

NOTICE OF LAND DEVELOPMENT APPLICATION KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

Die volgende grondgebruiksaansoek in terme van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2023, verwys:

AANSOEKER: AHG TOWN PLANNING
Email: leon.jubilius@ahg-property.co.za
Tel no: **082 782 0374** (Leon Jubilius)

EIENAAR: AKKERDRAAI TRUST

AANSOEK NO: TP1116/2025

AANSOEK: Vergunningsgebruik, addisionele gebruik & toestemming i.t.v. 'n titelakte

EIENDOM: Restant van Gedeelte 9 van die Plaas ANNANDALE 537, Afdeling Stellenbosch

FISIIESE LIGGING: Annandale Pad

AANSOEK BESONDERHEDE:

- Aansoek om 'n **addisionele gebruik** ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2023 vir 'n **toerisme-fasiliteit** om 'n funksielokaal toe te laat wat 'n maksimum van 80 gaste kan akkommodeer binne 'n bestaande wynkelder en lapa op Plaas 537/9, Afdeling Stellenbosch.
- Aansoek om 'n **vergunningsgebruik** ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2023 om die gebruik van vier (4) bestaande werknemersbehuiseenhede as 'n **toeriste-akkommodasie-onderneming** toe te laat op Plaas 537/9, Afdeling Stellenbosch.
- Aansoek om **toestemming** ingevolge 'n titelakte om die bestaande werknemershuise as **toerisme-wooneenhede** te gebruik op Plaas 537/9, Afdeling Stellenbosch.

Kennis geskied hiermee in terme van die genoemde Verordening dat die bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal 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 beskikbaar te stel.

Kommentaar en/of besware kan vervolgens ingedien 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 aan: leon.jubilius@ahg-property.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 ingedien word en moet ontvang word voor of op die sluitingsdatum van **03 Augustus 2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordening, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Vir 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **082 782 0374** tussen 08h00 en 17h00 op weekdae..

The following land-use application in terms of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023, refers:

APPLICANT: AHG TOWN PLANNING
Email: leon.jubilius@ahg-property.co.za
Tel no: **082 782 0374** (Leon Jubilius)

OWNER: AKKERDRAAI TRUST

APPLICATION NR: TP1116/2025

APPLICATION: Consent-use, additional uses & Permission i.t.o. a Title Deed

PROPERTY: Remainder of Portion 9 of Farm ANNANDALE 537, Division Stellenbosch

PHYSICAL LOCATION: Annandale Road

APPLICATION DETAILS:

- Application for an **additional use** in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for a **tourist facility** to permit a functions venue accommodating a maximum of 80 guests inside an existing wine cellar and lapa on Farm 537/9, Stellenbosch Division.
- Application for a **consent-use** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to allow for the use of four (4) existing employee housing units as a **tourist accommodation establishment** on Farm 537/9, Stellenbosch Division.
- Application for **consent/permission** in terms of a title deed to allow the existing employee housing to be used as **tourist dwelling units** on Farm 537/9, 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:

If the website or documents cannot be accessed, an electronic copy of the application can 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 to leon.jubilius@ahg-property.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 **03 August 2026**

