

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

Sir / Madam

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

Application Property Address: Corner of Helshoogte Road (R310) and Simondium Road (R45), Groot Drakenstein

Application Property Number: Farm 1006/4, Paarl

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: R45 Trust – H Droomer (contact details: 076 303 9336)

Application Reference: LU/17732

Application Type: Rezoning, subdivision, consent use, permission i.t.o. the Zoning Scheme, and permission i.t.o. Section 246(2)(a)

Detailed description of land use or development proposal, including its intent and purpose: Application is made i.t.o. the Stellenbosch Municipal Planning By-Law, 2023, for the following on Farm No. 1006/4, Paarl Division:

1. Rezoning i.t.o. Section 15(2)(a) of the subject property from Agriculture and Rural Zone to Subdivisional Area to allow for the following uses and in accordance with the land use framework plan as depicted in plan with reference Subdivision and Zoning Plan No. 1, dated 26 September 2024, and drawn by TV3 Architects and Town Planners:
 - 2 x Local Business Zone erven (Portions A & B) and $\pm 16\,873\text{m}^2$ in extent, for business purposes.
 - 1 x Public Road and Parking Zone erf (Portion C) and $\pm 3\,059\text{m}^2$ in extent, for road purposes.
2. Subdivision i.t.o. Section 15(2)(d) of the said By-Law of said property in accordance with Subdivision and Zoning Plan No. 1, dated 26 September 2024, and drawn by TV3 Architects and Town Planners, to allow for the commercial development in accordance with the sub-divisional zone above, and the registration of 20m right of way over Portion A in favour of Portion B.
3. Consent i.t.o. Section 15.2(o) of the said By-Law to allow for a filling station.
4. Consent i.t.o. Section 15.2(o) of the said By-Law to allow for a liquor store.
5. Permission i.t.o. the Stellenbosch Municipal Zoning Scheme By-Law i.t.o. Section 15(2)(g) of the said By-Law for the approval of the Site Development Plan.
6. Permission required i.t.o. Section 246(2)(a) of the Stellenbosch Municipal Zoning Scheme By-Law which requires an application for permission of the Municipality to erect structures within a rural conservation area (Dwars River Valley Rural Conservation Area).

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_portal/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.

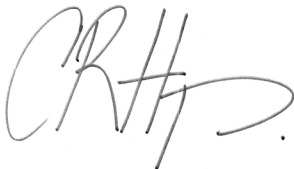
The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **24 March 2025**.

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 021 861 3800 during normal office hours.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

20 February 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Hoek van Helshoogte Pad (R310) en Simondium Pad (R45), Groot Drakenstein

Aansoek eiendom beskrywing: Plaas 1006/4, Paarl

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: R45 Trust – H Droomer (kontak besonderhede: 076 303 9336)

Aansoek Verwysing: LU/17732

Tipe Aansoek: Hersonerings, onderverdeling, vergunningsgebruik, toestemming i.t.v. die Sonering Skemaregulasies, en toestemming i.t.v. Afdeling 246(2)(a).

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms: Aansoek word gemaak i.t.v. die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die volgende op Plaas No. 1006/4, Paarl Afdeling:

1. Hersonerings i.t.v. Afdeling 15(2)(a) van die eiendom van Landbou Sone na Onderverdelingsgebied om voorsiening te maak vir die volgende gebruike soos aangedui op die Onderverdeling en Soneringsplan No. 1 van 26 September 2024 en geteken deur TV3 Argitekte en Stadsbeplanners:
 - 2 x Plaaslike Sake Sone erwe (Gedeeltes A & B) sowat ±16 873m² in grootte, vir sake doeleindes.
 - 1 x Publieke Pad en Parkeer Sone erf (Gedeelte C) sowat ±3 059m² in grootte, vir pad doeleindes.
2. Onderverdeling i.t.v. Afdeling 15(2)(d) in lyn met die Onderverdeling en Soneringsplan No. 1 van 26 September 2024 en geteken deur TV3 Argitekte en Stadsbeplanners, om voorsiening te maak vir die sake ontwikkeling en vir die registrasie van 'n 20m reg-van-weg oor Gedeelte A ten gunste van Gedeelte B.
3. Vergunning i.t.v. Afdeling 15.2(o) vir 'n vulstasie.
4. Vergunning i.t.v. Afdeling 15.2(o) vir 'n drankwinkel.
5. Toestemming i.t.v. die Sonering Skemaregulasies i.t.v. Afdeling 15(2)(g) vir goedkeuring van die Terreinontwikkelingsplan.
6. Toestemming i.t.v. Afdeling 246(2)(a) van die Sonering Skemaregulasies om geboue op te rig in die Dwarsriviervallei Landelike Bewaringsgebied.

