

NOTICE OF LAND DEVELOPMENT APPLICATION

CONSENT USE: FARM 1040/6, PAARL DIVISION

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

Application Property Address: Van Rheeде Road / Farm Fleurbaix

Application Property Number: Farm 1040/6, Paarl Division

Applicant: Dirko Loots/ Warren Petterson Planning/ 021 552 5255

Owner: Waterfall Trust / 011 253 9222

Application Reference: TP1426/2025

Description of land development proposal:

Application has been made in terms of section 15(2)(c) of the Stellenbosch Municipal Land Use Bylaw, 2023 for consent use in order to allow an additional dwelling unit to have a total of 3 dwelling units on the subject property and to convert 5 existing labourers' cottages with alterations and additions to be used as tourist accommodation establishment.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **Dirko Loots (WPP); dloots@wpplanning.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 **24 July 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 **021 552 5255** during normal office hours.

Yours faithfully

Dirko Loots
Pr. Pln. A/3308/2023
Warren Petterson Planning

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

TOESTEMMINGSGEBRUIK: PLAAS 1040/6, PAARL AFDELING

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

Adres van aansoek eiendom: Van Rheede-pad / Plaas Fleurbaix

Aansoek eiendom beskrywing: Plaas 1040/6, Paarl Afdeling

Aansoeker: Dirko Loots/ Warren Petterson Planning/ 021 552 5255

Eienaar: Waterfall Trust / 011 253 9222

Aansoek Verwysing: TP1426/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek is ingedien ingevolge artikel 15(2)(c) van die Stellenbosch Munisipale Grondgebruiksverordening, 2023, vir toestemmingsgebruik om 'n addisionele wooneenheid toe te laat om 'n totaal van 3 wooneenhede op die betrokke eiendom te hê en om 5 bestaande arbeidershuise met veranderinge en aanbouings te omskep om as toeriste-akkommodasie-onderneming gebruik te word.

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 tydsduur 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 Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Dirko Loots (WPP); dlloods@wpplanning.co.za**. Deur 'n beswaar, kommentaar of verhoë 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 **24 Julie 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 Aansoeker

geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021 552 5255** gedurende normale kantoor ure.

Die uwe

Dirko Loots
Pr. Pln. A/3308/2023
Warren Petterson Planning

APPLICATION TYPE:	CONSENT USE APPLICATIONS AND APPROVAL OF A SITE DEVELOPMENT PLAN TO ACCOMMODATE AN ADDITIONAL DWELLING UNIT AND TOURIST ACCOMMODATION ESTABLISHMENT
PROPERTY DESCRIPTION:	REMAINDER PORTION 6 OF THE FARM FLEURBAIX NO. 1040, STELLENBOSCH DIVISION
MUNICIPAL AREA:	STELLENBOSCH MUNICIPALITY



APPLICANT:	WARREN PETTERSON PLANNING
OWNER:	WATERFALL TRUST
DATE:	OCTOBER 2025 (REVISED MARCH 2026)

Department: Land Use Management

Stellenbosch Municipality
1st Floor, NPK Building
20 Plein Street
Stellenbosch
7600

10 March 2026

Dear Sir/Madam

**CONSENT USE APPLICATIONS TO ACCOMMODATE AN ADDITIONAL DWELLING UNIT AND
TOURIST ACCOMMODATION ESTABLISHMENT ON REMAINDER PORTION 6 OF THE FARM
FLEURBAIX NO. 1040, STELLENBOSCH RD**

Kindly find attached in this application, the motivation and relevant documentation regarding consent use applications to allow for the redevelopment of the existing labourers' cottages in order to accommodate an additional dwelling unit, as well as a tourist accommodation establishment on Remainder Portion 6 of the Farm Fleurbaix No. 1040, Stellenbosch Rd.

The redevelopment of the labourers' cottages will have a positive impact on the aesthetics of the farm. The proposal for tourist accommodation will also have a positive socio-economic impact on the surrounding area.

Should the need arise for additional information, please do not hesitate to contact our office. We furthermore wish to thank you in advance for the positive consideration of this application.

Yours faithfully,



DIRKO LOOTS
Pr. Pln. A/3308/2023

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1 INTRODUCTION/SITE CONTEXT

We (WPP) have been appointed by the property owner of Portion 6 of the farm Fleurbaix No. 1040, Stellenbosch Rd, to apply for consent uses relating to the redevelopment of the existing and underutilized labourers' cottages located on the western portion of the farm.

Portion 6 is situated about 4 km south-east of the Stellenbosch town centre, between the R44 and the Eerste River. It forms part of the historic Fleurbaix strip of early Huguenot farms that are situated along the river. There are currently only two dwelling on the farm. The main and second dwellings are situated on the eastern portion of the property close to the entrance of the farm. The main dwelling is said to date back to 1768, with the end and front gables added in 1800. Figures 1 and 2 are photos of the main dwelling on the farm. The main dwelling consists of three portions namely:

- The middle section of the main dwelling is the main component of the dwelling.
- The section to the left consists of additional bedrooms linked to the main dwelling.
- The section to the right is an entertainment area.

The portions of land situated to the north and south of the access road to the farm are characterized by extremely luxurious gardens and landscaping.



Figure 1 - Main dwelling



Figure 2 - Main dwelling (front view)

The farm is currently zoned as Agriculture and Rural Zone as per Figure 3 below. The farm extends 39,5963 hectares as per title deed number T69993/2011.

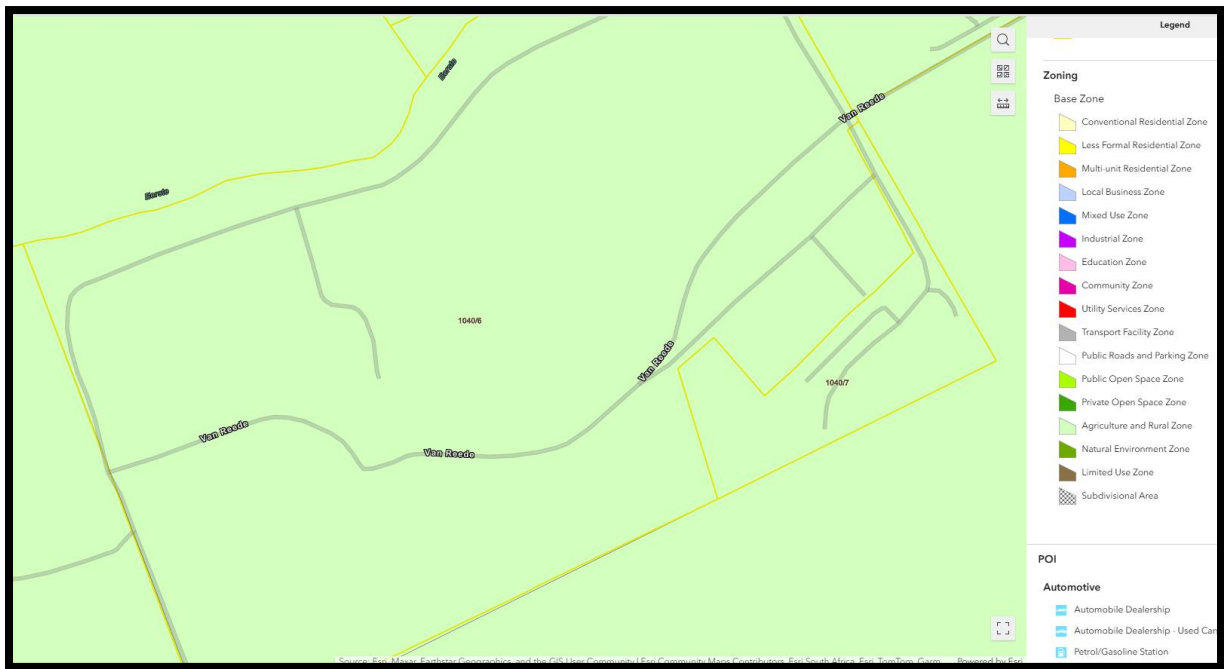


Figure 3 - Zoning Map: Portion 6 of the Farm Fleurbaix No. 1040, Stellenbosch Division

