSCH
T2505/94

Our Reference: APPLICATION I.T.O SECTION 15 (2) (G) OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME, BY-LAW 2015 FOR CONCENT USE.

18 August 2023

Section Head: Land use Management

To whom it may concern.

RE: APPLICATION FOR A CONSENT USE ON FARM 1023, STELLENBOSCH

1. Land Use planning application to be submitted.

Application i.t.o Section 15 (2)(g) of the Stellenbosch Municipality Zoning Scheme By-Law 2015 for a consent use (Tourist Facility) on Farm 1023, Stellenbosch.

The purpose of this consent land use application is to obtain Council's approval to establish a tourist facility in an existing building and a portion of the pine forest (+- 10 730m²) located on the farm where weddings, functions and children parties can be held.

2. Subject property

The subject property is described in the Deed of Transfer No. 7126 dated November 1896 as Farm 1023 Stellenbosch. A copy of the subject property's Title Deed and SG Diagram is attached hereto.

The subject property 21.97ha in extent.

The Elsabe Francis Trust is the registered owner of the subject property. A power of attorney from the landowner is attached hereto. (Trust Resolution a& Power of Attorney)

3. Locality

The subject property is located off Winery Road near the settlement of Raithby see attached

Figure 1: Locality of Farm 1023, Stellenbosch



Figure 2: Aerial view of the farm with existing buildings located on Farm 1023, Stellenbosch



Spatial Justice

The proposed functions venue advances the principle of spatial justice by creating employment opportunities for the surrounding communities, such as Raithby, supporting local suppliers and service providers, improving access to economic opportunities with-in a rural area, and ensuring that the development remains compatible with ongoing agricultural activities.

The venue has been designed to be accessible to persons with disabilities, incorporates measures to minimize environmental impacts, and includes traffic, noise and waste management strategies to protect neighboring properties.

Spatial Sustainability

Limiting the development footprint to the minimum area necessary for the venue.

Retaining productive agricultural land for continued farming.

Protecting environmentally sensitive areas such as wetlands, watercourses, and indigenous vegetation.

Promoting water conservation through rainwater harvesting, into the dams on the property.

Spatial Efficiency

Concentrating buildings, parking areas, and associated facilities within a defined development footprint to minimize land disturbance.

Making efficient use of existing transport network, while incorporating traffic management measures to accommodate event-related movement safely.

Reducing pressure for similar facilities to be developed on undeveloped land elsewhere by making productive use of an existing rural property.

Spatial Resilience

Diversifying the rural economy through the introduction of compatible, non-agricultural income stream.

Supporting the long-term financial sustainability of the farm, helping to ensure the continued productive use of agricultural land.

Creating permanent and seasonal employment opportunities that strengthen the local economy.

Supporting the local businesses and services providers, including caterers, florists, decorators, photographers, and accommodation establishments. For example, Vredenburg Manor, a guest house in the area.

Good Administration

Complying with the applicable municipal Spatial Development Framework, Land Use Scheme, and other relevant planning policies.

Providing sufficient supporting studies, where required, such as traffic, engineering, environmental, or geotechnical assessments, to enable informed decision-making.

Establishing clear operational procedures for the management of events, including parking, traffic control, noise management, security, waste management, and emergency responses.

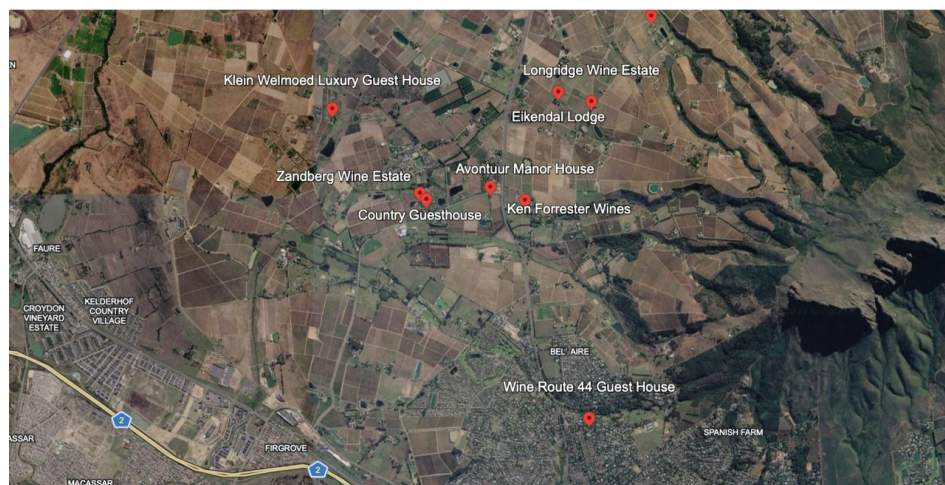
Monitoring compliance with conditions of approval and implementing corrective measures where necessary.

4. Planning motivation for a consent use (guest house)

The development proposal is to establish a Tourist facility consisting of the conversion of the existing barn/shed to accommodate functions and to use a portion of the pine forest located on the farm for outside functions and children's parties. The proposed use is considered a consent land use for which Council's approval is required. Hence our application is motivated as follows:

- Approval was granted for a temporary departure in 2012 to use a portion of the pine forest (10 000m²) located on the farm where functions and children's parties could be held, which has lapsed.
- The subject property is currently zoned Agricultural and Rural Zone. In terms of the subject property tourist accommodation is considered a permissible land use, with Council's consent.
- The proposed tourist facility is located within an existing converted barn/ storage area and +- 10 000m² of the pine forest area. Provision has been made for ablution facilities within the barn for the guests.
- The proposed tourist facility is compatible with surrounding land uses as there are several tourist related facilities within the surrounding area, as is noted on the map inserted below. The development proposal is therefore not foreign to the area.

Figure 3: Aerial view of the area indicating the location of the existing Tourist facilities that are in the surrounding area.



- Tourism is a key driver to South Africa's national economy and contributes to job creation. The sector contributes +- 9% to the country's gross domestic product. The proposal will support the local tourist industry in general and will also benefit the local community by creating a new employment opportunity.
- Tourism brings many benefits, including but not limited to the following growth and boost in economic activities, boost wide scale industry revenues, infrastructure development which contributes to the country's improved brand image, source of foreign exchange earnings and source of employment generation. The proposed development (albeit small in scale) will contribute to these factors which will benefit the broader community of Somerset West.

Orderly planning

- The subject property is an active farm which produces role on grass.
- No new civil engineering services are required for the proposed tourist facilities as the existing storeroom/ barn is converted and used. The outside component of the application is located within the existing pine forest and thus has no impact on the existing agricultural activities.
- The existing access points to the property from Winery Road will be used by the patrons of the proposed tourist facilities (no new access points are proposed)
- The conversion / use of the existing store/ barn will have no impact on the existing farming activities as adequate storage area is provided in the second bar/ store/workshop also located on the farm.
- The conversion of the storage area /barn will ensure that the existing agricultural character of the area is not disturbed as no new buildings are required to be constructed to facilitate the proposal under consideration.
- As a temporary approval was already granted for the same uses the facilities already exist.

Traffic Impact

- The farm is not open to the general public and is accessible by private invitation only.
- The venue hosts approximately 50-60 functions per year, meaning there are around 300 days each year with no event-related traffic.
- Guest arrivals are generally scheduled for 3pm or later, after normal business peak traffic hours, resulting in minimal impact on commuter traffic along Winery Road.
- Functions are pre-dominantly family-orientated, with guests typically traveling together averaging four occupants per vehicle.
- This results in an average of approximately 25 guest vehicles per functions.
- Staffing levels are modest with approximately one per 10-14 guests. For a 60 guest function, this equates to approximately four waiters and two barmen.
- All permanent staff, with the exception of one employee, commute via public transport.
- The farm entrance has been specifically designed to accommodate buses, allowing them to safely turn off Winery Road and stop before the access gate without obstructing through traffic.

Noise

- The function venue has operated for 18 years (on approved temporary departure) without receiving any noise complaints.
- The buildings are fitted with corrugated roofs incorporating additional insulation, which assists in reducing noise transmission.
- Outdoor entertainment concludes strictly at midnight, after which activities move indoors or cease in accordance with venue policies.
- The function venue is closed over Easter, Christmas & New Year, as well as long periods in the winter months.