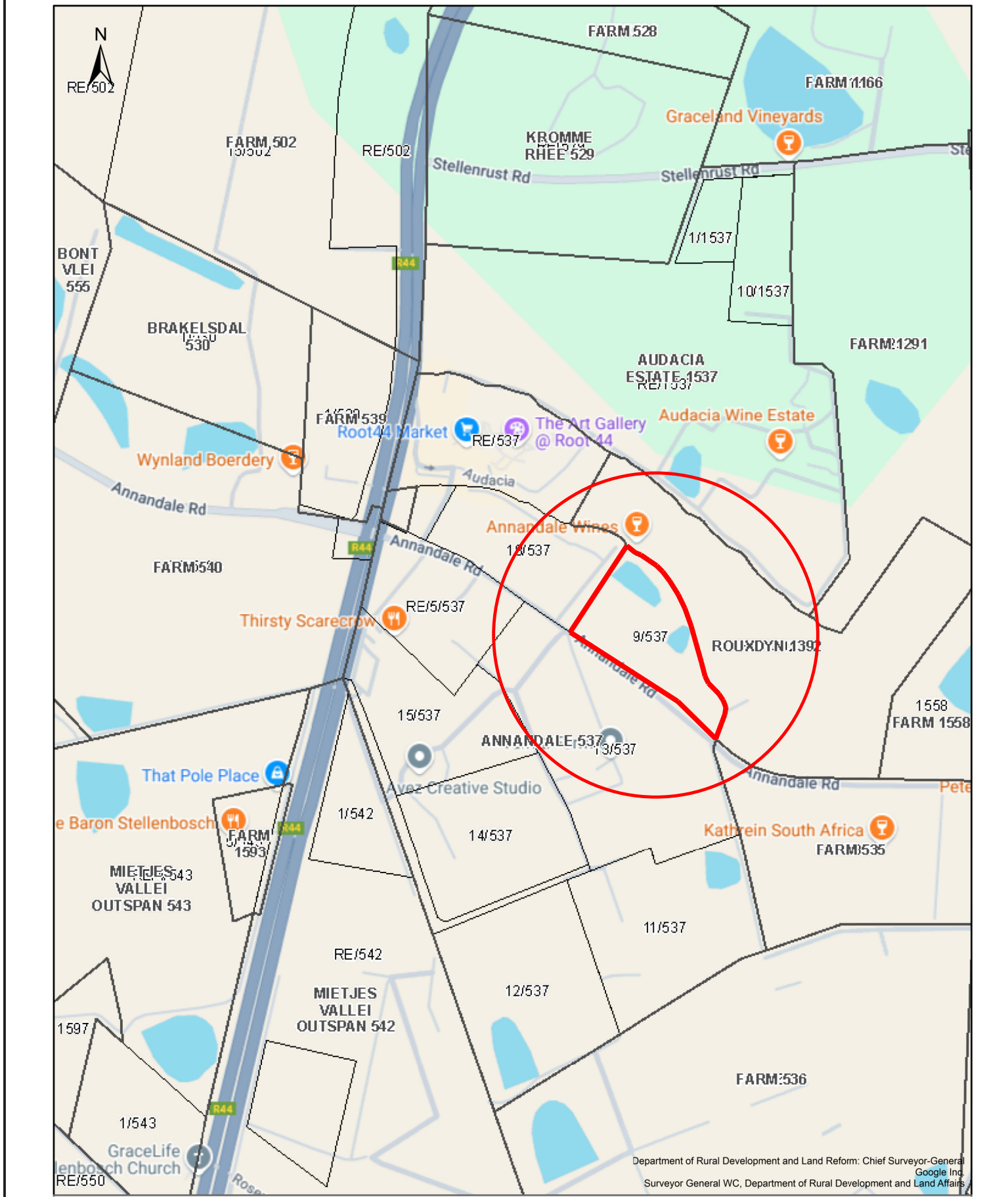
The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

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 **082 782 0374** between 08h00 and 17h00 on weekdays.

Locality Plan



po box 2992, somerset west, 7129
e-mail: leon.jubilius@ahg-property.co.za
cell: 082 782 0374



PROJECT:

Remainder of Portion 9 of the farm
ANNANDALE 537
Stellenbosch RD

SCALE:

n.t.s.

DATE:

07 Jan 2025

ahG

Town Planning

Town and Regional Planners

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Somerset West
7129

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Motivating Memorandum / Planning Report



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1. GENERAL INFORMATION

1.1 INTRODUCTION

AHG Town Planning was appointed by the owners of Portion 9 of Farm 537, Stellenbosch RD, to submit an SDP and apply for a Consent-use, additional use as well as an application for Consent/Permission in terms of the Title Deed Conditions, in order to allow the existing employee housing units to be used for Tourist Accommodation, as well as a Tourist Facility for the hosting of small functions (max 80 guests) inside the existing wine cellar and lapa.

The purpose of the report shall therefore be to outline the proposed development and motivate the different aspects involved in order to obtain the approval of Stellenbosch Municipality.

1.2 LOCALITY

The application site is on the farm known as Akkerdraai situated along the Annandale Road, about 350m West from the intersection with the R44 (Strand Road). ***The Locality Plan is attached.***

The site falls within the jurisdiction area of the Stellenbosch Local Municipality.