The farm slopes downwards in the direction of the Eerste River – please see Figure 4. The area where the dam is situated and the portion of land that extends from the dam to the northern boundary of the farm is relatively flat. The highest point of the property is the southwestern corner, which is approximately 101m above sea level. The area where the existing labourers' cottages are situated is between 65m and 75m above sea level. The subject housing units are only visible from Techno Park, which is at a height of approximately 135 above sea level.



Figure 4 – Contour map

The immediate surrounding area consists primarily of agricultural land. Agricultural activities are associated with wine and fruit production, with vineyards and orchards dominating the landscape. Land uses start to diversify as you move further away from the location of the farm. Techno Park is located to the south, Stellenbosch Golf Club to the southeast, the De Zalze Golf Estate's residential area further south, and the light-industrial area of Devon Valley to the north. Please see Figure 5 indicating the zonings of the surrounding area.

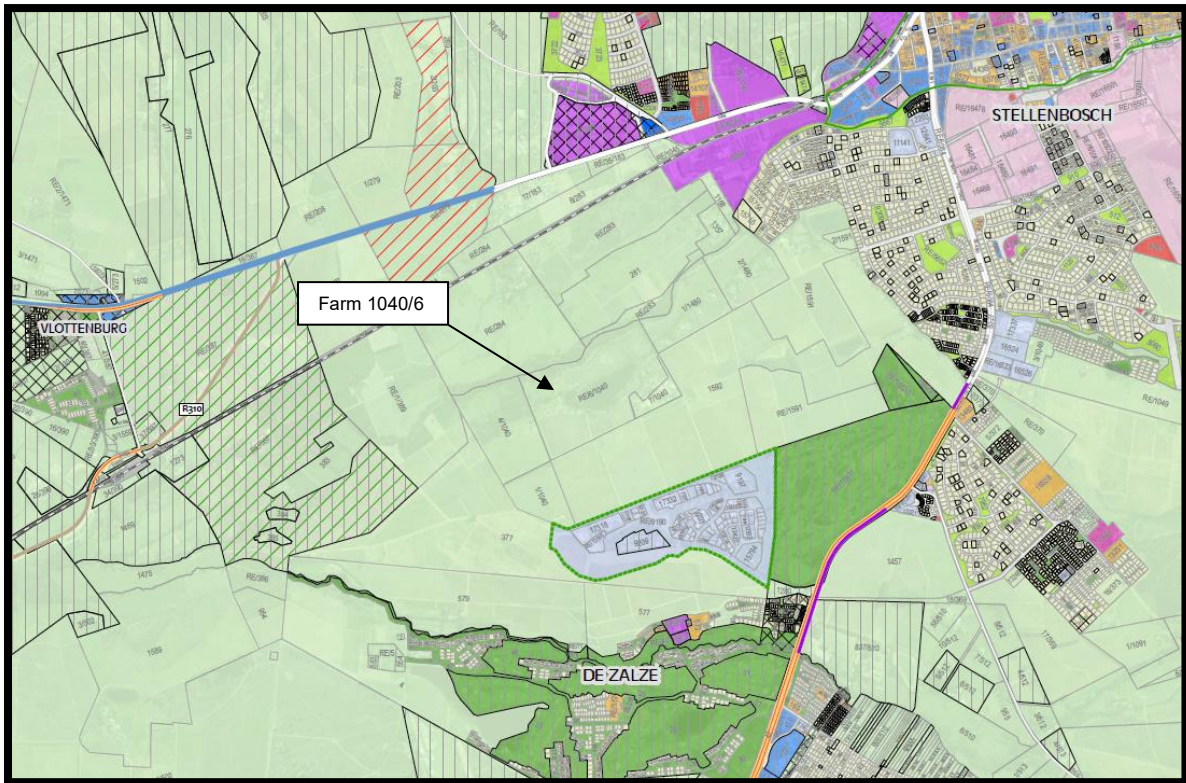


Figure 5 - Zoning Map of surrounding area

Portion 6 of Farm Fleurbaix No. 1040, currently accommodates approximately 9 hectares of vineyards situated on the southern and south-eastern portions of the property. Viticulture (grape production) is the primary agricultural activity undertaken on the farm (refer to Figures 6 to 8). The farm is managed by a farm manager who occupies the existing second dwelling, while nine additional employees are employed on the farm. These employees reside off-site and do not occupy any accommodation on the farm itself.



Figure 6 - Vineyards viewed from northern side of the farm



Figure 7 - Vineyards viewed from northeastern side of the farm



Figure 8 - Vineyards viewed from southern boundary of the farm

The R310 is located to the north, which connects to City of Cape Town to the west and the R45 to the northeast near Simondium. The R44 is located to the east and is accessed via Van Rhee de Street from the subject farm. Please see Figure 9.



Figure 9 - Aerial image

2 THE APPLICATION

The owner intends to redevelop the existing 15 labourers' cottages into a total of six (6) units (1 additional dwelling unit and 5 to serve as tourist accommodation), each comprising a larger footprint but using the existing labourers' cottages as part of the design. In accordance with the Stellenbosch Municipality Zoning Scheme By-law, 2024 provision is made for the proposed land uses as consent use applications on a property zoned as Agriculture and Rural Zone. Please see Figure 10 below.

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building (42000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (42000m²) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care Centre • Home occupation practice • Polytunnel (12001m² and 45000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (12000m²) • Camping site • Day care Centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

Figure 10 - Proof of lawful use rights

Application is hereby made for the following:

- ✓ **Consent use** in terms of Section 15 (2)(c) of the Stellenbosch Zoning Scheme By-Law, 2023 in order to accommodate an additional dwelling unit to have a total of 3 dwellings units on the subject property.
- ✓ **Consent use** in terms of Section 15 (2)(c) of the Stellenbosch Zoning Scheme By-Law, 2023 in order to convert 5 existing labourers' cottages with alterations and additions to be used as tourist accommodation establishment.

