

NOTICE OF LAND DEVELOPMENT APPLICATION

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

APPLICATION FOR A CONSENT USE TO ALLOW THE PROPOSED WINE TASTING FACILITY & DELI, AND TOURIST ACCOMMODATION ESTABLISHMENT ON FARM 1042 PORTION 1 GRANGEHURST WINERY, EIKENDAL ROAD OFF R44

Application Property Address: GRANGEHURST WINERY, EIKENDAL ROAD OFF R44

Application Property Number: FARM 1042 PORTION 1

Applicant: Ateljee Will Hammers
info@ateljeewillhammers.co.za
08480.22222

Owner: Grangehurst Property Trust, jeremy@grangehurst.co.za, 0824573523

Application Reference: LU16017/TP378/2023

Description of land development proposal:

Applications are made in terms of Section 15 (2) of Stellenbosch Municipality Land Use Planning Bylaw, 2023 on Farm 1042 portion 1, Stellenbosch farms for the following:

Consent Uses in terms of Section 15 (2) (o) of the above said Bylaw, for:

o Tourist accommodation establishment for the following:

- (i) conversion of old bottling store into one bedroom self-catering guest unit.
- (ii) conversion of old tasting room and office into one bedroom self-catering guest unit.
- (iii) conversion of managers cottage into two-bedrooms self-catering guest unit.

o Tourist Facilities for the following: -

- (i) conversion of existing office and recreational room into wine tasting pavilion.
- (ii) construction of new deli and ablutions.

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: **Ateljee Will Hammers: info@ateljeewillhammers.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 **30 February 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 **0848022222** during normal office hours.

Yours faithfully

Will Hammers

A handwritten signature in dark ink, appearing to be 'W. Hammers', written in a cursive style.

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

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

AANSOEK VIR 'N VERGUNNINGSGEBRUIK VIR TOERISTE AKKOMMODASIE ASOOK TOERISTE FASILITEITE OP PLAAS 1042/1 GRANGEHURST, LYNEDOCH, STELLENBOSCH.

Adres van aansoek eiendom: GRANGEHURST WINERY, EIKENDALPAD uit die R44

Aansoek eiendom beskrywing: PLAAS 1042 GEDEELTE 1

Aansoeker: Ateljee Will Hammers
info@ateljeewillhammers.co.za
08480.22222

Eienaar: Grangehurst Property Trust, jeremy@grangehurst.co.za, 0824573523

Aansoek Verwysing: LU16017/TP378/2023

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van gedeelte 15(2) van die Stellenbosch Munisipaliteit Grondgebruik Soneringskema Verordening, 2023 op plaas 1042 gedeelte 1, Stellenbosch plase vir die volgende:

Vergunningsgebruik in terme van gedeelte 15 (2) (o) van bogemelde Verordening vir:

o Toeriste akkommodasie verblyfeenhede vir die volgende:

- (i) omskepping van ou bottelleringsstoor na eenslaapkamer selfsorg gaste eenheid.
- (ii) omskepping van ou proekamer en kantoor na eenslaapkamer selfsorg gaste eenheid.
- (iii) omskepping van bestuurdershuisie na tweeslaapkamer selfsorg gaste eenheid.

o Touriste Fasiliteite vir die volgende: -

- (i) omskepping van bestaande kantoor en rekreasiekamer na proelokaal.
- (ii) konstruksie van nuwe deli en toilette.

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-notice/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 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 as volg: **Ateljee Will Hammers: info@ateljeewillhammers.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 **30 Februarie 2026**

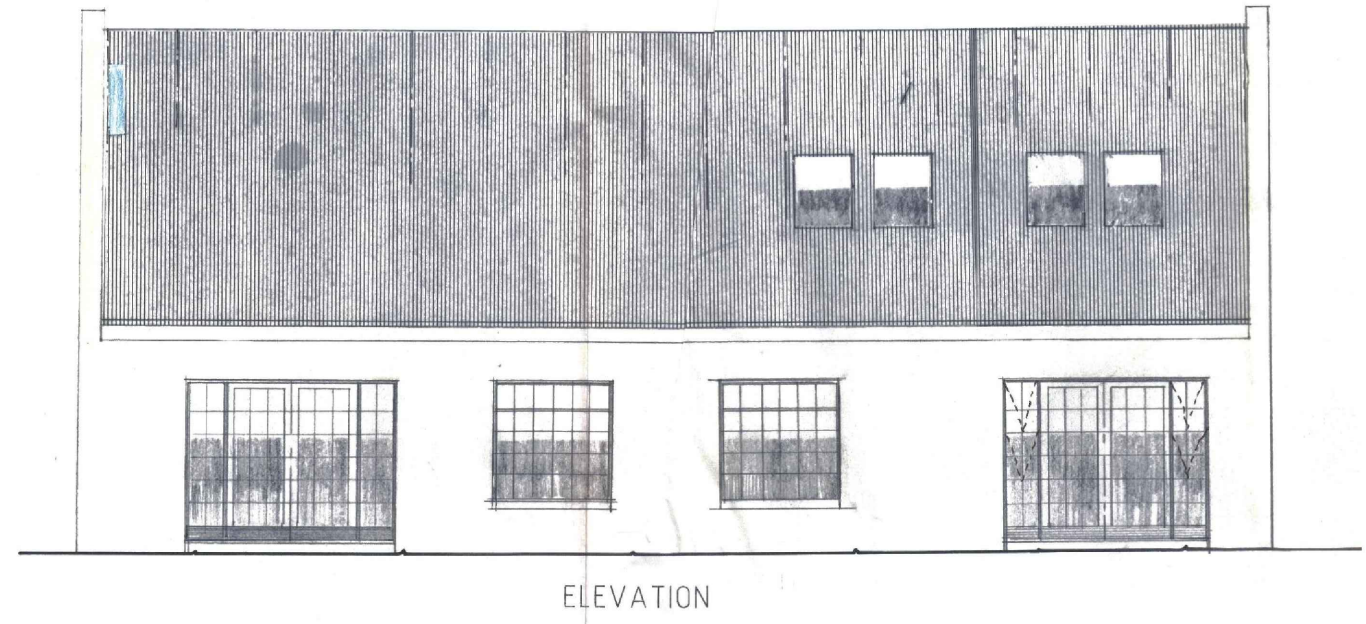
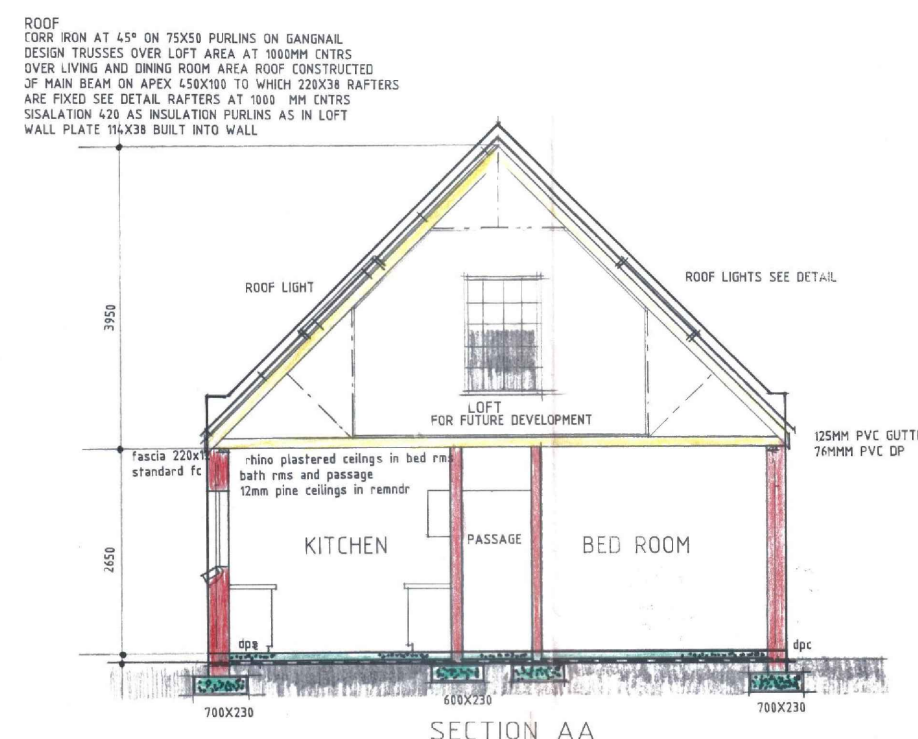
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **0848022222** gedurende normale kantoor ure.

