



Bluplan Consulting

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE: FARM 1539, STELLENBOSCH

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

Application Property Address:	Off the R44, Stellenbosch
Application Property Number:	Remainder Farm 1539
Applicant:	Bluplan Consulting (Pty) Ltd. (Bradley Simpson) 14 Adams Street, Kylemore, Stellenbosch Email: bradley@bluplan.co.za Cell: 074 359 3786
Owner:	Remhoogte Wine Estate Proprietary Limited Off the R44, Stellenbosch Email: rob@remhoogte.co.za Cell: 021 889 5005
Application Reference: LU/TP	1293/2025

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality: Municipal Land Use Planning By-Law, 2023 for a Consent Use for a tourist facility (exceeding the threshold for a technical approval application) in order to utilise the existing structures (horse stable, feed storage, precast wash bays, track room and fishing hut) as a wine pairing facility known as "VUUR".

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-notice/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: Bradley Simpson (bradley@bluplan.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.



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The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **08 September 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 (074 359 3786) during normal office hours.

Yours faithfully

Bradley Simpson
BLUPLAN CONSULTIN (PTY) LTD.



Bluplan Consulting

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Meneer/Mevrou,

AANSOEK OM VERGUNNINGSGEBRUIK: PLAAS 1539, STELLENBOSCH

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

Aansoek eiendomsadres:	Aff die R44, Stellenbosch
Aansoek eiendom beskrywing:	Restant Plaas 1539
Aansoeker:	Bluplan Consulting (Pty) Ltd. (Bradley Simpson) 14 Adams Straatt, Kylemore, Stellenbosch Epos: bradley@bluplan.co.za Sell: 074 359 3786
Eienaar:	Remhoogte Wine Estate Proprietary Limited Aff die R44, Stellenbosch Eposl: rob@remhoogte.co.za Sell: 021 889 5005
Aansoek Verwysing: LU/TP	1293/2025

Besonderhede van die grondgebruik aansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit: Munisipale Grondgebruikbeplanningsverordening, 2023, vir 'n vergunningsgebruik vir 'n toeristefasiliteit (wat die drempel vir 'n tegniese goedkeuringsaansoek oorskry) ten einde die bestaande strukture (perdestal, voeropberging, voorgemonteerde wasbeddings, baanlokaal en visserhut) aan te wend as 'n wyn en proe-fasiliteit bekend as 'VUUR'.

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 de 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: Bradley Simpson (bradley@bluplan.co.za).



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Deur 'n beswaar, kommentaar of vertoë 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 **08 September 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.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (074 359 3786) gedurende normale kantoor ure.

Die Uwe

Bradley Simpson
BLUPLAN CONSULTIN (PTY) LTD.



FOR SUBMISSION



Our Ref: STB-F-RE1539

Date: 03 April 2026

The Municipal Manager
The Director: Department of Planning and Economic Development
Stellenbosch Municipality
PO BOX 17
STELLENBOSCH 7599

APPLICATION FOR A CONSENT USE: REMAINDER OF THE FARM 1539, STELLENBOSCH

1. INTRODUCTION AND BACKGROUND

On the foothill of the Simonsberg Mountain, in the early 19th century, Remhoogte Wine Estate (hereinafter referred to as “the estate” or “the subject property” or “the property”) was established.

The estate does not only specialize in crafting premium quality wines through a sustainable process, but it also offers exclusive sceneries and facilities. During 2021, the estate introduced the “VUUR” approach which personified the unique concept of fire cooking and wine paring.

The VUUR initiative shares the winelands and South Africa’s unique cuisines and traditions in wine tasting and paring. Currently operating in the old horse stables, its ancillary buildings and fishing hut, the use of these buildings were never converted to a tourist facility to allow for this activity.

The owner/s of the Estate, Remhoogte Wine Estate Proprietary Limited, appointed Bluplan Consulting to prepare and submit, on their behalf, a land use planning application that will allow for the existing old horse stables precinct and fishing hut to be utilised as a tourist facility (wherein VUUR currently operates). Please find attached hereto the power of attorney.

2. LOCATION AND CONTEXT

2.1 LOCATION

Situated somewhat 5km from Stellenbosch town central, the subject property is located directly off the R44 on the fringes (**outside**) of the towns urban edge.

The subject property is bordered by farms with similar land uses in the surrounding vicinity. The R44 borders the property on the southwestern boundary wherein direct access is obtained.

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Adjacent to the entrance of the estate is the entrance to L'Avenir Estate and Bon Esperance Farm and Boutique Guest House. The property borders a number of small holdings to the north and other farms to a southern and eastern direction.



Figure 1: Property location

2.3 PROPERTY INFORMATION DESCRIPTION

The property details as per the relevant title deed is summarised in the table below:

Table 1: Property Details.

PROPERTY DESCRIPTION	SIZE	TITLE DEED	OWNERS
Farm Number 1539 in the Municipality and Division of Stellenbosch, Province of the Western Cape	54.4802 ha.	T45639/2014	Remhoogte Wine Estate Proprietary Limited

In terms of the respective title deed, there are **no specific conditions** listed therein that would prohibit the proposed activity.

2.3.1 FORMER APPROVALS

On 17 December 2000, the Boland District Municipality (now the Cape Winelands District Municipality) issued an approval to allow for the rezoning and consent uses for demarcated portions on the property in terms of the Section 8 Scheme Regulations. The approval allowed for the following.

- (a) Rezoning of a portion of the farm (in total 830m²) from Agricultural Zone I to Agricultural Zone 2 to allow for the existing wine cellar and storage facilities.
- (b) A Consent use for a tourist facilities in order to utilise a portion of the existing building (95m²) for a wine tasting facility.

The zoning certificate and approval is attached hereto.

2.3.2 EXISTING BUILDINGS

A total of 19 buildings/structures can be identified on the property, kindly refer to the Site Development Plan attached herewith. All, bar the application buildings, are approved in terms of the applicable zoning and land use.

Most of the buildings are centralized on the farms homestead, the ancillary buildings and some of the accommodation units are located at more private locations on the property. The existing buildings are summarized below together with their land uses.

a. Wine cellar & storage facilities

Situated centrally on the farm werf, the wine cellar building is one of the oldest buildings on the property. Additions to the building were made during 2000 and 2001 which included covered storage. The total area of the wine cellar is +-830m².



Figure 2: Photo of the existing wine cellar.

b. Dwelling House (Primary Farmhouse)

Centrally located on the farm is the first residential dwelling to be built on the property. It has been restored to a habitable condition and currently is occupied by the part owner of the farm (Rob Boustred & family). The total extent of the dwelling house is +-374m².