1.3 TITLE ASPECTS

1.3.1 Property Description

By virtue of Title Deed T83599/1996, the property is described as:

RESTANT VAN GEDEELTE 9 ('n gedeelte van Gedeelte 1) van die Plaas ANNANDALE NR. 537, geleë in die afdeling van Stellenbosch, Provinsie Wes Kaap.

1.3.2 Conveyance Certificate

A Conveyancer Certificate was not prepared.

1.3.3 Size

The size of Portion 9 of Farm 537, Stellenbosch RD is **3,6458 ha** in extent,

1.3.4 Ownership

The property is registered in the name of *AKKERDRAAI TRUST*, Registration Number *IT4037/96*.

1.3.5 Mortgage Bonds

There are no mortgage bonds registered against the title of the property.

1.3.6 Title Deed Conditions

The following title deed conditions are restrictive on the proposed development and will require the **consent / permission** of the Controlling Authority under Act 21 of 1940:

4. **SUBJECT** to the following special conditions contained in the said Deed of Transfer No. 3335 dated 5 March 1951, imposed by the Divisional Council of Stellenbosch as the Controlling Authority under Act No. 21 of 1940 as amended, namely:-
- (a)[not applicable to this application]
 - (b) *Not more than 1 dwelling house together with such outbuildings as are ordinary required to be used in connection therewith, shall be erected on the land except with the written approval of the controlling authority as defined in Act No. 21 of 1940*
 - (c) *The land shall be used for residential and agricultural purposes only and no 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.*
 - (d) *No building or any structure whatsoever shall be erected within a distance of 300 Cape Feet from the centre line of the Annandale – Lyndoch Road which runs along the South Western Boundary of the land without the written approval of the controlling authority as defined in Act 21 of 1940.*

Above conditions specifically requires the consent of the “Controlling Authority” for the activities proposed.

However, Section 45(6) of SPLUMA makes provision that “Where a condition of title,....provides for a purpose with the consent or approval of the administrator, a Premier, the Townships board or any **controlling authority**, such consent may be granted by the municipality and such reference to the administrator, a Premier, the Townships board or **controlling authority** is deemed to be a reference to the municipality.”

Following from this legislative mandate, Stellenbosch Municipality will be able to grant the necessary consents for the required actions in terms of the said Title Deed conditions.

1.4 EXISTING ZONING AND LAND USE

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 (as amended), the property is currently zoned “**Agriculture and Rural Zone**”. (See zoning certificate included).

During 2008 an approval was also granted for a wine cellar, as well as a tourist facility for wine tasting and sales.

The application site is developed with a Dwelling house, outbuildings, an additional dwelling unit, employee housing units, a wine cellar, dams and vineyards.

1.5 SURROUNDING ZONING AND LAND USE

The property is situated south of Stellenbosch on Annandale Road, just off the R 44 Strand Road about halfway between Stellenbosch and Somerset West. The property is situated amidst a predominant agricultural area, but with numerous tourist facilities and attractions in the immediate vicinity.

Various well know wine farms, a guest lodge, Root44 Market, Mooiberge farm stall etc. are found in close proximity to the application site.

The picture below indicates the application site in relation to the immediate surroundings.



Aerial image of the application site in relation to the surrounding area

2. THE APPLICATION

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 (as amended), the property is currently zoned “**Agriculture and Rural Zone**”, with additional rights for a wine cellar and wine tasting and sales.

2.1 THE FOLLOWING ACTIONS ARE APPLIED FOR:

- 2.2.1 Application is made for an **additional use** in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for a **tourist facility** to permit a functions venue accommodating a maximum of 80 guests inside an existing wine cellar and lapa on Farm 537/9, Stellenbosch Division.
- 2.2.2 Application is made for a **consent-use** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 to allow for the use of four (4) existing employee housing units as a **tourist accommodation establishment** on Farm 537/9, Stellenbosch Division.
- 2.2.3 Application for a **Consent / Permission** required in terms of the **title deed** restrictions.

2.2 PROPOSED DEVELOPMENT

The owner of the property would like to convert the existing employee housing units on the farm for tourist accommodation. There is no longer a need to accommodate labourers on the property, and the owner would like to renovate these units to accommodate tourist visiting this area of significant natural beauty.

There are 4 units located in 2 buildings on the eastern part of the property. Please refer to the Site Plan included. Units A, B and C will have 2 bedrooms each, while Unit D will have 1 bedroom, thus 7 bedrooms in total.