Die uwe

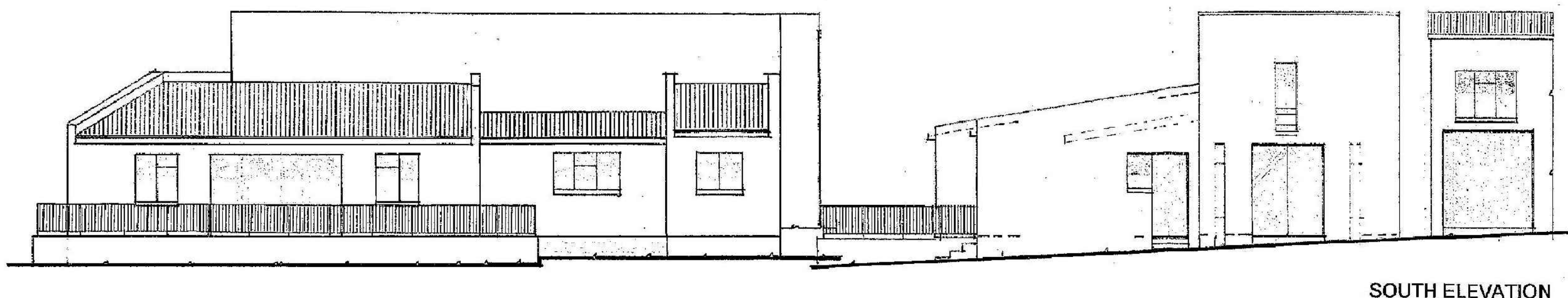
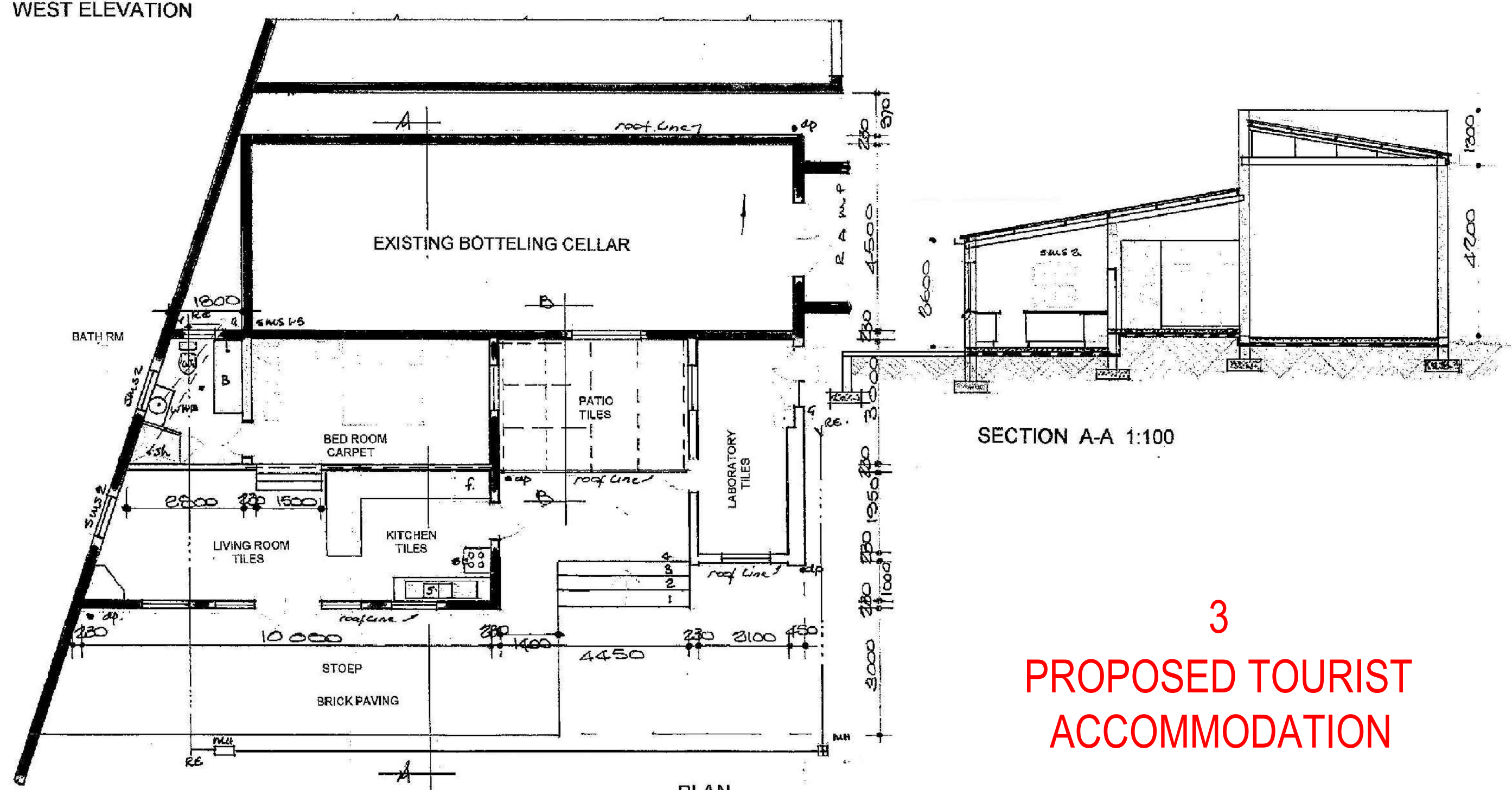
Will Hammers



