



NOTICE OF LAND DEVELOPMENT APPLICATION

Date: 21 October 2025

Farm 1570
Quintofin PTY LTD
Suite 406
42 Kreeom Street
Cape Town
8001

Quintofin PTY LTD

APPLICATION FOR A CONSENT USE AND AMENDMENT OF CONDITIONS OF APPROVAL: FARM 1476 PAARL

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

Application Property Address: Excelsior Road, Franschhoek (Three Streams Smokehouse)

Application Property Number: Farm 1476 Paarl

Applicant: First Plan Town and Regional Planners (Gideon Roos, tel nr 021 930 7183 | e-mail address, info@firstplan.co.za)

Owner: Ludagran Farms (Proprietary) Limited (Hezron Joseph, tel nr 021 876 2485 / e-pos adres, hezron@threestreams.co.za)

Application Reference: LU/TP: TP1312/2025

Description of land development proposal:

Application has been made for the following applications in terms of the Stellenbosch Municipality: Land Use Planning Bylaw, 2015:

Section 15(2)(o): Application for a **Consent Use** to allow an Agricultural Industry larger than 2 000m² on land zoned for Agricultural and Rural purposes (a fish processing industry containing a number of buildings with a total coverage of $\pm 4\,755\text{m}^2$).

Section 15(2)(f): Application for an **amendment of conditions of approval**. This pertains to condition 1 of an updated letter of approval issued to the landowner which limited the development to a previous Site Development Plan.

The intention of the current application is to regularise extensions to an existing agricultural industry (Three Streams Smokehouse) on the subject farm and to also allow for some expansions to the existing buildings. Application is made for a Consent Use for an Agricultural Industry on land zoned for Agricultural and Rural purposes in terms of the current Stellenbosch Municipality Zoning Scheme. The facility was previously approved as an Agricultural Zone 2 in terms of the former applicable Section 8 Zoning Scheme. The previous approval was linked to a Site Development Plan in terms of the conditions of approval. Application is thus also made for the approval of a new Site Development Plan and hence the amendment of a previous condition of approval.

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 e-mail as follows: (**Gideon Roos/info@firstplan.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 **19 November 2025**.

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 **tel nr 021 930 7183** during normal office hours.

Yours faithfully



GIDEON ROOS

First Plan Town and Regional Planners



KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Date: 21 Oktober 2025

Plaas 1570
Quintofin PTY LTD
Suite 406
42 Kreeom Street
Cape Town
8001

Quintofin PTY LTD

AANSOEK VIR 'N VERGUNNINGSGEBRUIK EN WYSIGING VAN GOEDKEURINGSVOORWAARDES: PLAAS 1476 PAARL

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

Adres van aansoek eiendom: Excelsiorweg, Franschhoek (Three Streams Smokehouse)

Aansoek eiendom beskrywing: Plaas 1476 Paarl

Aansoeker: First Plan Stads- en Streekbeplanners (Gideon Roos, tel nr 021 930 7183 |
e-pos adres, info@firstplan.co.za)

Eienaar: Ludagran Farms (Proprietary) Limited (Hezron Joseph, tel nr 021 876 2485 / e-
mail address, hezron@threestreams.co.za)

Aansoek Verwysing: LU/TP Soos toegewys deur Munisipaliteit

Besonderhede van die grondgebruikaansoek:

**'n Aansoek is ingedien vir die volgende aansoeke ingevolge die Stellenbosch Munisipaliteit:
Grondgebruikbeplanningsverordening, 2015:**

Artikel 15(2)(o): 'n Aansoek om 'n Vergunningsgebruik om 'n Landbou-industrie groter as 2 000m² toe te laat op grond wat gesoneer is vir Landbou- en Landelike doeleindes ('n visverwerkingsbedryf wat 'n aantal geboue met 'n totale dekking van ±4 755m² bevat).

Artikel 15(2)(f): 'n Aansoek vir die wysiging van goedkeuringsvoorwaardes. Dit het betrekking op voorwaarde 1 van 'n opgedateerde goedkeuringsbrief wat aan die grondeienaar uitgereik is, wat die ontwikkeling beperk het tot 'n vorige Terreinontwikkelingsplan.