2.1 CONSENT USE APPLICATIONS

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2024, the zoning of the property (Agricultural and Rural Zone) makes provision for additional dwelling units as a consent use. A maximum of 4 dwelling units are permitted in terms of this zoning, calculated at 1 additional dwelling unit for each 10 ha exceeding the 20 ha threshold as stipulated in Section 204(2) of the abovementioned by-law. The extent of the farm is 39.5963 ha, which means that the farm is limited to 4 dwelling units in total. Application is made in terms of the by-law to accommodate a third dwelling unit on the property.

According to the Stellenbosch Zoning Scheme By-Law, 2024 any additional dwelling unit exceeding the first two additional dwelling units shall be limited to a size of 120m², excluding a garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family. The proposed additional dwelling unit will extend a total area of **170m²**, of which **120m²** will be the main component (living space) of the additional dwelling unit and 50m² for a garage.

Application is furthermore made to permit 5 (five) tourist accommodation units, as the number and scale of buildings proposed to provide guest accommodation exceed the maximum number and scale of dwelling houses and additional dwelling houses permitted on the subject land unit. Each of the five (5) buildings that will be utilised for tourist accommodation are proposed at a total extent of **210m²**, of which **160m²** will be the main component (living space) and 50m² garage.

The total area of the proposed six (6) units combined will be **1220m²**, which is 202.8m² smaller than the current building footprint on the farm.

The purpose of this application is to apply for the Municipality's consent to accommodate an additional dwelling unit and a tourist accommodation establishment. A site development plan is submitted as part of this application to indicate all existing buildings and their land uses. This is to provide an overview of the extent of existing land use activities on the farm. The site development plan aims to enable the Municipality to evaluate the compliance of the proposed land uses. Please also see Figure 11 indicating the land uses on Farm Fleurbaix.



Figure 11 - Land use plan

3 DETAILS OF THE SUBJECT PROPERTY

Table 1: Details of the Development Area

TITLE DEED DESCRIPTION	Remainder Portion 6 of the Farm Fleurbaix No. 1040, In the Stellenbosch Municipality, Stellenbosch Division, Province of the Western Cape, in extent 39.5963 hectares, held by Deed of Transfer No. T69993/2011.
TITLE DEED NUMBER	T69993/2011
TITLE DEED RESTRICTIONS	Refer to conveyancer certificate
PROPERTY SIZE	39.5963 Ha
CURRENT ZONING (per DMS)	Agriculture and Rural Zone
OWNER OF PROPERTY	Waterfall Trust

4 MOTIVATION

There are currently 15 existing labourers' cottages located on the western portion of the farm – please see Figure 12 below. These buildings have been vacant for some time now and this portion of the farm is currently underutilized. The owner intends to put the area to better use by reducing the overall number of buildings, while proposing to redevelop and extend the footprints of a few of these units. One (1) of these units will be utilized as an additional dwelling unit, while the other five (5) will be utilized as tourist accommodation to diversify the farm's income.



Figure 12 - 15 existing labourers' cottages

The existing 15 labourers' cottages are currently occupying a combined floor area of 1 422.8 m². Please refer to Figure 13 indicating the proposed layout of the existing units that are to be redeveloped into a dwelling unit and 5 tourist accommodation units. Buildings 3, 5, 7, 9, 10, 11, 12, 13 and 14 are to be demolished.



Figure 13 - Proposed dwelling and tourist accommodation units

Buildings 1, 2, 4, 6 and 15 are to be used as tourist accommodation units. Building 8 is to be used as the additional dwelling unit. The additional dwelling unit will serve as a residence for the caretaker of the tourist accommodation units.

A structural assessment was conducted by Murray von Wielligh Consulting Engineers on existing single-storey farm labourer dwellings located on Farm Fleurbaix in Stellenbosch. The buildings are older masonry structures with pitched roofs typical of their construction period. The inspection consisted of a visual assessment of accessible structural components, including load-bearing walls, foundations (where visible), floor slabs, and roof structures.

The inspection found that although the buildings show signs of age and weathering, they remain structurally coherent and stable. Minor hairline cracks were observed in some wall surfaces; however, these are considered superficial and typical of older buildings, likely caused by material shrinkage, minor settlement, or plaster deterioration. No signs of structural failure, such as major cracking, settlement, wall displacement, or roof instability, were identified.

Based on the observations, the primary structural elements are performing adequately, and the buildings are structurally sound for continued use. The proposed renovations are largely aesthetic and maintenance-related and will not compromise structural integrity, provided that no load-bearing walls are removed, additional loads introduced, or roof support structures altered without engineering approval.

The report concludes that no structural strengthening is required, and the buildings are safe for continued occupation, subject to routine maintenance and the stated inspection limitations. The structural report has been provided as part of the annexures to this application.

The area where the existing employee units are situated and where the proposed additional dwelling unit and tourist accommodation is proposed, is already disturbed land and will not impact on the agricultural aspect of the farm or result in the loss of viable agricultural land. If anything, the new proposal is more compact and will free us some space. The proposal will have a positive impact on the aesthetics of the area, by reducing the overall number of buildings on the western portion of the farm and proposing the redevelopment of six (6) of these units, by means of extending the footprints and modernising the overall appearance. Additional landscaping is also proposed in contributing to the beautification of the subject area, to be in line with the rest of the property. Figures 14 to 19 include a few photographs that show portions of the existing landscaping on the farm.

The photographs clearly illustrate that the farm is exceptionally well maintained, with vineyards and landscaped areas contributing to its overall aesthetic and agricultural value. The proposed development will create an opportunity for visitors to experience these scenic surroundings, including the established gardens, vineyards, and dam. In doing so, the proposal aims to promote a peaceful and enjoyable stay that complements the existing rural character of the property while enhancing its tourism potential.



Figure 14 - Aerial view of gardens (north-eastern portion of farm)



Figure 15 - Entrance to gardens (north-eastern portion of farm)