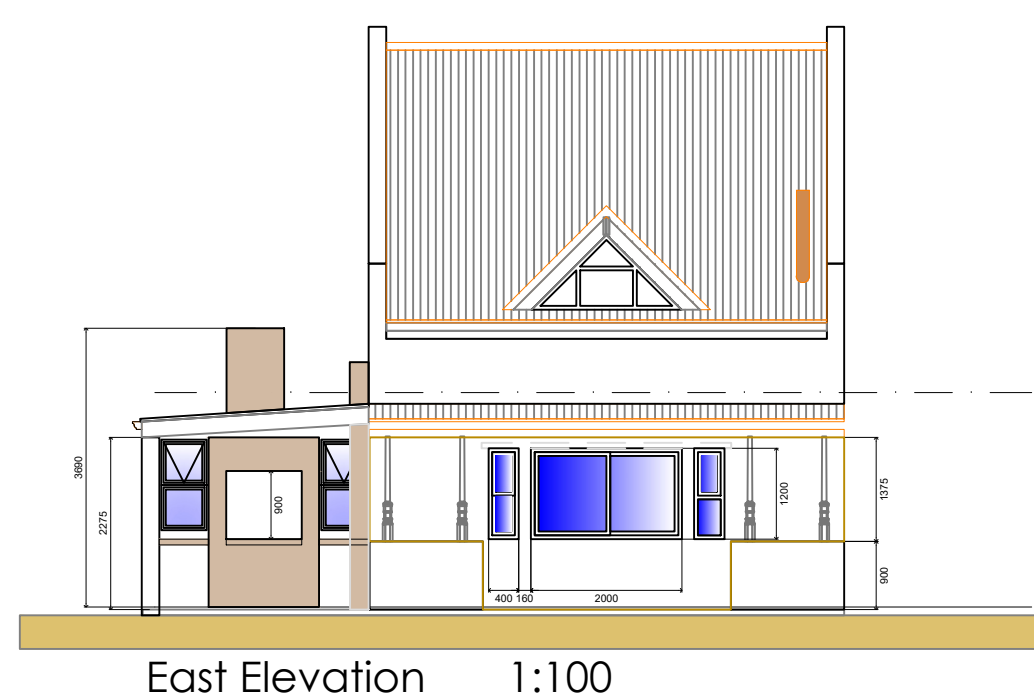


PROPOSED TOURIST ACCOMMODATION 1

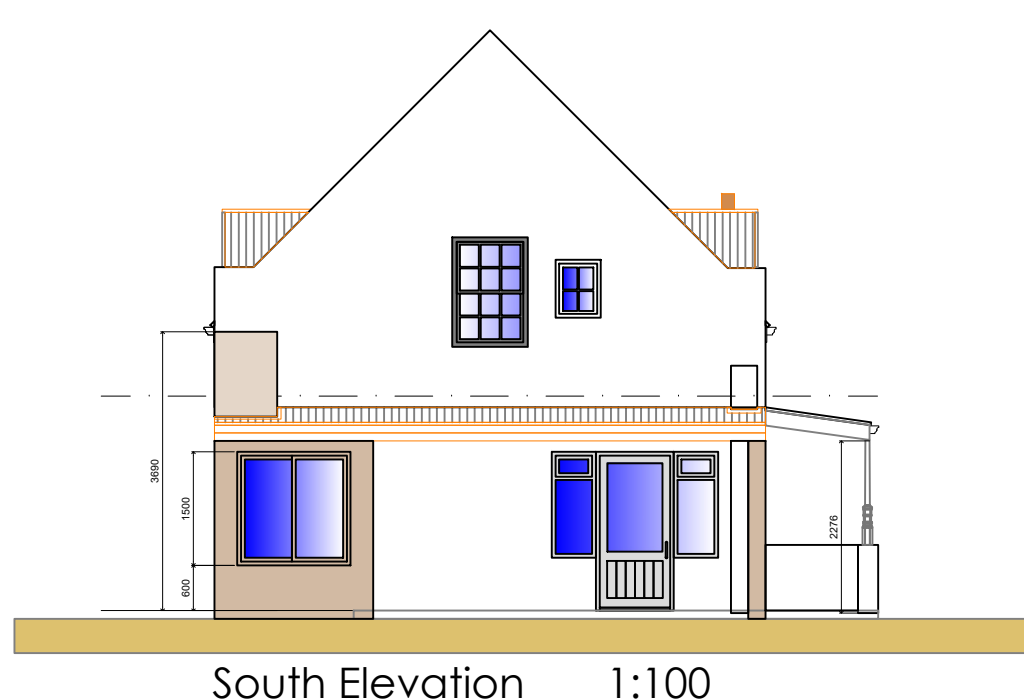
PROPOSED TOURIST ACCOMMODATION



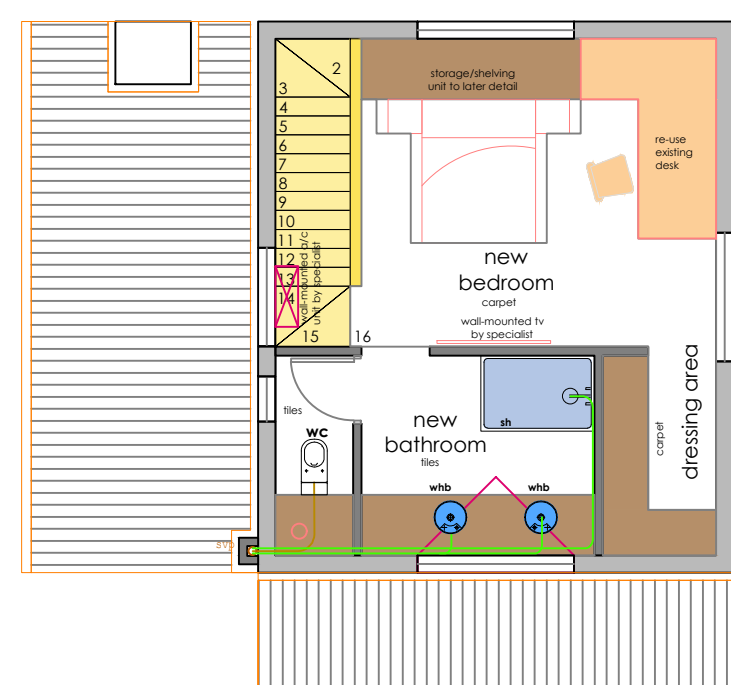
3 PROPOSED TOURIST ACCOMMODATION



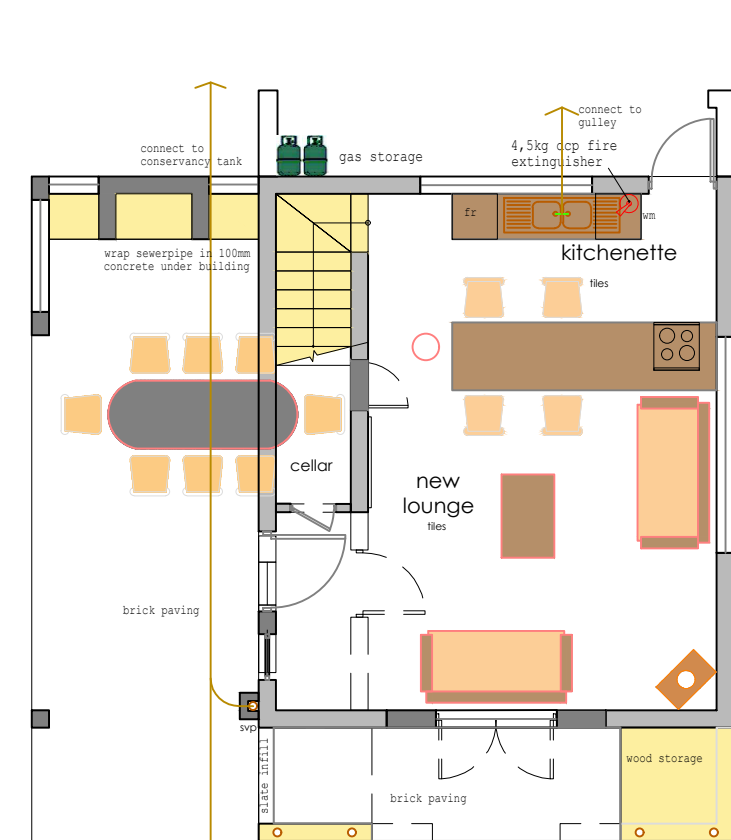
East Elevation 1:100



South Elevation 1:100

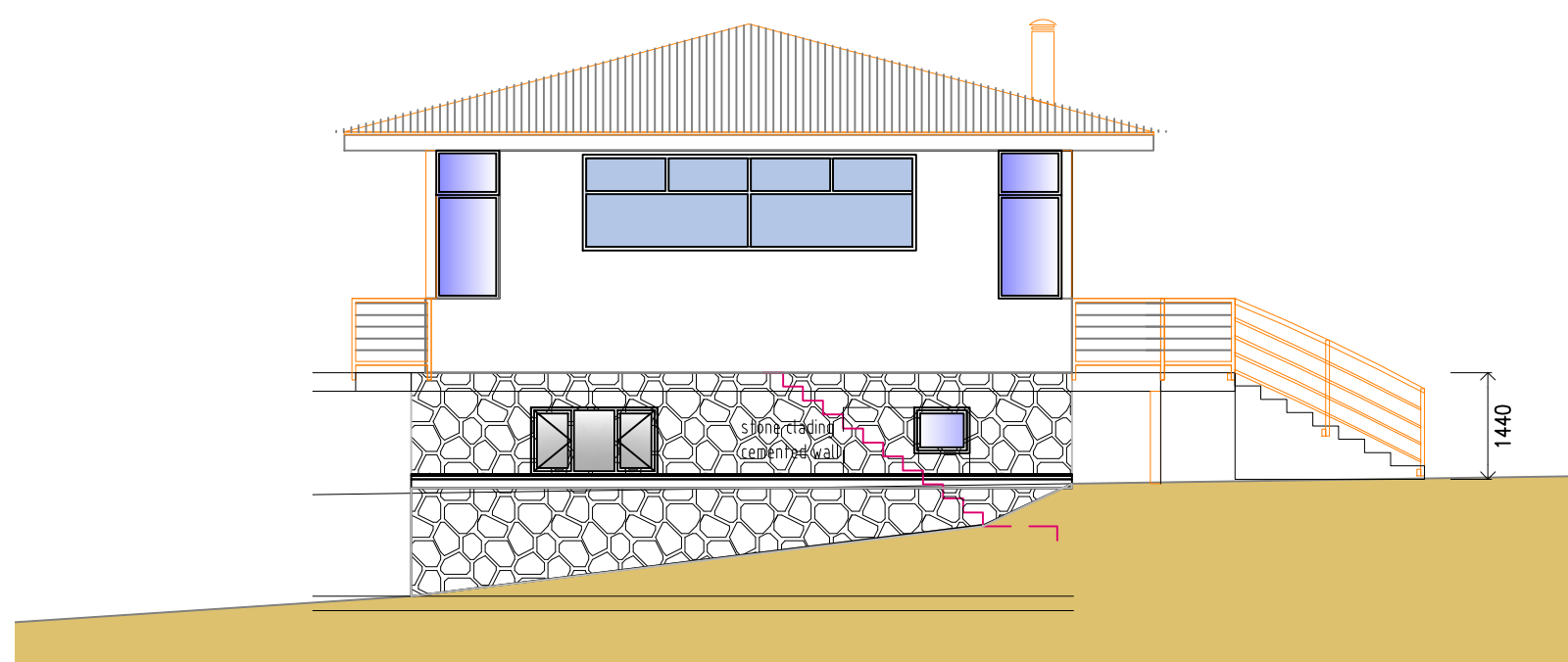


first storey layout 1:100

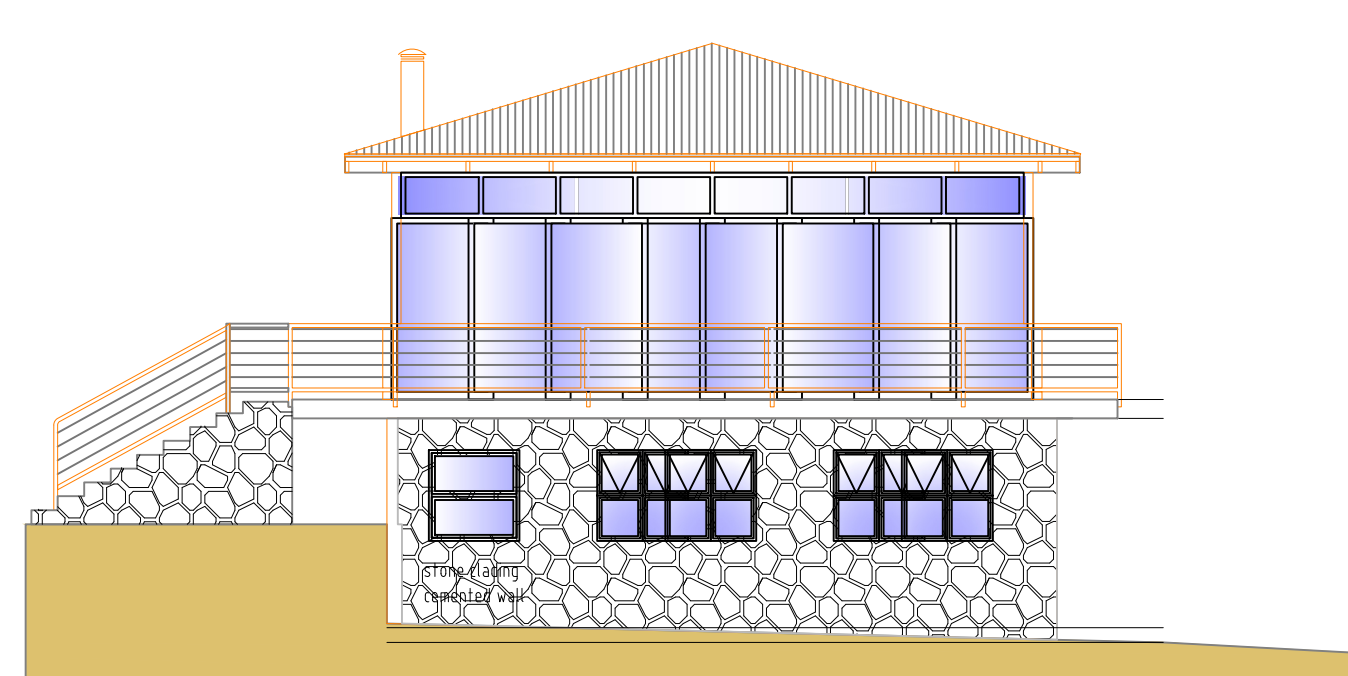


ground storey layout 1:100

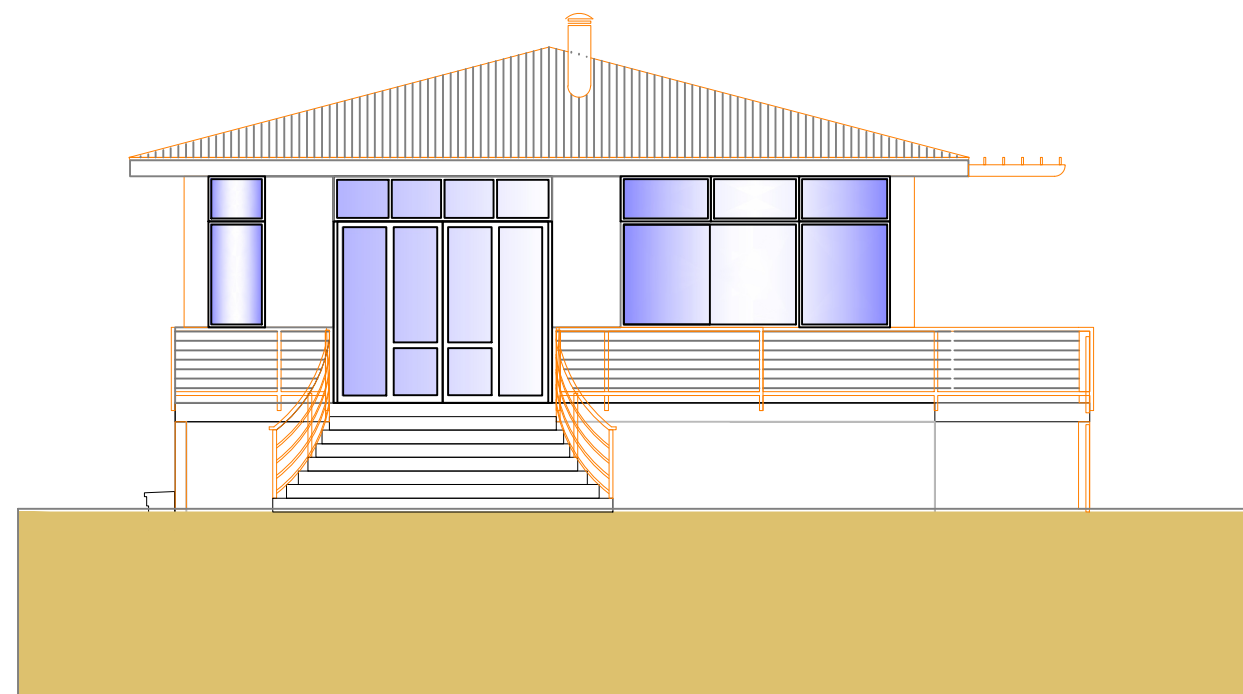
2 PROPOSED TOURIST ACCOMMODATION



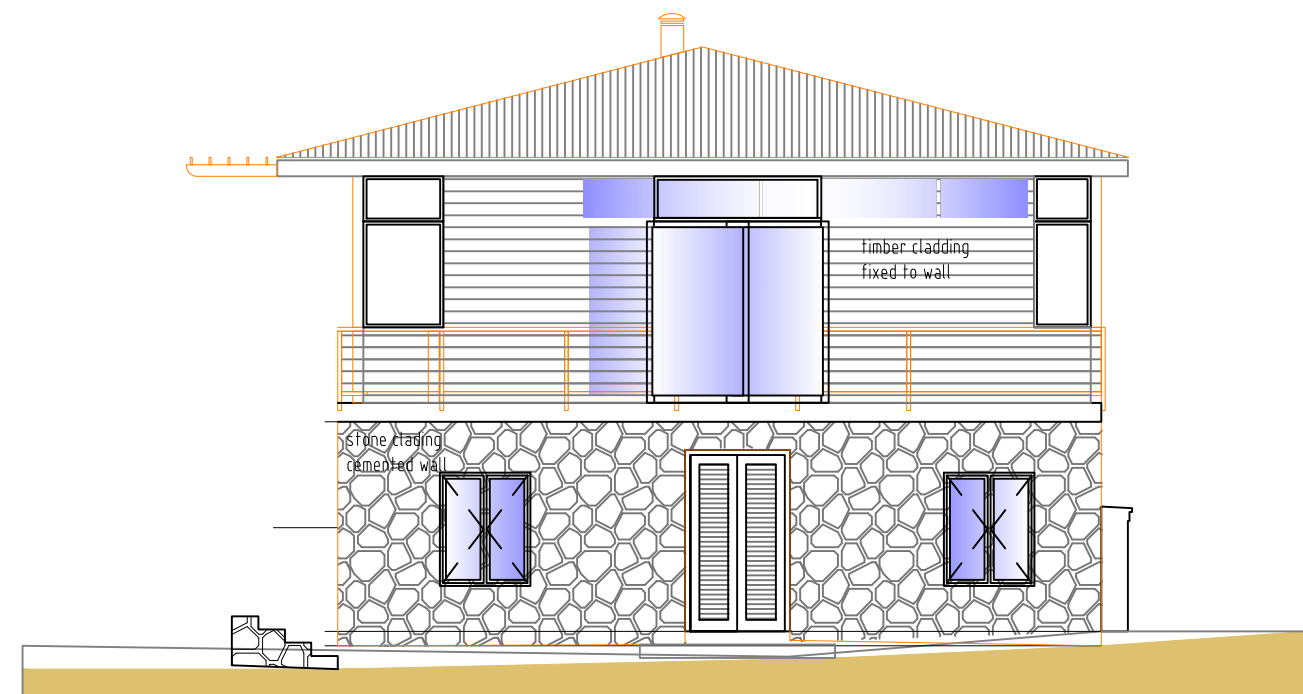
east elevation 1:100



west elevation 1:100