Further, the owner would like to be able to host small functions. The existing working wine cellar will be used to host small functions such as weddings or birthday celebrations for up to a maximum of 80 guests at any particular time. Similarly, the existing lapa in the garden next to the swimming pool will also be used for similar functions if an outdoor event is preferred, again no more than 80 guests will be accommodated at any given time. It should also be noted that only one function will be held at any given time either in the cellar, or around the lapa.

Both the conversion of the employee housing units for tourist accommodation ("*tourist accommodation establishment*") as well as using the existing wine cellar and lapa to host small functions ("*Tourist facility*") require the **approval** of the Municipality for a **consent-use** as well as a **an additional use**, respectively.

The title deed of the property contains conditions which are restrictive on the proposed development and will require the consent / permission of the Controlling Authority under Act 21 of 1940. Please also refer to paragraph 1.3.5 on page 2 of this report.

Condition 4(b) restricts the property to 1 dwelling house. Currently the property is developed with a Dwelling house, Additional dwelling and Staff accommodation which was approved in the past. The conversion of the existing staff accommodation (employee housing units) into four Tourist accommodation units will require the **consent / permission** of the Controlling Authority under Act 21 of 1940, which is hereby sought.

Condition 4(c) restricts the use of property to residential and agricultural purposes thus the proposed Tourist facility and Tourist Accommodation will also require the **consent / permission** of the Controlling Authority under Act 21 of 1940, which is hereby sought.

Lastly, Condition 4(d) imposes a 300 Cape Feet ($\pm 94,5\text{m}$) building line on the property along Annandale Road. All the existing buildings on the land unit (with the exception of a portion of the lapa) is located within this building line, and although it is assumed that this building line was relaxed in the past for this purpose, the change in use will once again require the consent / permission of the Controlling Authority under Act 21 of 1940. Application is made to relax the building line to **16m** from the centreline of the Annandale Road for the Tourist Accommodation Units and to **51m** from the centreline of the Annandale Road for the Tourist Facility.

2.3 ACCESSIBILITY, ACCESS, ROADS & TRAFFIC CONSIDERATIONS

No change in the current access to the property is foreseen. The main access to the house and cellar is via the existing shared access point on Annandale Road $\pm 340\text{m}$ from the intersection of the R44. This access point also provides access via an existing right-of-way servitude to Portion 18, as well as Farm 1392.

The access to the existing labourers' cottages at a position of $\pm 607\text{m}$ from the intersection of the R44 will also be retained for the Tourist Accommodation Units.

Sufficient provision will be made for onsite parking and circulation areas. A total of 31 grassed or paved parking bays will be provided for the function area. The existing cellar has a total floor area of 307m² and the lapa has a total floor area of 49m². Although both these two areas will never be used simultaneously for different functions, for the benefit of the calculation the total area (356m²) was calculated and a ratio of 4 parking bays per 100m² applied. This translates to 14 parking bays required. However, 31 parking bays will be provided for the development, and it is worth mentioning that there is still more than enough space on the property to provide overflow parking if required. Parking for the four tourist accommodation units will be provided as per the requirements of the scheme, and more than required space is available next to the units for guest parking.

2.4 ENGINEERING SERVICES

The farm portion is currently serviced in respect of engineering services as follows, and no changes in this regard are foreseen.

Drinking water is sourced from a borehole located on the property and treated with a filtration system. Municipal water is not available on the property.

Sewer is treated in 4 existing septic tanks located on the property. There are 2 tanks serving the main house, one for the cellar and additional dwelling, and one serving the employee houses. These tanks are serviced regularly by a service provider.

Electricity supply is obtained via ESKOM. The main dwelling and cellar area also has a back-up solar system installed.

3. MOTIVATION

3.1 OVERVIEW AND NEED FOR THE DEVELOPMENT

As previously mentioned, the application entails obtaining the Municipality's consent to establish four tourist accommodation units through the renovation of the existing employee housing units. These units will have a maximum of 7 bedrooms in total. This is also in line with the threshold stipulated in the Stellenbosch Zoning Scheme By-law.

There is a huge demand for tourist accommodation in this area, and these units are located in an ideal setting with panoramic views of the surrounding vineyards and mountains. Similarly, there are numerous tourist attractions in the immediate vicinity, such as various signature wine farms, Root44 market, restaurants etc. The location of the application site, halfway between Stellenbosch and Somerset West, with easy access on the R44 is also very desirable.

