



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1550/2026

Our File Reference Number:

Your Reference Number: Farm 491/7, Lyndoch

Enquiries: Bongiwe Zondo / Chanel Olivier

Contact No: 021 – 808 8951/ 8650

Email address: Bongiwe.Zondo@Stellenbosch.gov.za / Chanel.Olivier@stellenbosch.gov.za

PER E-MAIL: Land.Use@westerncape.gov.za

Sir/Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME (TECHNICAL APPROVAL) ON FARM 491/7, LYNDOKH

Department of Infrastructure
Chief Directorate Road Planning, Roads Branch
Western Cape Government
PO Box 2603,
Cape Town
8000

Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Lyndoch Service Road

Application Property Number: Farm 491/7, Lyndoch

Applicant: Emile van der Merwe

Owner: Beccaro Family Trust

Application Reference: TP1550/2026

Application Type: Additional Use

Detailed description of land use or development proposal, including its intent and purpose:

The application(s) is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No 491/7 Lyndoch for the following:

1. **Permission (additional use)** in terms of section 15(2)(g) of said bylaw for Agricultural industry to utilise a portion of the existing stables as micro winery.

Notice is hereby given in terms of the provisions of Section 46 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 can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

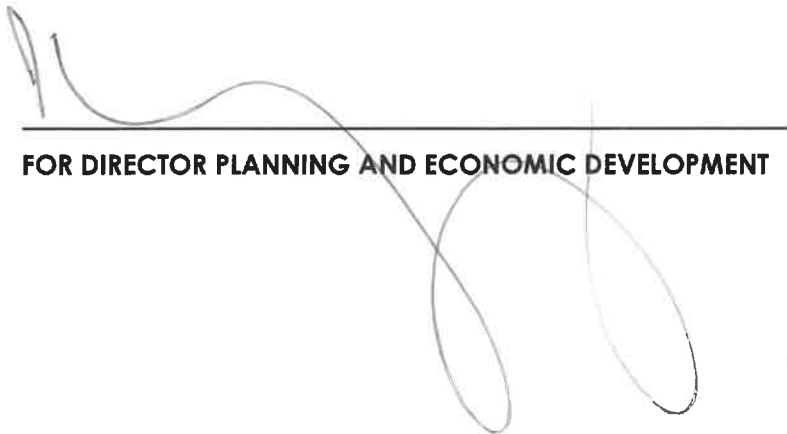
The comments must be addressed to emilevdm@adept.co.za By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 21 days from the date of this notice to be received on or before the closing date of **09 July 2026**

It should be noted that 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 Chanel.Olivier@ Stellenbosch.gov.za / emile.vdm@adept.co.za for assistance at the email address provided or telephonically at 021 808 8650 during normal office hours.

Yours faithfully



A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke, positioned above a solid horizontal line.

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

18/6/2021,
DATE

PART G: MOTIVATION FOR APPLICATION

When this section is completed and all the relevant documents are attached, it is not necessary to submit a separate report for motivation.

The application property is located approximately 10km south west of Stellenbosch Town and approximately 500m to the east of the intersection of Baden Powell and the Annandale Road. The property on micro-level is situated in the Lynedoch area, directly to the north of the existing Spier Hotel complex. Access to the property is obtained from the Lynedoch Service Road.

The property is zoned Agricultural/Rural Zone and it is being utilized accordingly. The current infrastructure on the property (refer to site plan attached as **Appendix 6**) comprise the following:

- Dwelling house
- Store room
- Bona-fide outbuilding/shed
- Stables
- Vineyards ($\pm 700\text{m}^2$)

Note: It is the intention of the owner to extend the current vineyards with an additional 300m^2

ZONING PROVISIONS: AGRICULTURAL/RURAL ZONE

200. Purpose of the zone

- (1) The purpose of this zone is to make provision for:
- (a) the protection and preservation of agricultural land, rural landscapes, and biodiversity.
 - (b) use of land for purposes of bona fide agricultural production or conservation.
 - (c) buildings and structures which may be erected for reasonable and normal agricultural purposes.
 - (d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability, and providing diversified income to landowners, without adversely impacting on the primary use of the land unit for agricultural purposes.