Die doel van die huidige aansoek is om uitbreidings aan 'n bestaande landboubedryf (Three Streams Smokehouse) op die betrokke plaas te wettig en ook om uitbreidings aan die bestaande geboue toe te laat. Aansoek word gedoen vir 'n Vergunningsgebruik vir 'n Landbou-industrie op grond wat gesoneer is vir Landbou- en Landelike doeleindes ingevolge die huidige Stellenbosch Munisipaliteit Soneringskema. Die fasiliteit is voorheen goedgekeur as 'n Landbousone 2 ingevolge die vorige toepaslike Artikel 8 Soneringskema. Die vorige goedkeuring was gekoppel aan 'n Terreinontwikkelingsplan in terme van die voorwaardes van goedkeuring. Aansoek word dus ook gedoen vir die goedkeuring van 'n nuwe Terreinontwikkelingsplan en dus die wysiging van 'n vorige voorwaarde van goedkeuring.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die "Planning Portal" 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-notice/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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysingsnommer van die 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 e-pos as volg: (**Gideon Roos/info@firstplan.co.za**). Deur 'n beswaar, kommentaar of verhoë 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 sluitingsdatum van **19 November 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordening, 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 e-pos adres of telefonies by **tel nr 021 930 7183** gedurende normale kantoor ure.

Die uwe



GIDEON ROOS

First Plan Stads- en Streekbeplanners

CC Reg no: 2000/002213/23 | Members: PA Beukes SS(SA), BA, M(SS) & GJ Roos BA, BA(HONS), M(SS)
Suite 1, Royal Du Cap, 8 Essenhout Crescent/Singel, Plattekloof, 7500 | Posbus/P O Box 15865, Panorama, 7506
+27 (0)21 930 7183 | info@firstplan.co.za | www.firstplan.co.za

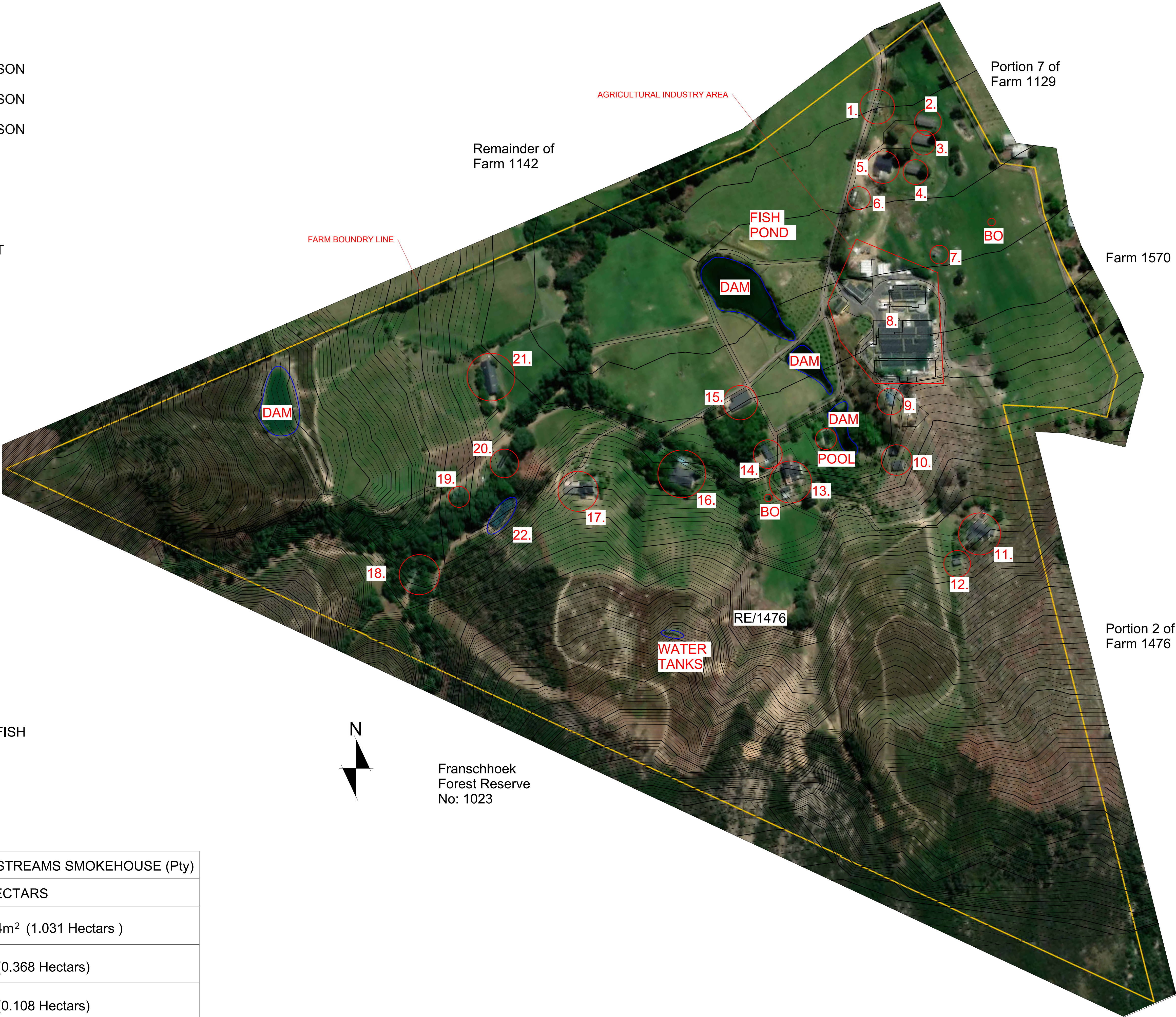
LEGEND:

