NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Affected person's Title:

APPLICATION FOR CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: FARM 27/26, STELLENBOSCH

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

Application Property Address: Portion 26 of Farm 27, R304 Koelenhof, Stellenbosch, 7605

Application Property Number: Portion 26 of Farm 27, Stellenbosch

Applicant: Urban Dynamics, Veronica Jansen, veronica@udwc.co.za / 021-948-1545

Owner: Genetwister Africa (Pty) Ltd – Chris Smit, c.smit@enzazaden.com

Application Reference: v

Description of land development proposal:

1. The application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **Consent Use to allow for polytunnels with an area larger than 5000m2 (±17 268m2)** on Farm No. 27/26, Stellenbosch Division.

2. The application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **Permission required in terms of the Zoning Scheme to allow for the development of buildings and polytunnels within the Rural Scenic Route Overlay Zone**.

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: **Urban Dynamics, Veronica Jansen**, veronica@udwc.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 **26 November 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 **021-948-1545** during normal office hours.

Yours faithfully,

VERONICA JANSEN
TOWN PLANNER
SACPLAN (Pr. Planner A/3184/2022)
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E veronica@udwc.co.za
A South Gate Office Park, Ground Floor, Unit 2, Carl Cronje Drive, South Gate Tyger Waterfront, Bellville, 7530

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

AANSOEK OM VERGUNNINGSGEBRUIK EN TOESTEMMING INGEVOLGE DIE SONERINGSKEMA: PLAAS 27/26, STELLENBOSCH

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

Adres van aansoek eiendom: Gedeelte 26 van Plaas 27, R304 Koelenhof, Stellenbosch, 7605

Aansoek eiendom beskrywing: Gedeelte 26 van Plaas 27, Stellenbosch

Aansoeker: Urban Dynamics, Veronica Jansen, veronica@udwc.co.za / 021-948-1545

Eienaar: Genetwister Africa (Pty) Ltd – Chris Smit, c.smit@enzazaden.com

Aansoek Verwysing: TP1713/2026

Besonderhede van die grondgebruiksaansoek:

1. Die aansoek word ingedien ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir 'n **vergunningsgebruik om voorsiening te maak vir politonnels met 'n oppervlakte groter as 5 000 m² (±17 268 m²)** op Plaas Nr. 27/26, Afdeling Stellenbosch..

2. Die aansoek word ingedien ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2023, vir **toestemming** soos vereis ingevolge die Soneringskema, **om voorsiening te maak vir die oprig van politonnels binne die Landelike Landskap Roete Oorlegsone ("Rural Scenic Route Overlay Zone")**.

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 toeganglik 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: **Urban Dynamics, Veronica Jansen**, veronica@udwc.co.za. 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 **26 November 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021-948-1545** gedurende normale kantoor ure.

Die uwe

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STELLENBOSCH

FARM 27 PTN 26

LOCAL CONTEXT

Subject Property (±4 ha)

Cadastral Boundaries

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF: C:\Users\Albert\Urban Dynamics\Communication site - DWG-NEW\Design_Studio_March_2020\Albert\Stellenbosch\Farm27_Ptn26_Stellenbosch\ArcMap\

COMPILED BY: Albert Ellis (SAGC Reg: GTgGISc 1059)

INDEMNITY

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DATE: NOVEMBER 2025

SCALE: SEE LINESCALE

PLAN NO:

FILE NAME:

CLIENT

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Prepared By:
Urban Dynamics
URBAN DYNAMICS CAPE
TOWN & REGIONAL PLANNERS

Prepared For:
Enza Zaden South Africa Holdings

PORTION 26 (PTN OF PTN 25) OF FARM NO. 27, DIVISION STELLENBOSCH

APPLICATION FOR CONSENT USE

Submitted: June 2026
Amended: September 2026



URBAN DYNAMICS CAPE PTY LTD
PO BOX 2445 | BELLVILLE | 7535
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DATE SUBMITTED: June 2026
DATE AMENDED: September 2026
AUTHOR: VERONICA JANSEN (Pr. Pln.)
REVIEWED: PJ LERM (Pr. Pln.)

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ABBREVIATIONS

LUPB: *Stellenbosch Municipal Land Use Planning By-Law, 2023*
Subject property: Portion 26 of Farm No. 27, Stellenbosch Division
SPLUMA: *Spatial Planning and Land Use Management Act, 16 of 2013*
LUPA: *Land Use Planning Act, 2014*
DEA&DP *Department of Environmental Affairs and Development Planning*
PSDF *Western Cape Provincial Spatial Development Framework, 2014*
RSIF *Greater Cape Metro Regional Spatial Implementation Framework, 2019*
IDP *Stellenbosch Municipality Integrated Development Plan (2022-2027)*
MSDF *Stellenbosch Municipality Spatial Development Framework, 2023*

SECTION 1 INTRODUCTION

1.1. BACKGROUND

The registered owner of **Portion 26 of Farm 27, Stellenbosch division**, namely *Enza Zaden South Africa Holdings (Registration No. 2008/012069/07),* has appointed **Urban Dynamics** to prepare and submit the required land use application in terms of the *Stellenbosch Municipal Land Use Planning By-Law, 2023* (**LUPB**) for a Consent Use to permit polytunnels exceeding 5 000 m² on Portion 26 of Farm 27, Stellenbosch division, hereafter referred to as the *subject property*. The application also requires permission in terms of the Zoning Scheme to allow for development within the Rural Scenic Route Overlay Zone. The Power of Attorney authorising **Urban Dynamics** to act on behalf of the owner is attached as **Annexure A**.

