

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Portion 1 of Farm "Paulina's Dal" no. 1085

Application Property Number: Portion 1 of Farm "Paulina's Dal" no. 1085 Paarl Division

Applicant: Headland Planners (Pty) Ltd (tristan@headland.co.za/0824491801)

Owner: Rickety Bridge Properties (Pty) Ltd

Application Reference: LU/16422 (TP545/2023)

Application Type: Application for Consent Use

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

Applications are made in terms of:

- Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, (2023) for a consent use for tourist facilities:
 - o to regularise the existing restaurant (205m²)
 - o to convert the existing conference facility (175m²) into a functions venue and to utilise the lawn in front of the existing manor house for functions (±1590m²)
 - o for the development of four padel courts and a clubhouse
- The approval of a site development plan as contemplated in terms of Section 216 of the Zoning Scheme Bylaw (2019)

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 the applicant by electronic mail as follows: Headland Planners (Pty) Ltd (tristan@headland.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 **(14 April 2024)**.

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 the Applicant for assistance at the e-mail address provided or telephonically at (0824491801) during normal office hours.

Yours faithfully

HEADLAND PLANNERS

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Portion 1 of Farm "Paulina's Dal" no. 1085

Aansoek eiendom beskrywing: Portion 1 of Farm "Paulina's Dal" no. 1085 Paarl Division

Aansoeker: Headland Planners (Edms) Bpk (tristan@headland.co.za/0824491801)

Eienaar: Rickety Bridge Properties (Edms) Bpk

Aansoek Verwysing: LU/16422 (TP545/2023)

Tipe Aansoek: Aansoek vir Toestemmingsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoeke word gedoen in terme van:

- Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, (2023) vir 'n toestemmingsgebruik vir toeristegeriewe:
 - om die bestaande restaurant (205m²) te regulariseer
 - om die bestaande konferensiefasiliteit (175m²) in 'n funksieslokaal te omskep en om die grasperk voor die bestaande herehuis vir funksies te benut (±1590m²)
 - vir die ontwikkeling van vier padelbane en 'n klubhuis
- Die goedkeuring van 'n terreinontwikkelingsplan soos beoog in terme van Artikel 216 van die Soneringskema-verordening (2019)

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 tydspan 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, kan 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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.

- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Headland Planners (Edms) Bpk (tristan@headland.co.za). Deur 'n beswaar, kommentaar of versoë 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 **(14 April 2024)**

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 0824491801 gedurende normale kantoor ure.

Die uwe

HEADLAND PLANNERS

EXECUTIVE SUMMARY

1. APPLICATIONS

The following applications are required in terms of the Stellenbosch Municipality Land Use Planning By-law, 2023 ("the LUPBL"):

- **Consent use** in terms of **section 15(2)(o)** of the LUPBL read with **item 201 (1)** of the Stellenbosch Zoning Scheme By-law, 2019, for **tourist facilities** in the form of:
 - new Padel courts, clubhouse, and parking on a $\pm 4200\text{m}^2$ portion of the property,
 - a $\pm 119\text{m}^2$ restaurant and $\pm 86\text{m}^2$ multi use terrace adjacent to the existing wine tasting facility,
 - to extend the existing banquet/conference hall by $\pm 15\text{m}^2$ (total 190m^2 inside the existing building) and include a $\pm 1590\text{m}^2$ lawn for use with the banquet/conference hall for outdoor gatherings of banquet/conference guests.
- And, for the approval of a site development plan to incorporate all the above proposed uses.

2. DEVELOPMENT PROPOSAL

The development proposal includes the following land uses:

2.1. Padel Courts

The proposed Padel courts and clubhouse will be located southeast of the main entrance to the farm on an unutilised portion of land south of the existing vineyards. The extent of the courts, clubhouse and parking is approximately 4200m^2 , which makes provision for 4 courts and the potential expansion to 6 courts.

2.2. Restaurant

Regularisation of the existing restaurant ($\pm 119\text{m}^2$) into the approved tourist facility. The restaurant is located within existing buildings in the farm complex and spills out onto the $\pm 86\text{m}^2$ terrace in front of the banquet/conference hall to act as a multi-use area. I.e., for visitors during normal operating times, and serving the banquet/conference hall during planned banquets/conferences.

2.3. Banquet/conference hall extension

A $\pm 1590\text{m}^2$ lawn area in front of the existing manor house accommodation is utilised by the banquet/conference hall as an outdoor venue for weddings and other functions. It is proposed to extend the existing banquet/conference hall approval by the extent of the lawn area and incorporate it into the tourist facilities available on the farm.