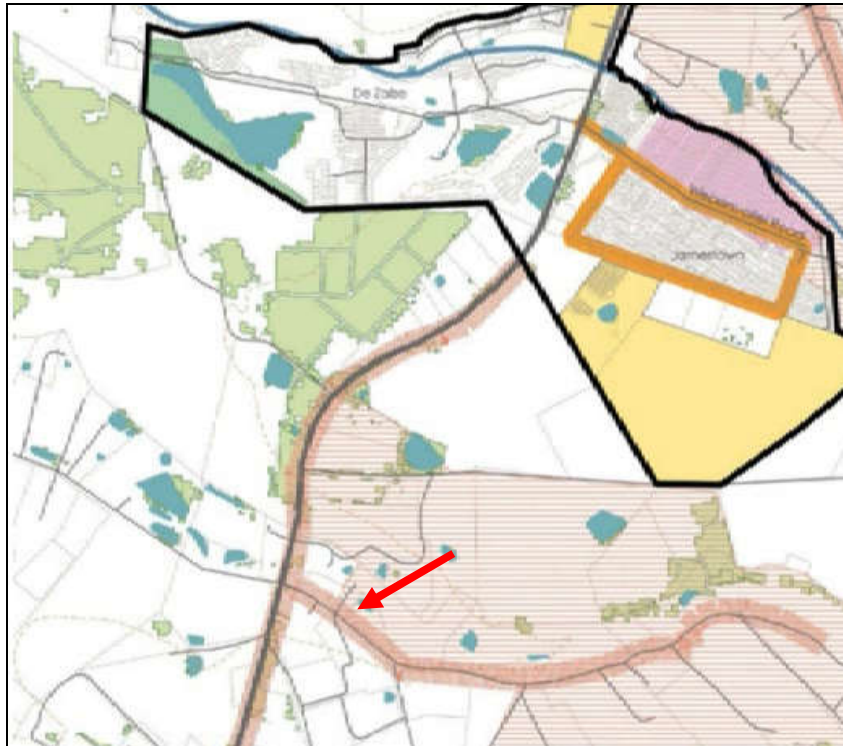
The above locality is also very desirable to host small functions. The owner would like to be able to accommodate a maximum of 80 guests at a time, either within the existing working wine cellar, or utilising the lapa situated in the garden next to the pool. The ambience of the cellar is an ideal venue to host small weddings or celebrations, there is also an option for instance to have a wedding ceremony in the garden, next to the lapa and that guests then move to the wine cellar for the reception. Only one event will be scheduled at any given time using either the lapa, or the cellar or a combination like in the example mentioned, but the two areas will never be used for more than one function taking place at the same time and the total guests for any function will be kept at a maximum of 80 people.

3.2 APPLICABLE POLICIES & LEGISLATION:

3.2.1 Spatial Development Framework

In terms of the Stellenbosch Municipal SDF 2023, the property is indicated as follows:

- The property falls outside the urban edge,
- The Farm is designated “agriculture” and “cultural landscapes”
- It also located along a *Scenic Route*.



Above: Extract from: SDF plan depicting the location of the application site

Since no change in zoning is taking place / no agricultural activities are impacted and the activities will be confined to existing buildings, **the proposal is viewed as consistent with the Municipal SDF** (Refer to relevant extract above)

However, in reference to **Appendix D** of the SDF under “Thematic Guidelines Drawn from Western Cape Land Use Planning: Rural Guidelines”, the following selected extracts which may be applicable to the development proposal, requires to be elaborated upon and/or additional motivation for site-specific circumstances in as far as it directly relates to, or might deviate from the said Guideline:

RURAL LAND USE CHANGE:

- *Priority should be given to the re-use of previously developed sites in preference to greenfield sites.*
- *All development in rural areas should be in keeping and in scale with its location and be sensitive to the character of the rural landscape and local distinctiveness.*
- *Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate is supported.*

- *The cumulative effect of all ancillary and non-agricultural land uses should not detract from the rural character of the landscape and the primary agricultural activities.*

[Comment: The development proposal will be confined to existing structures on the farm portion and does not impact any agricultural activities or “greenfield sites”. Both the existing cellar and former labourers’ cottages have been part of this particular rural landscape for decades.]