1.2. PROPERTY INFORMATION

The relevant cadastral, ownership and registration particulars of the *subject property* are summarised in ***Table 1*** below. Copies of the title deed and the corresponding Surveyor General Diagrams are attached as **Annexure B** and **Annexure C**, respectively.

No Conveyancer's Certificate has been obtained for the purposes of the current application. Notwithstanding this, the **Technical Approval granted on 17 January 2022** for the establishment of polytunnels on the *subject property* confirmed that no restrictive title deed conditions exist which would preclude the establishment of polytunnels. Accordingly, no title deed restrictions affect the proposed expansion of the existing polytunnel operation.

Table 1: Property Details

Property description	Registered owner	Title deed	Extent
Portion 26 of Farm 27, Stellenbosch Registration Division	Enza Zaden South Africa Holdings (Registration No. 2008/012069/07)	T47281/2009	4,0076Ha

1.3. CONTEXTUAL INFORMATION

The *subject property*, is located within an established agricultural area near Koelenhof and the greater Stellenbosch region, as illustrated in ***Figure 1*** below.



Figure 1: Regional Context

The *subject property* is currently utilised for agricultural purposes and accommodates an existing polytunnel operation for seed production. The surrounding area is characterised by a mixture of cultivated agricultural land, farmsteads, agricultural buildings and associated farming activities, with access being obtained via the existing road network, as illustrated in ***Figure 2*** below.



Figure 2: Local Context

In addition, the *subject property* forms part of a broader agricultural and cultural landscape characterised by cultivated fields, farm dams, agricultural-commercial nodes, tree lines and associated farming infrastructure. The proposed development

represents an extension of an existing polytunnel operation and is consistent with the prevailing agricultural character and land use pattern of the surrounding area.

1.4. CURRENT ZONING AND LAND USES

In terms of the *Stellenbosch Zoning Scheme, 2024*, the *subject property* is zoned "***Agriculture and Rural Zone***", as illustrated in ***Figure 3*** below.

The area is predominantly characterised by agricultural land uses with accompanying land uses such as farm roads, agricultural buildings and associated farming infrastructure.

