

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Mr/Mrs/Me

FARM 1657, PAARL : APPLICATION FOR CONSENT USE

The following land use application in terms of Stellenbosch Land Use Planning By-law refers:

Application Address:	Farm 1657, Paarl Division, 3 Green Valley Road, Franschhoek.
Applicant:	Alwi Theart t/a Urban Rural SA 082 411 7914 alwi@urbanrural.co.za
Owner:	Holden Manz Wine Estate (Pty)Ltd Gerard Holden 021 876 2738
Application Reference:	(TP1360/2025)

DESCRIPTION OF PROPOSED DEVELOPMENT

Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 1657, Paarl Division for the following ;

- 1 . **Consent Use** in terms of section 15(2)(o) of the said bylaw for the following :
 - (i) **Tourist Accommodation Establishment** to extend the existing six (6) guest bedrooms to nine(9) guest bedrooms
 - (ii) **Tourist facility** for function venue to utilise the existing floorspace (440m²) of an approved restaurant together with additional outdoor space (approximately 500 m²)

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **Alwi Theart t/a Urban Rural SA (alwi@urbanrural.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** (excluding period 12.12.2025 – 09.01.2026) from the date of this notice to be received on or before the closing date of **27 January 2026**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **+27 82 411 7914** during normal office hours.

Yours faithfully

Alwi Theart t/a Urban Rural SA
Planning + Land Use Specialists

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

Geagte Mnr/ Mev/Me

PLAAS 1657, AFDELING PAARL: AANSOEK OM VERGUNNINGSGEBRUIK

Die volgende grondebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruiksbeplanning verwys:

Aansoek adress :	Plaas 1657, Afdeling Paarl, 3 Green Valley Pad, Franschhoek
Aansoeker:	Alwi Theart t/a Urban Rural SA 082 411 7914 alwi@urbanrural.co.za
Eienaar:	Holden Manz Wine Estate (Pty) Ltd Gerard Holden 021 876 2738
Aansoek Verwysing:	(TP1360/2025)

Beskrywing van Grondgebruiksaansoek:

Aansoek word gemaak in terme van Artikel 15 van die Stellenbosch Munisipaliteit se Beplannings-verordening op Plaas 1657, Afdeling Paarl , vir die volgende :

1. **Vergunningsgebruik** ingevolge artikel 15(2)(o) van die genoemde verordening vir die volgende:
 - (i) **Toeriste-akkommodasie-onderneming** om die bestaande ses (6) gastekamers tot nege (9) gaste kamers uit te brei.
 - (ii) **Toeristefasiliteit** vir 'n funksielokaal om die bestaande vloeroppervlakte (440 m²) van 'n goedgekeurde restaurant te gebruik, tesame met addisionele buiteligarea (ongeveer 500 m²).

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan 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, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Alwi Theart t/a Urban Rural SA (alwi@urbanrural.co.za)**. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne **30 dae** (uitgesluit die periode 12.12.2025 – 09.01.2026) vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **27 Januarie 2026**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **+27 82 411 7914** gedurende normale kantoor ure.

Die uwe

Alwi Theart t/a Urban Rural SA
Planning + Land Use Specialists



LAND USE APPLICATION

FARM 1657, PAARL(FRANSCHHOEK)
STELLENBOSCH MUNICIPALITY

CONSENT USE : TOURIST ACCOMMODATION ESTABLISHMENT
CONSENT USE : TOURIST FACILITY | FUNCTION VENUE



URBAN RURAL SOUTH AFRICA
PLANNING + LAND USE SPECIALISTS

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1. EXECUTIVE SUMMARY

The purpose of this application is twofold:

1.1. Extension of Tourist Accommodation

Approval was granted in 2013 for the operation of a six-bedroom guesthouse on the property, which has been in continuous operation since. At that time, two additional bedrooms were approved above the garage, while two bedrooms in the main house were returned to the owners' residential use. No separate kitchen was provided for the owners, who utilised the guesthouse facilities.

It is now the owners' intention to:

- Incorporate the two owner-occupied bedrooms into the tourist accommodation establishment, and
- to convert the existing study into an additional guestroom.