1. SECURITY GATE
2. WORKERS HOMES 1X PERSON
3. WORKERS HOMES 1X PERSON
4. WORKERS HOMES 1X PERSON
5. FARM SHED AND OFFICE – FARMING EQUIPMENT
6. SHADING CARPORT FOR TRAILERS
7. SEWER TREATMENT PLANT
8. PROCESSING
9. CONTAINERS
10. WORKERS HOMES
11. MAIN DWELLING – SHARE HOLDER
12. GARAGE
13. MAIN DWELLING – SHARE HOLDER
14. WORKERS HOMES
15. HORSE STABLES
16. MAIN DWELLING – SHARE HOLDER
17. MAIN DWELLING – SHARE HOLDER
18. NURSARY/FISH HATCHING
19. MANAGER OFFICE
20. WATER TREATMENT AND TESTING PLANT WITH SETTLEMENT TANKS FOR FISH
21. FARM SHED – FISH FOOD, FARMING EQUIPMENT
22. FISH TANKS
- BO - BOREHOLE

FARM	THREE STREAMS SMOKEHOUSE (Pty)
FARM SIZE	54.12 HECTARS
ARGRICULTURAL INDUSTRY AREA	10311.14m ² (1.031 Hectars)
BUILDING - PREVIOUSLY APPROVED	3678m ² (0.368 Hectars)
BUILDING - NEW SUBMISSION	1079m ² (0.108 Hectars)
EXISTING GLA AREA	1373m ² (0.137 Hectars)
NEW GLA AREA	180m ² (0.018 Hectars)
TOTAL GLA AREA	1553m ² (0.154 Hectars)

00 - SITE DEVELOPMENT PLAN

1 : 2000



GENERAL NOTES

- Copyright and Right of Reproduction of this drawing and/or any portion thereof is reserved by RCHITECTURE
- Contractors and Sub-contractors to verify all levels, heights and dimensions on site, and to check same against the drawings, before commencing any work.
- Quality of all materials and workmanship to comply with the relevant SABS and NBR specifications.
- The Contractor is responsible for correct setting out of the specified works.
- Contractors are to ensure that all details shown on this drawing are in complete compliance with Local Authority By-Laws and Regulations.
- Contractors are to locate and identify existing services on site, and are to protect these from damage throughout the duration of work.
- Contractor shall be responsible for ensuring the structural stability of all components of their work and ascertaining that the mainstructure is capable of supporting all loads applied thereto.
- Contractors are to ensure that their work, on site, is adequately protected at all times, during construction, and the responsibility for any damages incurred lies with the Contractor until Final hand-over of the Site.
- Contractors and sub-Contractors are to ensure that all components, glazing panels and shop-fitted items fit through all doorways, stairwells and lifts.
- This Drawing is not to be scaled.
- Figured dimensions are to be used at all times.
- Any queries or variations arising from any of the above, must be reported to RONALDA BASSON for clarification, prior to commencement of any work or ordering of materials.
- When in doubt, CONTACT THE ARCHITECT!