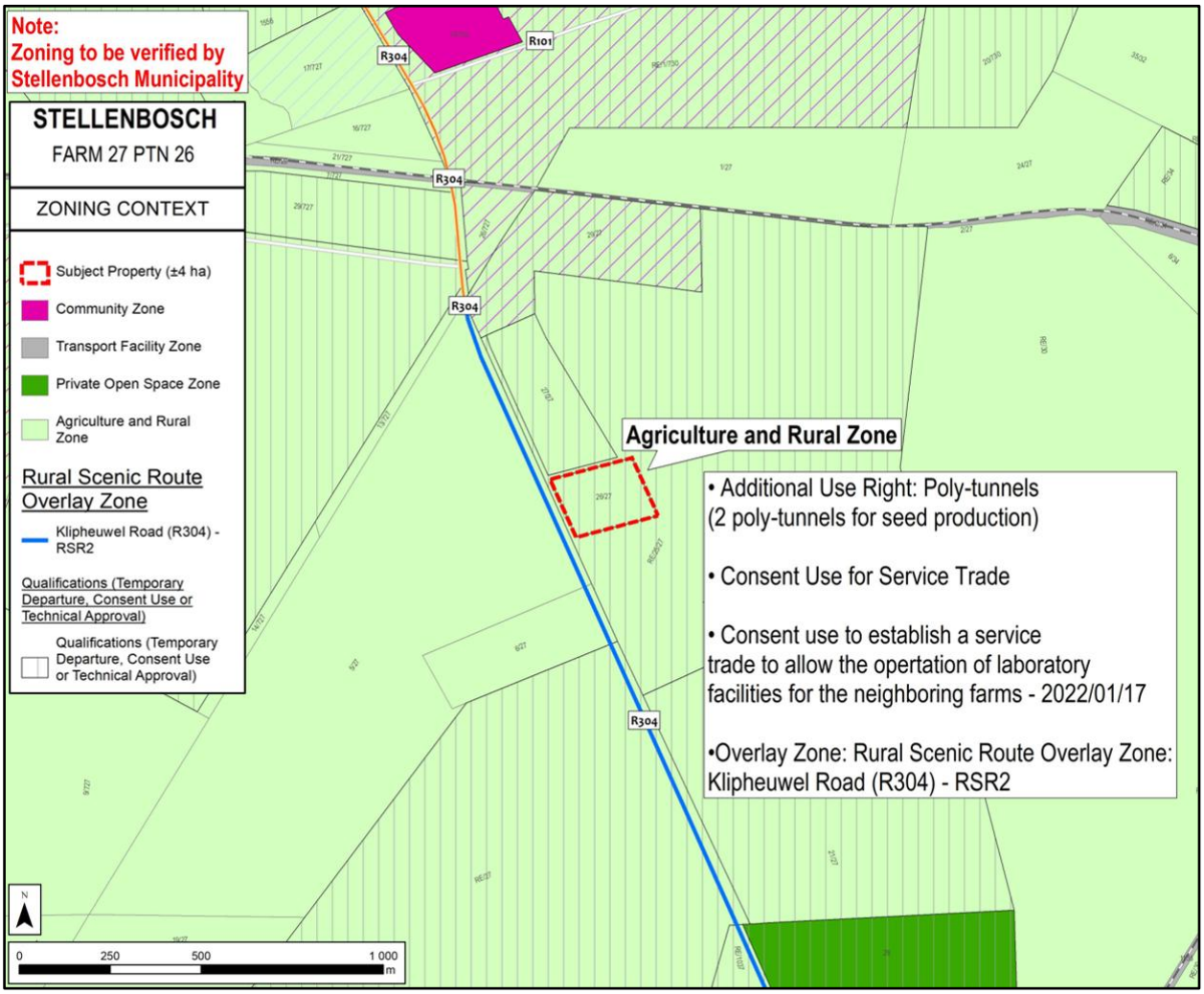


Figure 3: Zoning Context

SECTION 2 APPLICATION INFORMATION

2.1. BRIEF

This application seeks approval for a **Consent Use** in terms of the *Stellenbosch Municipal Land Use Planning By-Law, 2023 (LUPB),* to permit polytunnels exceeding 5 000m² on the *subject property*. The application also requires permission in terms of the Zoning Scheme to allow for development within the Rural Scenic Route Overlay Zone. The proposal is motivated by the operational requirements of *Enza Zaden* and the need to expand the existing seed production activities (polytunnels) currently undertaken on the property.

The *subject property* currently accommodates polytunnel operation with a total area of 5 000m². The proposal entails the expansion of the existing polytunnel operation through the establishment of additional polytunnels, resulting in a total polytunnel area of approximately 17 268m². The expansion area will be located over the existing dam area and will utilise the existing access and supporting infrastructure available on the property, as illustrated in ***Figure 4*** below.

ENZA ZADEN - DEVELOPMENT DATA			
	BULK	**COVERED AREAS**	**COVERAGE**
SITE	**40 076m²**		
BUILDING STRUCTURES			
Existing Ground Floor	1 554.5m²	1 554.5m²	3.9%
Existing First Floor	1 121.6m²	0m²	0%
Total Existing Areas	**2 676.1m²**	**1 554.5m²**	**3.9%**
POLYTUNNELS			
Existing Polytunnels	5 000m²	5 000m²	12.5%
Proposed Polytunnels	12 268m²	12 268m²	30.6%
Total Polytunnels	**17 268m²**	**17 268m²**	**30.6%**
GRAND TOTAL	**19 944,1m²**	**18 822,5m²**	**47%**

PARKING			
PARKING REQUIRED	**Bays per 100m²**	**Building Area**	**Total**
Office / Laboratory Areas	4	1 000m²	**40**
Storage / Farm Shed Areas	0	1 676m²	**0**
Parking Provided			**46**

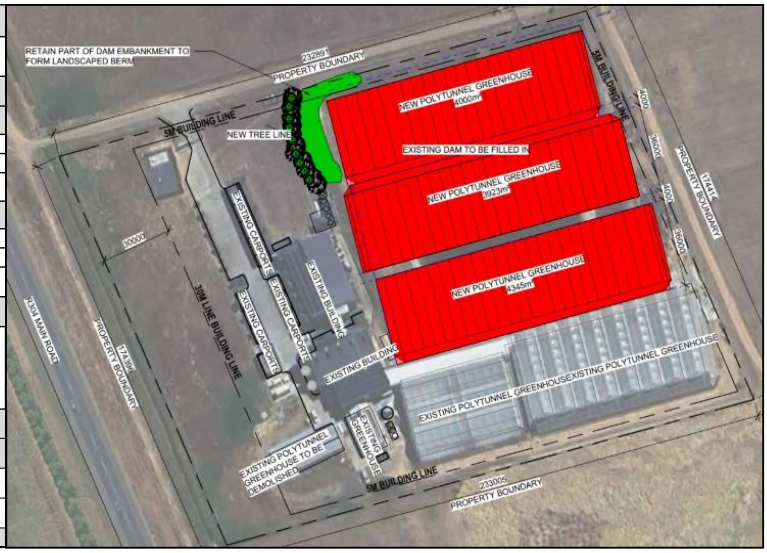


Figure 4: Proposed Site Development Plan

The proposal is designed to support the continued growth of the agricultural enterprise while ensuring compatibility with the agricultural character of the area. In addition, the proposal incorporates landscaping measures intended to mitigate visual impacts and integrate the polytunnels with the broader rural landscape.