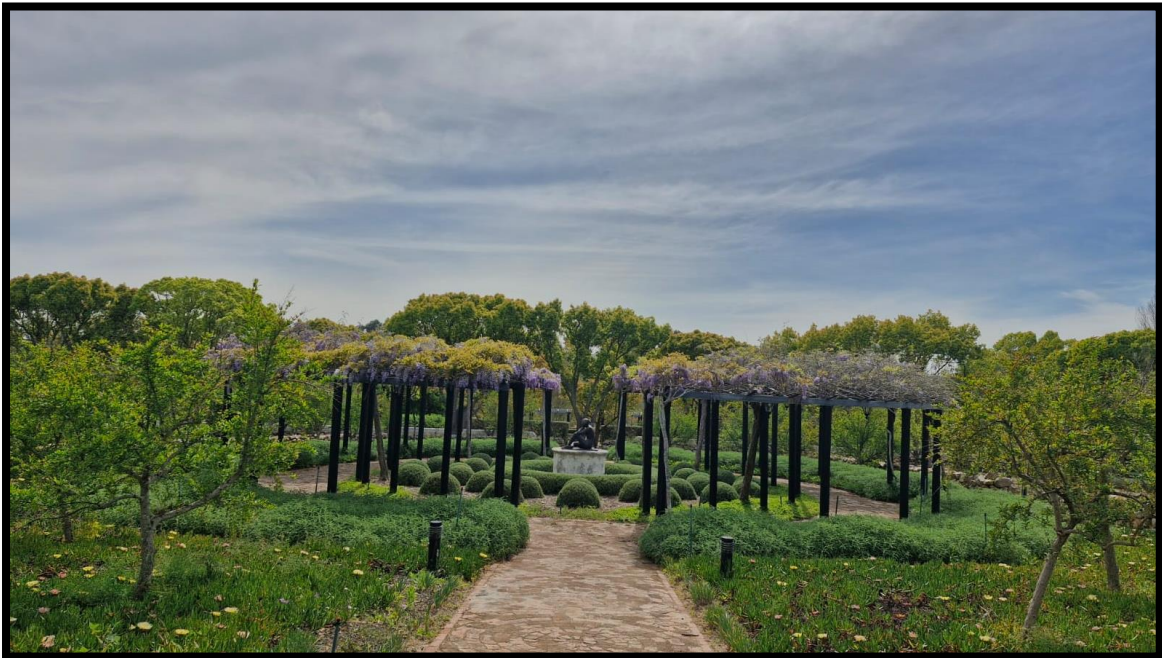


Figure 16 - Gardens on the right-hand side of the entrance road to the farm



Figure 17 - Covered arch next to garden area on north-western portion of farm



Figure 18 - Pond and dwelling unit



Figure 19 - Flowers along entrance road

Figures 20 to 22 are photos of some of the existing labourers' cottages that are located on the western portion of the farm. From these photos it is evident that this portion of the farm will benefit from the proposed dwelling and tourist accommodation units, as well as the proposed landscaping in this vicinity.

Further to the above, the property has been beautifully landscaped, to which this proposal will add. By permitting visitors to this prime property, facilitates a mechanism whereby the experience of the historical value and beauty of the property can be shared with others.



Figure 20 - Existing employee housing



Figure 21 - Existing employee housing (2)



Figure 22 - Existing employee housing (3)

It should be noted that viticulture will remain the main activity on the farm and that the proposed tourist accommodation establishment is considered to be a small-scale development that will have an overall positive impact on the area.

5 SERVICES

The two main dwellings and the existing labourers' cottages are currently making use of the existing services that are available on the farm. The proposal will be to utilise the same services as part of the proposed development.

The existing labourers' cottages are currently accessed via the existing farm road, which connects to Van Rheede Road. The same access road will be used to obtain access to the proposed additional dwelling unit and tourist accommodation units. Please see Figure 23 indicating the internal access road.



Figure 23 - Access Road

6 POLICIES AND LEGISLATION

6.1 STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK, 2023

The Stellenbosch Spatial Development Framework (2023) makes provision for both additional dwellings and tourist accommodation on agricultural land, but within clearly defined limits to protect agricultural resources and the overall rural character. In terms of additional dwellings, a landowner may apply for one additional unit per 10 hectares, up to a maximum of five units per farm. Each unit may not exceed 175m² in floor area, including garages, and must be limited to a single storey with a maximum height of 6.5 metres. Importantly, these units must remain non-alienable, meaning they cannot be sold off separately, and they are to be clustered within or near the farmstead precinct to avoid fragmentation of agricultural land. The proposed additional dwelling unit falls within the spectrum of the number of dwelling units that can be applied for in relation to the farm size of 39.5963 hectares, as well as the extent thereof. Considering that the area where the additional dwelling unit is proposed is on the western side of the farm, the proposal will not be located close to the farmstead precinct but will also not result in the fragmentation of agricultural land, considering that this portion of the farm currently accommodates 15 existing labourers' cottages. The proposed dwelling unit will be replacing part of the existing units.

Tourist accommodation is supported as a means of diversifying the rural economy, provided it is of an appropriate scale and form. The SDF stipulates that such uses should be located in visually discreet

nodes, ideally within or adjacent to existing farmsteads or on already disturbed areas and must be designed in a manner that reinforces the rural landscape character. Dispersed units may be permitted where they remain visually unobtrusive, are located along existing farm roads, and are self-sufficient in terms of services.

In summary, the SDF promotes a balanced approach whereby a limited number of non-alienable dwellings and carefully designed, small-scale tourist accommodation may be introduced on agricultural land, provided they do not compromise the viability of farming or detract from the rural sense of place. We firmly believe that the proposal complies with the abovementioned guidelines.

Table 18 of the Stellenbosch Municipality SDF provides certain elements and proposals for the Stellenbosch Municipality as a whole. Table 2 below stipulates the applicable guidelines and how these are being complied with.

Table 2 - SDF Elements and Spatial Proposals

SDF Element	Spatial Proposals	Compliance
Critical biodiversity and nature areas.	<ul style="list-style-type: none"> Maintain Core (and to an extent Buffer) areas largely as “no-go” areas from a development perspective, only permitting non-consumptive activities (for example, passive outdoor recreation and tourism, traditional ceremonies, research and environmental education). Where value-adding development is required (for example for temporary accommodation), preference should be given to currently disturbed areas as development footprints. 	<ul style="list-style-type: none"> The proposal is focussed on a small portion of the farm and does not impact the core activities on the farm. The proposal is focussed on an area of the farm that is already disturbed land and is currently accommodating 15 existing labourers’ cottages. The proposal will be less spread out than the current layout.
Water courses	<ul style="list-style-type: none"> No development should be permitted on river banks below the 1:100 flood-lines. 	<ul style="list-style-type: none"> The proposed additional dwelling unit and tourist accommodation establishment are proposed at the same location where the existing employee units are currently situated. These are approximately 200m away from the Eerste River.
Agricultural land	<ul style="list-style-type: none"> High potential agricultural land must be excluded from non-agricultural development. Subdivision of agricultural land or changes in land-use must not lead to the creation 	<ul style="list-style-type: none"> The portion of land that will be used to accommodate the additional dwelling unit and tourist accommodation establishment will not be

	<p>of uneconomical or sub-economical agricultural units.</p> <ul style="list-style-type: none"> • 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”. 	<p>located on high potential agricultural land, considering that the demarcated area is currently accommodating labourers’ cottages.</p> <ul style="list-style-type: none"> • No subdivision is proposed as part of this application. The rights to the proposed development will remain with the current property owner. • The proposal comprises of an additional dwelling unit and tourist accommodation establishment that supports rural tourism to put the land to better use and diversify the farm’s income.
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6.2 NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)

An application was submitted to the Department of Environmental Affairs and Development Planning on 24 April in order to determine if the proposed redevelopment of the existing labourers’ cottages will trigger any listed activities in terms of NEMA.

A letter was received from the department on 30 May 2025 in which they confirm that no listed activities will be triggered. The table below forms part of this letter and stipulates why no listed activities are triggered.

Table 3 - Listed activities assessed

Listed Activities	Reason why listed activity not triggered
Listing Notice 1 of the EIA Regulations 2014 (as amended): Activity Number: 27 The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	The footprint where the existing housing unit are located and where the proposed redeveloped employee housing units will be established comprises disturbed land. No clearing of vegetation will be required for the proposed redevelopment.
Listing Notice 1 of the EIA Regulations 2014 (as amended): Activity Number: 28 Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	The current zoning of the farm is agriculture and rural zone and is considered as being outside an urban area. However, the total land to be developed is less than 1 hectare. The total area to be redeveloped is 1980m ² .