5. CONCLUSION

The proposal under consideration entails the use of existing infrastructure already located on the subject property for tourist facilities without having an impact on the existing agricultural activities located on the farm or the agricultural character of the surrounding area.

The proposed use of the existing buildings and forest for tourist facilities will still be subservient to the existing agricultural activities taking place on the farm. The facilities will also have no impact on the existing infrastructure located on the farm as these are existing buildings which are to be re-purposed and can be converted back should it be required. The proposal will also indirectly create new employment opportunities within the tourism sector.

For the reasons mentioned above the proposal is deemed to be desirable and the consent land use application be granted.

Should you have any queries or require and additional information, please feel free to contact the undersigned.

Yours faithfully



Lize Francis
Trustee on behalf of Elsabe Francis Trusts.

**CONSENT USE APPLICATION FOR:
TOURIST FACILITY FUNCTION VENUE – PICNIC AREA – GUEST
ACCOMMODATION ON**

**REM FARM 1023, STELLENBOSCH,
VREDENBURG FARM**



EXECUTIVE SUMMARY

A temporary departure was approved in 2012 to utilise a portion (7000m² of forest area) of the subject property as a function venue for children's birthday parties and small weddings. This approval has lapsed, and the owner are now applying to formalize the uses noted above. The farm is 21.9ha in size and is an active farming entity which produces role on grass. The outside function areas are located on portions of the farm that are not or cannot be actively farmed. The agricultural activity / role on grass component of the farm alone is not sufficient to financially sustain it as the demand for role on grass has dropped over the last few years.

Only ±13ha of the farm can be irrigated by water allocation from the Theewaterskloof scheme through the Wynland Water Users' Association which has a direct impact on the amount of role on grass that can be produced. All the dwelling units on the farm are supplied with bore hole water, which is filtered, and sewage disposal is via several conservancy tanks and soak aways. Access to the farm is directly off Winery Road. Access to the farm and the proposed facilities is directly from Winery Road via the existing access point.

The applications under consideration have been submitted to facilitate the use of the existing buildings (Converted Farm Shed, Labourers Cottage) on the property for a tourist facility in the form of a function venue within a converted farm store and a self-catering accommodation establishment consisting of a 1 bedroom self-catering tourist dwelling unit / converted labourers' cottage.

The function venue located in the converted storage area will accommodate a maximum of 110 persons and no new structures or buildings are envisaged to accommodate the proposal as only existing repurposed buildings will be utilized. The proposal also entails the use of various portion of the farm for outside function venues in the form of 2 picnic / function venue areas. The one outside function venue is located within the existing pine forest on the farm ~~and comprises an area of ±5000m².~~

The second outside function venue is located on the bank of the existing farm dam ~~and comprises an area of ±600m².~~ The outside function venues will be used in conjunction with the function venue located in the converted storage area. At no time will the various function venues be in use simultaneously due to their proximity to each other.

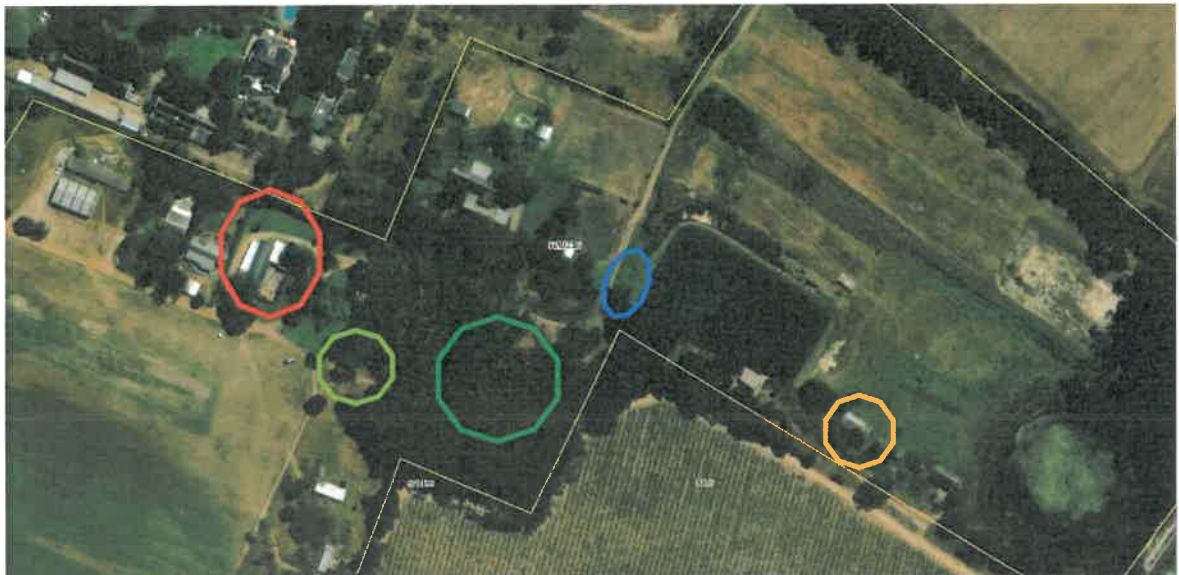
The converted labourer's cottage will mainly be used in association with the main function venue as a honeymoon suite. An informal parking area has been provided for the guests and any other vehicles and will have no impact on the existing farming activity.

Figure 1: Locality Plan

The proposal under consideration will facilitate optimal use of the property through diversification of lands use. The location of the farm and natural assets of the area create the ideal setting for the proposed use without having an impact on the existing farming activities and rural character of the area. The subject property is in an area where a large number of approved tourist related activities are taking place.

1.2 Context

The development of tourist facilities on farms within the Stellenbosch Municipal area is promoted in the Integrated Development Plan (IDP) 2023. The application under consideration will facilitate the optimal use of the existing infrastructure and buildings already located on the farm. The scale of the proposal is subservient to the existing agricultural activity and will have no impact on the existing agricultural activities taking place on the farm.



Location of the Function Venue / Converted Store

Location of the Function Venue within the Pine Forest area

Location of the Function Venue on the edge of the existing dam

Location of the converted labours cottage for a tourist accommodation facility

Location of informal parking area

1.3 Application

1. Application for permission / consent required in terms of a title deed condition, Condition 3(c) (The Roads and Ribbon Development Act, 21 of 1940) to conduct a business from Rem Farm 1023, Stellenbosch.
2. Application for Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023) on Rem Farm 1023, Stellenbosch, to permit the following uses:
 - 2.1 To use of an existing labourer's cottages for tourist accommodation purposes.
 - 2.2 To use an existing shed / store for a Function Venue / Conference Facility with associated uses (Ablution and Kitchen facilities), which can accommodate a maximum of 110 guests.
 - 2.3 To use two portions of the farm (A portion of Pine Forest $\pm 5000\text{m}^2$ and an area of $\pm 800\text{m}^2$ adjoining the existing dam) for outdoor functions (Birthday parties, Corporate Function, Wedding Ceremonies) SEE ADDENDUM -MOTIVATION

1.4 Title deed restrictions

An application for permission / consent in terms of a title deed condition has been submitted as part of the Land Use Application.

An extract of Condition 3(c) of the title deed of the property has been inserted below.

(c) The land shall be used for residential and agricultural purposes and with the exception of a General Dealer's Shop no other store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

A copy of the title deed (T15064/1966) of the farm is attached in **Annexure E**.

1.5 Zoning scheme requirements

The proposal is in line with the Agricultural and Rural Zone of the Stellenbosch Municipality Zoning Scheme By-Law, as the proposal entails the use of existing converted building, infrastructure and areas of the farm not used for agricultural activity.

No new buildings are required to facilitate the uses proposal as only existing buildings will be used, which have been renovated, altered, and repurposed for the proposed uses.