2.2. PROPOSED APPLICATION

Application is therefore made in terms of *Section 15 of the Stellenbosch Municipal Land Use Planning By-Law* for the following:

a) Consent use *in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law* **to permit polytunnels exceeding 5 000 m²** on Portion 26 of Farm 27, Stellenbosch Division, in accordance with the Site Development Plan attached as **Annexure E**, resulting in a total polytunnel area of **±17 268m²**, comprising:

i) **Existing approved polytunnels** (5 000m²); **and**
ii) **Proposed additional polytunnels** (approximately 12 268m²).

b) Permission required in terms of the zoning scheme *in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law* **to allow for development within the Rural Scenic Route Overlay Zone.**

2.3. DEVELOPMENT PARAMETERS

The proposed Consent Use has been designed to support the expansion of the existing seed production activities on the *subject property*. The proposal entails the extension of the existing polytunnel operation and therefore maintains the agricultural character of the property and surrounding area. The subject property will therefore retain its existing zoning and no new land use rights are introduced. Accordingly, **the application seeks only to permit polytunnels exceeding 5 000 m² in extent** in accordance with the provisions of the *Stellenbosch Zoning Scheme, 2024* in accordance with **Annexure E** and as set out in ***Table 2*** below:

Table 2: Summary of the proposed Polytunnels

Description	Approximate Extent
Existing and approval Polytunnels	*5 000m²*
Proposed Additional Polytunnels	*12 268 m²*
Total Polytunnel Area	***17 268 m²***

The proposed development has been assessed against the provisions applicable to the ***Agriculture and Rural Zone*** in terms of the *Stellenbosch Zoning Scheme, 2024*. The assessment is outlined in ***Table 3*** below and confirms that the proposal is consistent with the existing agricultural use of the *subject property.*

Table 3: Proposal compliance assessment with the existing zoning

	Existing Land Use Rights	Proposed Land Use Rights	Comply
Zoning	Agriculture and Rural	Agriculture and Rural	✓
Land use	**Primary Use:** • Agriculture	**Primary Use:** • Agriculture	✓
	Additional Use: • Polytunnel (5 000m²)	**Additional Use:** • None	✓
	Consent Use: • Service Trade (laboratory facilities)	**Consent Use:** • Service Trade (laboratory facilities) • **Polytunnel (≤ 5 000m²)**	**Applied for**

Applicable Building Development Parameters:				
Building Type	**Building Lines**	**Height**	**Permitted Coverage**	**Comply**
Agricultural buildings	5m	3 Storeys	No overall limit for primary use.	✓
Polytunnels	5m	1 Storey	**>5000m² with consent use.**	**Applied for**

Parking Provision:			
Land Use Category	**Parking Required**	**Parking Provided**	**Comply**
Agricultural buildings	None	Offices: 1 000m² GLA = 40 bays **Total parking provided = 46 bays**	✓
Service Trade (Offices)	*1 bay per 100m² GLA.*		
Polytunnels	None		

To conclude, the proposed expansion represents an appropriate and orderly intensification of an existing agricultural activity on the *subject property*. Furthermore, the proposal is compatible with the prevailing agricultural character and land use pattern of the surrounding area and will not adversely affect the rural landscape or surrounding farming activities.

2.4. ENGINEERING SERVICES & TRAFFIC

2.4.1. Engineering Services

The *subject property* is currently utilised for agricultural purposes and accommodates an existing polytunnel operation together with the associated infrastructure required to support seed production activities. The proposed expansion will utilise the existing access, infrastructure and services available on the property and is therefore considered an efficient utilisation of existing resources.

Furthermore, a **Water Use Certificate attached as Annexure F** confirms the lawful registration of water uses associated with the property. In addition, correspondence received from the *Department of Environmental Affairs and Development Planning (DEA&DP)* confirmed that the proposed expansion does not trigger any listed activities, and that **Environmental Authorisation is therefore not required,** refer to **Annexure G**.

The proposed polytunnels are accordingly favourably positioned to utilise the existing infrastructure and services available on the property, subject to the requirements and confirmation of the relevant service departments.

2.4.2. Traffic

The *subject property* currently obtains access from the existing road network and accommodates an established agricultural operation. The proposal entails the expansion of the existing polytunnel operation and is not anticipated to generate a significant increase in traffic movements when compared to the existing agricultural activities currently undertaken on the property.

The proposed expansion of the existing polytunnel operation will continue to utilise the existing access arrangements and no alterations to the surrounding road network are required. Given the agricultural nature and limited scale of the proposal, the anticipated traffic impact is considered negligible and is not expected to adversely affect the operation, safety or capacity of the surrounding road network.

SECTION 3 MOTIVATION & DESIRABILITY

3.1. DESIRABILITY CRITERIA

In terms of ***Section 65*** of the *LUPB*, an application must be assessed regarding its **desirability** in relation to the surrounding context, applicable spatial planning policies, and relevant planning principles. The following points illustrate the desirability of the proposal.

It is submitted that the proposal satisfies the relevant desirability criteria as follows:

3.1.1 Socio-Economic Impact

The proposal will not result in any negative socio-economic impacts. On the contrary, the proposed expansion of the existing polytunnel operation will facilitate the continued growth and sustainability of the existing seed production activities undertaken on the *subject property*. The proposal will contribute positively to the agricultural economy and represents the efficient utilisation of an existing agricultural property and associated infrastructure.

3.1.2 Compatibility With Surrounding Uses

The proposal is fully compatible with the surrounding land uses and zoning pattern. The *subject property* and surrounding properties are mostly zoned "Agriculture and Rural Zone" and are characterised predominantly by agricultural land uses and associated farming activities.