For ease of reference, the complete tourist facilities on the farm, approved vs proposed, are as follows:

Tourist Facility	Approved Extent	Proposed Extent
Wine Tasting and Sales	$190\text{m}^2 + 45\text{m}^2$ extension = 235m^2	-
Banquet/Conference Hall	175m^2	$15\text{m}^2 + 1590\text{m}^2$ lawn = 1605m^2
Restaurant	-	$119\text{m}^2 + 86\text{m}^2$ terrace = 205m^2

2.4. Access and Parking

Access to the subject site is obtained via Dassenberg Road, and an existing right of way servitude that is registered over farm portions 10 & 17 of 1064.

3. MOTIVATION FOR TOURIST FACILITIES

Since the *Covid19* pandemic in 2020, the tourism and hospitality industry including wineries were greatly affected. As means to grow the attractions to the current farm and generate additional income, the owners have identified the growing interest in Padel. In 2022, there were over 150 Padel courts already built around South Africa. Padel is popular within the Western Cape, however, the closest available courts to Franschhoek are in Paarl and Stellenbosch.

Padel which is similarly played to tennis, can be played by all ages and skill levels. There are currently no Padel courts within Franschhoek and the owners have identified the opportunity to provide additional outdoor sporting/recreational tourist facilities, intended to vary the farm's income and in doing so ensure its sustainability as an agricultural land unit.

The application presents a unique opportunity to Franschhoek, not only will the courts enhance the subject site, but it will also attract more tourists and visitors to the subject site. It will positively add to the amenities of the surrounding area, provide a variety of activities in addition to those on the subject site and provide additional sources of income for the farm, helping to support the vineyard and winemaking operations.

The wine cellar and tasting venue are established, as are the banquet/conference hall and manor house which are successful and motivate for the proposed extensions. Gastronomy is a large part of Franschhoek's tourism offering, and the restaurant on the property (to be regularised) provides visitors with an opportunity to discover local food in tandem with their wine tasting experience.

4. PLANNING MOTIVATION

4.1. General considerations for an application in terms of Section 65(c) of the Stellenbosch Municipality By-Law of 2023

(i) Socio-economic impact

The proposed tourist facilities and extensions of existing uses will result in additional jobs being created during the construction phase of the Padel courts and the operation of the restaurant and banquet/conference hall. The addition of these unique facilities to the town will positively contribute to the local economy, amenities, and attractions of Franschhoek.

(ii) Compatibility with surrounding uses

No zoning change is proposed as there is no deviation from the existing zoning rights. The tourist facilities enlisted are within the ambit of the basket of rights for the property. I.e., tourist facility is a consent use of the applicable zone.

The additional income derived from the operation of the tourist facilities will contribute to the sustained operation of the agricultural land use, which is supported in item 200 of the zoning scheme and highlights the desirability of the proposal:

"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 (...) 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 land use remains primarily agricultural with approximately 60% of the land area under vineyard.

(iii) Impact on the external engineering services

Confirmation from the Municipal engineers will be requested during the departmental circulation period. Only one additional connection to water, electricity and waste/sewer for the Padel courts will be required, and little impact if any is expected as a result.

(iv) Impact on safety, health, and wellbeing of the surrounding community

Only positive impact will occur as no risk activities are proposed and employment opportunities are created during construction and operational timeframes.

(v) Impact on heritage

None.

(vi) Impact on the biophysical environment

An environmental applicability checklist has been submitted to the Department of Environmental Affairs and Development Planning to confirm that **no listed activities** contained in the NEMA environmental impact regulations are triggered by the proposal. Upon receipt of a response, it will be communicated with the Municipality.

Therefore, no advertising to the DEADP will be required during the notification period.

(vii) Traffic impacts, parking, access, and other transport related considerations

The proposed development will not impact the traffic flow to the subject site or surrounds. Access will be gained via the existing entrance and adequate parking is provided on site.

(viii) Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land

Only the approval of the site development plan.

4.2. The IDP, including the municipal spatial development framework.

No zoning change is proposed, and the tourist facilities are contained within the consent use rights provided for in the agricultural and rural zone.

4.3. NDP 2030 and Western Cape PSDF 2014

The application complies, as the proposal is within the ambit of the basket of rights for the property and does not constitute as a strategic catalytic site or project. The proposal will positively contribute to the economy by creating employment opportunities during the construction and operation phases of the tourist facilities. The positioning of the proposed Padel courts, restaurant and banquet/conference hall will also not impact the natural environment.