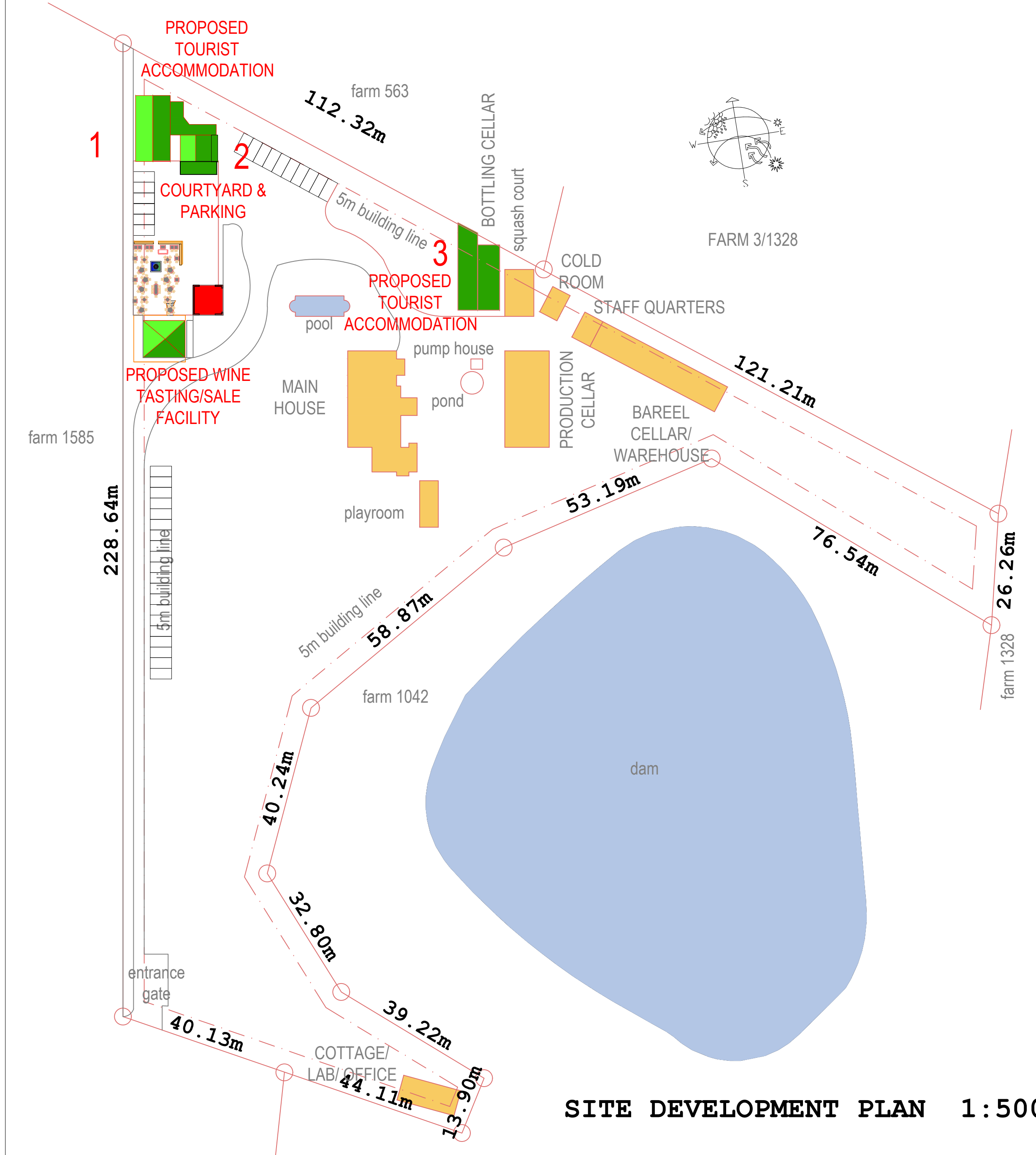


north elevation 1:100

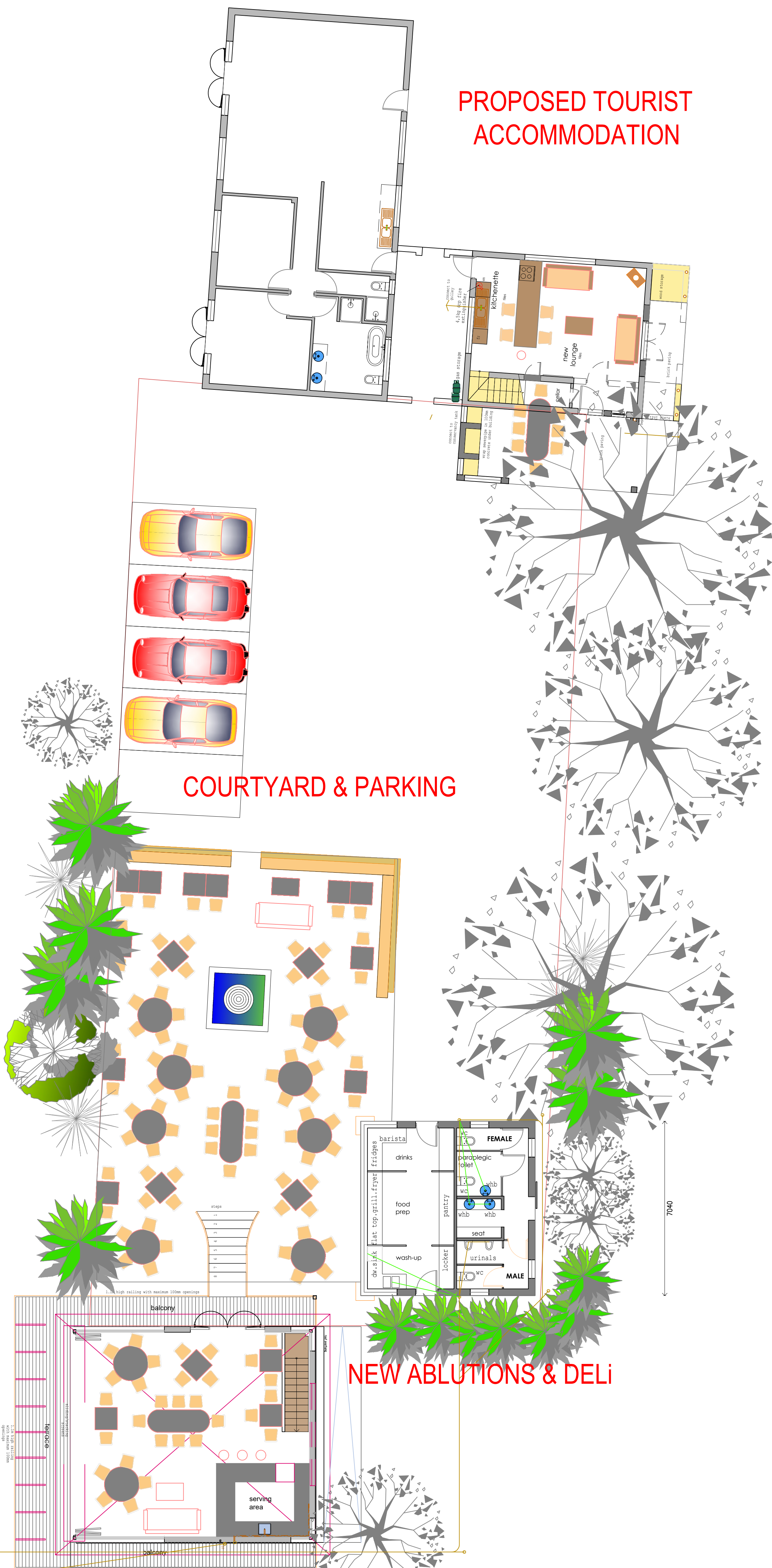


south elevation 1:100

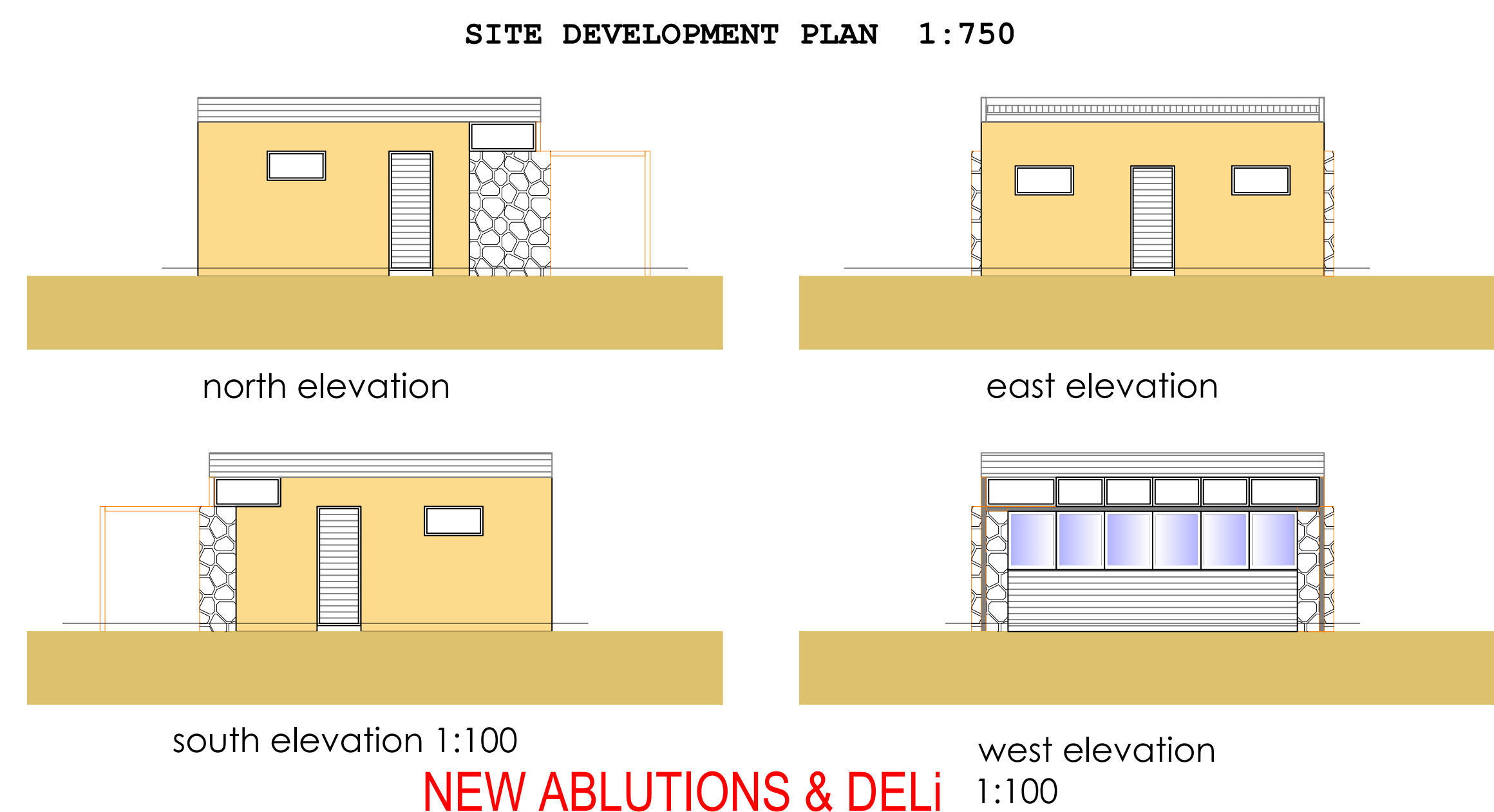
PROPOSED WINE TASTING/SALE FACILITY



SITE DEVELOPMENT PLAN 1:500



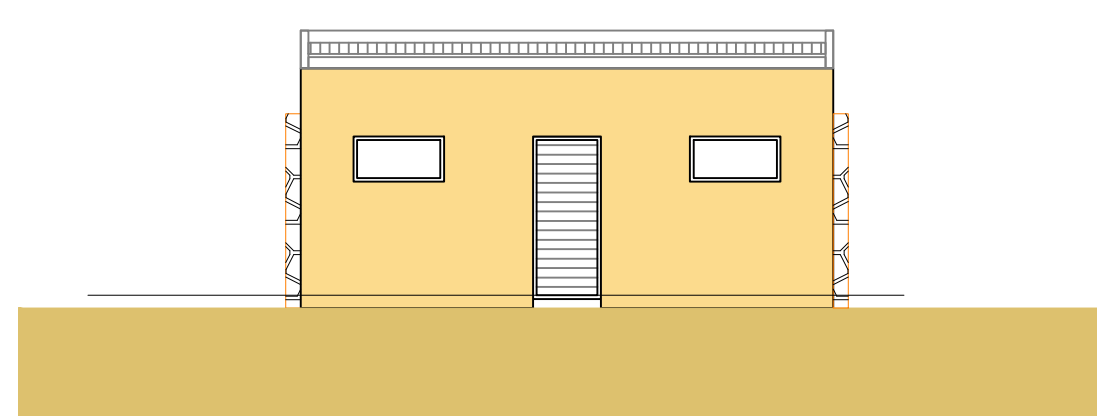
PROPOSED WINE TASTING/SALE FACILITY PROPOSED LAYOUT 1:100



SITE DEVELOPMENT PLAN 1:750



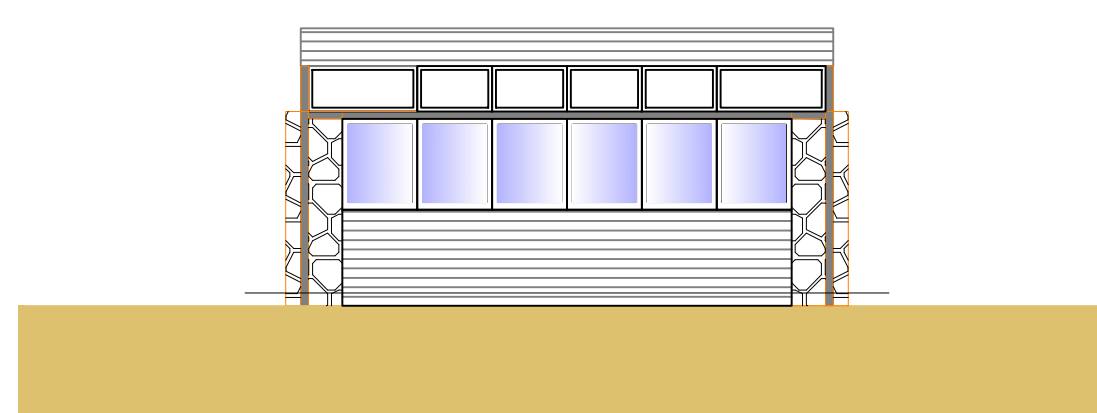
north elevation



east elevation



south elevation 1:100



west elevation 1:100

NEW ABLUTIONS & DELI



LOCALITY PLAN nts (c)esri



Will Hammers PrSArchT
sacap psat20556 saiat 33335
m.084.8022222
will@ateljeewillhammers.co.za