Figure 3: Photo of the existing Primary Farm Dwelling House.

c. Manager's House

As entering the farm, the managers' dwelling house can be identified which can be traced back on older aerial images as early as 1971. This dwelling was considered as the family home for the farm owner, due to the inhabitable state of the primary farmhouse. The manager's house is now occupied by Chris Boustred, brother of Rob Boustred, and his family, also part owner of the farm. The total area of the managers house is +-540m².



Figure 4: Photo of the existing Managers House.

d. Owners House (Second Dwelling House)

During the early periods of 2015, building plans were submitted to the Stellenbosch Municipality for the approval of a Second dwelling on the property for the owners of the farm (Parents of Rob and Murray). The building plans were approved, and the dwelling

house was built near the end of 2015. The second dwelling is situated at the northeastern extent of the property (building most north). The total extent of the second dwelling is 405m².

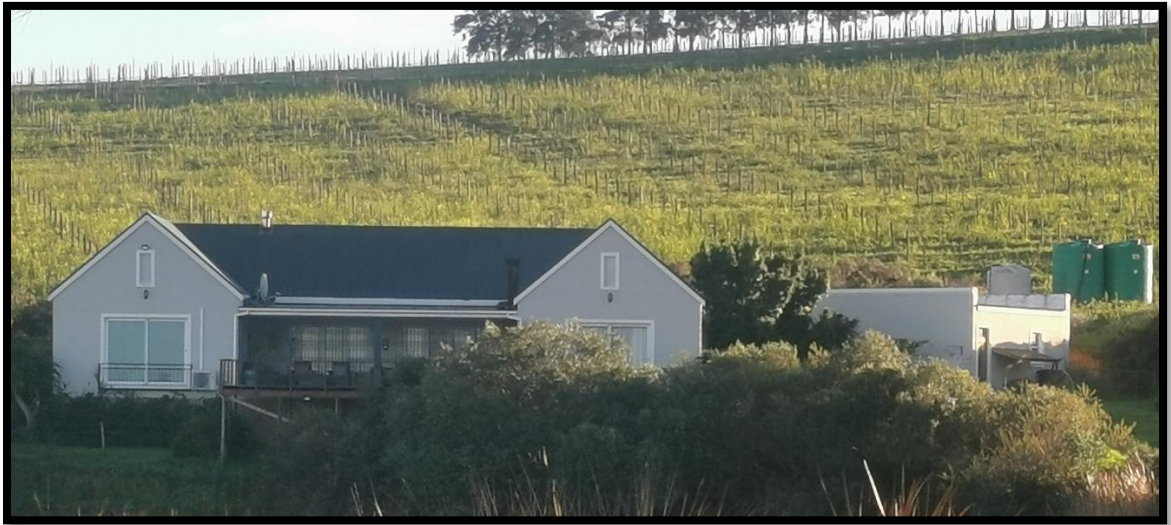


Figure 5: Photo of the existing Owners House.

e. Wine Tasting Facility and Amenities (Tourist facility)

Also situated on the central werf area of the farm, the wine tasting venue, staff facility, meeting room and offices of the farm can be located. All these functions operate within one building on the farm. As per the approvals dated 17 December 2000, a portion of 95m² of the building was approved for a wine tasting facility. In total the building measures to approximately 505m².



Figure 6: Photo of the wine tasting building and ancillary uses.

f. Labourers Cottages

Situated far west from the farm operations and the werf, along the R44 road reserve, a total of 3 conventional laborers' cottages can be found, these cottages are evident in existence since the early 1980's.



Figure 7: Photo of a labourers cottage.

g. Zebra Cottage & Lodge

Also located central to the farm, two small accommodation units can be identified, the Zebra Cottage and Lodge. The accommodation units are classified as self-catering tourist dwelling units. In total the cottage and lodge can accommodate a maximum of 4 guests.

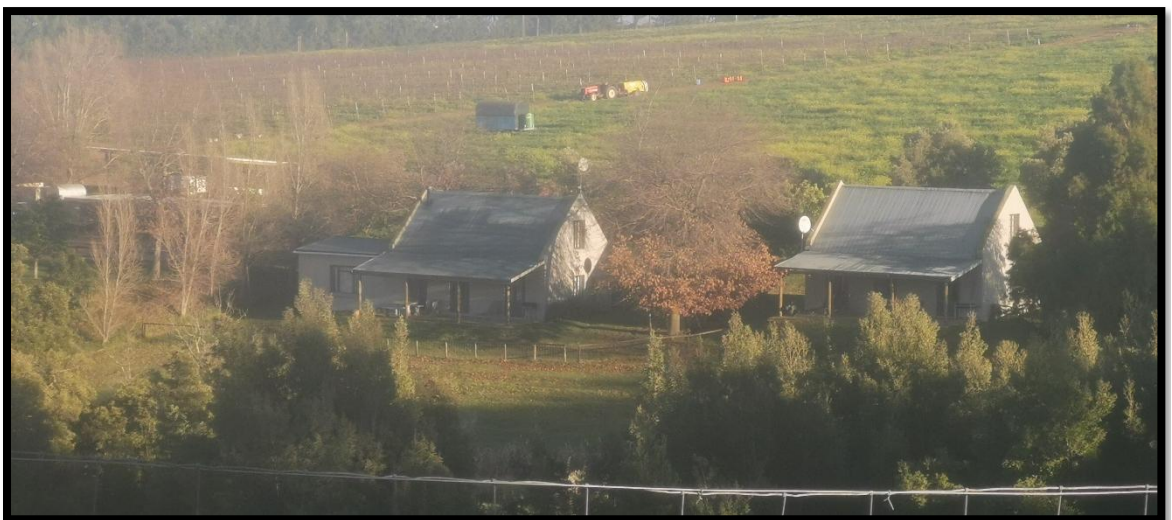


Figure 8: Photo of the existing Zebra Cottage and Lodge

h. Old Horse Stables and Fishing Hut

During 2021, Remhoogte Wines offered the exclusive experience of VUUR. Established within the existing old horse stables, the VUUR experience shares South Africa's unique

concept of fire cooking, storytelling and wine pairing. The concept became a huge success as it further expanded to the previous fishing hut, along the dam wall, allowing for more guests to experience the VUUR concept.



Figure 9: Old horse stables

2.3.3 DEVELOPMENT PARAMETERS AND ZONING

In terms of the Stellenbosch Municipality Zoning Scheme By-Law 2024, and the zoning certificate of 03 April 2025, the property is currently zoned as Agriculture and Rural Zone with additional spot zoning and consent uses for demarcated portions on the farm. Kindly refer to the extract from the Stellenbosch Municipality Zoning Scheme Maps 2024, for the zoning below.