Owner on behalf of Three Streams
Smokehouse (Pty) Ltd

R Basson

Ronalda Basson on behalf of Rchitecture (Pty) Ltd
REG: 2021/413261/07
SACAP: PSAT34521827

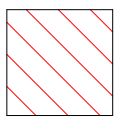
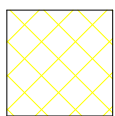
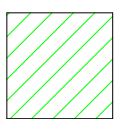
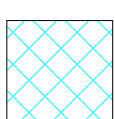
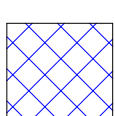


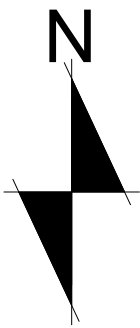
DRAWING TITLE :
SITE DEVELOPMENT

PROJECT :
ADDITIONS & ALTERATIONS TO EXISTING
FACTORY
CLIENT:
THREE STREAMS SMOKEHOUSE (PTY) LTD

FOR INFORMATION

083 - A - 900 REV: B 17/07/2025

LEGEND:	HATCH:
GRASS FIELDS FOR HORSES	
LIME TREES FOR FISH PROCESSING	
VACANT LAND	
FISH PROCESSING	
DAMS	



00 - SITE DEVELOPMENT PLAN Copy 1
1 : 2000

- GENERAL NOTES**
- Copyright and Right of Reproduction of this drawing and/or any portion thereof is reserved by RCHITECTURE
 - Contractors and Sub-contractors to verify all levels, heights and dimensions on site, and to check same against the drawings, before commencing any work.
 - Quality of all materials and workmanship to comply with the relevant SABS and NBR specifications.
 - The Contractor is responsible for correct setting out of the specified works.
 - Contractors are to ensure that all details shown on this drawing are in complete compliance with Local Authority By-Laws and Regulations.
 - Contractors are to locate and identify existing services on site, and are to protect these from damage throughout the duration of work.
 - Contractor shall be responsible for ensuring the structural stability of all components of their work and ascertaining that the mainstructure is capable of supporting all loads applied thereto.
 - Contractors are to ensure that their work, on site, is adequately protected at all times, during construction, and the responsibility for any damages incurred lies with the Contractor until Final hand-over of the Site.
 - Contractors and sub-Contractors are to ensure that all components, glazing panels and shop-fitted items fit through all doorways, stairwells and lifts.
 - This Drawing is not to be scaled.
 - Figured dimensions are to be used at all times.
 - Any queries or variations arising from any of the above, must be reported to RONALDA BASSON for clarification, prior to commencement of any work or ordering of materials.
 - When in doubt, CONTACT THE ARCHITECT!

Owner on behalf of Three Streams
Smokehouse (Pty) Ltd

R Basson

Ronalda Basson on behalf of Rchitecture (Pty) Ltd
REG: 2021/413261/07
SACAP: PSAT34521827