4.4. Western Cape Land Use Planning Guidelines for Rural Areas, March 2019

As a component of the roll out of the PSDF, the Western Cape rural areas guideline has been developed to support sustainable development in rural areas and to develop the rural economy while safeguarding areas of environmental sensitivity and agricultural significance.

Chapter 8, section 8.2 provides guidance for implementation of agricultural development and specifically states:

“Buildings accommodating land uses ancillary to or associated with agriculture, should not detract from the functionality and integrity of farming practices and landscapes and be of an appropriate scale and form. These include abattoir, additional dwelling units, airfield, and animal care centre, aquaculture, camping site, farm shop, freestanding base telecommunication station, and function venue, guest house, offroad trail, plant nursery, quarry, renewable energy structure, tourist facilities and utility service”.

The following is descriptive of the proposal’s alignment with the guidelines:

- The tourist facilities do not detract from the primary use of the subject site which remains predominantly for agricultural use,
- The proposal diversifies the farms income,
- is appropriate for the context and visually discreet due to existing landscaping,
- will not detract from the rural character of the area, nor the agricultural nature of the property, and
- does not impact on river systems or water resources.

4.5. Spatial Planning and Land Use Management Act 16 of 2013

4.5.1. Section 42. (1) in considering and deciding an application a Municipal Planning Tribunal must –

- (a) be guided by the development principle set out in Chapter 2.*
- (b) make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies, and the municipal spatial development framework; and*
- (c) take into account -*
 - (i) the public interest*

- (ii) the constitutional transformation imperatives and the related duties of the state
- (v) the state and impact of engineering services, social infrastructure, and open space requirements
- (vi) any factors that may be prescribed, including timeframes for making decisions

The tourist facilities will have a positive impact by generating employment and revenue in the local economy while also ensuring the sustainability of the agricultural land unit, which use remains the primary land use on the property and no impact on the natural environment is expected, which will be confirmed by the response to the applicability checklist application underway.

4.5.2. SPLUMA principles

Chapter 2, Section 7 of the Spatial Planning Land Use Management Act No. 16 of 2013 (SPLUMA)) prescribe five development or planning principles that all new development should consider, namely: spatial justice, spatial sustainability, efficiency, good governance, and spatial resilience. The proposed development contributes to these principles in the following ways:

- The principle of **spatial justice** is fulfilled through the creation of employment during the construction and operational phases of the proposed development.
- The proposal is **spatially sustainable** as it results in the sustainable use of the existing agricultural land which is largely used for agricultural purposes by adding additional supporting uses to the subject site.
- It is **efficient** in that it offers an opportunity to supplement the use to the existing agricultural land use and efficiently utilise existing services and infrastructure.
- **Resilience** is promoted by permitting a variety of land uses under the basket of rights contained in the agricultural and rural zone.
- **Good administration** is a function of government, whereby the application will undergo circulation and public participation which complies with the requirements of the decision maker considering policy and forward planning vehicles.

4.6. Stellenbosch Municipal Zoning Scheme By-law 2019

The Stellenbosch Zoning Scheme by-law, 2019 defines a **tourist facilities** as:

*“tourist facilities (toerisme fasiliteite) describes land uses that provide **facilities, amenities and activities, aimed at tourists and visitors**, such as shops, markets, **restaurants** and places of entertainment (which may be licensed to sell alcohol), **outdoor sport**, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmers markets, farm deli’s, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, banquet/conference halls, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;”*

No regulation departures are required for the proposed tourist facilities. An analysis of the zoning rules of the agricultural and rural zone follows:

Table 1: Development Rules of the Agricultural and Rural Zone

Item 214(1) Building development parameters	
Tourist facilities: overall max limit including outdoor areas but excluding parking	
Street and common building line: 5m	Compliant, at least 50m.
Height: 1 storey	Compliant, 1 storey
Consent use (maximum coverage): As approved by Municipality	Restaurant in existing buildings, banquet/conference hall extension $\pm 1590\text{m}^2$, and Padel courts and clubhouse $\pm 4200\text{m}^2$.