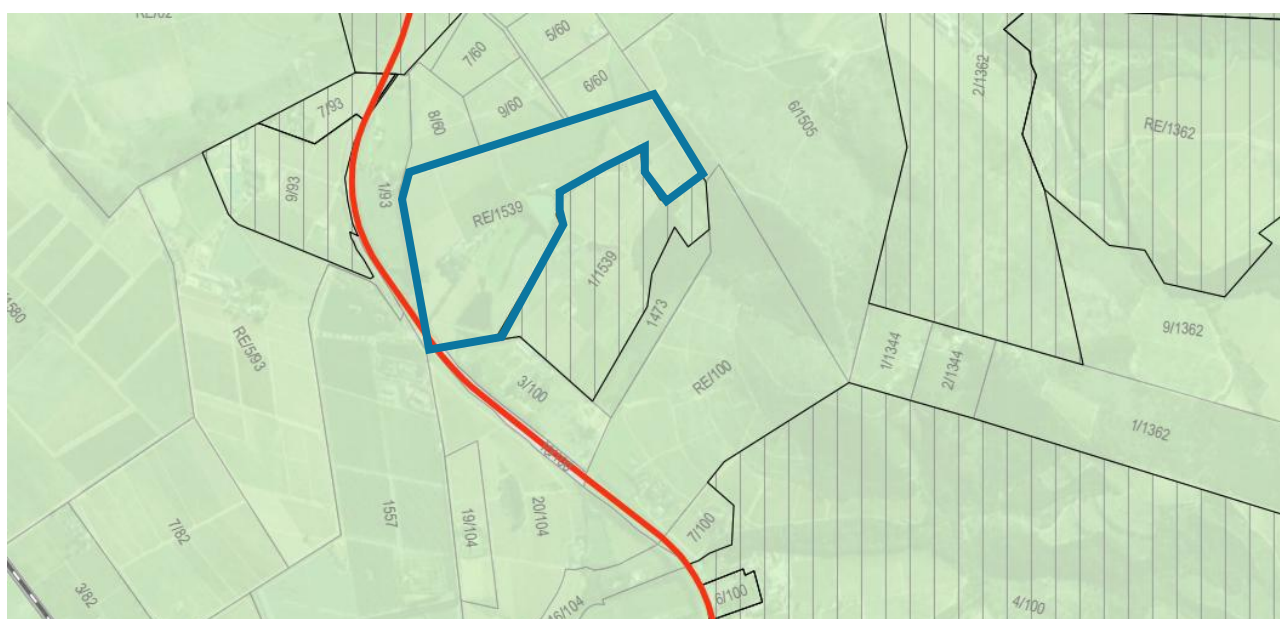


Figure 10: Zoning Map (property outlined blue)

In terms of the properties zoning and land uses, the table below illustrates the existing buildings and their functions in comparison the prescribed land uses in the applicable zone.

Table 2: Land use comparison and compliance

Building Name	Current Land Use	Zoning Land Use (Agriculture and Rural Zone)	Approval Status	Compliance	Application Item
Wine Cellar & Storage	Wine Cellar <2000m ²	Additional Use: Agriculture Industry	Approved	Compliant	No
	Storage Facility	Primary Use: Agricultural Building	Approved	Compliant	No
Dwelling House	Residential	Primary Use: Dwelling House	Approved	Compliant	No
Managers House	Residential	Primary Use: Employee Housing	Approved	Compliant	No
Owners House	Residential	Primary Use: Second Dwelling	Approved	Compliant	No
Wine Tasting Facility	Tourist Facility	Additional Use: Tourist Facility	Approved	Compliant	No
	Offices	Additional Use: Agriculture Industry	Unknown	Compliant	No
	Staff Facilities	Additional Use: Agricultural Building	Unknown	Compliant	No
Labourers Cottages	(3) Dwelling Houses	Primary Use: Employee Housing	Unknown	Compliant	No
Zebra Cottage	Accommodation	Additional Use: Tourist Dwelling Unit	Unknown	Compliant	No
Zebra Lodge	Accommodation	Additional Use: Tourist Dwelling Unit	Unknown	Compliant	No
Old horse stables	VUUR Wine Pairing Facility	Additional Use: Tourist Facility	Not Approved	Compliant	Yes
Fishing hut	VUUR Wine Pairing Facility	Additional Use: Tourist Facility	Not Approved	Compliant	Yes

3. PROJECT PROPOSAL

The project proposal entails the utilization of the existing old horses' stables and fishing hut for the purpose of a wine paring facility, known as VUUR. The provided Site Development Plan lists all the buildings on the property together with their sizes. On a separate plan (Vuur Precinct Plan) the proposal is illustrated within the existing structures of the previous horse stable. Below is a summary of how these buildings were converted to accommodate the VUUR wine paring facility.

a) Old feed building (34m²) and seating area (86m²)

The old feed storage was converted to a service station with a paved area for outdoor seating. The service station was the initial VUUR location where wine pairings were prepared and served.



Figure 11: Photo of the service station.

b) Old horse stable (49.7m²)

The old horse stable was converted into the prep kitchen where the VUUR food pairings are arranged and assembled with the wine to be served to guests. The food is only prepared in one of two braai areas in the precinct. The prep kitchen is located centrally between the precast storage structure and the service station.

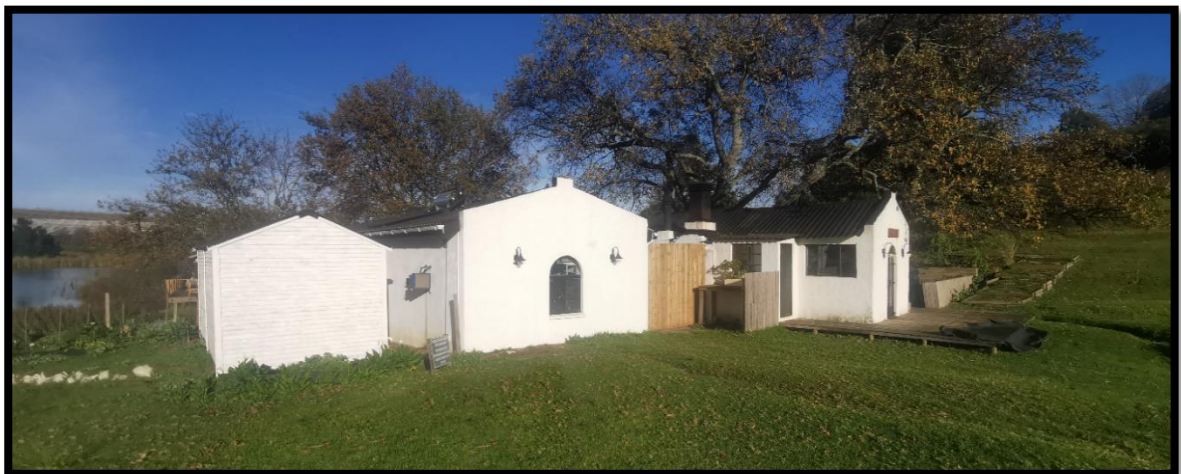


Figure 12: Photo of the prep kitchen (centre).

c) Precast wash bays (17.32m²) and Track Room (9.6m²)

The wash bays were initially a covered steel structure with a floor slab where horses would be washed and groomed. It was later converted to a precast enclosed wendy structure for storage purposes (the wash bay structure in the foreground of the below figure). The track room was converted to an ablution facility for guests.