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 tydskedule van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning_portal/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 terme 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 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: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van **24 Maart 2025**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

20 Februarie 2025



R45 COMMERCIAL DEVELOPMENT

**Land use planning applications on the Farm Meerlust
No. 1006/4, Division Paarl (3884-P)**

17 October 2024



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

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PLANNING MOTIVATION REPORT

1. Pre-submission consultation

We refer to our pre-submission consultation and the Directorate: Planning and Economic Development's pre-application scrutiny feedback (dated 29 February 2024) regarding the proposed tourist-orientated commercial development on Farm Meerlust No. 1006/4, Paarl [*hereafter referred to as the subject property*].

The feedback we received from the Directorate: Planning & Economic Development regarding the proposed commercial development, was positive and stated:

Your intended land use application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2023) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB].

A copy of the Directorate: Planning and Economic Development's feedback is included in this submission.

2. Land use planning applications

As instructed by the landowner:

- (i) Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of Farm 1006/4, Paarl from Agriculture and Rural Zone to Local Business Zone and Public Roads and Parking Zone.

- (ii) Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2024 for a consent use for a filling station and a liquor store on Farm 1006/4, Paarl.
- (iii) Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permission required i.t.o. the zoning scheme to approve the Site Development Plan on Farm 1006/4, Paarl.
- (iv) Application is made i.t.o. Section 15.2(d) of the Stellenbosch Municipality Planning By-Law, 2023 for the subdivision of Farm 1006/4, Paarl into a Portion A ($\pm 7\,990\text{m}^2$), a Portion B ($\pm 8\,883\text{m}^2$), and a Portion C ($\pm 3\,059\text{m}^2$).

A power of attorney to this affect is included in this submission.

3. Purpose of the applications

The subject property is a vacant piece of land which has not been actively farmed. It is located in the Rhodes Fruit Farm industrial node on the corner of Helshoogte Road (R310) and Simondium Road (R45), in Groot Drakenstein – see image below.

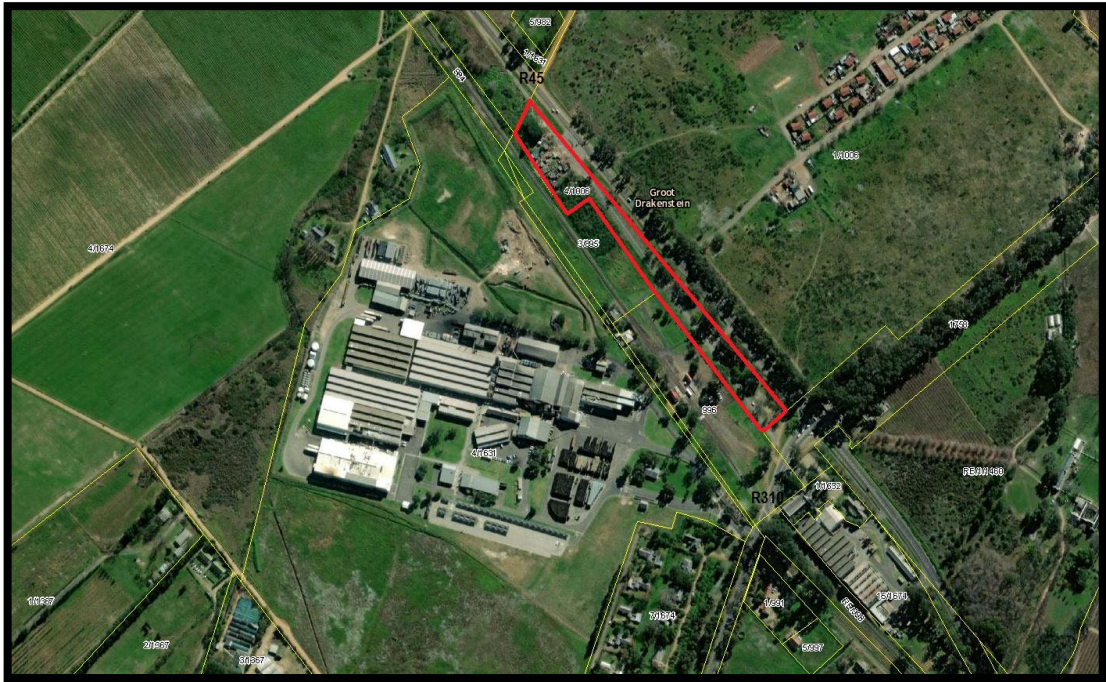


Figure 1: The locality of Farm 1006/4, Paarl in Groot Drakenstein

It is the landowner's intention to develop tourist-orientated commercial facilities on this very narrow piece of land in Groot Drakenstein – see image below.