Table 2: Consent use regulations

Regulation	Compliance statement
209 (1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.	Not applicable – this is a consent use application.
209 (2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.	Not applicable – this is a consent use application.
209 (3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.	The primary use of the subject site remains agriculture with $\pm 60\%$ of the land area under vineyard.
209 (4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.	The necessary consent use application is submitted with the required SDP for the Padel courts and banquet/conference hall extension. The restaurant addition is included in an existing, approved building.
209 (5) New buildings for tourist facilities require a consent use application in terms of Planning Law.	A consent use for new buildings has been submitted.
209 (6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m ² for the entire land unit, of which: (a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m ² and this is a sub-limit of the overall limit for tourist facilities; (b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m ² and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from; (c) the total land area for market stalls may not exceed 120m ² and this is a sub-limit of the overall limit for tourist facilities.	Not applicable, consent application is submitted, not additional use. The areas and position of the uses are indicated on the proposed Site Development Plan.
209 (7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.	Not applicable no shops.
209 (8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing, or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:	Not applicable no brewery or similar use proposed.

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives; (b) such goods may be sold in the tourist facility on the property, or elsewhere.	
209 (9) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.	All existing and proposed uses are indicated on the Site Development Plan.
209 (10) The Municipality may impose any conditions required to mitigate the potential impact.	No risk activities are proposed.
209 (11) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions, or the gathering of large numbers of people, or the presence of people hindering agriculture e.g., during spraying season, nor may the tourist activities have an adverse impact on any bona fide agricultural activities on the farm itself or on neighbouring properties.	No adverse impact will occur from the relatively minor activities which are located far away from any neighbouring activities.
209 (12) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.	No additional conditions will be necessary.
209 (13) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.	The necessary consent use application has been submitted.

Table 3: Development parameters applicable to all zones

Regulation	Compliance statement
Item 22(1) Access: Vehicular and pedestrian access to a land unit shall be to the satisfaction of the Municipality.	Access remains per the existing approved access to the property.

Table 4: Parking requirements and provision

Land Use Category	Stellenbosch Zoning Scheme requirement	Provision on site
Outdoor sport (Padel courts)	0,25 bay/seat player or occupant (4 players max per court: 1 bay per court = 4 bays)	16 bays
Restaurant (±205m ²)	4 bays/100m ² gross leasable area (9 bays)	17 bays
Guesthouse	1 bay per bedroom/ suite (6 bays)	6 bays
Total	19 bays	39 bays

Locality Map of Farm No. 1085/1, Paarl Division

SCALE

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Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2023/06/01