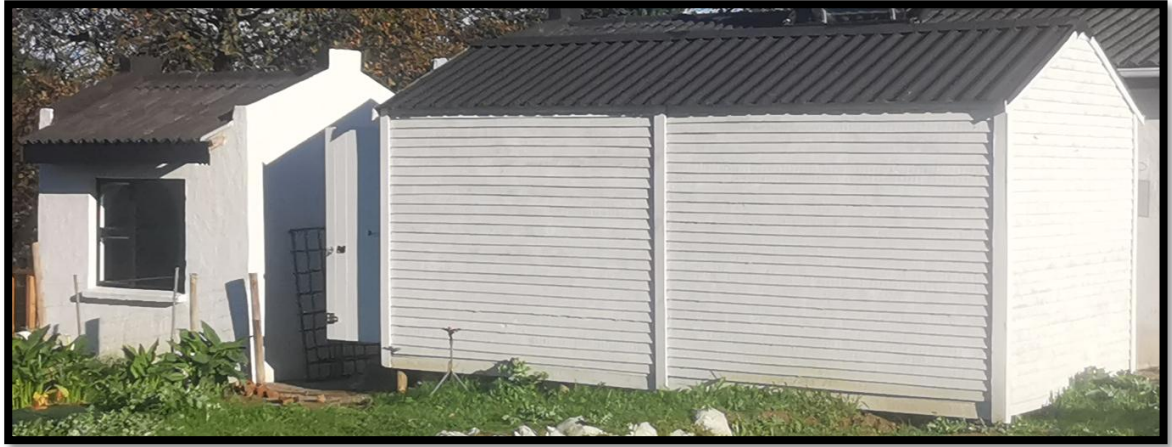


Figure 13: Photo of the precast wendy (storage) and the ablution facility (far left).

d) Fishing hut (81.6m²) and External Walkways (145 m²)

Initially the fishing hut was an enclosed structure at the dam for the purpose of recreation and leisure. This hut included a fireplace/braai area restricted to the owner's discretion. The hut, now converted and renovated, is the main indoor location for VUUR. The location is now familiarized as the VUUR Goose Venue.



Figure 14: Main Venue (fishing hut)

In total the precinct together with all areas required for the tourist facility to function equates to 423m²(including external areas). It is required for a tourist facility, in terms of the zoning scheme by-law, to not encroach a total covered area of 250 m² to enable an application for a Technical Approval. This parameter could however not be met due to the total extent of the precinct, hence the consent use application. The floor plans of each building are illustrated on the "VUUR Facility Floor Plans" Plan dated 17.06.2025.

Furthermore, attached to this is the VUUR Facility Precinct Plan, dated 17.06.2025, which illustrates these buildings and their relation to each other and the total extent of the Tourist facility. This also illustrates the 6 parking bays required for the facility.

4. APPLICATION DETAILS

4.1 CONSENT USE

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality: By-Law on Land Use Planning 2023, for a consent use to allow for a Tourist facility (VUUR venue) within existing buildings/structures on the property.

The VUUR venue will be in operation within the old horse stables precinct/buildings on the farm. This precinct measures to a total extent of **423m²**. Kindly refer to the attached floor plans and Vuur Facility Precinct Plan illustrating the extent.

4.2 APPLICABILITY OF OTHER APPLICATIONS

4.2.1 NATIONAL HERITAGE RESOURCES ACT

Section 38(1) of the National Heritage Resources Act 25 of 1999 lists several activities which require approval from the responsible heritage resources authority (i.e. Heritage Western Cape) (HWC) before construction may commence.

The project proposal does not trigger any activities and **will not require** the submission of an application of in terms of the NHRA to HWC.

4.2.2 NATIONAL ENVIRONMENTAL MANAGEMENT ACT

The Minister of Environmental Affairs and Tourism has in terms of Section 24(5) read with Section 44 of the National Environmental Management Act (NEMA) 107 of 1998, listed activities in terms of Section 24 and 24D of NEMA in a schedule, which may not commence without environmental authorization.

The EIA Regulations, 2014, which govern the implementation of the above sections of NEMA, outline the activities for which EIAs should apply. The project proposal has been assessed in terms of the three listing notices (Regulations 983, 984 and 985). It was found that none of the activities included in the listing notices would be 'triggered' by the project proposal, hence, **NEMA is not applicable.**

5. ENGINEERING SERVICES AND INFRASTRUCTURE

The property is currently serviced in the following manner:

Water: The property solely obtains its potable water from boreholes for domestic purposes. The borehole water is treated to the standards required by the municipality for domestic purposes. The untreated water obtained from the boreholes yield is more than sufficient to provide in the agricultural needs on the property.

Electricity: Electricity is directly supplied by Eskom.

Foul Water: All effluent water is treated and managed on site via a French drainage system.

6. RELATIVE PLANNING POLICY AND FRAMEWORK

The primary planning and development frameworks that are relevant to this application and the compliance of the proposed project therewith are summarised below.

6.1 STELLENBOSCH INTEGRATED DEVELOPMENT PLAN (IDP)

The 5th Generation Integrated Development Plan (IDP), of May 2022, is the Municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area as well as the most critical governance needs of the organisation.

Section 34 of the Local Government: Municipal Systems Act 32 of 2000 prescribes that a municipality must review its IDP annually and to the extent that changing circumstances so demand. The Stellenbosch Municipality, in collaboration with all relevant stakeholders, therefore reviewed its IDP to examine the progresses made and assess the municipality's strategic objectives and targets as set out in the IDP. The approval of the first review of the fifth Generation IDP 2022-2027, is imminent.

The priorities and actions identified in the review of the IDP will seek to better inform the municipality's budget and streamline service delivery initiatives. This will ensure that the Stellenbosch Municipality remains on course to attain its strategic objectives.

The Municipality has a number of medium- and longer-term sector plans that direct the implementation of the different functional areas. These plans form an integral part of the IDP. Chief amongst these is the Municipal Spatial Development Framework (MSDF).