Figure 2: Aerial view of the proposed urban development (south to north)

4. Details of the subject property

The subject property is described in Deed of Transfer No. T5655/2011 as Portion 4 of the Farm Meerlust No. 1006, Division Paarl and is 1.9934ha in extent. The R45 Trust is the registered owner. A copy of the farm's Title Deed and SG Diagram is included in this submission.

The subject property is primarily vacant. A portion of the site was used as an informal settlement and the old provincial road traversed the property – see images below.

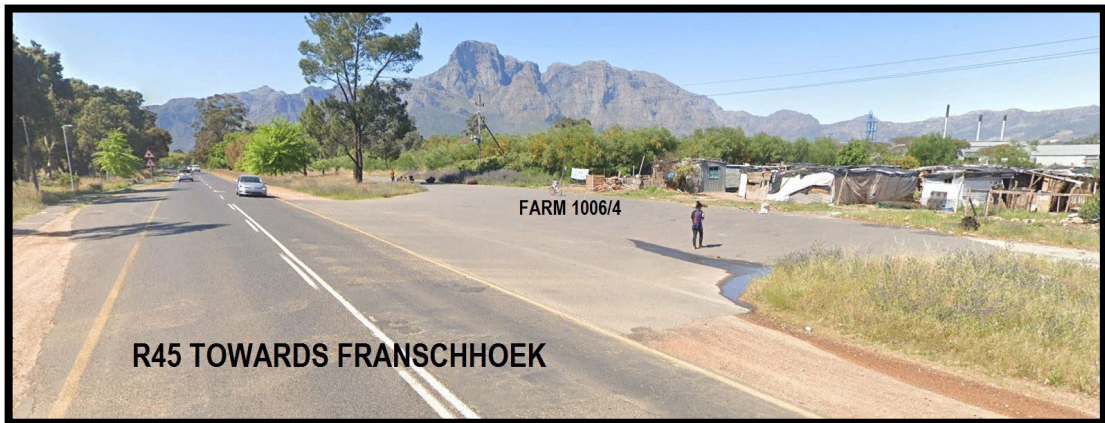


Figure 4: Farm 1006/4, Paarl as seen from the R45



Figure 5: Farm 1006/4, Paarl as seen from the R310



Figure 6: Previous land uses on Farm 1006/4, Paarl

5. Development proposal

The R45 between Paarl and Franschhoek is a popular tourist route with many tourist facilities located along this route. The proposed development will primarily consist of the following tourist-orientated commercial facilities such as shops, offices, liquor store, and a service station. The proposed commercial facilities will be aimed at tourists and visitors on the R45 and visiting the Franschhoek Wine Tram Station (which is located next to the subject property).

The proposed development will have a coverage of $\pm 4\,057\text{m}^2$ ($\pm 24\%$) and a bulk of $\pm 4\,712\text{m}^2$ (± 0.28). A minimum of 163 on-site parking bays are required, and with the proposed development a total of 173 parking bays will be provided

on-site.

A Site Development Plan – illustrating the locality and sizes of all the proposed buildings, structures, land uses, access, parking, etc. – is included in this submission for your approval.

6. Planning motivation for the proposed tourist development

6.1 Compliance with Stellenbosch Municipality's Spatial Development Framework

According to the Stellenbosch Municipality's Spatial Development Framework (MSDF) Farm 1006/4 is located inside the Groot Drakenstein urban edge and is earmarked for future urban development (such as the proposed commercial land uses). The proposed urban development of Farm 1006/4 will therefore be in line with the Stellenbosch Municipality's spatial planning policies – see images below.