2. MOTIVATION

2.1 Stellenbosch Municipality IDP and Spatial Policy

The Integrated Development Plan 2021 (IDP), including the municipal spatial development framework (SDF) make specific provision for the establishment of tourist facilities on farms and the diversification of agricultural activities to enhance the economic sustainability of the farms. It confirms that tourism, linked to the natural environment and agriculture, is one of the largest creators of employment and that it makes substantial contribution to the economic sustainability of the agricultural sector. This application is in line with the provisions of both said documents and an attempt to increase the feasibility and sustainability of the farm. Diversification and better use of the existing buildings will contribute to the sustainability of the farm by generating additional income.

IDP Strategy 5 makes specific provision for the use of farms as tourism attractions: “Manage and develop tourism as one of the key economic sectors - Facilitate the development of tourism attractions, as contained in the Local Economic Development Strategy, in all sectors and at all levels of the local economy”. It further states that the Municipality must “Support compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate”.

The SDF continues to indicate that the Municipality supports compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are “of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate”. The proposal under consideration complies with these criteria, as the additional uses will have positive socio-economic effect. As noted above the farm is not sustainable as it is now and the proposal will aid in diversifying the use of the property without having a negative impact on its surroundings.

2.2 Provincial Spatial Development Framework

The Provincial Spatial Development Framework (PSDF) and the supporting and complementary regional spatial development framework as contemplated in Section 18 of the Spatial Planning and Land Use Management Act, 2013 determine principles and the planning and development norms and criteria for tourism related uses in the area. Nothing proposed in this application contradicts any of the said principles or guidelines.

The Western Cape Rural Development Guidelines indicate that: *“The Western Cape economy is founded on the Province’s unique asset base. These include farming resources, which make the Western Cape the country’s leading exporter of agricultural commodities and whose value chains (e.g. agri-processing) underpin the Province’s industrial sector; and its natural capital (i.e. biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape the country’s premier tourism destination. The Western Cape seeks to ensure: 1) sustainable development of its rural areas; 2) conservation of their biological diversity; 3) functionality of ecosystems; 4) protection of agricultural productive land; and 5) safeguarding of rural heritage and culture.”*

Chapters 10 and 11 of the Rural Development Guidelines determine the following sustainability principles and management guidelines for tourism and tourist accommodation in rural and agricultural areas:

- *To offer a range of appropriate nature, cultural and agri-based rural tourism facilities, and recreational opportunities across the rural landscape (e.g., animal sanctuary, paintball, shooting ranges, and conference facilities).*
- *Rural tourism and recreation facilities and activities should not compromise farm production and must be placed to reinforce the farmstead precinct.*
- *To provide a range of opportunities, including different typologies, for tourists and visitors to experience the Western Cape's unique rural landscapes, e.g. additional dwelling units on farms, B&Bs, guesthouses, backpacker lodges, lodges, resorts, hotels, and camping sites.*
- *To offer more people access to unique tourism and recreational resources in sought-after natural areas, where it would not otherwise have been possible.*
- *To contribute towards the sustainability and well-being of the relevant areas where tourist accommodation is considered.*
- *To align the scale and form of overnight facilities with the character and qualities of the Western Cape's diverse rural areas.*
- *To diversify farm income.*

The proposal as submitted will have no negative impact on the existing agricultural use and potential of the Farm and will provide an alternative revenue stream making the farm financially sustain.

- To offer a range of appropriate facilities. When considering the current trends and main attractions of the CWD, it is obvious that the attraction of the area as a tourist destination has suffered during the Covid pandemic. With the relaxation of the Covid restrictions, tourist accommodation establishments and facilities are again becoming attractive, and approval of the proposal will allow for more and diverse tourist offering.
- No compromise to agricultural activities. The proposed consent uses will occur in existing, reconfigured buildings and will not have any negative effect on the surrounding agriculture area.
- Provide a range of opportunities. The proposed tourist facility creates new employment opportunities for locals and will have a positive effect on the local economy.
- Offer access to more people. The subject property is in an existing tourist corridor and in an area surrounded by similar product offerings, allowing for a comparative choice.
- Improve the economic viability and sustainability of farms. The creation of the tourist facility will enhance the Farm revenue and allow for it to still retain its agricultural character.
- Align scale and form of facilities with character of area. The use of the existing buildings for the tourist facility is in keeping with the agricultural scale and nature of the surrounding area as the proposal is still subservient to the primary land use.
- Diversify farm income. The tourist facilities will allow for the generation of additional income from the existing and better utilised resources.

2.3 Environmental Management

The proposal does not trigger an authorisation application in terms of the National Environmental Management Act, 1998, Act 107 of 1998.

2.4 Heritage

The proposed tourist facility will require authorisation in terms of Section 34 or 38 of the National Heritage Resources Act, 1999, Act 25 of 1999, as several of the existing buildings that are to be used are older than 60 years.

Heritage authorization will be obtained as part of the building plan approval process.

2.5 Engineering

Electricity is supplied by Eskom, through an existing service, which does not require any upgrading.

The Theewaterskloof agricultural supply pipeline provide potable and irrigation water to the farm.

Bore hole water is also available and used on the farm.

The calculated daily water demand will not increase, as the use of the converted buildings will be intermittently used by guests.

Sewerage is extracted by way of a private contract, by a service provider, from the existing conservancy tanks.

3. CONCLUSION

The applications submitted a tourist facility in the form of a function venue within a converted farm store and two outside function venues located on areas of the farm not actively farmed and the conversion of an existing labourer cottage to a self-catering tourist accommodation establishment.

No new structures or buildings are envisaged for this application as only existing renovated buildings will be used. The outside function venues are located within the pine forest and adjoining an existing farm dam will have no impact on the existing farming activities as these two areas are not used for agricultural purposes.

Adequate informal onsite parking is provided for the guests which also does not impact on the existing agricultural activity taking place on the farm.

The use of the existing labourers' cottage as an accommodation establishment also has no impact on the existing farming activity as the dwelling has not been in use for some time due to retrenchments as a result of the reduced demand for role on grass.

The proposal under consideration is subservient to the existing agricultural activity in scale and will have no impact on the surrounding existing rural character due to the fact that existing buildings will be re-purposed to accommodate the uses applied for.

Approval of the application will provide the farm with an alternative income stream and thereby ensure that the existing employees can be retained and allow the owners to optimally utilize the farm without having an impact on the rural character of the area.

ANNEXURE

Error! Reference source not found.

Error! Reference source not found.

Error! Reference source not found.

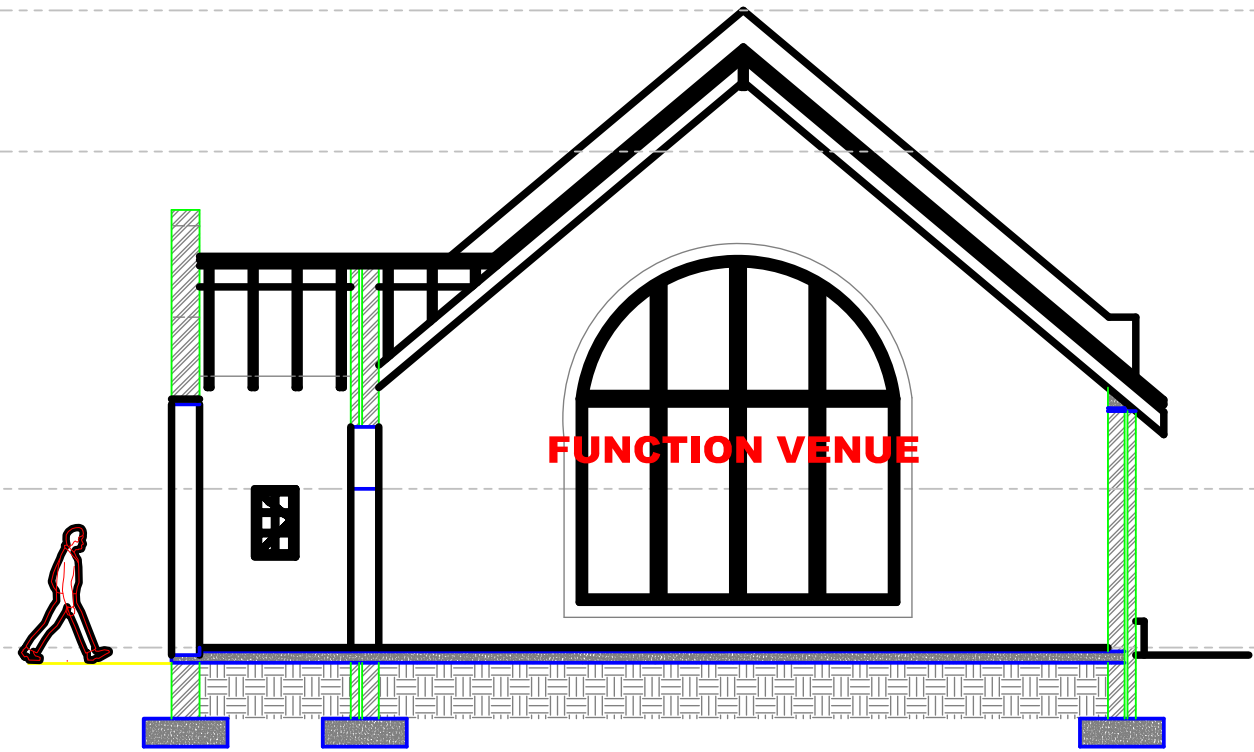
Error! Reference source not found.