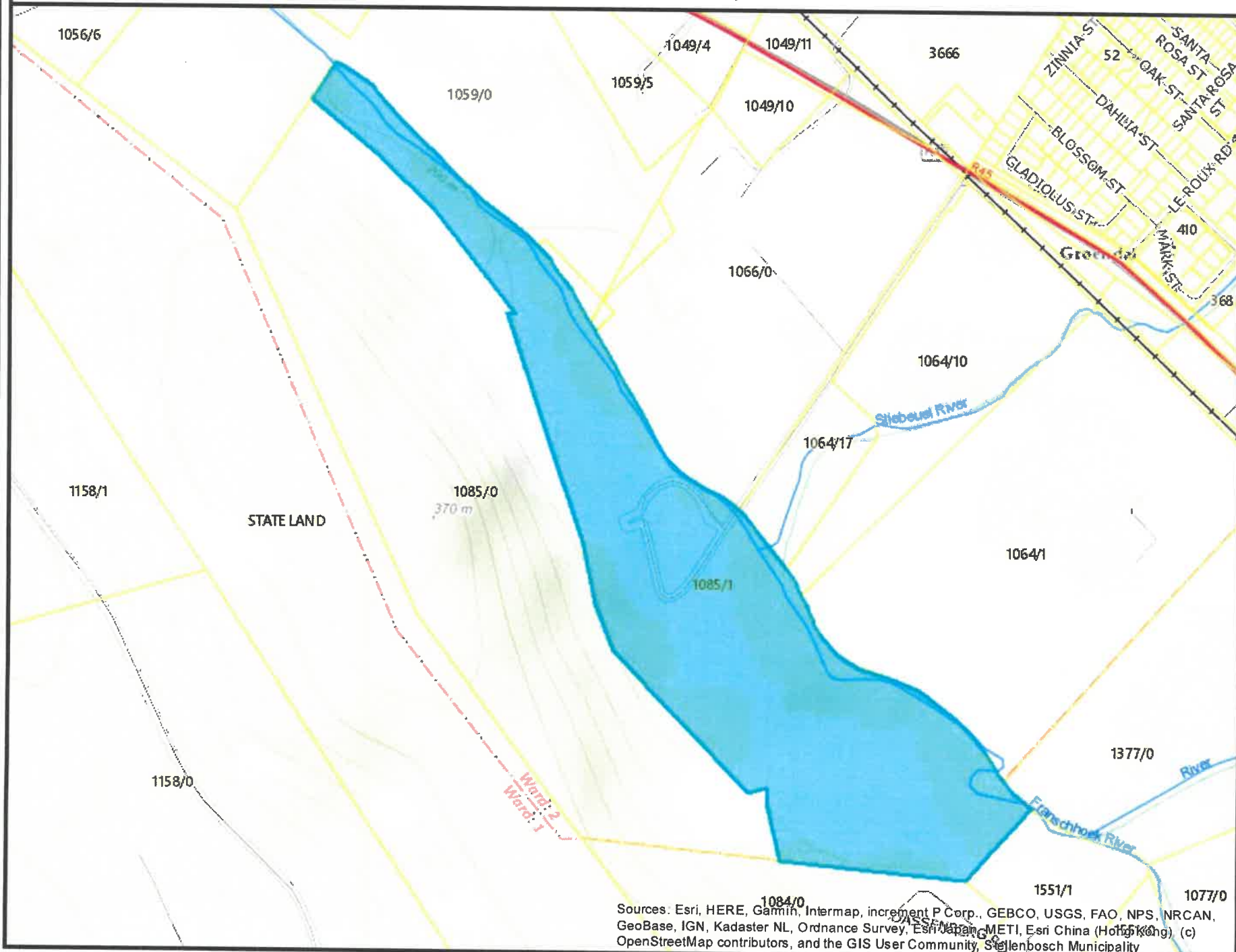


Author: Stellenbosch Municipality



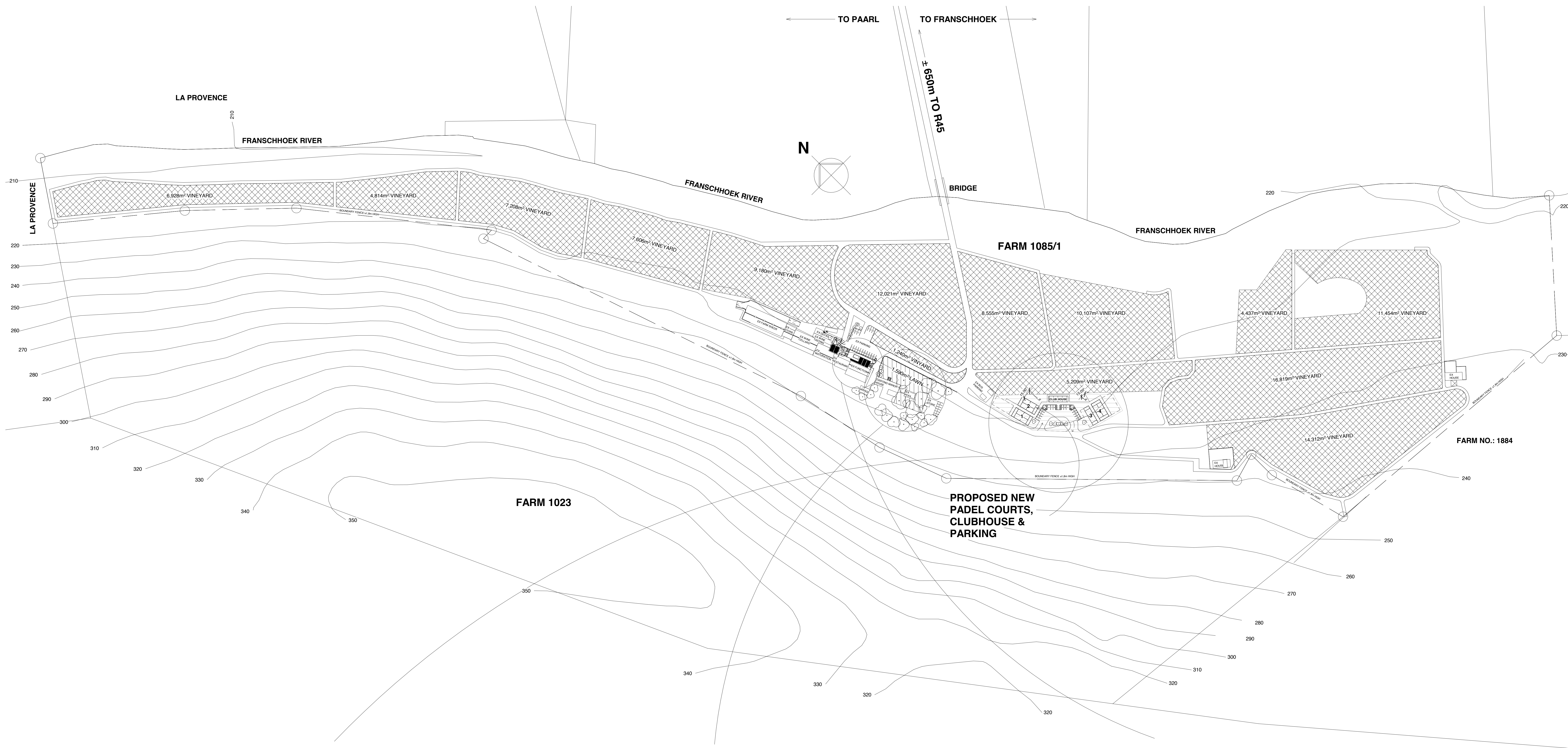
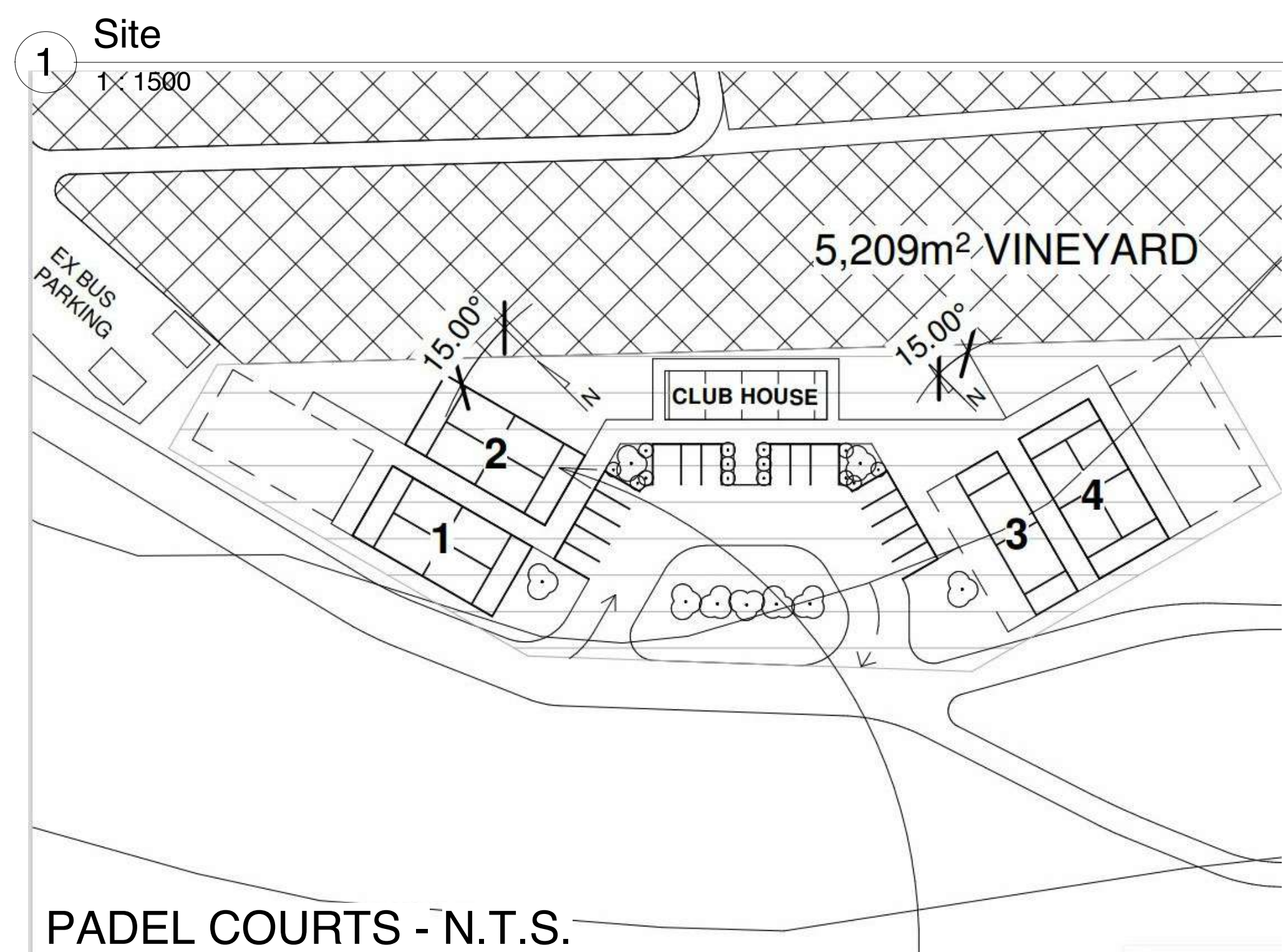
Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 6658

This map is a preliminary version of the information and is not to be used for legal purposes. It is provided for information only and is not a guarantee of accuracy. The map is not a substitute for a professional survey or other official documents. The map is not a guarantee of accuracy. The map is not a substitute for a professional survey or other official documents.