6.2 STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT PLAN

The MSDF forms a key component of the IDP as it indicates the spatial location and opportunities to achieve the various objectives and meet the demands of the local communities. The MSDF has been reviewed as part of the IDP and proposes minor changes.

The MSDF was approved by the Council of the Stellenbosch Municipality on 2 August 2019. The MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

The MSDF outlines plans and written proposals for the municipality, but also for the major towns and smaller settlements. Broadly – and aligned to the SPLUMA MSDF guidelines – the settlement plans entail three types of actions or initiatives:

- *Protective actions* – things to be protected and maintained to achieve the vision and spatial concept.
- *Change actions* – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- *New development actions* – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Under these broad types of actions, strategic focus areas and settlement elements are dealt with. The SDF elements and associated spatial proposals as it relates to the proposal are as follows:

Table 3: Plan elements and proposals for Stellenbosch.

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSAL
Protective Actions	<i>Agricultural Land</i>	The subject property/farm is situated in close proximity to the Stellenbosch Town Urban Edge making it a favourable location to enhance tourism in Stellenbosch Municipality. The proposal will have very little effect on the current surrounding farms and Stellenbosch Town as the proposed activities on the farm are generally abounded in this area.
	<i>Urban edge</i>	The subject property is located outside the urban edge of Stellenbosch Town.
	<i>Scenic Landscapes, Scenic Routes, Special Places</i>	The property falls within the Simonsberg Conservancy. Very little changes to the property occurred overtime, the proposal will not implead the current visual, scenic and natural characteristics of the surrounding areas.
	<i>Historically and culturally significant precincts and places</i>	Nevertheless, did the activities on the property require the refurbishment of some buildings, The proposal will not include the construction of new buildings or structures which could impact the natural direct and surrounding landscapes.

The property falls outside the urban edge of Stellenbosch Town. The proposal in this application is in line with the objectives of the SDF. The application is made in terms of the relevant legislative framework and mechanisms prescribed by the municipality.

7. LEGISLATIVE CONTEXT

This application is submitted and will be considered in terms of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023. As such, the planning principles as advocated in the Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, No. 3 of 2014 (LUPA) is also applicable.

7.1 DEVELOPMENT PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, No. 16 of 2013, and Section 59 of the Western Cape Land Use Planning Act, No. 3 of 2014, lists development principles and norms and standards that shall apply to spatial planning, land development and land use management. These principles are as follows:

6.1.1 SPATIAL JUSTICE

Spatial justice is primarily concerned with the commitment to redress past spatial and other development imbalances. The principle also calls for improved access and use of land.

It is herewith motivated that the activity will allow for the full enjoyment of the properties existing facilities through this application.

6.1.2 SPATIAL SUSTAINABILITY

Spatial sustainability requires land development to be aligned with fiscal and institutional means. The aim is further to promote land development that is spatially compact, resource frugal and within fiscal, institutional and administrative means of the competent authority.

This translates on the ground to development in locations that are sustainable and that limit urban sprawl (as the activity does), that uphold environmental considerations, that considers the interest and impact of surrounding landowners, and that ensures that development is feasible and financially viable. It is also motivated that the activity will uphold the considerations of spatial sustainability.

6.1.3 EFFICIENCY

Efficiency requires land development to optimally use existing resources and infrastructure.

The activity will result in the rectification of uses on the land unit, which, in turn, results in optimization of existing infrastructure. The land use will not put unreasonable pressure on the infrastructure network and will not require road diversions or upgrades.

6.1.4 SPATIAL RESILIENCE

Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The property has proved to be resilient in terms of its land use. The property can easily accommodate the land use whilst still fitting in seamlessly with the surrounding uses and built environments.

6.1.5 GOOD ADMINISTRATION

This principle primarily places an onus on decision-making authorities to ensure that due process is followed. It also requires that legislative and development requirements are met timeously by both applicants and authorities and that public consultation is undertaken, as required.

The principle also refers to application documents and requires of applicants to comply with all the necessary application procedures and requirements to ensure the speedy processing of applications. This application complies with all the stated requirements.

8. CONSIDERATION OF APPLICATION AND DECISION-MAKING

Chapter 5, Section 65 of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning 2023, lists the criteria to be taken into consideration on land use applications.

The criteria and the section of this report where the same has been addressed is provided in the table below:

REQUIREMENT		SECTION ADDRESSED
a)	the application submitted in terms of this By-law	Paragraph 4 /
b)	the procedure followed in processing the application	
c)	the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses which is relevant desirability considerations for the assessment of the proposed use or development of land includes the;	
(i)	socio-economic impact	n/a
(ii)	compatibility with surrounding uses	Paragraph 2
(iii)	impact on external engineering services	Paragraph 5
(iv)	impact on safety, health and wellbeing of the surrounding community	Paragraph 2
(v)	impact on heritage	None
(vi)	impact on the biophysical environment	None
(vii)	traffic impacts, parking, access and other transport related considerations; and	None
(viii)	Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.	Municipality
d)	the comments received	None
e)	the response by the applicant, if any, to the comments referred to in paragraph (d)	None

f)	investigations carried out in terms of other laws that are relevant to the consideration of the application	Paragraph 4.2
g)	a registered planner's written assessment in respect of an application for— (i) a rezoning; (ii) a removal, suspension or amendment of a restrictive condition if it relates to a change of land use;	Municipality N/a
h)	the impact of the proposed land development on municipal engineering services	Paragraph 5
i)	the integrated development plan, including the municipal spatial development framework	Paragraph 6.2
j)	the integrated development plan and spatial development framework of the district municipality, where applicable	Paragraph 6.1
k)	the applicable local spatial development frameworks adopted by the Municipality	Table 3
l)	the applicable structure plans	N/A
m)	the applicable policies of the Municipality that guide decision-making	Municipality
n)	the provincial spatial development framework	N/a
o)	where applicable, a regional spatial development framework	N/a
p)	the policies, principles and the planning and development norms and criteria set by the national and provincial government	N/a
q)	the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act	Municipality
r)	the principles referred to in Chapter VI of the Land Use Planning Act	Paragraph 7
s)	the applicable provisions of the zoning scheme	Paragraph 2.3.3
t)	Any restrictive condition applicable to the land concerned; and	None
u)	Impact on heritage resources in terms of the NHRA (Act 25 of 1999)	Paragraph 4.2

9. CONCLUSION

In assessing any land use planning application, due regard must be had for the desirability of the proposal. Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, in particular, lists the considerations relevant to the assessment of whether the proposed land use would be desirable. The primary considerations of desirability are as follows:

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) The proposed activities have been operating within the existing buildings on the property for a number of years, the land use has proven resilient over this period.
- a) The Stellenbosch Spatial Development Framework (SDF) throughout the document makes specific reference to enhance, expand and protect the tourism assets within the Cape Winelands District and Stellenbosch Municipality itself. The proposal is a definition of the SDF'S vision and should therefore be favourably considered given its location and context.
- b) There are no restrictive conditions listed in the respective title deed that would prohibit the proposal.
- c) No further infrastructural upgrading of any services will be required.