Error! Reference source not found.

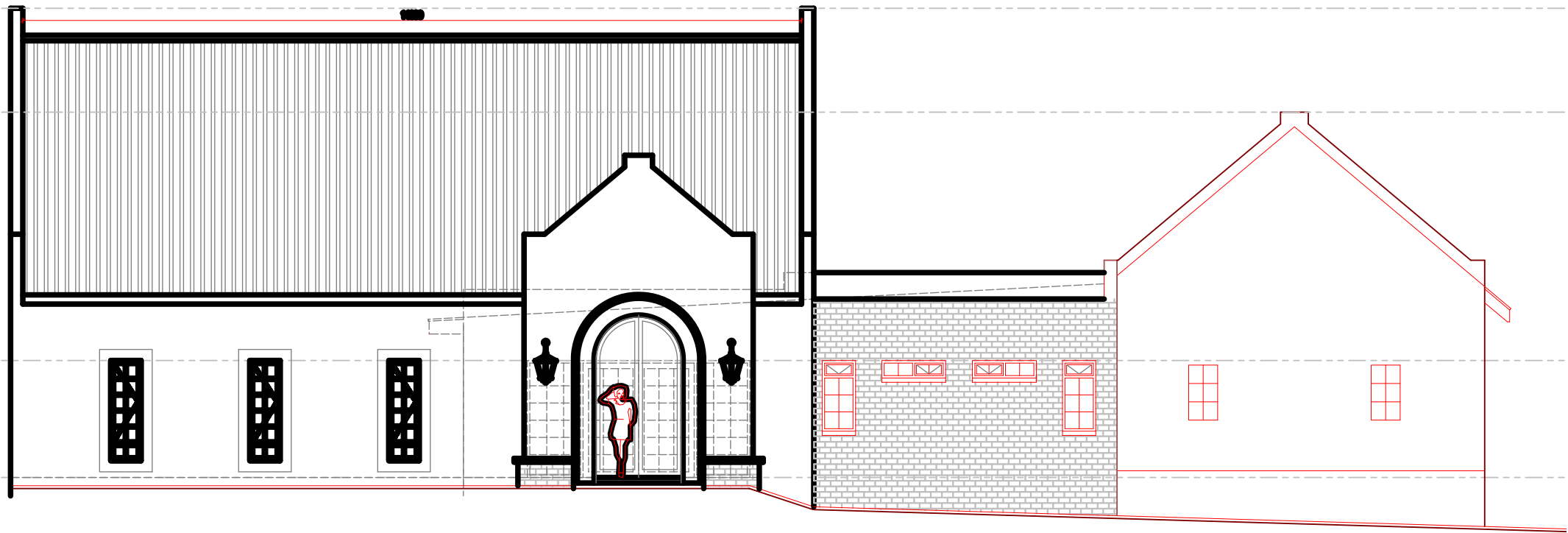
Error! Reference source not found.

Error! Reference source not found.

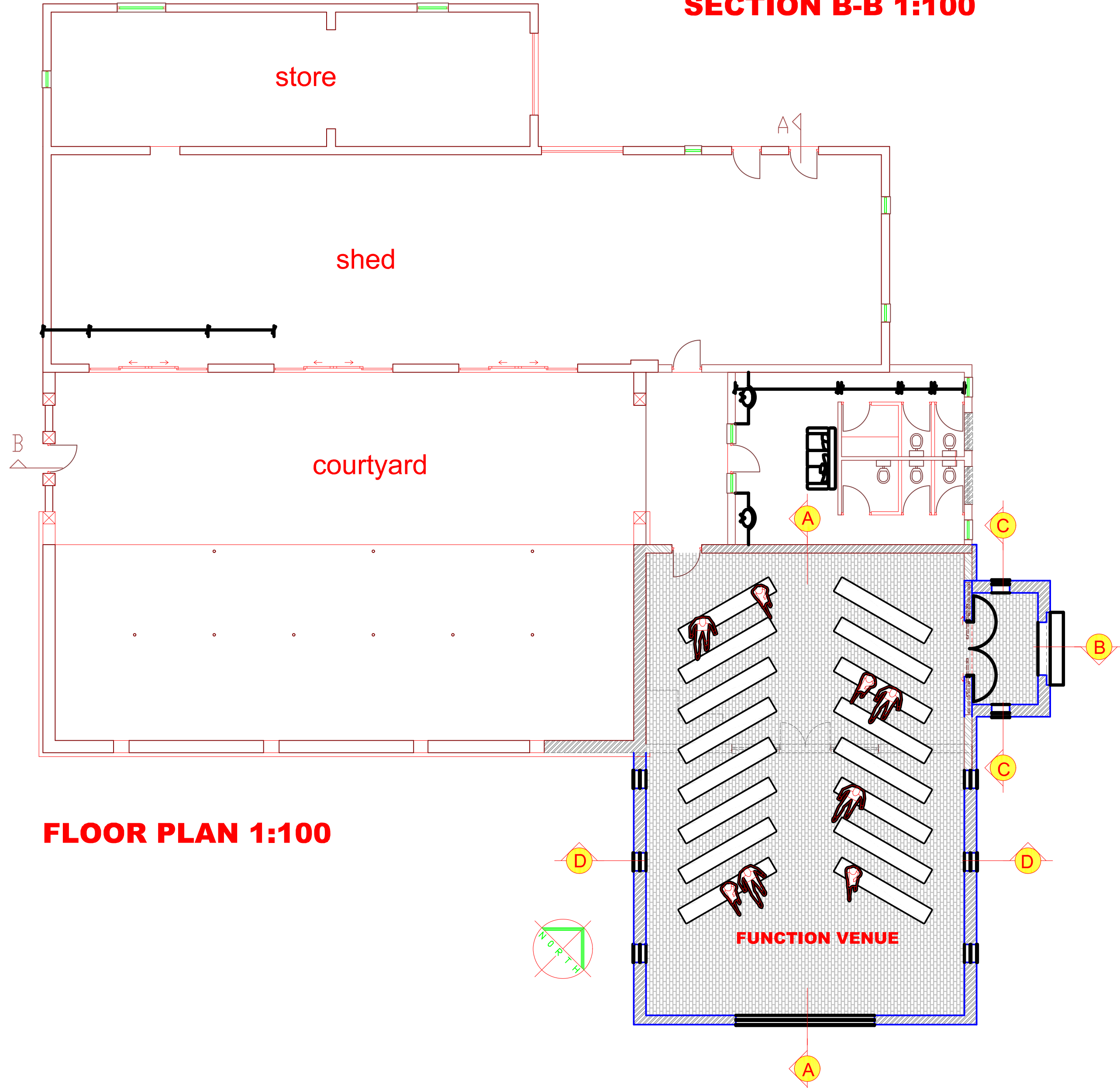
Error! Reference source not found.