RCHITECTURE
.co.za

info@Rchitecture.co.za
www.Rchitecture.co.za
T: 021 912 8463

DRAWING TITLE :
SITE DEVELOPMENT

PROJECT :
ADDITIONS & ALTERATIONS TO EXISTING
FACTORY

CLIENT:
THREE STREAMS SMOKEHOUSE (PTY) LTD

FOR INFORMATION

083 - A - 901 **REV: B** 17/07/2025

BUILDING NAMES	STATUS	AREAS m²
1. SEWER TREATMENT PLANT	EXISTING	N/A
2. PROPOSED FREEZER CONTAINERS	NEW	360m²
3. NEW STORE	NEW	34m²
4. EXITING STORE AND SHED	EXISTING	220m²
5. EXISTING WORKSHOP, STORE AND CONTAINER	EXISTING	112m²
6. NEW ELEC ROOM	NEW	23m²
NEW TRANSFORMER PINTH	NEW	31m²
NEW LOADING DOCK	NEW	25m²
7. CONTAINERS	NEW	60m²
8. NEW ICE MACHINE	NEW	7m²
9. NEW TRAY WASHER AND RECEIVING	NEW	40m²
10. EXISTING PROCESSING	EXISTING	582m²
11. FIRE SYSTEM EQUIPMENT	EXISTING	555m²
12. NEW NURSE OFFICE	NEW	8m²
13. EXISTING CANTEEN	EXISTING	239m²
14. UNITS TO BE REMOVED	EXISTING	n/a
15. EXISTING PRODUCTION BUILDING 01	EXISTING	1370m²
16. 1. PROPOSED PRODUCTION 1 2. PROPOSED PRODUCTION 2	NEW NEW	150m² 206m²
17. EXISTING PRODUCTION BUILDING 02	EXISTING	600m²
18. NEW OFFICE	NEW	13m²
19. NEW ELECTRICAL	NEW	22m²
20. PARKING AREA	EXISTING	28bays
21. CONTAINER	NEW	20m²
22. NEW OFFICE + STORE	NEW	35m²
23. NEW BOARDROOM + STAIRS	NEW	22m²
24. NEW PLANT ROOM	NEW	23m²
		1079m² 3678m²

PARKING BAYS:

1.5 bays/100m2 Gross Leasable Area
1513/100 =15.13 x 1.5 = 23.3 Bays required
24 Parking required
28 Parking bays provided
Daily trips with busses are provided for workers from town.
REFER TO TRAFFIC IMPACT STUDY REPORT

AGRICULTURAL INDUSTRY ZONED AREA



00 - SITE DEVELOPMENT PLAN - Proposed New and Existing

1 : 500

GENERAL NOTES

- Copyright and Right of Reproduction of this drawing and/or any portion thereof is reserved by RCHITECTURE
- Contractors and Sub-contractors to verify all levels, heights and dimensions on site, and to check same against the drawings, before commencing any work.
- Quality of all materials and workmanship to comply with the relevant SABS and NBR specifications.
- The Contractor is responsible for correct setting out of the specified works.
- Contractors are to ensure that all details shown on this drawing are in complete compliance with Local Authority By-Laws and Regulations.
- Contractors are to locate and identify existing services on site, and are to protect these from damage throughout the duration of work.
- Contractor shall be responsible for ensuring the structural stability of all components of their work and ascertaining that the mainstructure is capable of supporting all loads applied thereto.
- Contractors are to ensure that their work, on site, is adequately protected at all times, during construction, and the responsibility for any damages incurred lies with the Contractor until Final hand-over of the Site.
- Contractors and sub-Contractors are to ensure that all components, glazing panels and shop-fitted items fit through all doorways, stairwells and lifts.
- This Drawing is not to be scaled.
- Figured dimensions are to be used at all times.
- Any queries or variations arising from any of the above, must be reported to RONALDA BASSON for clarification, prior to commencement of any work or ordering of materials.
- When in doubt, CONTACT THE ARCHITECT!

Owner on behalf of Three Streams
Smokehouse (Pty) Ltd

R Basson

Ronalda Basson on behalf of Rchitecture (Pty) Ltd
REG: 2021/413261/07
SACAP: PSAT34521827

RCHITECTURE.co.za

info@Rchitecture.co.za
www.Rchitecture.co.za
T: 021 912 8463

DRAWING TITLE :
SITE DEVELOPMENT

PROJECT :
ADDITIONS & ALTERATIONS TO EXISTING
FACTORY
CLIENT:
THREE STREAMS SMOKEHOUSE (PTY) LTD

FOR INFORMATION

083 - A - 902 REV: B 17/07/2025



LOCATION MAP of Farm 1476 Three Streams Paarl situated in Franschoek



CLIENT:
Ludagran Farms (Proprietary) Limited

PLAN NO	FP/0625/1149
DATE	JUNE 2025



+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za