Furthermore, the *subject property* already accommodates approved polytunnels with a combined extent of 5 000m². The proposal therefore constitutes an extension of an existing agricultural activity rather than the introduction of a new land use.

In addition, the proposal has been designed to utilise existing infrastructure and incorporates landscaping measures intended to mitigate visual impacts and integrate the polytunnels into the surrounding rural landscape. The proposal is therefore regarded as compatible with the prevailing agricultural character and land use pattern of the area.

Accordingly, the proposal will not result in an undesirable departure from the existing rural character and is regarded as fully compatible with the surrounding agricultural environment.

3.1.3 Impact On External Engineering Services

No negative impact on external engineering services is anticipated. The *subject property* already accommodates the infrastructure required to support the existing agricultural activities and the proposed expansion will continue to utilise the existing infrastructure and services available on the property.

Accordingly, the proposal is not expected to place undue pressure on the existing service networks.

3.1.4 Impact On Safety, Health And Well-Being Of The Surrounding Community

The proposal will not result in any known adverse impact on the safety, health or well-being of the surrounding community. The proposal constitutes the expansion of an existing agricultural activity and does not introduce any land uses that may give rise to nuisance or public safety concerns.

3.1.5 Impact On Heritage

No negative impact on heritage resources is anticipated as the existing structure/s on the *subject property* is not considered older than 60 years. Furthermore, the proposal entails the expansion of an existing agricultural operation and does not involve the demolition of any known heritage resources.

3.1.6 Impact On The Biophysical Environment

No significant negative impact on the biophysical environment is anticipated. Correspondence received from the Department of Environmental Affairs and Development Planning confirmed that the proposed development does not constitute a listed activity in terms of the Environmental Impact Assessment Regulations, 2014 (as amended) and that Environmental Authorisation is therefore not required.

The proposal is located on land already utilised for agricultural purposes and does not involve the clearing of indigenous vegetation or impact on watercourses. Furthermore, the area identified for the proposed polytunnel expansion comprises an existing man-made dam and, as such, no significant impact on natural environmental features is anticipated. Accordingly, no significant environmental impacts are anticipated.

3.1.7 Traffic Impact, Parking, Access And Other Transport Related Considerations

The *subject property* currently obtains access from the existing road network and accommodates an established agricultural operation. The proposal represents an expansion of the existing polytunnel operation and is therefore not expected to generate a material increase in traffic.

The existing access arrangements will be retained, and no adverse traffic or transport-related impacts are anticipated. Consequently, the proposal is not expected to adversely affect the operation, safety or capacity of the surrounding road network.

3.2. ALIGNMENT WITH THE STELLENBOSCH ZONING SCHEME, 2024

In terms of the *Stellenbosch Zoning Scheme, 2024*, the *subject property* is zoned *Agriculture and Rural Zone*. The purpose of the zone is to accommodate and protect agricultural activities and associated rural land uses. The *subject property* is currently utilised for agricultural purposes and accommodates an existing polytunnel operation for seed production. The proposal therefore represents the expansion of an existing agricultural activity and is considered compatible with the intent and purpose of the Agriculture and Rural Zone.

Section 210 of the *Stellenbosch Zoning Scheme, 2024* provides that polytunnels with a floor area exceeding 5 000m² may only be established with the Municipality's consent. Furthermore, ***Section 213*** of the *Stellenbosch Zoning Scheme, 2024* identifies polytunnels exceeding 5 000 m² as a consent use within the *Agriculture and Rural Zone*.

Accordingly, the application is submitted to obtain the Municipality's consent in accordance with the applicable provisions of the Scheme.

The proposal's alignment with the relevant provisions of the *Stellenbosch Zoning Scheme, 2024* is summarised in ***Table 4*** below.

Table 4: Alignment with the Stellenbosch Zoning Scheme, 2024

Relevant Provision	Requirement	Proposal	Comply
Section 200: Purpose of the Agriculture & Rural Zone	To accommodate and protect agricultural activities and associated rural land uses	The property is utilised for agricultural purposes, and the proposal facilitates the expansion of seed production activities.	✓
Section 210: Polytunnels in the Agriculture & Rural Zone	Polytunnels exceeding 5 000m² require the Municipality's consent	Application submitted for a *Consent Use* in terms of Section 15of the *LUPB* for the proposed total polytunnel area of ±17 268m².	✓
Section 213: Consent Uses in the Agriculture & Rural Zone	Polytunnels exceeding 5 000 m² may be permitted with the Municipality's consent		✓
Section 216: Site Development Plans (SDP)	Development may be guided by an approved SDP	An SDP accompanies the application.	✓

Accordingly, the proposed development is fully aligned with the provisions and intent of the *Stellenbosch Zoning Scheme, 2024*.

3.3. APPLICABILITY OF OVERLAY ZONES

The *subject property* is affected by the ***Rural Scenic Route Overlay Zone*** associated with the Klipheuwel Road (R304), as contained in *Chapter 26* of the *Stellenbosch Zoning Scheme, 2024*. The purpose of the *Scenic Route Overlay Zone* is to protect and enhance the visual quality and scenic character of corridors and the surrounding landscapes.