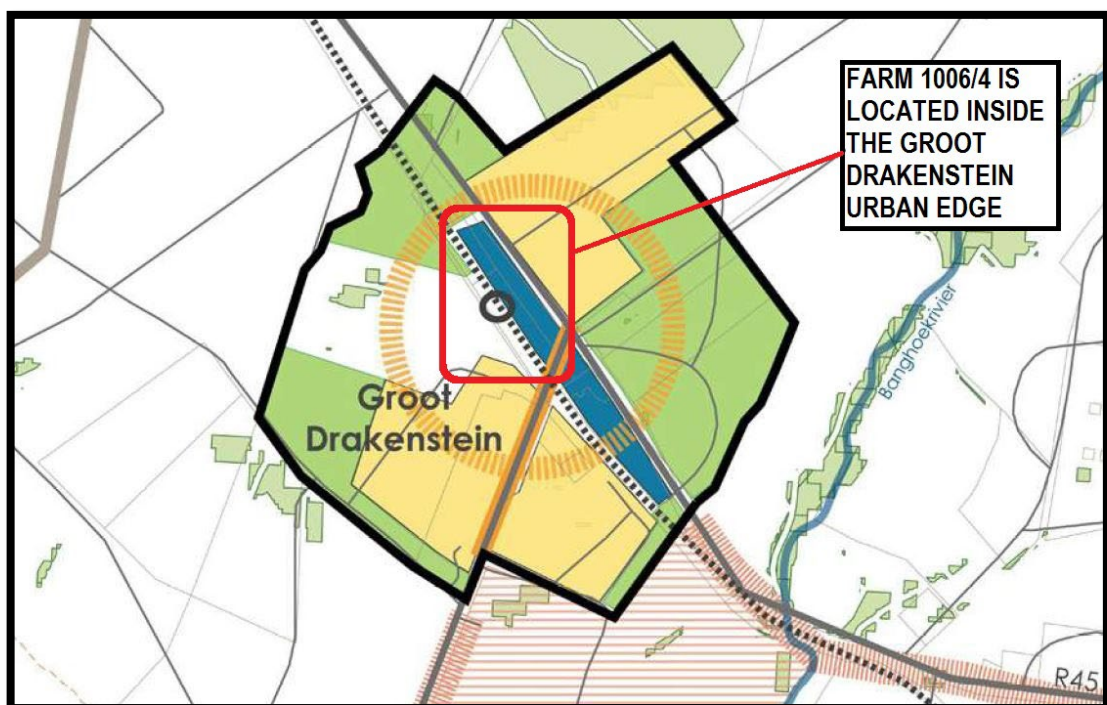


Figure 7: Extract of the Stellenbosch MSDF

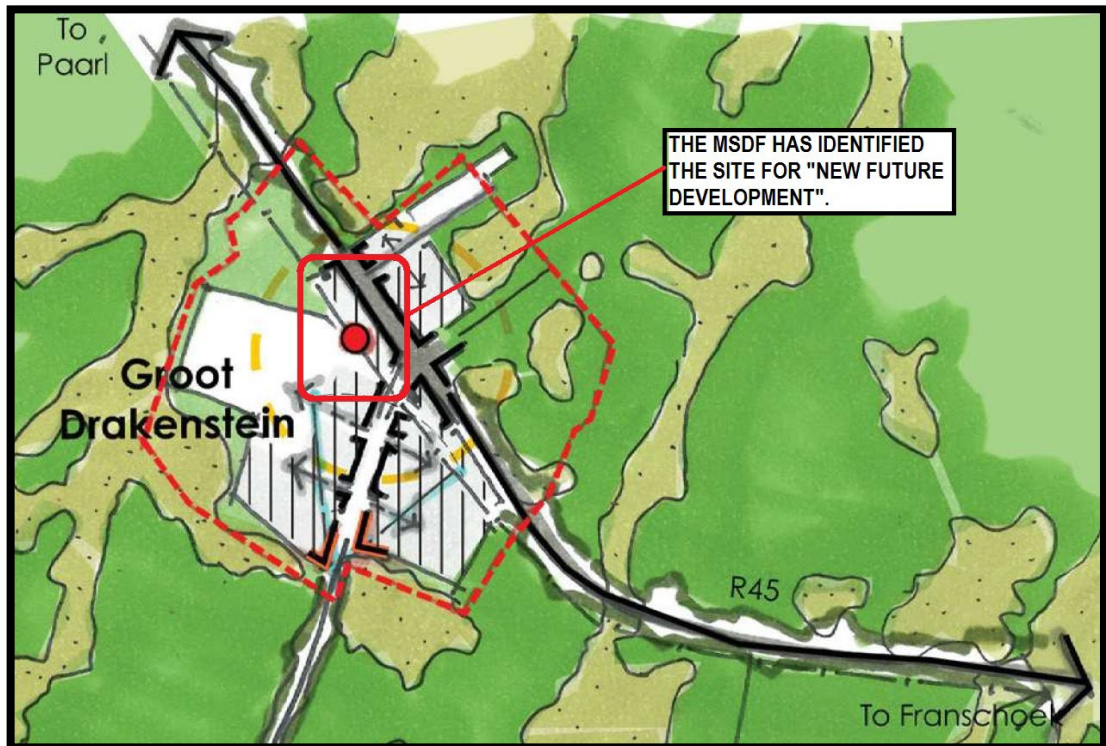


Figure 8: Extract of the Stellenbosch MSDF

6.2 Not a viable agricultural land unit

The subject property is located in the Groot Drakenstein hamlet, it is not a viable agricultural land unit (only ± 1.9 ha in size) and it has no water use rights. The urban development thereof will consequently not lead to the loss of agricultural land but rather help establish a “hard” urban edge between Groot Drakenstein and the agricultural hinterland.

6.3 Benefits of tourist-orientated developments

Tourist facilities are considered desirable land uses i.t.o. the Stellenbosch MSDF. According to the Stellenbosch MSDF, tourism that reinforces the Municipality’s sense of place should be encouraged. The proposed land uses will therefore be in line with Council’s spatial planning policy and the Spatial Development Framework’s recommendations for tourism orientated

developments in the winelands.

6.4 Economic benefits of tourist-orientated developments

Tourism and tourist-orientated developments have become an important sector that have an impact on the development of the country's economy. The main benefits of tourism are income creation and job generation. For many regions it is the most important source of welfare. Stellenbosch and Franschhoek are major tourist destinations and tourism is a driving force behind the towns economies.

The subject property is surrounded by similar tourist facilities that are also located on the R45 / Franschhoek Road, such as the Allee Bleue Wine Estate, Groot-Drakenstein Terminal (Franschhoek Wine Tram), Lekkerwijn Historic Country Guest House, Ou Meul Simondium, Simondiums Country Lodge, etc. In other words, the proposed land uses will be compatible with the surrounding desirable (tourist-orientated) land uses.

Tourism is a key driver of South Africa's national economy and contributes to job creation. The tourism industry is a major contributor to the South African economy and employment of citizens. The proposed development will support the (major) tourist industry that drives the Western Cape economy and it will also benefit the local community by creating new employment opportunities for residents.