- *Development in the rural area should not:*
 - *Have a significant negative impact on biodiversity.*
 - *Lead to the loss or alienation of agricultural land or has a cumulative impact there upon.*
 - *Compromise existing or potential farming activities.*
 - *Compromise the current and future possible use of mineral resources.*
 - *Be inconsistent with the cultural and scenic landscape within which it is situated.*
 - *Involve extensions to the municipality’s reticulation networks.*
 - *Impose real costs or risks to the municipality delivering on their mandate.*
 - *Infringe on the authenticity of the rural landscape.*

[Comment: The development proposal will have no negative impact on biodiversity, nor will it have any impact on agricultural activities or involve any form of alienation. Both the existing cellar and former labourers’ cottages have been part of this particular landscape for decades, doesn’t require any additional municipal services or impose any cost or risk to the Municipality.]

AGRICULTURE

- *The key principle is to promote consolidation of farming landscapes and prevent their fragmentation; provide for land and agrarian reform; improve the viability of farming by facilitating diversification of the farm economy; promote enterprise opportunities within the food system and promote sustainable farming practises.*
- *Farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.) should be clustered within the farmstead precinct.*
- *Buildings accommodating ancillary on-farm activities (e.g. guest house) should be located within the farmstead precinct, preferably using existing structures. Where new buildings are erected, these should be on previously disturbed footprints within or adjacent to the farm werf and not on cultivated land.*
- *Ancillary on-farm activities should not detract from the functionality and integrity of farming practices and landscapes and be of an appropriate scale and form.*
- *Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m² maximum floor area including garaging and building height of 1 storey (6.5m). Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other.*
- *Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated. The long-term impact on the municipality (resources and financial), agricultural activities, production and sustainability, risk and finances, and the scenic, heritage and cultural landscape should be considered when decisions are taken.*
- *Large scale resorts and tourist and recreation facilities that detract from the functionality and integrity of productive farming landscapes should not be allowed.*

RURAL ACCOMMODATION

- *Tourist accommodation:*
 - *Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported.*
 - *Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.*
 - *Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors.*
 - *Whilst it is preferable that they be located within the farmstead, dispersed rental units should be on existing farm roads, in visually unobtrusive locations, and be self-sufficient in terms of servicing.*
 - *Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m² maximum floor area including garaging and building height of 1 storey (6,5m).*
 - *Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other.*

[Comment: W.r.t. the labourers' cottages, it cannot be over emphasized that these 4 units were developed as bona-fide accommodation for farm labourers with approved building plans and Municipal records ("skattingsrekord") dating back to the late 1970's and early 1980's, predating even the Section 8 Scheme Regulations which was framed in terms of the Land-Use Planning Ordinance, 1985 (Ord. 15/1985). As mentioned there are no longer a use for these 4 housing units for labourers and therefor the argument presents itself that if these units are used by any other occupant (which is not a farm labourer) then it can only be classified as "additional dwellings" and would therefore then exceed number of units stated in the guideline above given the size of the farm portion, namely that additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units.]

Site Specific Deviation Considerations / Motivation/Justification

The following aspects clearly provides justifiable site-specific circumstances in support of the planning application and why a deviation from these Guidelines in the SDF is warranted in this case.

- **Historic contexts vs. Best-use and Economic potential**

It is clear from the information in the comment made above that these labourers' accommodation was established a very long time ago. It predates the Section 8 Scheme Regulations which was framed in terms of the Land-Use Planning Ordinance, 1985 (Ord. 15/1985), and it was these scheme regulations which first placed the restriction on additional dwellings, similar to the Guidelines in the SDF.

The farm portion is 3,6458 ha in extent. (It is notable that originally the farm was 7,07 ha and was subdivided in 1988 – when the labourers' cottages already existed, by cutting off 3,4242 ha now known as Ptn. 18). Thus, at the time of the construction of

the cottages, the farm was double the size and for that purpose, required more labour.

In terms of overall accommodation, currently the application site consists of a main dwelling, additional dwelling unit and 4 employee housing units. However, if these units are used by any other occupant (which is not a farm labourer) then it can only be classified as “additional dwellings” and would therefore then exceed the number of units stated in the SDF guideline and also the Zoning Scheme (basically rendering the existing units unlawful in terms of the zoning scheme).