client
Grangehurst Property Trust

project
Proposed Tourist Facilities
on Grangehurst Wineries,
farm 1042 portion 1

drawing
Site Development Plan with
proposed layouts and
elevations

wah
drawn by
project number
1042.1

tsk
drawing number
March 2022

EXECUTIVE SUMMARY FOR ADVERTISING

An application has been submitted to the Stellenbosch Municipality in terms of **Section 15(2)(o) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019** for a **consent use** to permit a **tourist accommodation establishment, wine tasting facility, and deli** on **Farm 1042/1, Grangehurst, Lynedoch, Stellenbosch**.

The property is currently zoned **Agricultural** and is an operational wine farm engaged in wine production, bottling, exports, wine tasting, and on-site sales. The proposed development seeks to expand and formalise agri-tourism activities that are ancillary to the primary agricultural use of the farm.

The proposal includes:

- The conversion of **existing buildings** into **four boutique self-catering tourist accommodation units**.
- The conversion of an **existing recreational building** into a **wine tasting facility**, including outdoor seating areas.
- The construction of a **small deli and ablution facility** to support the wine tasting operation.

With the exception of the deli and ablution structure, all proposed uses will be accommodated within **existing buildings**. No special or conservation areas are affected, and the site is located within a well-established agricultural and wine-tourism area characterised by similar land uses on surrounding farms.

Adequate on-site parking (45 bays) is provided, access to the property remains unchanged, and existing municipal services are sufficient to accommodate the proposed uses. The development will not result in significant increases in traffic or negatively impact surrounding properties.

The proposal is aligned with applicable planning legislation and policies, including the **National Development Plan, SPLUMA, LUPA, the Provincial Spatial Development Framework, the Stellenbosch Integrated Development Plan**, and the **Municipal Zoning Scheme By-Law**. It supports rural economic diversification, sustainable land use, tourism development, and local employment creation.

The application aims to enhance the existing wine-tourism offering of the Stellenbosch region through a modest, boutique development that complements the agricultural character of the area while contributing positively to the local economy and broader wine route.