6.5 Departmental comments and approvals obtained

The development proposal has been submitted to the following government departments for their comments and approvals, namely:

- Mr. Cor van der Walt (Western Cape Department of Agriculture). In his letter Mr. Van der Walt stated:

The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

- Mr. Kobus Munro (Director: Development Management Region 2). In his letter Mr. Munro stated:

The subject property is located within the boundaries of the urban edge as indicated in the approved Municipal Spatial Development Framework, 2019, and is earmarked as a site for potential Local Economic Diversification within a proposed Settlement Centre. The proposal for a service station and tourist orientated shops is, therefore, considered to be consistent with the SDF designation.

The subdivision of Portion 6 of Farm 1004, Paarl was supported by the Western Cape Department of Agriculture and this Department has no objection to the application for consent to enlarge the area of jurisdiction of Stellenbosch Municipality.

- Department of Agriculture, Land Reform and Rural Development. In their letter the Department stated:

With reference to the above-mentioned matter, the Department has no objection against the proposed rezoning on the property.

- Department of Transport and Public Works. In their letter the Department stated:

At the meeting held on 19 August 2022 this Branch agreed that both Farm 996 and Portion 3 of Farm 895 have existing legal and unfettered access off Main Road 172 and Main Road 191 (via Minor Road 5231) over Farm 984.

Herewith this Branch agrees to the removal of Condition 13.13 as listed in its letter 16/9/6/1-10/140 (Job 23997) dated 7 April 2021 subject to all the other conditions listed in the letter being adhered to.

Copies of all these letters of support are included in this submission.

6.6 Impact on heritage and the environment

Mr. Henry Aikman has undertaken a heritage impact assessment and submitted his report to Heritage Western Cape. A copy of their decision letter will be submitted to Council with receipt thereof.

GNEC environmental consultants have undertaken the prescribed environmental impact assessment process, and the Environmental Authorisation will be submitted to Council with receipt thereof.