The total proposed development footprint (as per request to DEADP) has been reduced from 1980m² to approximately 1430m². The proposal has also changed in that the proposed redevelopment of the existing labourers' cottages will now consist of an additional dwelling unit and 5 tourist accommodation units. This is less than previously applied for.

6.3 NATIONAL HERITAGE RESOURCES ACT (NHRA)

A notification of intent to develop (NID) was submitted to Heritage Western Cape (HWC) for comments. The letter received from HWC, dated 21 May 2025, indicated that HWC has no reason to believe that the proposed redevelopment of the labourers' cottages will have an impact on heritage resources.

6.4 SPLUMA AND LUPA

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA) and in section 59 of the *Land Use Planning Act, 2014* (Act 3 of 2014) (LUPA). Table 4 evaluates the proposal in terms of the SPLUMA land development principles.

Table 4 - SPLUMA Principles

SPLUMA Principle	Compliance
Spatial justice	The proposal provides small-scale rural tourism opportunities, creating jobs and diversifying the local economy. Uses existing disturbed land, avoiding displacement of farming or communities.
Spatial sustainability	Units are located on previously disturbed land (former employee housing area), ensuring no loss of productive farmland or biodiversity. Small scale and clustered form reduces land and resource consumption.
Spatial efficiency	Re-uses a site with existing services and disturbed footprints. Compact clustering avoids unnecessary infrastructure expansion and supports efficient land management.
Spatial resilience	Diversifies farm income through tourism, strengthening long-term farm viability. Development scale is modest, adaptable, and low-risk in terms of environmental impacts.
Good administration	Proposal aligns with Rural Development Guidelines and SEMF and will follow due municipal processes (consent use/rezoning as required). Application will include SDP, public participation, and compliance reports.

6.5 WESTERN CAPE LAND USE PLANNING GUIDELINES: RURAL AREAS, 2019

The main objective of the Western Cape Rural Development Guidelines (2019) is to provide a clear policy and decision-making framework that ensures land use and development in rural areas supports the primary role of agriculture, while allowing for appropriate, small-scale, and sustainable diversification such as additional dwellings, agri-tourism, and conservation initiatives.

Chapter 8 of this document provides several objectives and guidance on how to implement these objectives. Table 5 below identifies how the objectives in Section 8.1 is complied with.

Table 5 - Agriculture Objectives

Objectives	Compliance
------------	------------

Protect agriculture as the primary land use in rural landscape.	Farming remains the primary use. The additional dwelling and small-scale tourist units are secondary, income-diversifying uses that do not reduce agricultural land.
Restrict the fragmentation of agricultural landscapes and promote consolidation, except small-scale farming enterprises for land reform purposes.	No subdivision is proposed. All units are clustered on existing disturbed land, preventing landscape fragmentation.
Protect, maintain and enhance viable agricultural units and encourage sustainable farming practices.	The development is limited in scale, avoids productive land, and supports the long-term viability of the farm by providing alternative income to sustain farming operations.
Provide for small-scale farming and facilitate land and agrarian reform.	The proposal does not detract from opportunities for land reform considering that the main farming footprint is preserved. The farm remains a viable agricultural unit.
Improve the economic viability of farms through intensification/diversification of production and improved enterprise opportunities within the food system.	The tourist units create an additional revenue stream, strengthening the farm's economic resilience.
Improve food resource management (food availability/security) and support an inclusive food economy.	By supporting the financial stability of the farm, the proposal ensures continued agricultural production and contribution to local food supply.
Sustainable land management tested against Chapter 5 principles.	The use of previously disturbed land reduces environmental impact. No new land is cleared, maintaining soil and water resources.
Encourage economic viability of farms through non-agricultural land uses including tourist accommodation and additional dwelling units.	The proposal directly aligns with this objective - it includes 1 additional dwelling (within policy limits) and small-scale tourist accommodation, both explicitly supported as non-agricultural uses that diversify farm income.

Chapter 10.1 of this document provides several objectives relating to tourist accommodation in rural areas. Table 6 shows how the proposal complies with these objectives.

Objective	Compliance
Provide a range of opportunities for tourists to experience rural landscapes.	The 5 units are modest in scale, designed in vernacular style, and located near the farmstead, offering visitors an authentic beautiful rural experience, close to the town.
Offer access to unique tourism and recreational resources.	Located within magnificently landscaped gardens, adjacent to a large dam and amongst vineyards within close proximity to Stellenbosch is more than any visitor could ask for. Units are proposed where employee housing currently

	exists, ensuring no productive land or natural habitat is lost.
Contribute to sustainability and well-being of the area.	The proposal provides additional revenue to support farm viability, creates hospitality-related employment, and ensures that farming remains the dominant use whilst adding to the available accommodation in the sought after Stellenbosch area.
Align scale and form with rural character	The units will be clustered together within the disturbed footprint, screened with landscaping, and designed to match the existing rural and Cape farm character.
Diversify farm income without undermining agriculture.	Agriculture remains the farm's primary activity. The accommodation is a complementary, secondary income stream that supports long-term farm sustainability.
Provide accommodation in proclaimed nature reserves.	Although the farm is not a proclaimed nature reserve, the farm accommodates significant gardens and historical buildings to which visitors will have access.

6.6 STELLENBOSCH MUNICIPALITY ENVIRONMENTAL FRAMEWORK, 2018

The Stellenbosch Environmental Management Framework (SEMF) is a municipal policy tool that guides land-use and development in a way that balances environmental integrity, social needs, and economic growth. Its purpose is to align spatial planning with national and provincial legislation, protect and manage the municipality's rich natural and cultural capital, and ensure that development occurs sustainably by using land and resources efficiently, avoiding ecological degradation, and supporting long-term resilience. In short, the SEMF provides a framework for decision-making that promotes sustainable development while safeguarding the natural systems upon which the well-being of communities and future generations depends.

The SEMF provides certain pillars and drivers to assess the sustainability of a proposal. The table below indicates how the proposal complies with these pillars and drivers.

Table 6 - SMEF Pillars and Drivers

SEMF Pillar / Driver	Requirement	Compliance
Pillar 1: Biophysical, social, economic and technical	Development must ensure benefits for present and future	<ul style="list-style-type: none"> Units are sited on already disturbed land, avoiding new

sustainability of all land-use projects	generations, conserve natural resources, use sustainable building materials, minimise land/water/energy use, promote green energy, and avoid pollution.	clearing. <ul style="list-style-type: none"> • No productive agricultural land is lost. • Small-scale design reduces demand on services. • Potential to integrate solar/geyser efficiency. • No impact on sensitive habitats or floodplains.
Driver 1: Managing human use of the biosphere and its resources	Encourage sustainable resource use and climate neutrality.	<ul style="list-style-type: none"> • Low-impact development that complements agriculture. • Opportunity to use renewable energy (solar) and water-saving systems.
Driver 2: Enhancing environmental integrity	Maintain ecological processes, preserve biodiversity, respect cultural/heritage landscapes.	<ul style="list-style-type: none"> • Proposal avoids natural areas, biodiversity corridors, or cultural landscapes. • Units are clustered together near existing buildings, reducing visual intrusion. <ul style="list-style-type: none"> • Buildings to be designed to align with heritage of the property
Driver 3: Incorporating biodiversity into land-use	Biodiversity conservation must be a determinant of planning decisions.	<ul style="list-style-type: none"> • No loss of natural vegetation, use of a site already transformed for agri-worker housing. • Supports broader SEMF aim of avoiding fragmentation.
Pillar 2: Governance and institutional alignment	Land-use must align with SPLUMA, LUPA, NDP principles: justice, sustainability, resilience, efficiency, good governance.	<ul style="list-style-type: none"> • The development contributes to farm resilience (economic diversification). • Supports efficient land use by repurposing existing disturbed space. • Promotes inclusive rural economy by supporting tourism/jobs.