In accordance with *Sections 258 and 259 of the Stellenbosch Zoning Scheme, 2024*, a Visual Statement was prepared in support of the application and accompanies this report as Annexure H. The Visual Statement concludes that the proposed development constitutes a low-to-medium intensity agricultural development and that the anticipated visual impact will be low to moderate.

Furthermore, the proposed development represents an extension of an existing agricultural activity and is considered compatible with the established agricultural character of the surrounding landscape.

The Visual Statement further indicates that the visibility of the proposed polytunnels is localised and that the incorporation of landscaping measures and the retention of existing landscape features will assist in integrating the development into the broader rural setting. **The proposal therefore does not detract from the scenic qualities of the area and is consistent with the intent and objectives of the Rural Scenic Route Overlay Zone.**

Accordingly, the proposal is compatible with the provisions and intent of *Chapter 26 of the Stellenbosch Zoning Scheme, 2024* and no adverse impact on the scenic route is anticipated. It is therefore respectfully submitted that the permission required in terms of

the *Stellenbosch Zoning Scheme, 2024* to allow for development within the Rural Scenic Route Overlay Zone, be granted.

3.4. SPATIAL POLICY ALIGNMENT

The proposal was assessed against the applicable spatial planning policy framework to determine its consistency with the relevant objectives, principles and spatial directives. The relevant spatial policy documents applicable to the proposal are outlined below.

3.4.1 Western Cape Provincial Spatial Development Framework (PSDF, 2014)

The *Western Cape Provincial Spatial Development Framework (PSDF, 2014)* provides the overarching spatial framework for the Province and seeks to promote the sustainable use of provincial assets, create opportunities within the space-economy and develop integrated and sustainable settlements. In particular, the *PSDF* recognises the importance of the rural economy and seeks to support productive agricultural activities and the sustainable utilisation of natural resources.

As far as the application is concerned, the proposal comprises the expansion of an existing seed production enterprise on land already utilised for agricultural purposes. **The proposal will support the continued growth of the agricultural economy and represents the efficient utilisation of existing agricultural infrastructure**. Furthermore, the proposal does not involve the loss of productive agricultural land to non-agricultural uses and is therefore considered consistent with the objective of promoting sustainable and compatible rural activities to the benefit of the broader economy.

The *PSDF* further promotes the principles of sustainability, resource efficiency and environmental resilience. In this regard, correspondence received from DEA&DP confirmed that the proposed development does not trigger any listed activities in terms of the Environmental Impact Assessment Regulations, 2014 (as amended), while the proposal incorporates landscaping measures to ensure that the development integrates with the surrounding rural landscape.

Framework Alignment Conclusion:	
The proposal is consistent with the principles and objectives contained in the *PSDF* and will contribute positively to the sustainability and continued growth of the rural economy.	✓

3.4.2 Western Cape Land Use Planning Guidelines: Rural Areas (2019)

The *Western Cape Land Use Planning Guidelines: Rural Areas (2019)* forms part of the implementation of the *Western Cape PSDF* and provides guidance for the planning and management of development within rural areas. The Guidelines seek to promote sustainable development in appropriate rural locations, strengthen the rural economy, safeguard agricultural resources and maintain the integrity and character of the Province's rural landscapes.

The Guidelines recognise the importance of supporting productive agricultural activities and promoting sustainable economic opportunities within rural areas. Furthermore, the Guidelines encourage development that is of an appropriate scale and form and that

does not compromise agricultural production, biodiversity, cultural resources or scenic landscapes.

The proposal conforms to the following principles contained in the Guidelines as it:

- ✓ **will support** the continued growth and sustainability of the rural economy as it comprises the expansion of an existing agricultural activity.
- ✓ **will not result in the loss of** productive agricultural land to non-agricultural uses and is compatible with the primary agricultural use of the property.
- ✓ **will utilise existing access** arrangements and supporting infrastructure available on the property.
- ✓ **will not detract from the agricultural character** of the surrounding area or the functionality and integrity of farming practices and landscapes.
- ✓ **is of an appropriate scale** and form within the surrounding rural context and incorporates landscaping measures to assist with the integration of the polytunnels into the broader landscape.
- ✓ **does not compromise** the ability of the Municipality to provide services or fulfil its mandate.

Alignment Conclusion:	
The proposal is consistent with and will give practical effect to the principles contained in the Western Cape Land Use Planning Guidelines: Rural Areas (2019).	✓

3.4.3 Greater Cape Metro Regional Spatial Implementation Framework (RSIF, 2019)

The *Greater Cape Metro Regional Spatial Implementation Framework (RSIF, 2019)* provides a long-term strategic framework for the spatial development of the Greater Cape Metro region and seeks to promote sustainable and inclusive economic growth, resilient settlements and the protection of ecological infrastructure. The *RSIF* recognises the importance of strengthening both urban and rural space economies, enhancing regional competitiveness and safeguarding the natural resources that underpin economic activity.

The *RSIF* strives towards a region where natural capital is safeguarded, where the economy is globally competitive, sustainable and inclusive, and where communities have access to resilient ecological and infrastructure networks. Furthermore, the Framework seeks to reinforce the region's economic strengths while supporting sustainable development and building resilience.