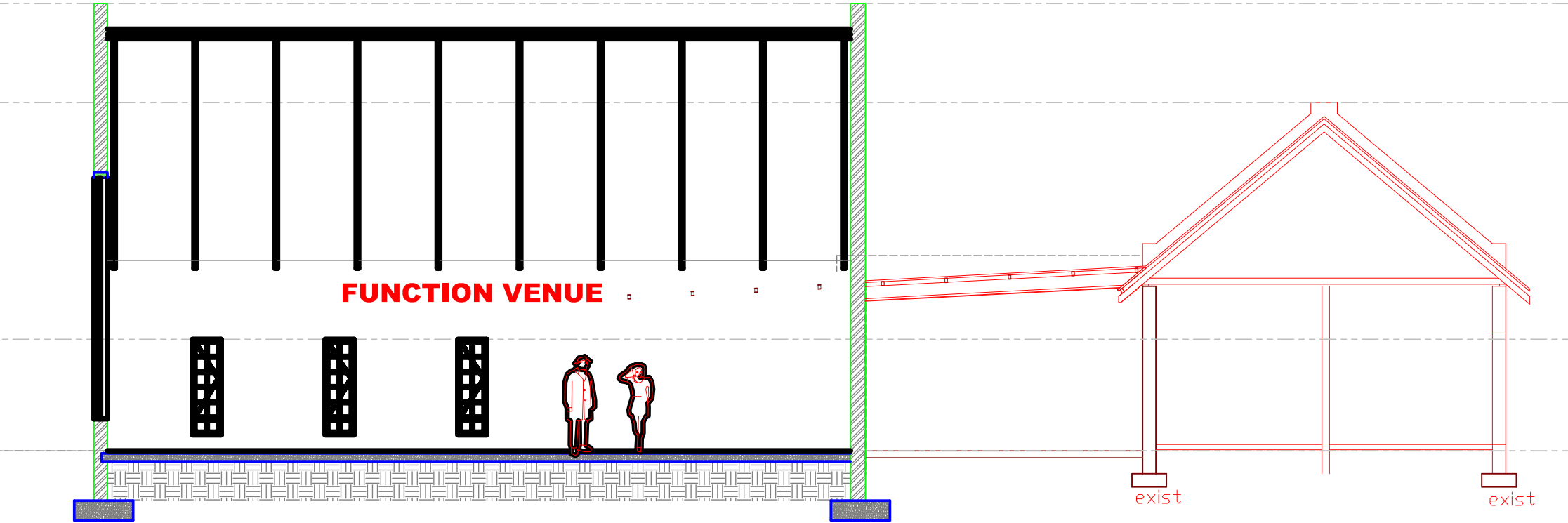
SECTION B-B 1:100



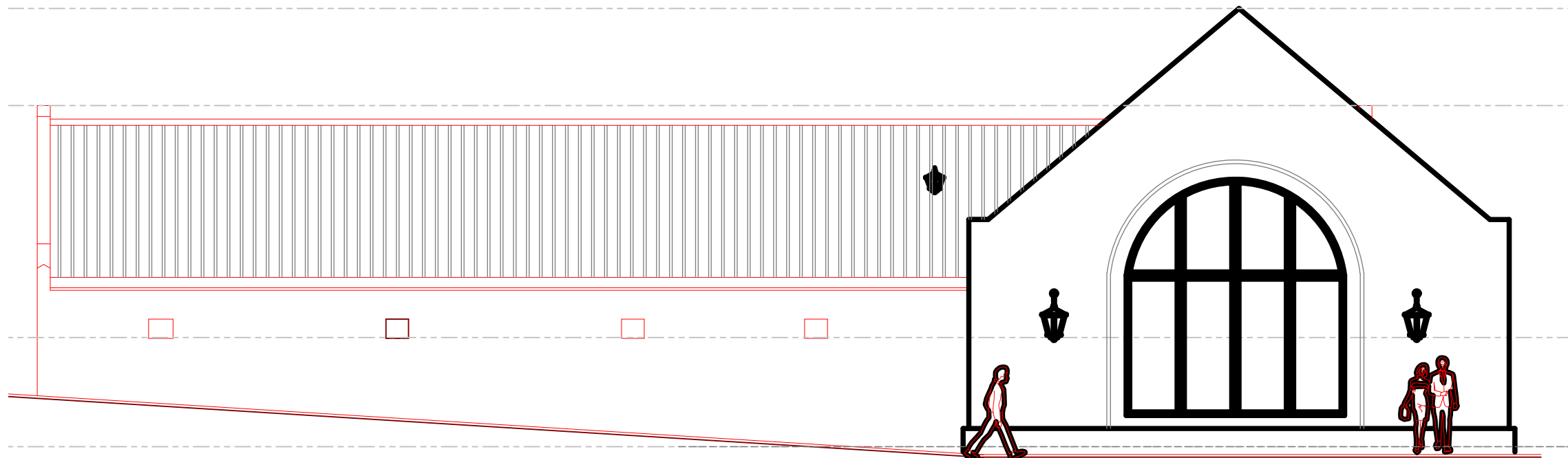
NORTH EAST ELEVATION 1:100



FLOOR PLAN 1:100



SECTION A-A 1:100



SOUTH EAST ELEVATION



TAKE NOTE:
DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.
ANY DISCREPANCIES BETWEEN DRAWINGS AND QUERIES MUST BE DIRECTED TO THE ARCHITECT FOR APPROVAL.
COPYRIGHT OF THESE DRAWINGS IS PROTECTED AND RESERVED IN TERMS OF THE ARCHITECTS ACT 35 OF 1970 AND THE COPYRIGHT ACT 98 OF 1978 AND ANY UNAUTHORIZED INFRINGEMENT THEREOF OR REPRODUCTION WILL BE UNLAWFUL.
THE AUTHOR'S RIGHTS ARE RESERVED.
MUNICIPAL APPROVAL ONLY. NOT FOR CONSTRUCTION. AS PER APPOINTED STRUCTURAL ENGINEER'S DRAWINGS & FINAL APPROVAL. THESE DRAWINGS ARE MUNICIPAL APPROVED DRAWINGS ONLY FOR LOCAL COUNCIL AND NOT A FULL SET OF CONSTRUCTION WORKING DRAWINGS. READ AS A COMPLETE SET WITH ALL OTHER PROJECT DOCUMENTATION AND OTHER CONSULTANTS DOCUMENTS/ DRAWINGS/ DETAILS/ SCHEDULES.
THE RESPONSIBILITY IS FULLY ON THE OWNER/BUILDER TO ENSURE THAT CONSTRUCTION IS ACCORDING TO ALL APPLICABLE REGULATIONS AND MANUFACTURER SPECIFICATIONS. ALL FINAL DETAILS, FINISHES AND INSTALLATIONS AS PER OWNER/ SPECIALIST SPECIFICATIONS/ DETAILS.
THE PROF. ARCHITECTURAL DRAUGHTSPERSON CAN NOT BE HELD LIABLE FOR WORK NOT COVERED BY THE APPOINTMENT OR DURING THE CONSTRUCTION PHASE (i.e. SAA PHASES 4.2 to 6).