We trust that you will find the above information in order and the application in favour.

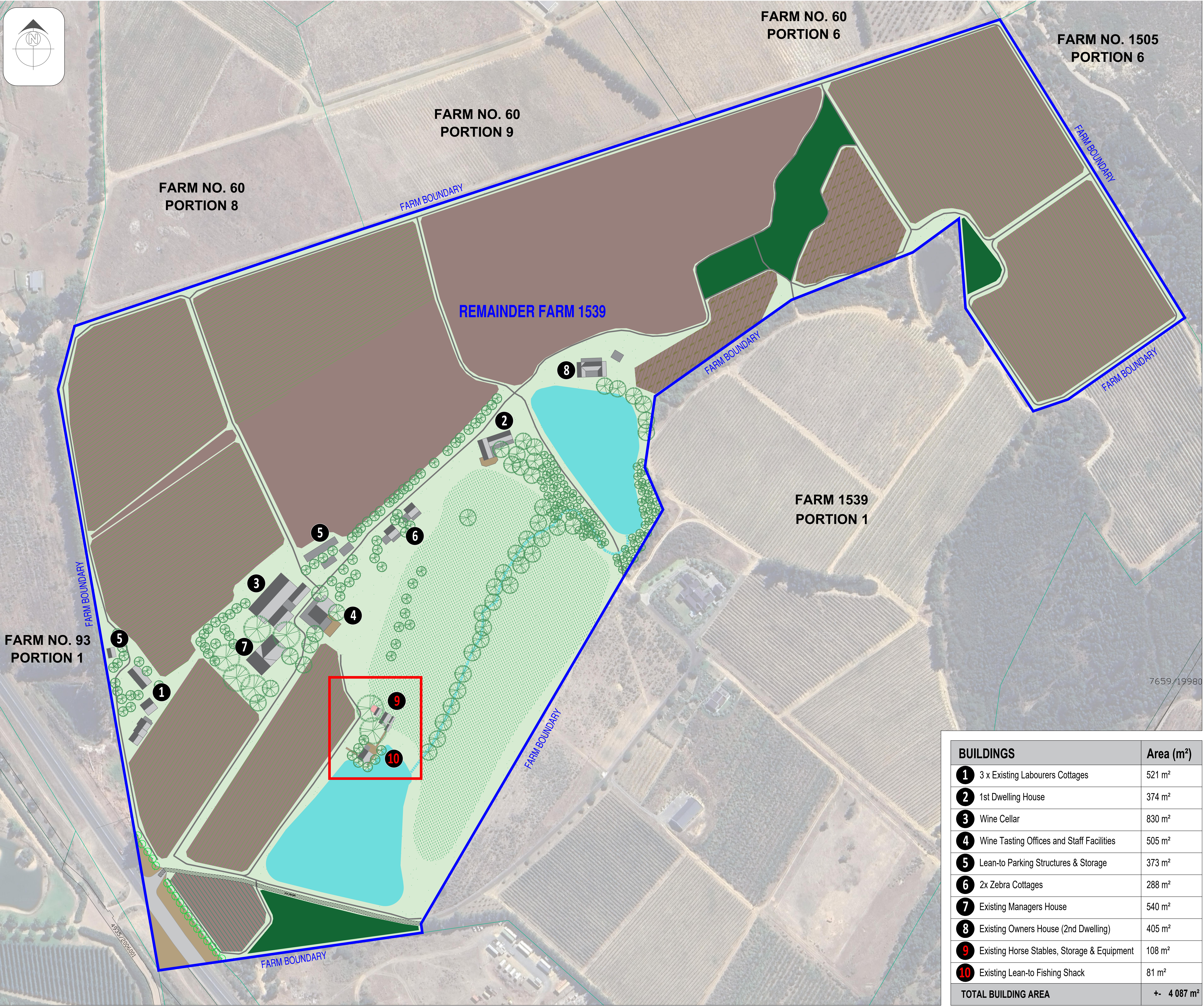
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bradley Simpson', is written over a solid horizontal line.

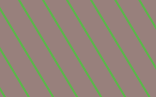
BRADLEY SIMPSON

SACPLAN REGISTRATION: C9210/2020

BLUPLAN CONSULTING (PTY) LTD.



LEGEND AND NOTES:

-  Property Boundary
-  Undisturbed Natural land
-  Vineyards
-  Plough lands
-  Wildlife Grazing land
-  Orchards
-  Farm roads
-  Irrigation Dams



BLUplan Consulting

TOWN & REGIONAL PLANNING SERVICES

CLIENT:



REMHOOGTE
WINE ESTATE

PROJECT TITLE

**PROPOSED TOURIST FACILITY
(VUUR) ON REMAINDER FARM 1539
STELLENBOSCH**

DRAWING TITLE

SITE DEVELOPMENT PLAN

DATE

31.11.2025

DRAWN BY

BBS

SCALE

1 : 1 000

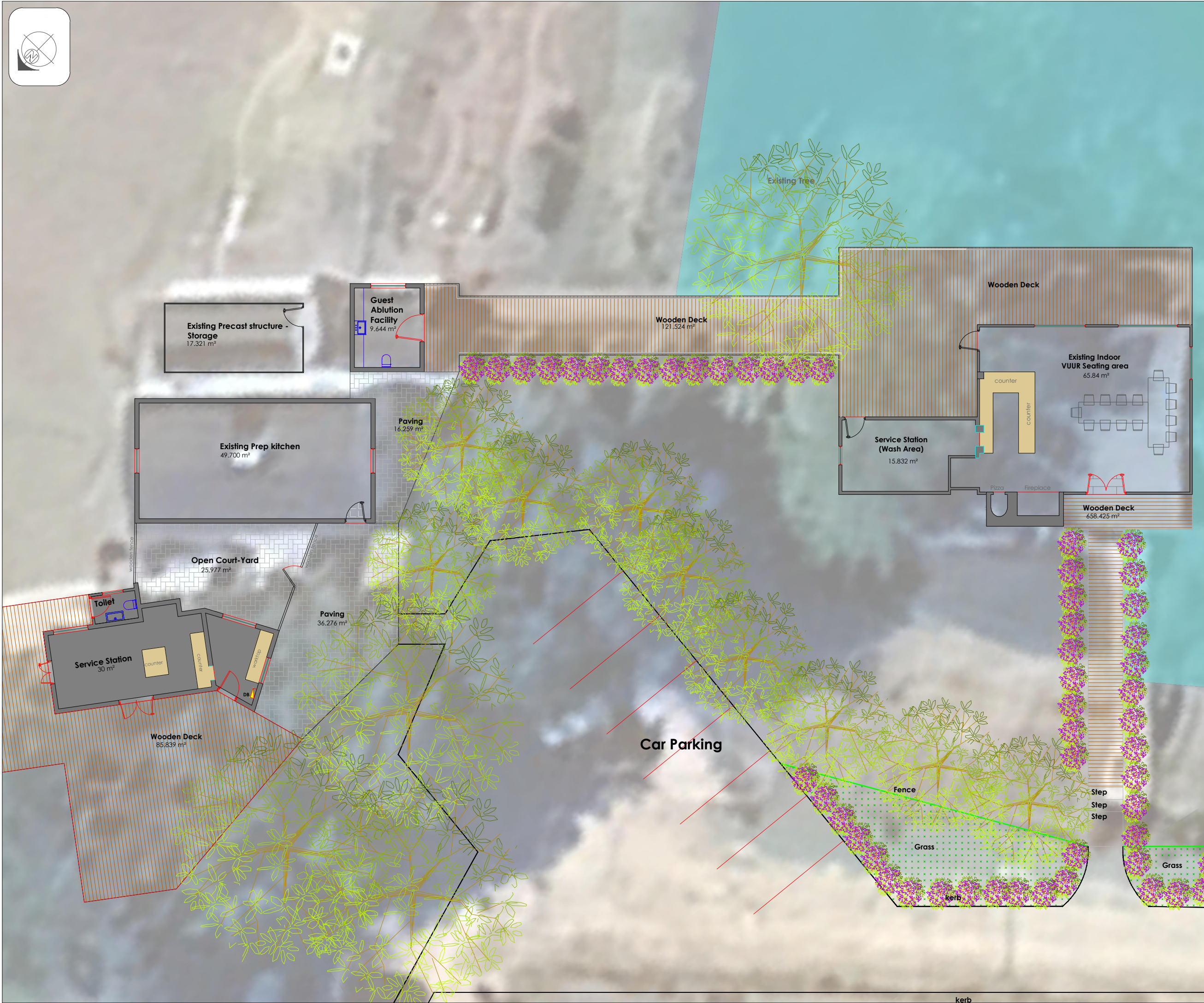
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FOR SUBMISSION

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BUILDINGS		Area (m²)
1	3 x Existing Labourers Cottages	521 m²
2	1st Dwelling House	374 m²
3	Wine Cellar	830 m²
4	Wine Tasting Offices and Staff Facilities	505 m²
5	Lean-to Parking Structures & Storage	373 m²
6	2x Zebra Cottages	288 m²
7	Existing Managers House	540 m²
8	Existing Owners House (2nd Dwelling)	405 m²
9	Existing Horse Stables, Storage & Equipment	108 m²
10	Existing Lean-to Fishing Shack	81 m²
TOTAL BUILDING AREA		+ 4 087 m²



LEGEND AND NOTES:





BLUplan Consulting
TOWN & REGIONAL PLANNING SERVICES

CLIENT:



PROJECT TITLE

PROPOSED TOURIST FACILITY (VUUR) ON REMAINDER FARM 1539 STELLENBOSCH

DRAWING TITLE

VUUR FACILITY PRECINCT

DATE

17.06.2025

DRAWN BY

BBS

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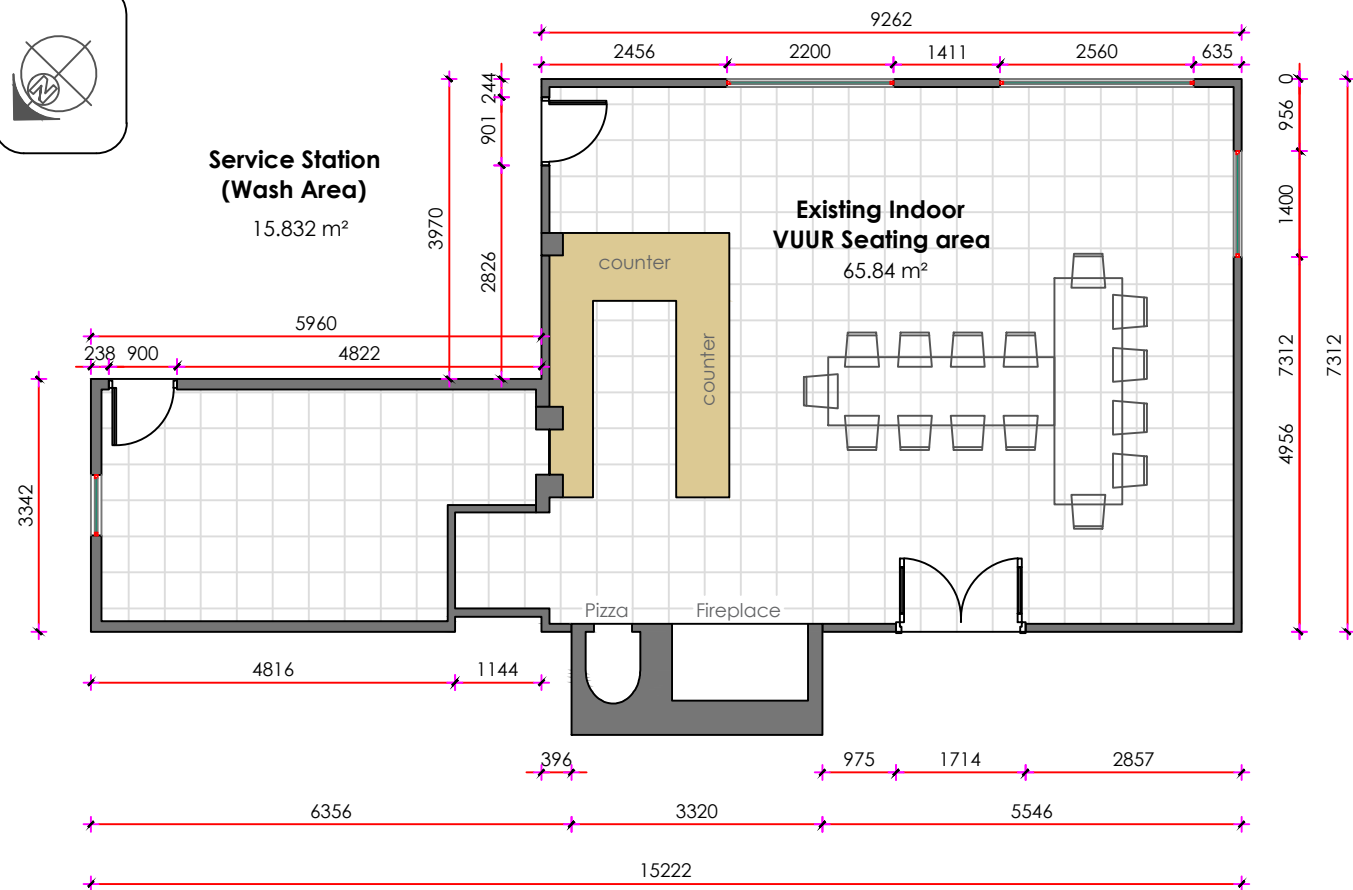
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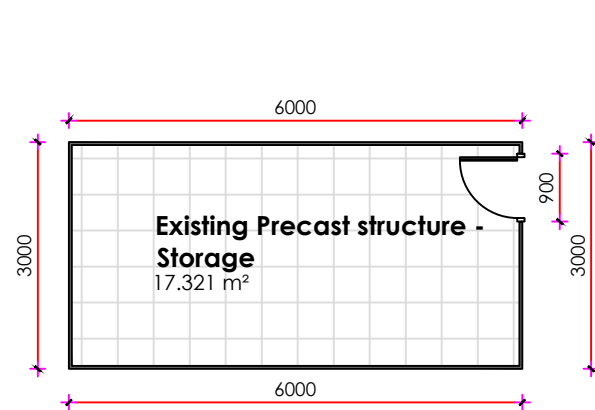
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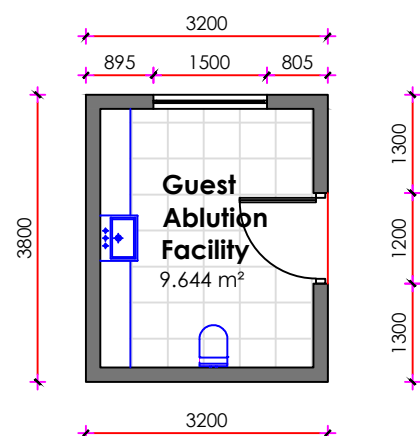
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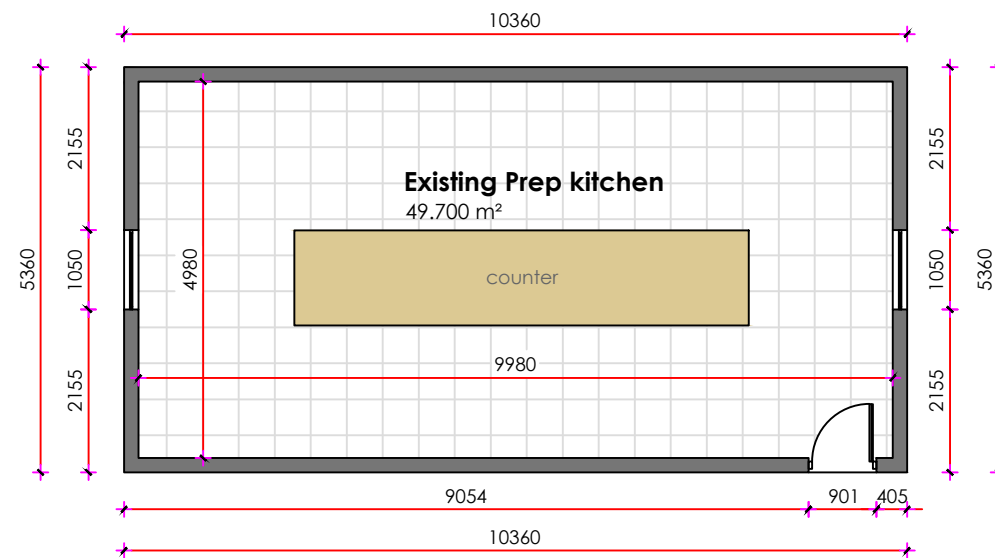
VUUR VENUE & SERVICE STATION: 81.6m²



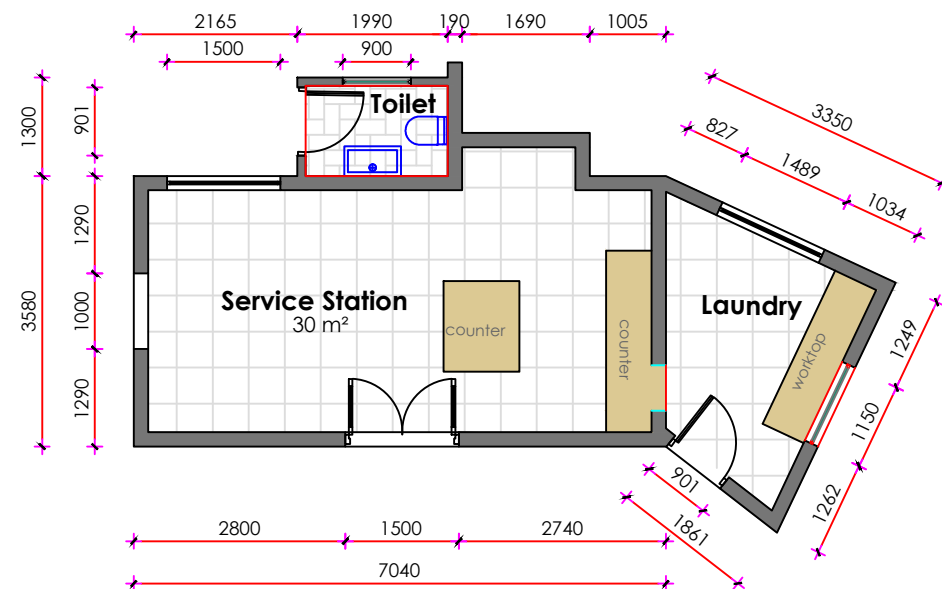
STORAGE BUILDING: 17.32 m²



GUEST ABLUTION: 9.6 m²



PREP KITCHEN: 49.7m²



SERVICE STATION & LAUNDRY: 31.5 m²

VUUR PRECINCT FLOOR PLAN TOTALS	
TOTAL ALLOWABLE COVERAGE FOR TOURIST FACILITY	250m²
TOTAL COVERAGE FOR TOURIST FACILITY	189m²

LEGEND AND NOTES:



BLUplan Consulting

TOWN & REGIONAL PLANNING SERVICES

CLIENT:



REMHOOGTE
WINE ESTATE

PROJECT TITLE

**PROPOSED TOURIST FACILITY
(VUUR) ON REMAINDER FARM 1539
STELLENBOSCH**

DRAWING TITLE

VUUR FACILITY FLOORPLANS

DATE

17.06.2025

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