7 CONCLUSION

The proposed redevelopment of the existing labourers' cottages on Remainder Portion 6 of Farm Fleurbaix No. 1040 to accommodate an additional dwelling unit and 5 tourist accommodation units will have a positive impact on the farm, as well as on the surrounding agricultural environment. The proposal aligns with the various policies and legislation, that recognise the need for additional dwelling units on farms, as well as alternative income sources such as tourist accommodation. The proposal by no means detracts from the current environmental or special value and integrity of the farmstead and property as a whole.

The application complies with the Stellenbosch Municipal SDF (2023), the Stellenbosch Zoning Scheme By-Law (2024), and is fully consistent with the principles of SPLUMA, particularly spatial justice, sustainability, efficiency, resilience, and good administration. The redevelopment will ensure income diversification, ensure more efficient use of land and infrastructure, and contribute positively to the farm's rural character and visual quality.

Furthermore, the units will remain non-alienable, clustered near existing infrastructure, and placed on previously developed, low-value land—thus preserving agricultural integrity. The enhanced spatial resilience, sustainable design, and policy alignment underscore the desirability of this proposal.

Based on the above motivation, it is submitted that the proposed consent use applications to redevelop the labourers' cottages into an additional dwelling unit and 5 tourist accommodation units be favourably considered and approved.

ANNEXURE A: PLANS

ANNEXURE B: RESOLUTION / POWER OF ATTORNEY

ANNEXURE C: CONVEYANCER'S CERTIFICATE / TITLE DEED

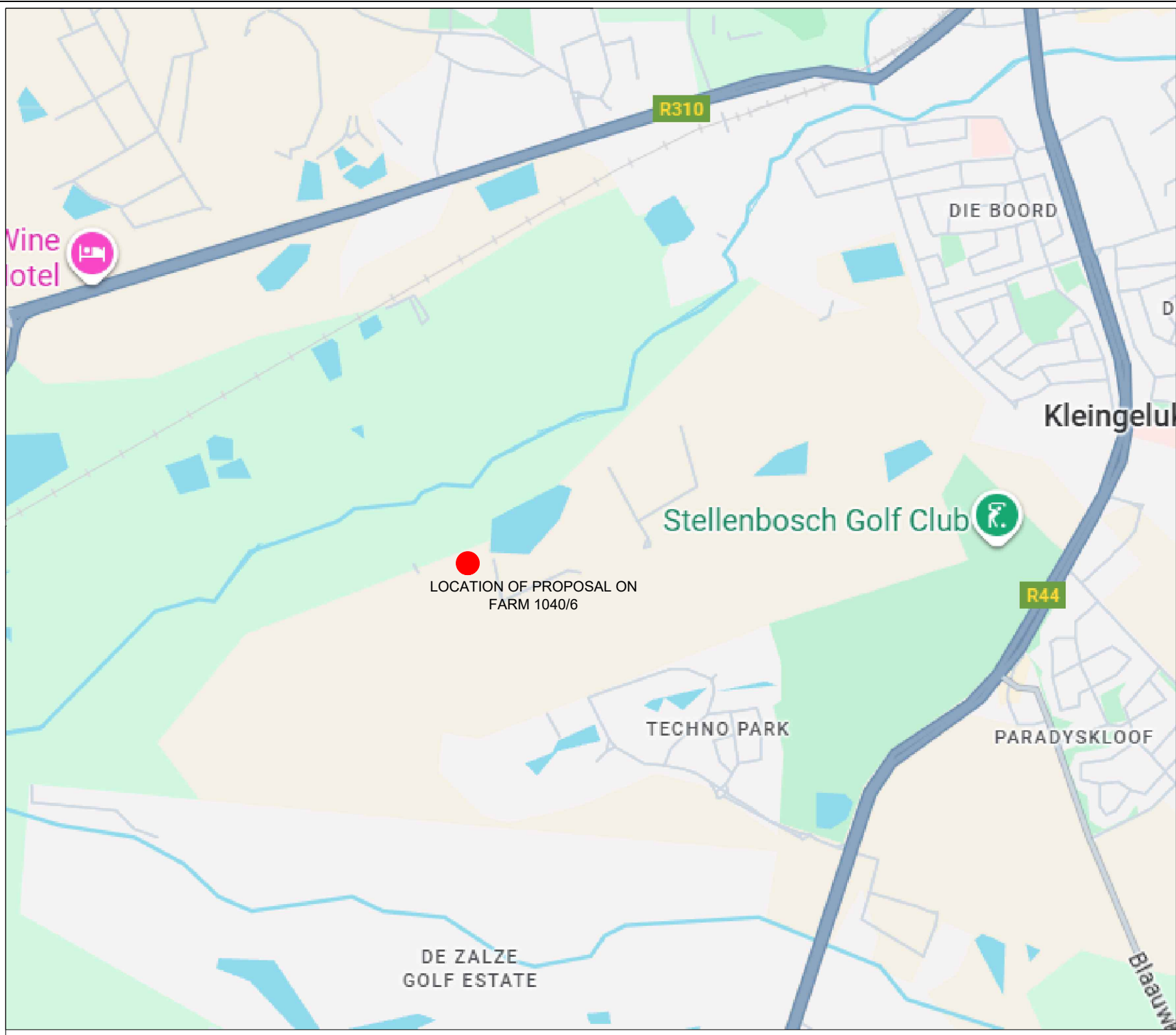
ANNEXURE D: SG DIAGRAM

ANNEXURE E: DEADP LETTER

ANNEXURE F: HWC LETTER

ANNEXURE G: STRUTURAL ENGINEERING REPORT

ANNEXURE G: APPLICATION FORM / PROOF OF PAYMENT



WPP SITE ID: FLEURBAAI

WPP SITE NAME: FLEURBAAI

PROPERTY DESCRIPTION:
REMAINDER PORTION 6 OF THE FARM FLEURBAAI NO. 1040, STELLENBOSCH RD

ADDRESS:
VAN RHEEDE ROAD, STELLENBOSCH FARMS

CO-ORDINATES: Lat: 33°57'32.18"S Long: 18°49'37.72"E

ELEVATION: 73m



Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, Cape Town 7446

PROJECT:
REDEVELOPMENT OF EXISTING EMPLOYEE HOUSING UNITS INTO 6 UNITS FOR OTHER PURPOSES.