COVERAGE CALCULATIONS

SITE:



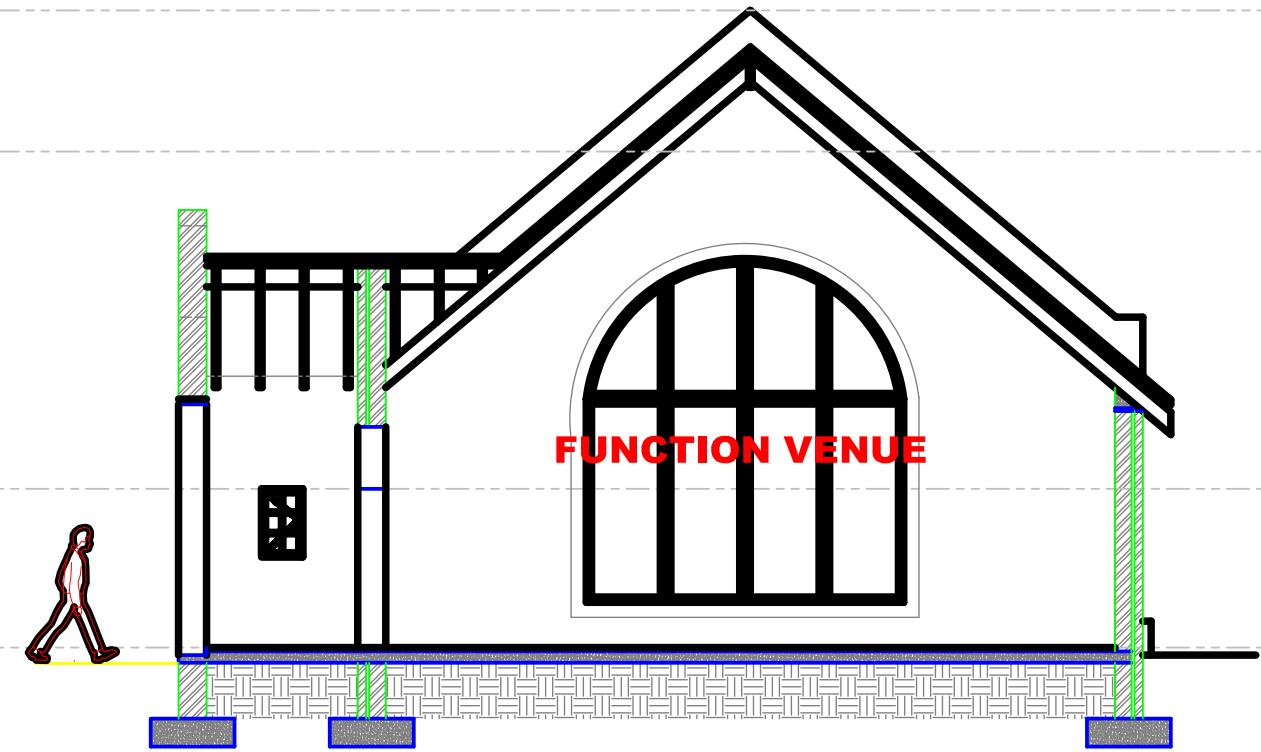
client
**ELSABE FRANCIS
FAMILY TRUST**

submission
SITE SUBMISSION

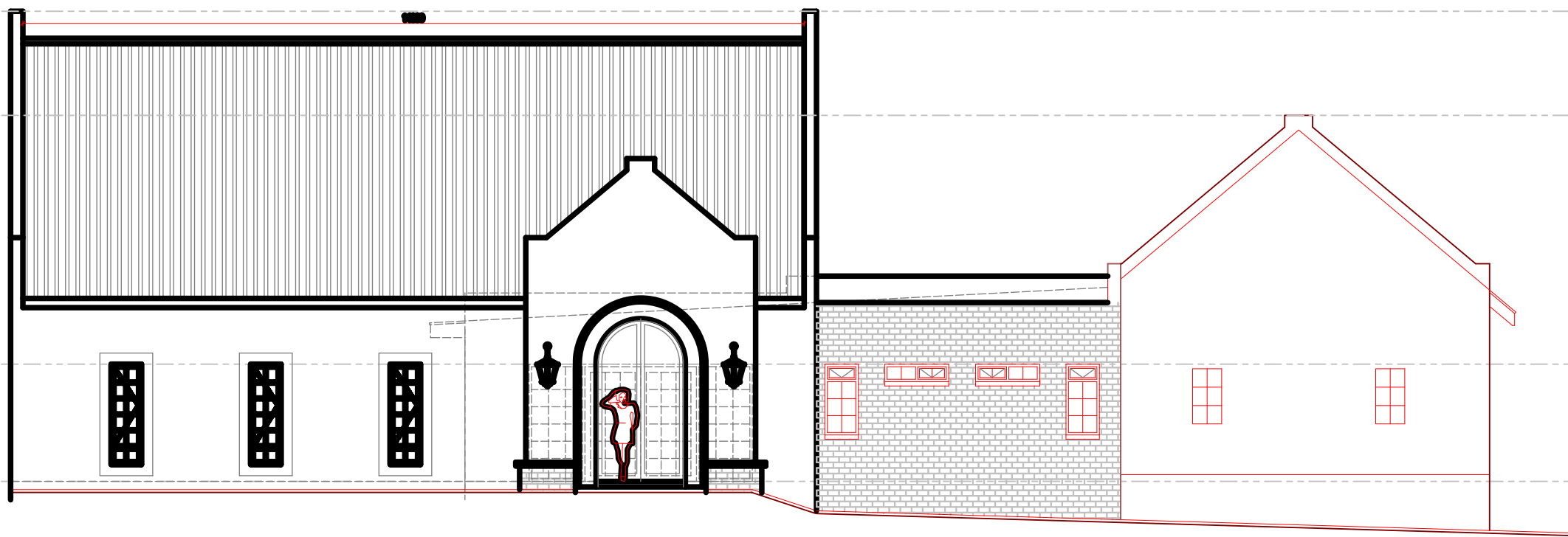
project description
FUNCTION VENUE (SHED) ON
VREDENBURG FARM 1023,
WINERY ROAD, STELLENBOSCH

drawing description
SITE PLAN
GROUND FLOOR PLAN
ELEVATIONS
SECTIONS

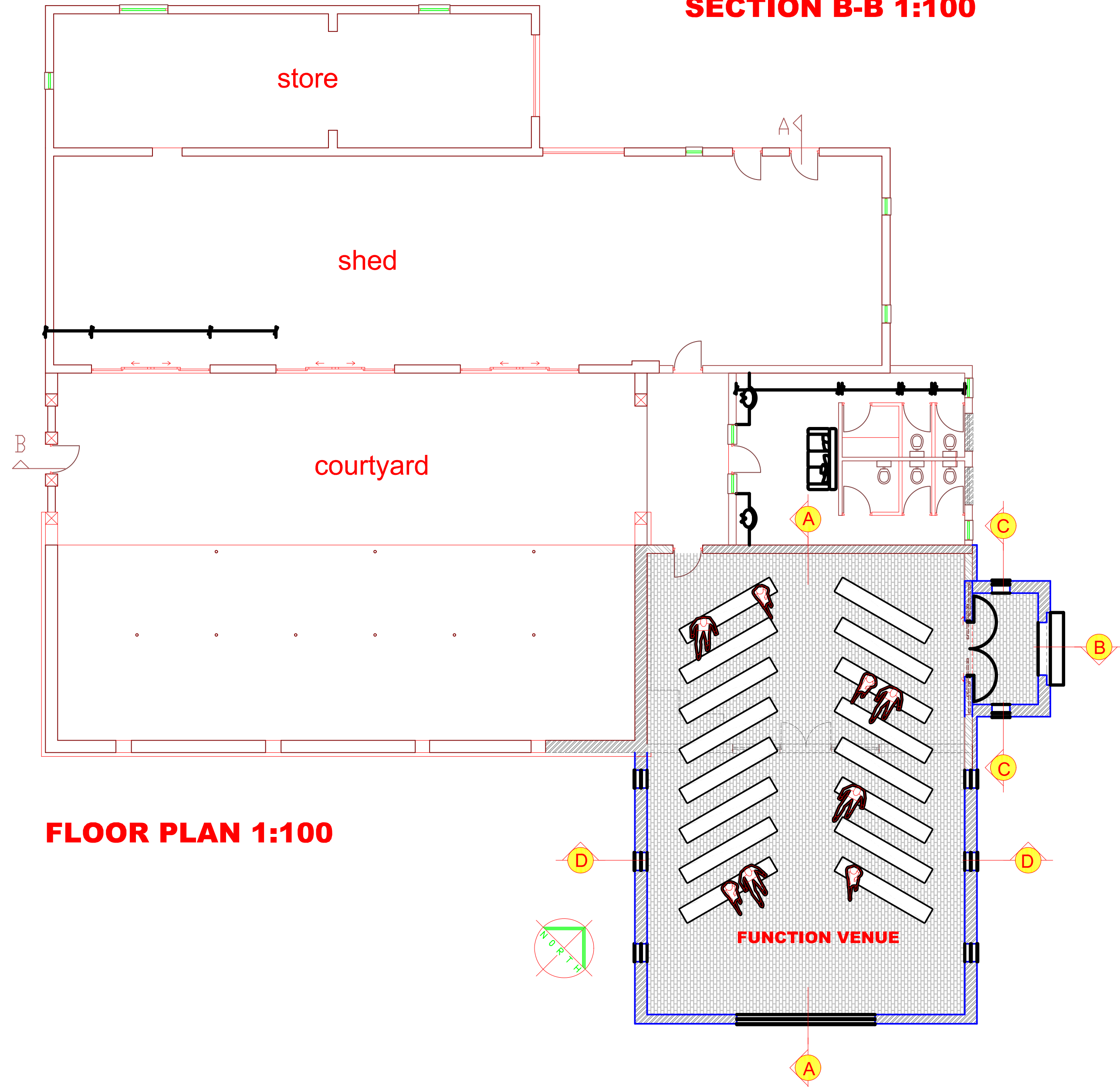
dwn CAROL THERON	scale 1:100 1:50
date 03-08-2026	
proj.no. FRANCIS-01	drawing no. C - 03