7. Orderly planning

The development proposal was submitted to the following engineering consultants for their assessments, namely:

- Impact on civil engineering services

BSI civil engineers were instructed to investigate the provision of services for the proposed development. According to their civil engineering services report (which is included in this submission) the proposed development can be serviced with certain infrastructure upgrades.

- Impact on electrical engineering services

Power Partners electrical engineers were instructed to investigate the provision of electrical services for the proposed development. According to their electrical engineering services report (which is included in this submission) the proposed development can be serviced with certain

infrastructure upgrades.

- Impact on transport

Sturgeon transport engineers were instructed to undertake a transport impact study. According to their transport report (which is included in this submission) the proposed development is acceptable from a transport point of view with certain transport infrastructure upgrades.

8. Conclusion

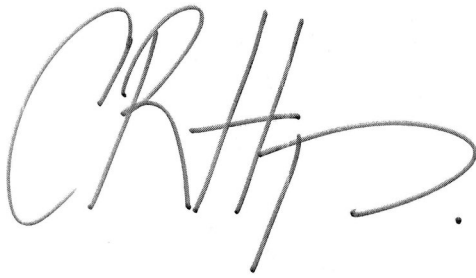
The proposed development will be aimed at further expanding the Winelands tourism infrastructure. According to Statista, in 2021, travel and tourism contributed nearly 3.2% to the Gross Domestic Product (GDP) of South Africa. The share declined notably from 6.4 percent in 2019, reflecting the impact of the coronavirus (COVID-19) pandemic on the sector. For this reason, opportunities to further develop the tourism sector must be supported.

Tourism-orientated developments bring many benefits, including but not limited to the following: growth and boost in economic activities, boost wide scale industry revenues, infrastructure development, country's improved brand image, source of foreign exchange earnings and source of employment generation. The proposed development will contribute to these benefits that will benefit the broader community of Stellenbosch.

The proposed tourist facility is considered an acceptable land use i.t.o. the Stellenbosch MSDF and for this reason, we respectfully request the land use planning applications be granted.

We trust that you will find the above in order. Should you have any queries or require any additional information, please feel free to contact the undersigned at 021-861 3800 or clifford@tv3.co.za.

9. Signature of applicant

A handwritten signature in black ink, appearing to read 'CRH', with a stylized flourish extending from the end.

CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000



Broad Locality



Surveyor General WC, Department of Rural Development and Land Affairs
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
 Sources: Esri, TomTom, Garmin, FAO, NOAA, JRC, © OpenStreetMap contributors, and the GIS User Community