NOTES:
A) 9 x EXISTING UNITS TO BE DEMOLISHED
B) 6 x PROPOSED UNITS - EXISTING UNITS TO BE EXTENDED AND REDEVELOPED INTO 1 x DWELLING UNIT AND 5 x TOURIST ACCOMMODATION UNITS.
C) AREAS:
DWELLING: HOUSE: 120m² GARAGE: 50m² TOTAL: 170m²
TOURIST UNITS: HOUSE: 160m² GARAGE: 50m² TOTAL: 210m²

DATE	DESCRIPTION	REVISION
27-10-2025	1st Issue	0
12-12-2025	Indicate use of buildings	1
25-02-2026	Include floor & elevation plans	2

DRAWING NUMBER: FX01 SHEET: 1 OF 7

DRAWING TITLE: LOCALITY MAP

DRAWN: DIRKO LOOTS SCALE: NTS

DATE: 2026-02-25 REVISION: 2

Site Plan



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DRAWING NUMBER: FX01		SHEET: 3 OF 7
DRAWING TITLE: SITE DEVELOPMENT PLAN		
DRAWN: DIRKO LOOTS		SCALE: 1:5000
DATE: 2026-02-25		REVISION: 2

Site Plan



WPP SITE ID: FLEURBAAI

WPP SITE NAME: FLEURBAAI

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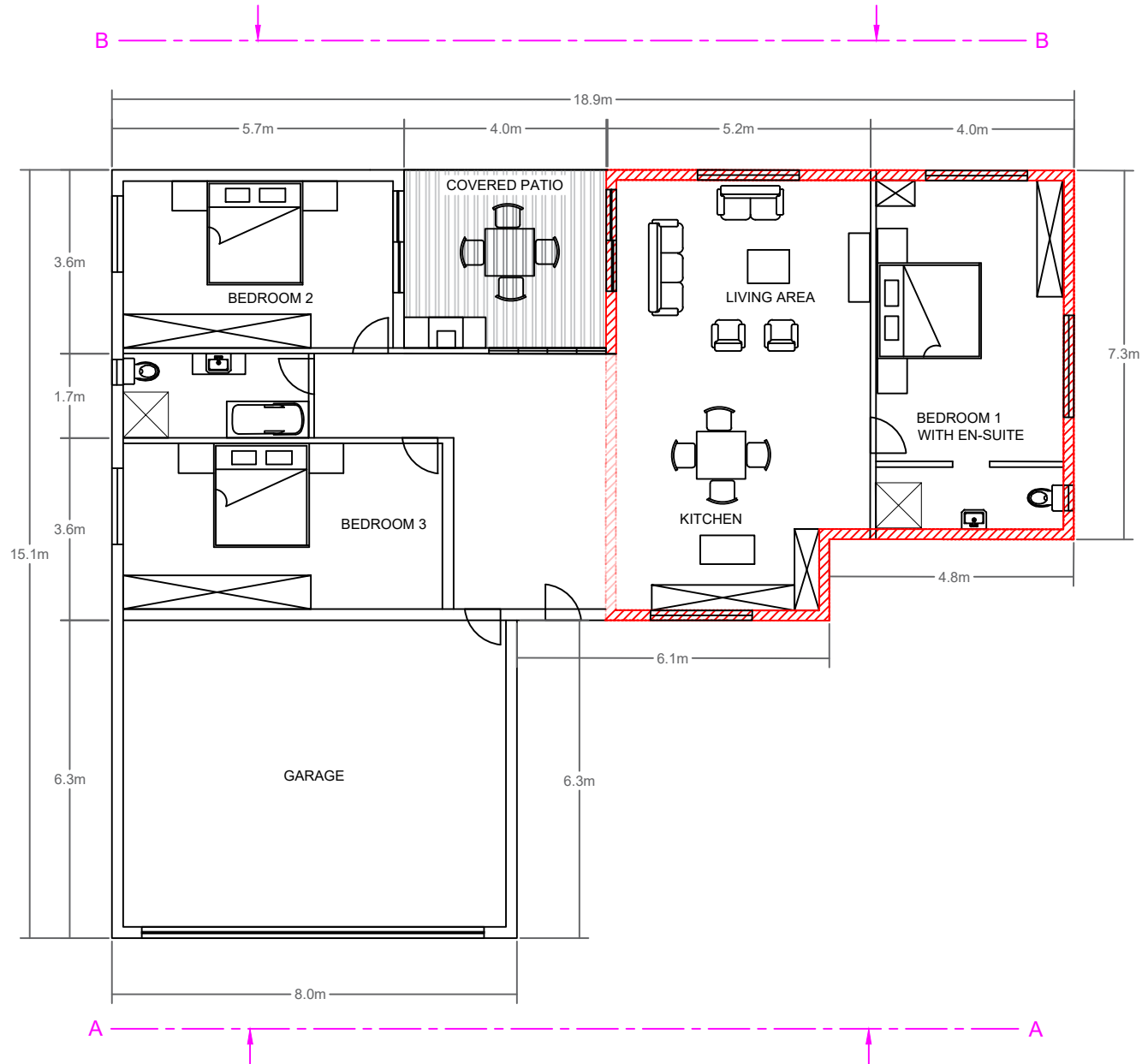
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GARAGE: 50m ²	GARAGE: 50m ²
TOTAL: 170m ²	TOTAL: 210m ²

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12-12-2025	Indicate use of buildings	1
25-02-2026	Include floor & elevation plans	2
DRAWING NUMBER: FX01		SHEET: 2 OF 7
DRAWING TITLE: SITE DEVELOPMENT PLAN		
DRAWN: DIRKO LOOTS		SCALE: 1:5000
DATE: 2026-02-25		REVISION: 2