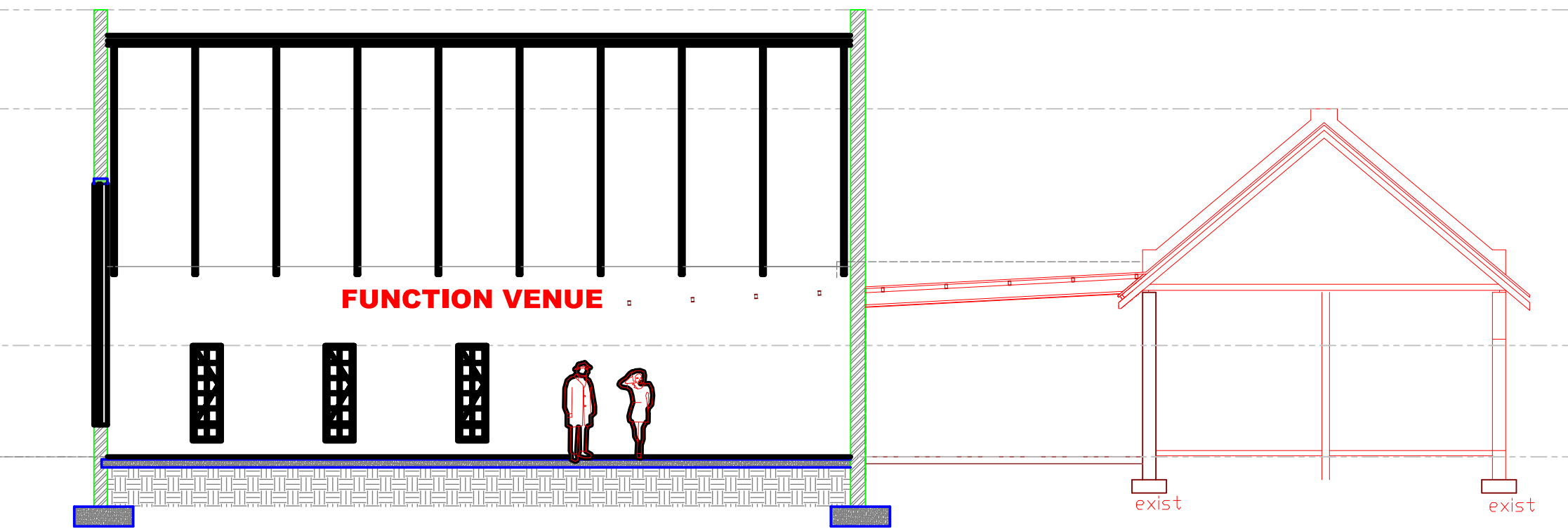
SECTION B-B 1:100



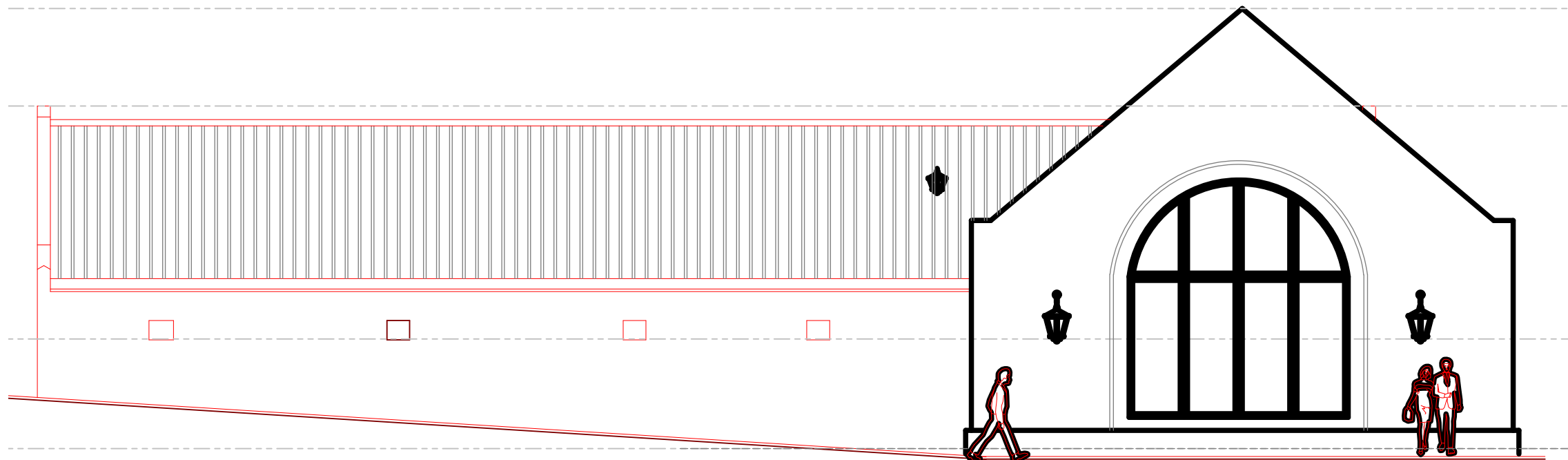
NORTH EAST ELEVATION 1:100



FLOOR PLAN 1:100



SECTION A-A 1:100



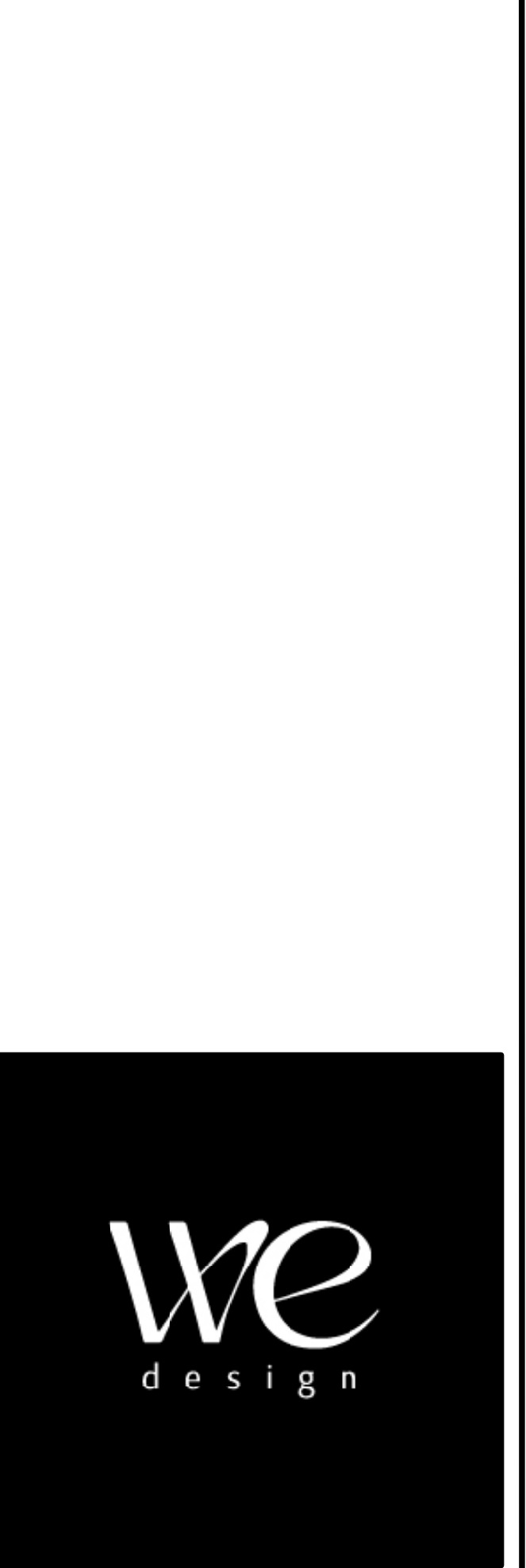
SOUTH EAST ELEVATION



TAKE NOTE:
DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.
ANY DISCREPANCIES BETWEEN DRAWINGS AND QUERIES MUST BE DIRECTED TO THE ARCHITECT FOR APPROVAL.
COPYRIGHT OF THESE DRAWINGS IS PROTECTED AND RESERVED IN TERMS OF THE ARCHITECTS ACT 35 OF 1970 AND THE COPYRIGHT ACT 98 OF 1978 AND ANY UNAUTHORIZED INFRINGEMENT THEREOF OR REPRODUCTION WILL BE UNLAWFUL.
THE AUTHOR'S RIGHTS ARE RESERVED.
MUNICIPAL APPROVAL ONLY. NOT FOR CONSTRUCTION. AS PER APPOINTED STRUCTURAL ENGINEER'S DRAWINGS & FINAL APPROVAL. THESE DRAWINGS ARE MUNICIPAL APPROVED DRAWINGS ONLY FOR LOCAL COUNCIL AND NOT A FULL SET OF CONSTRUCTION WORKING DRAWINGS. READ AS A COMPLETE SET WITH ALL OTHER PROJECT DOCUMENTATION AND OTHER CONSULTANTS DOCUMENTS/ DRAWINGS/ DETAILS/ SCHEDULES.
THE RESPONSIBILITY IS FULLY ON THE OWNER/BUILDER TO ENSURE THAT CONSTRUCTION IS ACCORDING TO ALL APPLICABLE REGULATIONS AND MANUFACTURER SPECIFICATIONS. ALL FINAL DETAILS, FINISHES AND INSTALLATIONS AS PER OWNER/ SPECIALIST SPECIFICATIONS/ DETAILS.