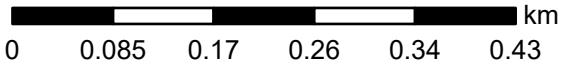
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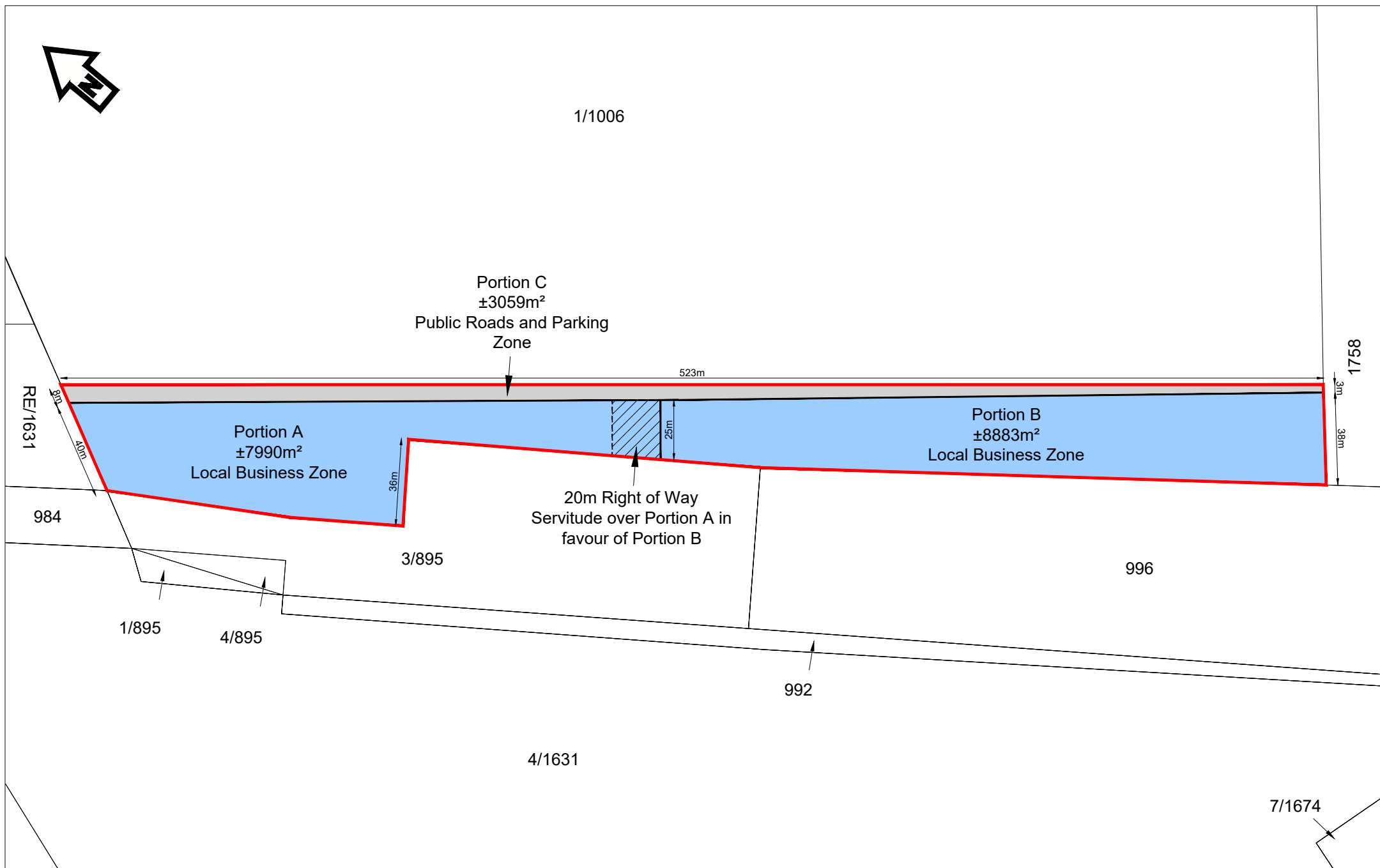