The proposal supports these objectives as it:

- ✓ **will contribute** towards the continued growth and diversification of the regional agricultural economy and strengthen the productive use of rural land.
- ✓ **is compatible** with the surrounding rural landscape and will not compromise the ecological infrastructure or agricultural resources that underpin economic activity within the region.
- ✓ **represents** development of an appropriate scale and form and will not place undue pressure on existing infrastructure or municipal resources.

- ✓ **will support investment** and economic activity within the Greater Cape Metro region and contribute positively to the sustainability and resilience of the rural economy.
- ✓ **will maintain** the functionality and integrity of the existing agricultural landscape and is consistent with the Framework's objective of promoting sustainable and inclusive growth.

Framework Alignment Conclusion:	
The proposed development is consistent with the objectives and spatial vision of the Greater Cape Metro RSIF (2019) and will contribute towards the sustainable development and resilience of the Greater Cape Metro region.	✓

3.4.4 Stellenbosch Municipality Integrated Development Plan (IDP, 2022-2027)

The *Local Government: Municipal Systems Act, 32 of 2000*, requires municipalities to prepare a five-year Integrated Development Plan (IDP) to guide development and inform municipal budgeting. The *Stellenbosch Municipality Integrated Development Plan (2022–2027)* serves as the Municipality's principal strategic planning instrument and seeks to address the most critical development needs of the municipal area. The *IDP* is founded on the vision of creating an "***Integrated Valley of Opportunity and Innovation***" and is structured around ***five Strategic Focus Areas***, namely the ***Valley of Possibility (1)***, ***Green and Sustainable Valley (2)***, ***Safe Valley (3)***, ***Dignified Living (4)***, and ***Good Governance and Compliance (5)***.

The ***Valley of Possibility (1)*** aims to ensure that settlements, nature and agricultural areas are spatially developed and managed in a manner that enhances livelihood opportunities and enterprise development, while the ***Green and Sustainable Valley (2)*** seeks to maintain and enhance natural resources and promote a balance between development and the sustainable use of environmental resources.

<u>The proposal is consistent with the objectives of the Stellenbosch Municipality IDP (2022–2027) as the proposal:</u>

- ✓ **supports** continued investment and economic activity within the municipal area and contribute to the sustainability and diversification of the local rural economy.
- ✓ **facilitates** the productive and efficient utilisation of the property while remaining compatible with the surrounding agricultural and rural landscape.
- ✓ **represents** development of an appropriate scale and intensity that will not place undue pressure on municipal services or infrastructure.
- ✓ **promotes** the sustainable use of land resources and contributes towards maintaining the environmental qualities and agricultural character of the area.
- ✓ **is responsive** to local circumstances and supports the Municipality's vision of fostering opportunity, innovation and sustainable growth.

Alignment Conclusion:	
Accordingly, the proposed development is consistent with the strategic objectives and vision contained in the *IDP*.	✓

3.4.5 Stellenbosch Municipality Spatial Development Framework (MSDF, 2023)

The *Stellenbosch Municipality Spatial Development Framework (MSDF, 2023)* provides the Municipality's long-term spatial vision and guides future growth and land use management within the municipal area. The *MSDF* recognises the importance of protecting the Municipality's natural and agricultural assets, while facilitating appropriate development that supports economic opportunity and sustainable livelihoods.

The *subject property* forms part of the broader rural landscape of the Stellenbosch Municipal area. The property's spatial context in relation to the *MSDF* is illustrated in ***Figure 5*** below.



Figure 5: MSDF Context

The *MSDF* promotes the maintenance and enhancement of Stellenbosch's natural environment and farming areas and acknowledges that agriculture forms an integral component of the local economy and sense of place. Furthermore, the framework supports activities that enable the diversification of farm income, provided that such activities do not detract from the functionality and integrity of agricultural land and landscapes.

The framework further recognises the importance of building upon existing infrastructure investment and directing development in a manner that supports sustainable economic opportunities and efficient land utilisation.

The proposed development is consistent with the intent and spatial principles of the *MSDF* as the proposal:

- ✓ **represents an appropriate form** of development within the rural context and will not compromise the agricultural character of the area;
- ✓ **will support** the continued productive use of the property and contribute towards the diversification and sustainability of the rural economy;
- ✓ **makes use of existing infrastructure** and services and does not give rise to urban sprawl or fragmented development patterns;
- ✓ **will remain compatible** with the surrounding agricultural landscape and will not detract from the environmental and scenic qualities that define the Stellenbosch municipal area; and
- ✓ **supports the *MSDF's*** objective of promoting sustainable development opportunities while safeguarding the Municipality's valuable agricultural and natural resources.

Framework Alignment Conclusion:	
Considering the above, the proposal is aligned with the vision, spatial principles and long-term development objectives of the *Stellenbosch MSDF*.	✓

3.5. ALIGNMENT WITH PLANNING PRINCIPLES

The application is assessed against the core planning principles established by national, provincial, and municipal legislation, namely:

- The *Spatial Planning and Land Use Management Act (Act 16 of 2013)*, referred to as ***SPLUMA***, which provides the **national** framework for spatial planning and land use management in South Africa;

- The Land Use Planning Act (Act 3 of 2014), known as **LUPA**, which serves as the **provincial** legislation for the Western Cape, giving effect to the implementation of *SPLUMA*'s principles at the provincial level; and

- The **Stellenbosch Municipal Land Use Planning *By-Law*, *2023***, enacted in terms of LUPA, provides the **local** regulatory mechanism for the assessment and approval of land use applications in the municipal area.