THE PROF. ARCHITECTURAL DRAUGHTSPERSON CAN NOT BE HELD LIABLE FOR WORK NOT COVERED BY THE APPOINTMENT OR DURING THE CONSTRUCTION PHASE (i.e. SAA PHASES 4.2 to 6).

COVERAGE CALCULATIONS

SITE:



client
**ELSABE FRANCIS
FAMILY TRUST**

submission
SITE SUBMISSION

project description
FUNCTION VENUE (SHED) ON
VREDENBURG FARM 1023,
WINERY ROAD, STELLENBOSCH

drawing description
SITE PLAN
GROUND FLOOR PLAN
ELEVATIONS
SECTIONS

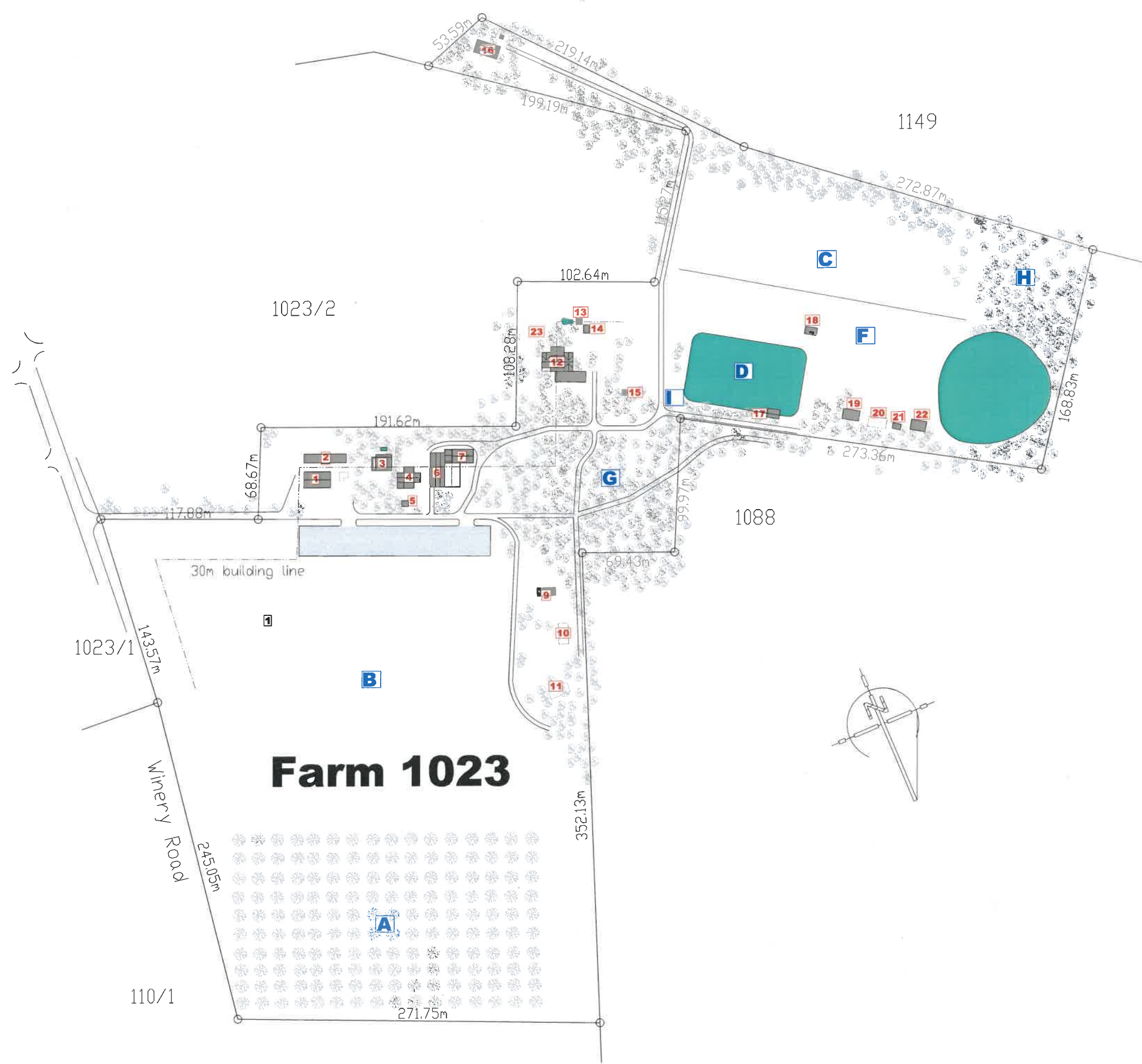
dwn
CAROL THERON

scale
1:100
1:50

date
03-08-2026

proj.no.
FRANCIS-01

drawing no.
C - 03



- 1. Workshop
- 2. Store
- 3. Approved Labour Cottage
- 4. Approved Labour Cottage
- 5. Carport
- 6. Function venue(Shed)
- 7. Function venue(Shed)
- 8. Parking
- 9. Shed (DRESS ROOM)
- 10. Labour Cottage
- 11. Labour Cottage
- 12. Main Residence
- 13. Pool Room
- 14. Tack Room
- 15. Horse Shelter
- 16. Approved Labour Cottage
- 17. Approved Labour Cottage (HONEY MOON SUITE)
- 18. Horse shelter
- 19. Labour cottage
- 20. Labour cottage
- 21. Labour cottage
- 22. Labour cottage
- 23. Horse Shelter

- A. Tree Plantation (4Ha)
- B. Instand Lawn (6Ha)
- C. Instand Lawn (1.5Ha)
- D. Dam
- E. Dam
- F. Horse Camp
- G. Forest (10.730m²)
- H. Forest
- I. Sunset Drinks Area (150m²)

Farm 1023

SITE PLAN 1:1500

WINERY
ROAD
FOREST

we
design