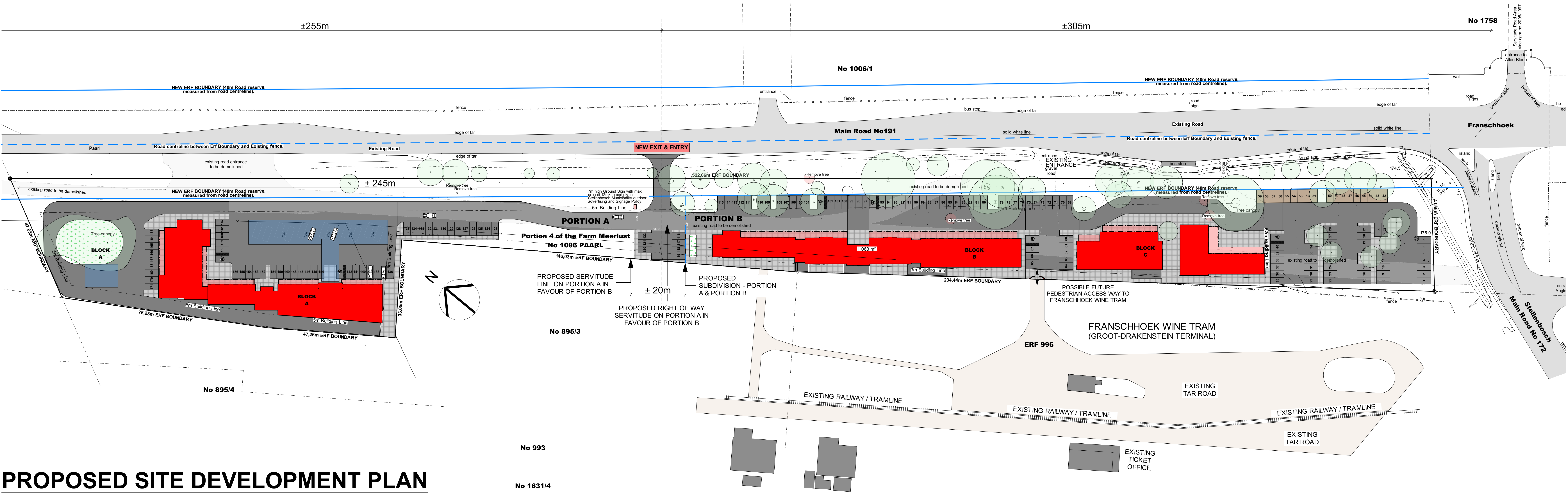
Local Locality



Date created: 2024/09/26







PROPOSED SITE DEVELOPMENT PLAN

Scale 1:500

PORTION 4 of the Farm MEERLUST No. 1006			
AREA CALCULATIONS:	Area (m²)	%	Factor
Area of Farm	16873		
Proposed Coverage	4057	24,04%	
Proposed Bulk (excl. Open Balconies)	4712		0,28
DESCRIPTION:	AREA (m²)	GLA (m²)	PARKING REQUIREMENTS:
GENERAL: (Measured to outside of wall)			1-1500m² 4/100m² (GLA)
			>1500m² 6/100m² (GLA)
Total Ground Storey (Incl. Ablution Areas):			Required Supplied
BLOCK A	1137		163 171
BLOCK B	1063		
BLOCK C	761		
Total	2961		
Total First Storey			
BLOCK A	0		
BLOCK B	302		
BLOCK C	353		
Total	655		
Covered Walkways	533		
Fore-court Canopies (Filling Station)	563		
Open Balconies	125		
Total (excluding open balconies)	1096		

SITE DEVELOPMENT PROPOSAL

ISSUE DATE : 2025/02/14

IMPORTANT NOTES:

- The copyright of this drawing and any part of it is the property of ASD Architects and may not be copied or reproduced in any way without written consent.
- Written measurements enjoy preference above scaled measurements.
- This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
- The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.
- All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black & white.
- No building work to encroach over erf boundaries.
- Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400 and NHBC codes.
- If construction takes place within an ESTATE, all materials and finishes to comply with Estate guidelines and rules.
- All products and materials specified must be installed strictly in accordance with the manufacturers details and specifications. Any discrepancies with this documentation must be reported to the Architect.

REVISIONS:

Rev nr.	Change	Description	Date
01			2023/01/17
02	Ch-01	Added Ground Sign	2023/03/06
03	Ch-02	Amended Parking lay-outs	
04	Ch-03	Amended Filling Station Lay-out	2023/11/13
05	Ch-04	Amended Building Design	
06	Ch-05	Updated Facades & Renders	2024/09/09
07	Ch-06	Design change	2025/02/14

GLA Calculations		GLA Calculations	
Zone Name	Calculated Area	Zone Name	Calculated Area
SHOP 01	28	SHOP 19	80 m²
SHOP 02	28 m²	SHOP 20	80 m²
SHOP 03	26	SHOP 21	80 m²
SHOP 04	26 m²	SHOP 22	123 m²
SHOP 05	55	SHOP 23	123 m²
SHOP 06	55 m²	SHOP 24	88 m²
SHOP 07	145	SHOP 25	88 m²
SHOP 08	145 m²	SHOP 26	185 m²
SHOP 09	58	SHOP 27	185 m²
SHOP 10	58 m²	SHOP 28	87 m²
SHOP 11	89	SHOP 29	87 m²
SHOP 12	89 m²	SHOP 30	86 m²
SHOP 13 (First)	46	SHOP 31	86 m²
SHOP 13 (Ground)	46 m²	SHOP 32	40 m²
SHOP 14 (First)	62	SHOP 33	40 m²
SHOP 14 (Ground)	62 m²	SHOP 34	31 m²
SHOP 15	81	SHOP 35	31 m²
SHOP 16 (First)	81 m²		50 m²
SHOP 16 (Ground)	66		50 m²
SHOP 17 (First)	66 m²		50 m²
SHOP 17 (Ground)	66 m²		50 m²
SHOP 18	127		50 m²
	62		3 214 m²
	62 m²		
	81		
	81 m²		
	66		
	66 m²		
	80		



PERSPECTIVE OF FILL STATION



BIRD'S EYE PERSPECTIVE OF DEVELOPMENT



VIEW FROM FRANSCHHOEK WINE TRAM (Possible future connection to wine tram)



VIEW FROM FRANSCHHOEK WINE TRAM (Possible future connection to wine tram)

PROPOSED SITE DEVELOPMENT PLAN

Portion 4 Of the Farm Meerlust No. 1006

R45 Development

R45 TRUST

Proposed Commercial Development

c/o Main Road 172 and Main Road 191

As per Drawing @ A0.

a.d. muller SACAP Reg. (143)

bernard frey SACAP Reg. (144)

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