This situation only leaves 2 alternatives, either demolish these build assets, or put it to a lawful alternative use which benefits the property and the entire area. Demolishing the existing buildings was not an option and makes no economic sense. Renovating these buildings and creating tourist accommodation in this picturesque area is in our opinion the best alternative use to maximises its economic potential.

- **Western Cape Provincial Spatial Development Framework**

The Provincial SDF under “Policy E2: Diversify & Strengthen the Rural Economy” states: *“Compatible and sustainable rural activities (i.e. activities that are appropriate in a rural context, generate positive socioeconomic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate) and of an appropriate scale and form can be accommodated outside the urban edge (except in bona fide wilderness areas)”* It is our opinion that converting these unused employee housing to tourist accommodation is exactly such an activity and therefore can be considered in this rural location.

The Spatial Proposal for Agricultural land in the SDF (p.60) states that “Building structures associated with agriculture, **dwelling units to support rural tourism**, and ancillary rural activities that serves to diversify farm income, **are permitted** and should adhere to the guidelines contained in the SEMF and “Western Cape Land Use Planning: Rural Guidelines”.

It is clear from the guidelines for tourist accommodation quoted above that this development proposal adheres to principles in that it:

- diversifies and strengthens the rural economy, it provides a variety of short-term tourism accommodation across the rural landscape and is in keeping with the local character.
- The proposal is of an appropriate scale and form,
- The proposed Tourist accommodation will be clustered, in a visually discreet node, making use of existing buildings or new buildings on disturbed footprints, it is located peripheral to the farmstead and reinforce rural landscape qualities, and it will cater exclusively for the temporary accommodation for in transit visitors.
- The rental units are situated on an existing farm road, in a visually unobtrusive location, and will be self-sufficient in terms of servicing.

Therefore, the proposed land use or land development application is substantially consistent with and consequently does not deviate from the broader provisions of the SDF, a departure is therefore justifiable on site-specific circumstances and a deviation from the SDF will in fact **not thwart the overall object of the development agenda of the SDF** should the proposed development be permitted.

4. SUMMARY AND CONCLUSION

Application is made to the Stellenbosch Municipality for approval of a consent-use and an additional use as well as an application for Consent/Permission in terms of the Title Deed Conditions, in order to allow the existing employee housing units to be used for Tourist Accommodation, as well as a Tourist Facility for the hosting of small functions (max 80 guests) inside the existing wine cellar and lapa

The information provided supports the fact that the proposed development will be desirable on this property and in this area and should not adversely affect the rights of any other properties in the area.

This report also clearly outlined the background information to the intended development and was appropriately motivated. Lastly, it was found that it complies with the basic principles to promote efficient and integrated land development. We therefore await the consent of the municipality in this matter.

-end-

Report prepared by:

LEON JUBILIUS *Pr. Pln*

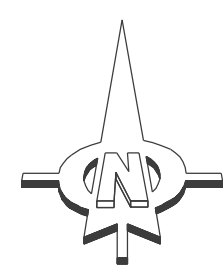
Reg. no. A/1061/1998

25 June 2026 (amended report)

Site Plan & Insets



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Scale 1 : 1 500 (A3)

PROJECT:

Remainder of Portion 9 of the farm
ANNANDALE 537
Stellenbosch RD

Application for technical approval for additional land-use rights:

1. Tourist facility (existing buildings) - hosting of functions
2. Tourist dwelling units - 4 units

CLIENT:

Akkerdraai Trust

PLAN NO:

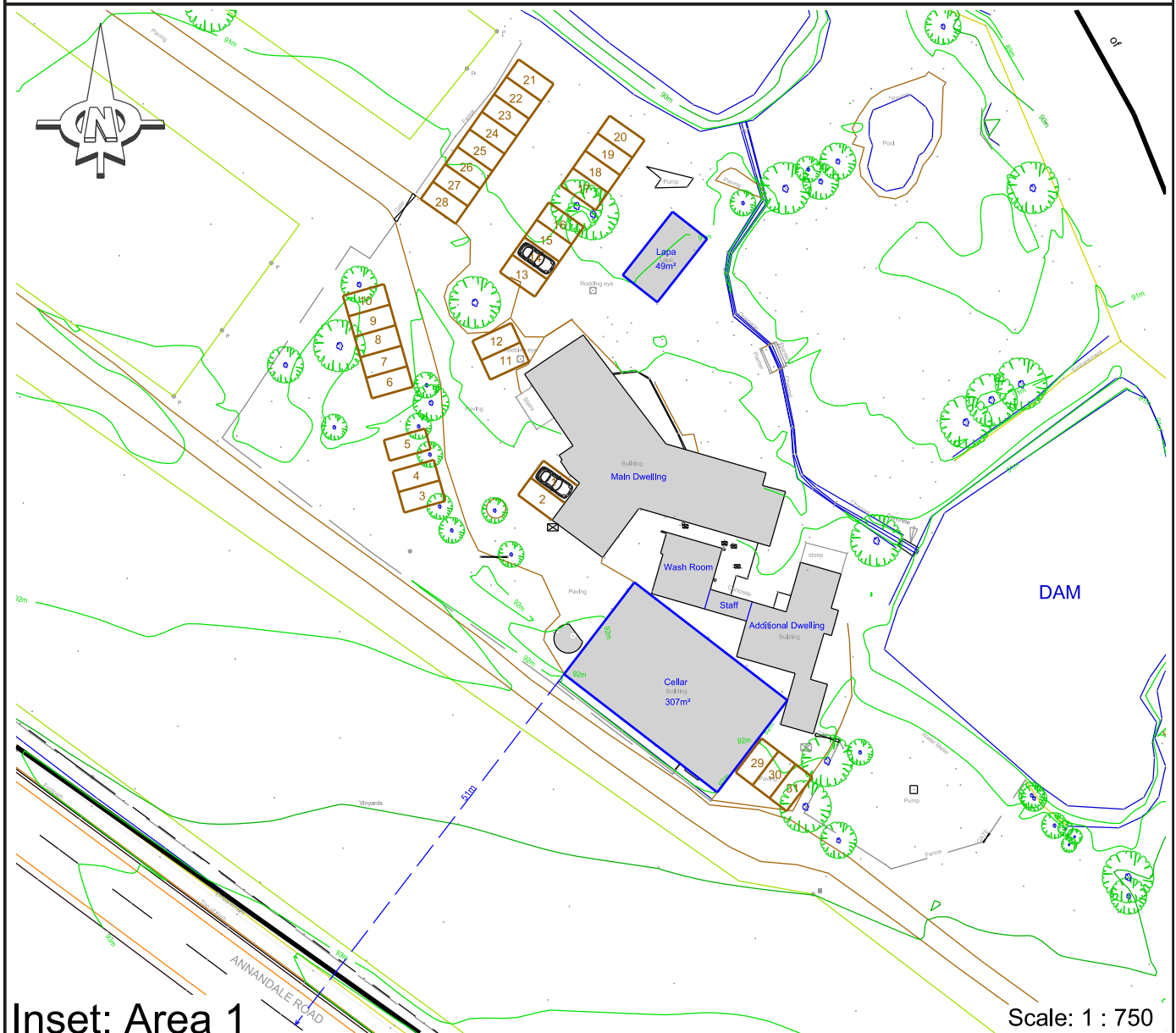
RE 9_537_STB Rev.1

ahG Town Planning
Town and Regional Planners

PO Box 2992
Somerset West
7129

Tel: 082 782 0374
E-Mail: leon.jubilius@ahg-property.co.za

INSET: AREA 1



Inset: Area 1

Scale: 1 : 750

Notes:

Application for technical approval for additional land-use rights:

1. Tourist facility (existing buildings) - hosting of functions
2. Tourist dwelling units - 4 units

Project:

Remainder of Portion 9 of the farm
ANNANDALE 537
Stellenbosch RD

Date: 15 March 2025

Ref:

ahG

Town Planning

Town and Regional Planners

PO Box 2992

Somerset West

7129

Tel: 082 782 0374

E-Mail: leon.jubilius@ahg-property.co.za

INSET: AREA 2



Inset: Area 2

Scale 1 : 500

Notes:

Application for technical approval for additional land-use rights:

1. Tourist facility (existing buildings) - hosting of functions
2. Tourist dwelling units - 4 units

Project:

Remainder of Portion 9 of the farm
ANNANDALE 537
Stellenbosch RD

Date: 15 March 2025

Ref:

ahG

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