These instruments collectively guide all land use decisions, ensuring that development aligns with the principles of spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration.

The current application is consistent with these principles, as it:

(a) **Promotes spatial justice** by promoting the continued use of land for agricultural purposes and by ensuring that the proposal remains compatible with the surrounding agricultural landscape without compromising natural resources or contributing to undesirable development patterns;

(b) **Supports spatial sustainability** by optimising the use of well-located residential land within the urban edge and existing built environment, without contributing to urban sprawl or the outward expansion of the urban footprint;

(c) **Encourages efficiency** by utilising existing access arrangements, agricultural infrastructure and available services already associated with the *subject property*, thereby avoiding unnecessary duplication of infrastructure investment;

(d) **Ensures spatial resilience** by supporting the continued viability and long-term sustainability of the existing seed production enterprise and by enabling the property to respond to changing agricultural and economic demands; and

(e) **Upholds good administration** by seeking approval through the prescribed statutory processes and ensuring that the proposed development is formally considered and regulated in accordance with the applicable planning legislation.

Considering the above, the proposal is fully aligned with the applicable planning principles. The proposed ***Consent Use*** represents an orderly and logical expansion of an existing agricultural activity and is consistent with the prevailing agricultural character, land use pattern and planning objectives applicable to the area.

SECTION 4 CONCLUSION AND RECOMMENDATION

4.1. CONCLUSION

The proposed ***Consent Use*** application for the expansion of the existing polytunnel operation on *Portion 26 of Farm 27, Stellenbosch Division*, represents an appropriate and orderly utilisation of agricultural land within an established rural area. The proposal has been carefully designed to facilitate the continued growth of the existing seed production enterprise while maintaining the agricultural character, scenic quality and functionality of the surrounding landscape.

It is therefore concluded that the proposed development:

- ✓ Is compatible with the existing agricultural character, zoning pattern and land use activities of the surrounding area;
- ✓ Supports the objectives of the *Stellenbosch MSDF* and other applicable policy frameworks by promoting the sustainable use of rural land and supporting the continued growth of the agricultural economy;
- ✓ Aligns with the *Stellenbosch LUPB, 2023* and complies with the planning principles contained in *SPLUMA* and *LUPA*;
- ✓ Gives effect to the provisions and intent of the *Stellenbosch Zoning Scheme, 2024*, which specifically provides for polytunnels exceeding 5 000m² by means of a ***Consent Use*** application;
- ✓ Makes efficient use of existing infrastructure, access arrangements and available services associated with the *subject property*;
- ✓ Will not result in significant adverse impacts on the Rural Scenic Route Overlay Zone;
- ✓ Will not result in significant adverse impacts on the biophysical environment, scenic landscape or surrounding road network;
- ✓ Represents an extension of an existing and approved agricultural activity and will contribute positively to the sustainability and long-term viability of the existing seed production enterprise; and

Based on the above considerations, the proposal is considered **appropriate, desirable and in the public interest**, and should therefore be supported by Stellenbosch Municipality**.**

4.2. RECOMMENDATION

Following the above assessment and motivation, it is hereby our considered recommendation that the following application in terms of the *Stellenbosch Municipal Land Use Planning By-Law, 2023,* be approved:

a) **Consent use** *in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law* **to permit polytunnels exceeding 5 000 m²** on Portion 26 of Farm 27, Stellenbosch Division, in accordance with the Site Development Plan attached as **Annexure E**, resulting in a total polytunnel area of **±17 268m²**, comprising:

iii) **Existing approved polytunnels** (5 000m²); **and**
iv) **Proposed additional polytunnels** (approximately 12 268m²).

b) Permission required in terms of the zoning scheme *in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law* **to allow for development within the Rural Scenic Route Overlay Zone.**



VIEW FROM STREET
Scale - 1 : 200



SDP
Scale - 1 : 500

ENZA ZADEN - DEVELOPMENT DATA

	BULK	COVERED AREAS	COVERAGE
SITE	40 076m²		
BUILDING STRUCTURES			
Existing Ground Floor	1554.5m²	1554.5m²	3.9%
Existing First Floor	1121.6m²	0m²	0%
Total Existing Areas	2676.1m²	1554.5m²	3.9%
POLYTUNNELS			
Existing Polytunnels	5000m²	5000m²	12.5%
Proposed Plytunnels	12690m²	12690m²	31.7%
Total Polytunnels			
Grand Total	20366m²	19244.5m²	48%

PARKING

PARKING REQUIRED	Bays per 100m²	Building Area	
Office / Laboratory Areas	4	1000m²	40
Storage / Farm Shed Areas	0	1676m²	0
Parking Provided	1554.5m²	1554.5m²	46

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3. THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
2			

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
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CLIENT
GASS Architecture Studio

GASS PROJECT NUMBER: 123

DRAWING TITLE

SDP

DRAWING INFO

DATE: 2020/05/18 | SCALE: As indicated @ A0

DRAWING NUMBER

PROJECT-CODE - ORIG. - ZONE - LEVEL - TYPE - ROLE - NUMBER | REV.

PL 101

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