Top View – Tourist Accommodation Unit



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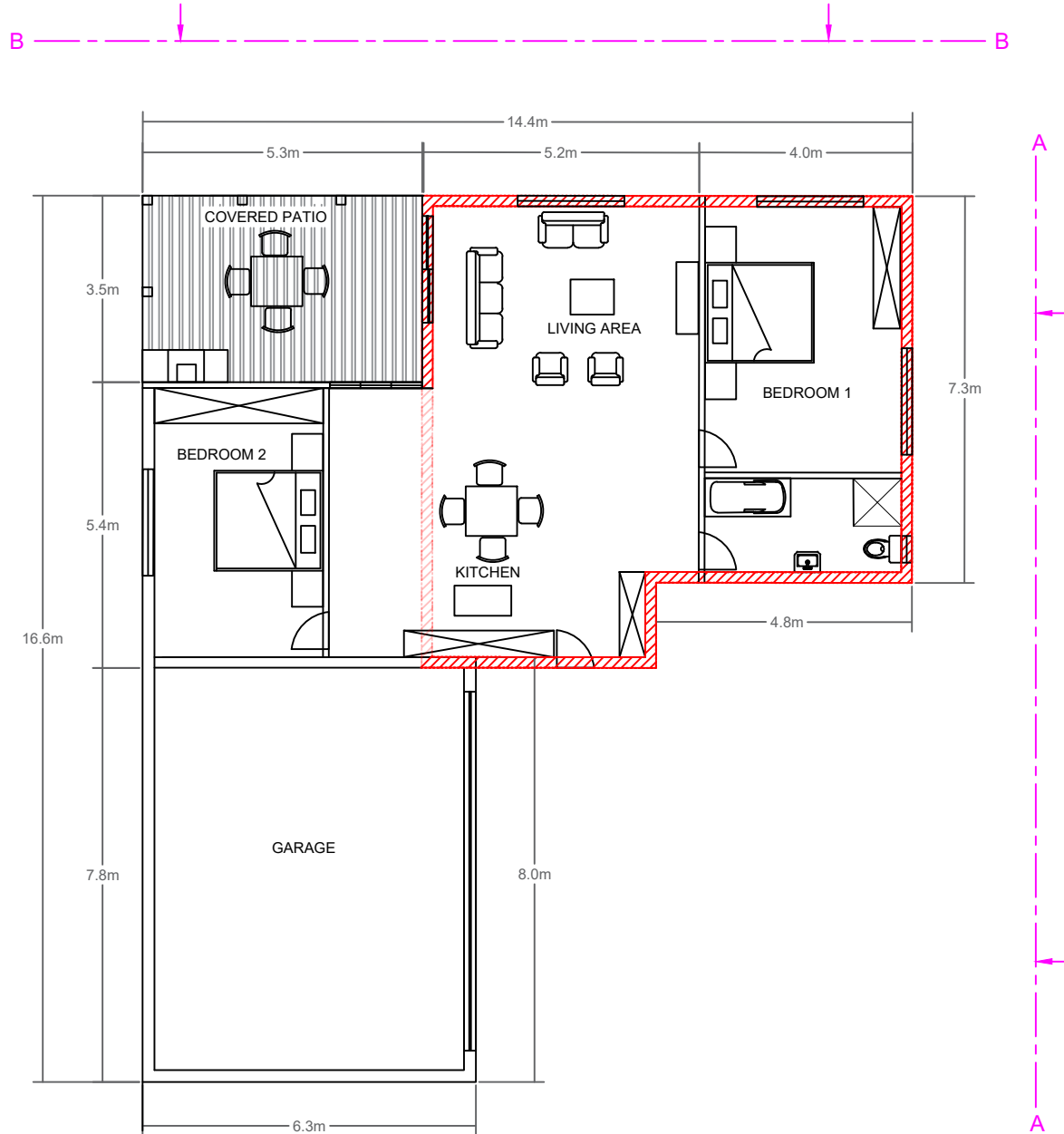
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DRAWING TITLE: TOP VIEW

DRAWN: DIRKO LOOTS **SCALE:** NTS

DATE: 2026-02-25 **REVISION:** 2

Top View – Dwelling Unit (Manager)



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DRAWING NUMBER: FX01 **SHEET:** 5 OF 7

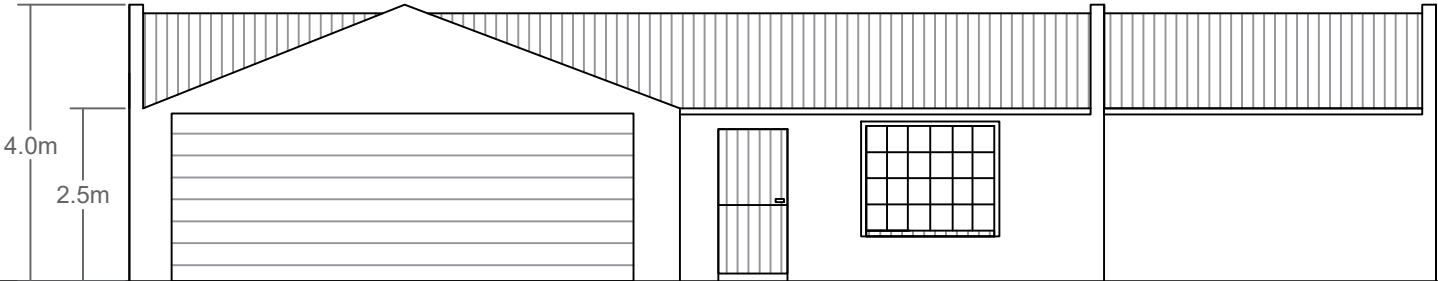
DRAWING TITLE: TOP VIEW

DRAWN: DIRKO LOOTS **SCALE:** NTS

DATE: 2026-02-25 **REVISION:** 2

Elevation – Tourist Accommodation Unit

ELEVATION A-A



ELEVATION B-B



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DRAWING NUMBER: FX01 SHEET: 6 OF 7

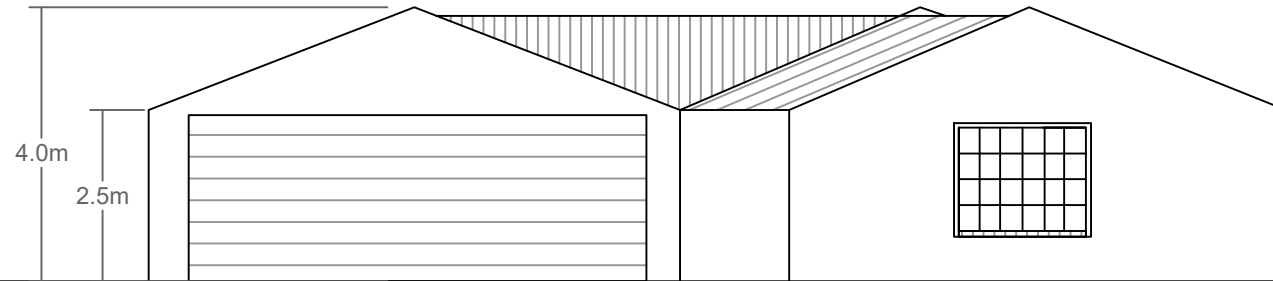
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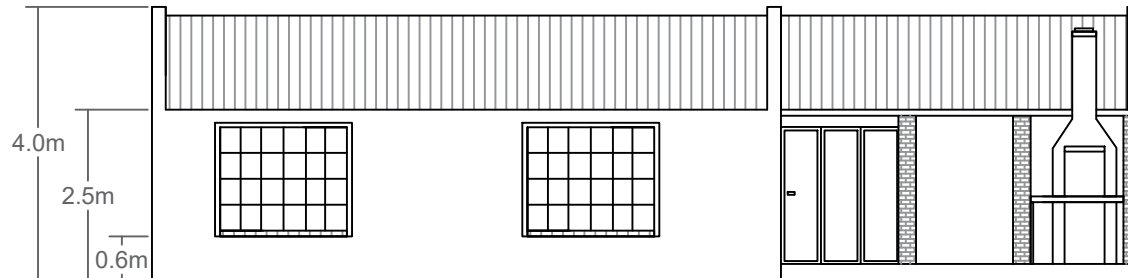
DATE: 2026-02-25 REVISION: 2

Elevation – Dwelling Unit (Manager)

ELEVATION A-A



ELEVATION B-B



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DRAWING TITLE: ELEVATION

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