The purpose of the application is to use of a small portion ($\pm 48\text{m}^2$) of the existing stables for micro-winery purposes. The said land is defined as follows:

“agricultural industry” (landbou nywerheid) is an industry for the processing of fresh agricultural products, and where the agricultural industry activity is subservient to the dominant agricultural production on the land unit or farm, and may include ancillary buildings such as storage, a point of sale, tasting facilities, staff facilities and/or administrative offices and examples thereof include a winery, wine cellar, distillery, cheese making industry, cannery, juice factory or fruit ripening plant facility;

The proposed micro-winery/agricultural industry (refer to floor plan attached as Appendix 6) comprise the following:

- Pressing area/tasting and sales (24m^2)

- Maturation (14m²)
- Dry goods store (14m²)

The above uses will be confined to a portion of the existing stable building.

Compliance with Section 203 of zoning scheme:

- 100% of the produce used in the winery are grown on the farm
- Approximately 30% is sourced from the surrounding farms
- The amount of wine produced per annum (±600 bottles) equals to the production capacity of the farm
- An additional 300m² will be planted with vineyards

The establishment of agri-processing facilities are in line with the objectives of the Directorate: Sustainable Resource Management (LANDCARE): Department of Agriculture whose primary function is to conserve the regions agricultural resources. According to this Department's policy and recommendations the concept of sustainable agriculture is promoted taking the following criteria in mind, namely:

- ✓ Social acceptability
- ✓ Economic viability
- ✓ Ecological feasibility/Environmental integrity
- ✓ Reasonable production; and
- ✓ Sound security

The development proposal on the property conforms to the above criteria and it will not have any negative impact on the conservation of productive agricultural land and it will not impact on the long-term viability of the farming unit.

One of the key initiatives of the Department of Agriculture relates to the diversification of the agricultural sector and the role that agri-processing can play in the economic development of the Western Cape. The department therefore recognizes the important role the agricultural and wine industry can play in the rural and economic development of farming enterprises of which the following are considered key components:

- Agricultural tourism – guesthouse and holiday accommodation
- Value adding – agricultural industries with associated tourist facilities
- Creating sustainable agricultural units - intensifying

The proposal significantly will contribute to the promotion and expansion of the area's resource base with multiplier economic and social benefits. The application is consistent with the planning principles as contained in the Municipal Spatial Development Framework.

STRATEGIC POLICY CONTEXT

Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard are drawn to the following:

WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (WCPSDFP)

The WCPSDF serves as guideline and puts forward proposals and strategies aimed at achieving certain provincial wide goals. The policy document is informed by the National Development Plan and related spatial policies and takes its strategic direction from the Western Cape development strategy and related policy frameworks. It also serves to guide the location and form of public investment. An important factor in this regard relates to the role which the rural economy can play in the overall economy of the greater municipal area and is of particular relevance to the Stellenbosch area. The proposed agri-processing and related tourist facility presents an opportunity that is aligned with the policy to allow for compatible and sustainable rural activities to the benefit of the broader good of society with positive socio-economic returns.

As far as the application is concerned, the principles contained in the WCPSDF will have to be considered to ascertain whether sustainable development is promoted. Sustainable development encompasses the integration of social, economic and ecological factors into planning, decision-making and implementation so as to ensure that development serves present and future generations.

WESTERN CAPE STRATEGIC PLAN 2014-2019

Vision

"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected High Opportunity Society For All"

Provincial Strategic Goals



Western Cape Economic Drivers

PSG 1: Create opportunities for growth and jobs

PROJECT KHULISA ("to grow")

Productive Sectors:



Enablers:

- Energy
- Water
- Broadband
- Skills



Significance of the Agricultural Sector

The agricultural Sector remains a key component of the regional economy – particularly in non-Metro districts;

- Value added in WC agriculture (R 14,7 billion in 2011) accounts for 23% of national agriculture value added (R 64 billion)
- WC economy only accounts for 14,2% of national GDP
- 30% of agricultural sector production is exported
- Nearly 50% of wine production is exported
- Sectoral focus in 2015-2020 will be on Agri-Processing (in addition to Tourism and Oil & Gas)

From the above information it is clear that the Provincial Government Western Cape in terms of their Provincial Spatial Development Framework and Strategic Plan has placed as specific emphasis on the importance of the agricultural and wine industry as key sector in growing and sustaining the economic base of the region.

STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK

The Stellenbosch SDF has been approved as a guiding document to direct the future growth development in the Stellenbosch area of jurisdiction. In terms of the SDF and with reference to the proposal your attention is drawn to the following strategic directive:

Promoting the development of retail activities related to, and agricultural industries for the beneficiation of natural produce on farms, e.g. meat curing, beer breweries, wineries, packing sheds, bottling plants, jam factories, cheese making, milling, honey beneficiation, etcetera;

Consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

The proposed development is consistent with the proposals of the spatial development framework and the other policies of the Municipality. The proposal complies with the land use planning principles referred to in section 59 (spatial justice, spatial sustainability, efficiency and good administration) of LUPA

Spatial Justice

The proposal will not have a negative impact on the agricultural potential and farming activities.

Spatial efficiency

The proposal will make use of resources in a just and efficient manner.

Spatial resilience

The proposal is deemed compatible with the rural character of the area and is in line with the municipal IDP and spatial development framework.

Good Administration

The proposal conforms to the requirements of the Stellenbosch Planning Zoning Scheme By-Law and Stellenbosch Land Use Planning By-Law. Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attention in this regard is drawn to the following

TRAFFIC IMPACT

The impact on traffic will be negligible given the very small scale of the facility. Access is obtained via the existing Lyndoch service road.

SERVICES

The proposed extensions can be accommodated within the existing level of services that exists on the farm. Water is obtained from a borehole that has sufficient capacity to provide water to the facility. Electricity is provided by Eskom. The existing septic tank will be replaced to allow for a new conservancy tank.

CONCLUSION

The proposal is in line to the following parameters of the zoning scheme:

- The produce used in the wine cellar is grown on the farm and not more than 50% of additional grapes will be sourced.
- The extensions are subservient to the farming and will not impact negatively on primary production
- The wine cellar will form part of the farming unit and it will not be alienated via a registered lease and/or sectionalized

- The wine cellar will not impact on the production and agricultural potential of the farming entity
- The proposal is confined to an existing building with no additional visual impact.
- The wine cellar will not have a significant impact on the rural and cultural landscape of the area
- Sufficient parking can be provided on the farm in accordance with the zoning scheme requirements
- The proposal conforms to the principles contained in the Stellenbosch SDF and IDP as well as those adopted on Provincial and National Level

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Portion 7 of Farm 491 Stellenbosch.

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PART H: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	N/A	Copy of original approval and conditions of approval
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	N/A	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting
Y	N	Proof of registered ownership (Full copy of the title deed)	Y	N	N/A	Abutting owner's consent
Y	N	Locality plan (A4 or A3 only) to scale	Y	N	N/A	Owners' association consent
Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	Y	N	N/A	Owners' association constitution
Y	N	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Design guidelines
Y	N	Other (specify):	Y	N	N/A	Other (specify):

SECTION I: DECLARATION

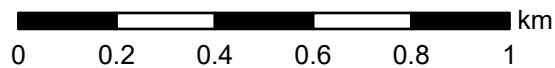
I hereby wish to confirm the following:

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect or misleading or not believing them to be correct.*
3. *I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.*
4. *Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.*
5. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.*

Location Map : Farm 491/7



Date created: 2026/02/09





Farm outbuilding/
store

Portion (48 sqm) of
stables to be used
for micro-winery

Existing stables

Store

Entrance

Existing vineyard

New vineyard
establishment

Dwelling house

Farm 491/7 Stellenbosch
SITE PLAN: DWG/002
2026/02/09