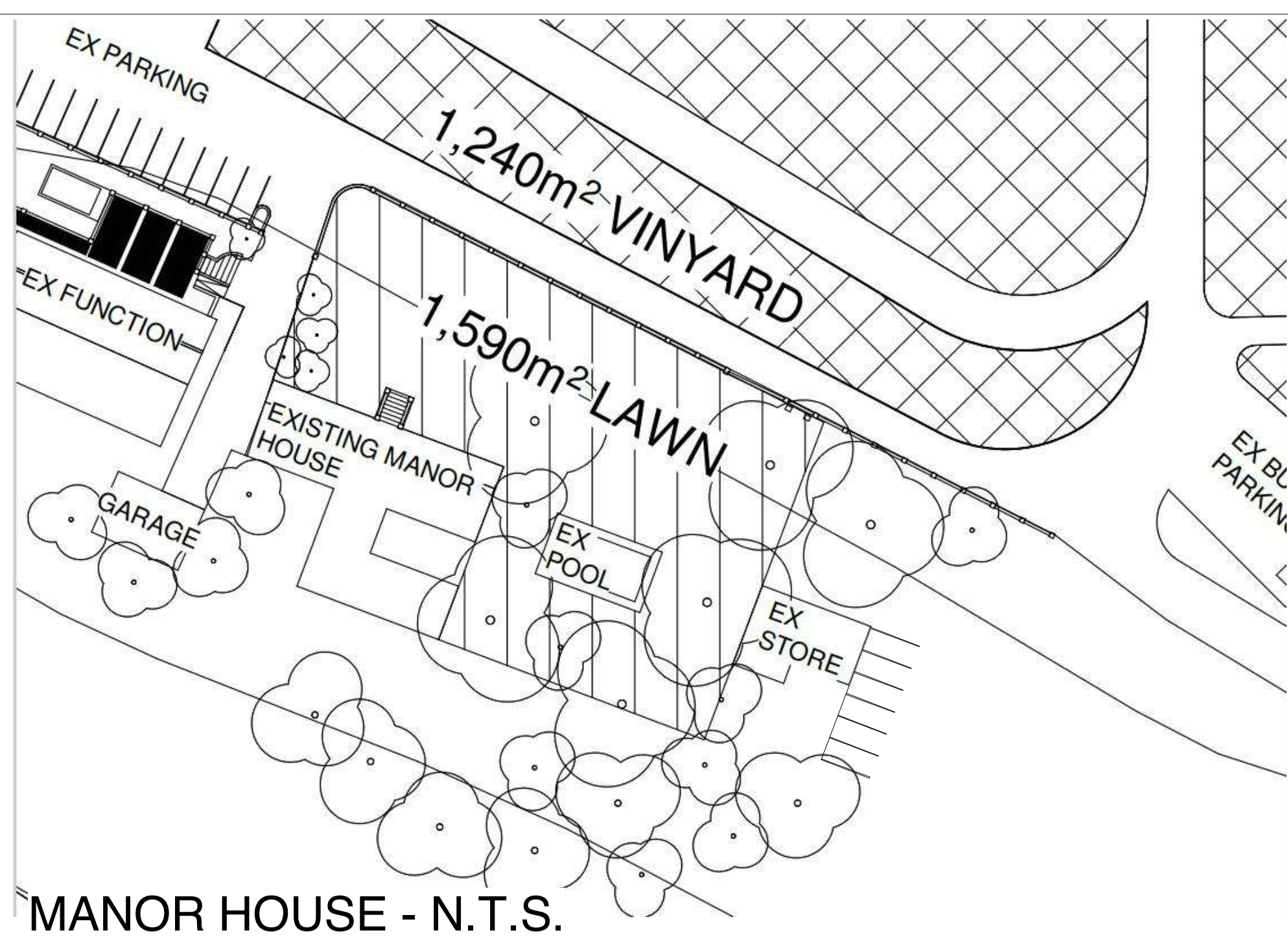


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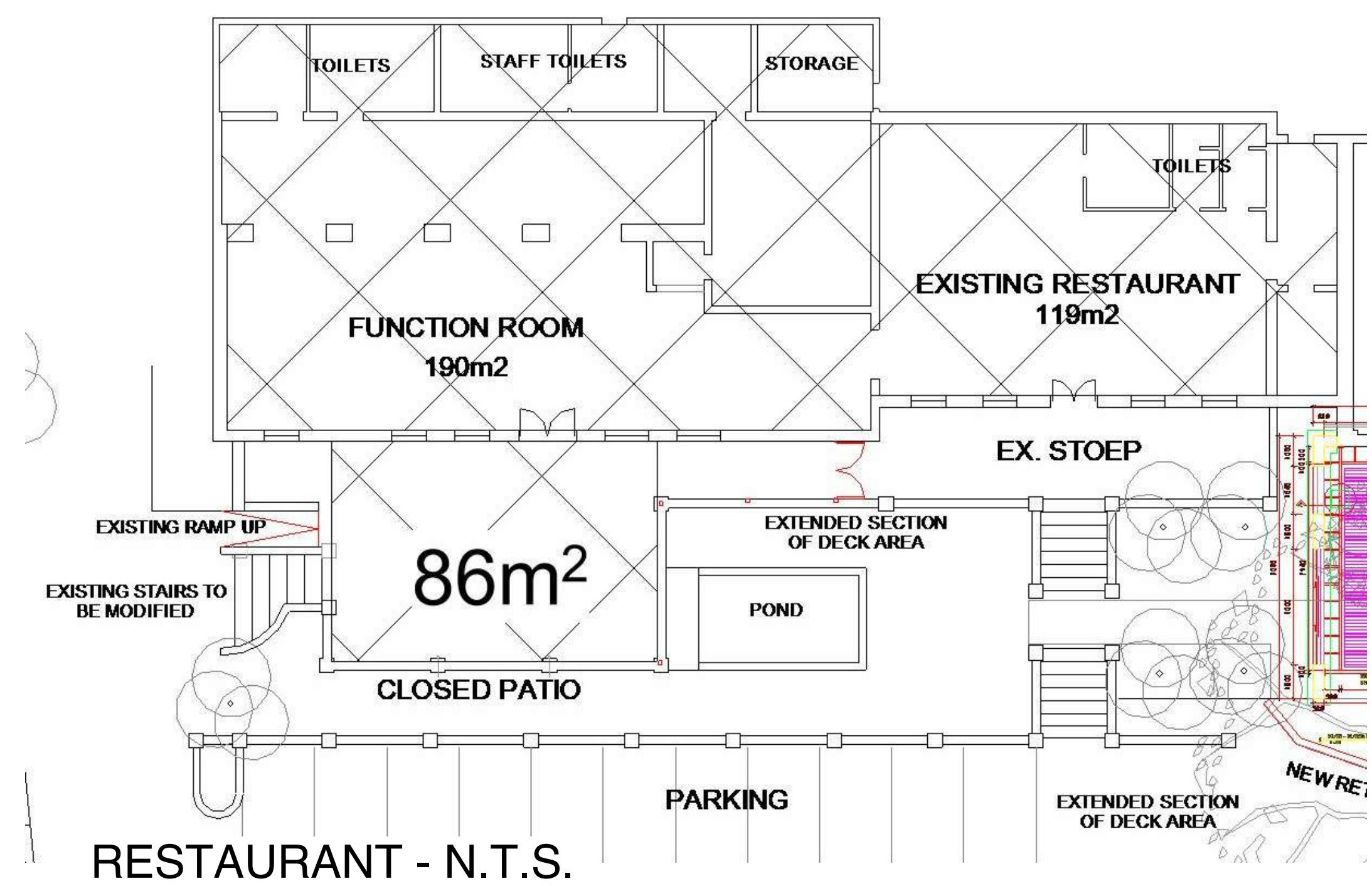
Revision Schedule		
Ref.	Description	Date



PADEL COURTS - N.T.S.



MANOR HOUSE - N.T.S.



RESTAURANT - N.T.S.

CSA
COETZEE SADIE ARCHITECTURE

DRAWN: COETZEE SADIE
SCALE: 1 : 1500
DATE: 08/10/23

PROJECT:
RICKETY BRIDGE FARM
1/1085 PAULINA'S DAL
FRANSCHHOEK / PAARL,
WESTERN CAPE

JOB NO:
RB001-23

ISSUE:
SITE DEVELOPMENT
PLAN - PROPOSED PADEL
COURTS

DESIGNED: Design DRAWN: DRAWN: DATE: 08/10/23
SCALE: 1 : 1500 A0
SITE DEVELOPMENT
PLAN
A101