This will result in a total of nine guest bedrooms with 8 rooms catering for 2 guests each, while one bedroom will be presented as a family guestroom, able to cater for 4 guests. The owners, who travel overseas more frequently due to business commitments, will make the entire facility available to guests during their absence. The proposed changes are limited to internal alterations only, including the study conversion and the closure of a doorway between two existing bedrooms. No external building extensions are proposed. The occupancy capacity of the tourist accommodation facility will now be **20 guests**.

1.2. Venue Facility Approval

The property contains an existing restaurant area, approved in 2008, which was also temporarily authorised as a function and venue facility, together with some outdoor space. This temporary departure has since lapsed. The owners now seek to reinstate the venue facility in the same space as the restaurant. When the venue is in operation, the restaurant will not operate concurrently, ensuring no increase in visitor numbers beyond historic levels.

In addition, an outdoor venue area of approximately 500 m², adjacent to the existing building, is proposed for hosting functions in favourable weather. The existing restaurant kitchen will be used for all catering requirements.

This application therefore seeks to:

- Extend the approved guesthouse from six to nine bedrooms through internal reconfiguration.
- Reinstate the function and venue facility rights within the existing restaurant space together with an outdoor area of approximately 500sqm for outside events.

No changes are proposed that will increase the maximum number of guests or visitors beyond previously approved levels of 110 people.

Key Outcomes of this Application

- Extend the existing guesthouse from six to nine bedrooms (max 20 guests).
- Reinstate the lapsed rights for a venue facility within the restaurant building (approx 440 sqm) , together with a new 500 m² outdoor event area.
- No increase in maximum visitor numbers beyond the previously approved 110 people.
- No new building structures are proposed; only minor internal changes are required.
- Existing infrastructure (water, sewer, electricity, access, and parking) is sufficient to accommodate the proposed changes.

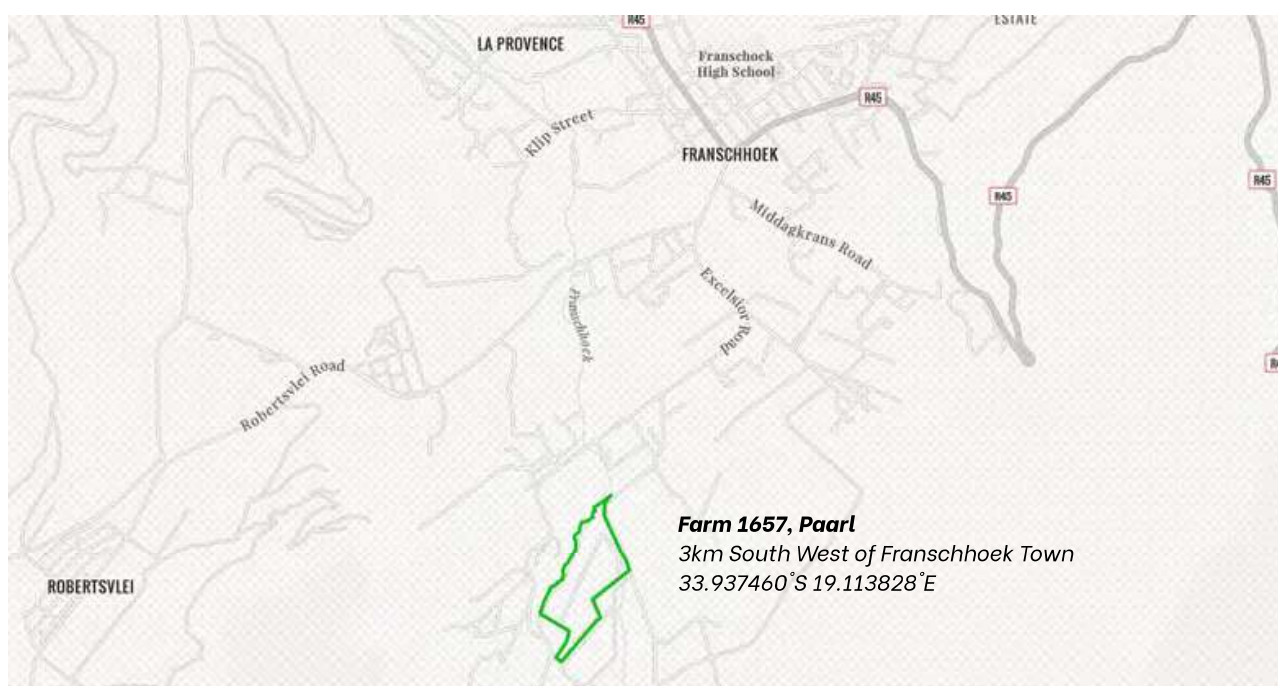
Conclusion

This application has been prepared in a holistic and sustainable manner, ensuring that:

- The rural and agricultural character of the property is preserved.
- No negative impacts will result for neighbours, the environment, or existing land uses.
- The proposal aligns with tourism and rural development policies for the Western Cape.
- The development will strengthen the economic sustainability of the property, create jobs, and support the broader local tourism economy.

2.1 PROPERTY AND APPLICATION DETAILS

PROPERTY	Farm 1657, Paarl , located 3 km south of Franschhoek Village
REGISTERED LANDOWNER	Holden Manz Wine Estate (Pty) Ltd
PROPERTY EXTENT	21,72 ha
LOCATION	3km South West of Franschhoek Town 33.937460°S 19.113828°E
CURRENT ZONING	Agriculture and Rural Zone
CURRENT LAND USE	Agricultural and Rural Zone Consent Uses <ul style="list-style-type: none"> • Tourist Accommodation Establishment • Tourist Facility : Wellness Spa • Agricultural Industry : Winery • Tourist Facilities : Wine tasting + Sales + Restaurant
TITLE DEED	T47502/10
SG DIAGRAMS	4638/2001
SPECIALIST STUDIES	No specialist studies has been done in support of the application.
PURPOSE OF APPLICATION	<ul style="list-style-type: none"> • The purpose of this application is to obtain the land use rights to extent the amount of rooms currently used on Farm 1657, Paarl as a tourist accommodation establishment from 6 rooms to 9 rooms and to increase guest volume from 12 people to 20 people. • To utilise an existing Restaurant floor space (440 sqm) with an additional outside area (500 sqm) as a function/events venue .



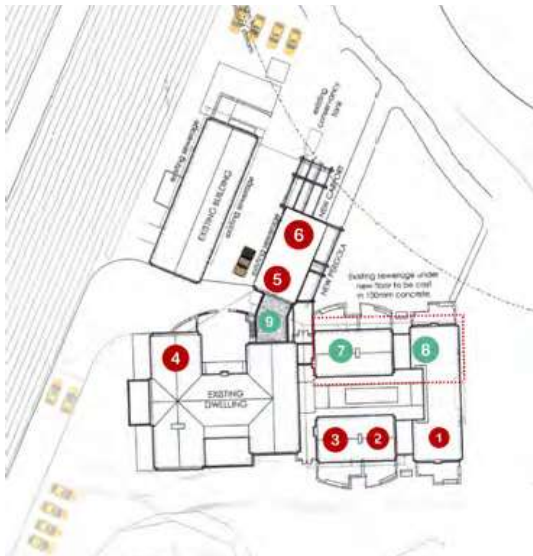
2.2. INTRODUCTION

The owner of Farm 1657, Paarl (Franschhoek), Holden Manz Wine Estate)Pty) Ltd represented by Mr. Gerard Holden, has appointed Alwi Theart t/a Urban Rural SA, Land Use Specialists, to prepare and submit a land use application to the Stellenbosch Municipality. This application seeks to secure the necessary land use rights to expand the existing six-bedroom guesthouse into a nine-bedroom **Tourist Accommodation Establishment**, as well as to utilise the existing restaurant floor area, together with an additional outdoor space, as a **function venue** capable of accommodating approximately 110 guests.

The comprehensive details of the proposed development and associated land use rights are set out in the following report. A Power of Attorney authorising this submission is attached hereto as Annexure C02.

2.3. PROPOSED APPLICATION

- Application in terms of **Section 15(2)(o)** of the Municipal Bylaw on Land Use Planning 2024, for a **consent use** to extend an establish 6 bedroom **Tourist Accommodation Establishment** to 9 bedrooms . The number of guests will increase from 12 to 20 guests.
- Application in terms of **Section 15(2)(o)** of the Municipal Bylaw on Land Use Planning, 2024, for a **consent use** to utilise the existing floorspace (440 sqm) of an approved restaurant together with additional outdoor space (approximately 500 sqm) as a tourist facility for a **function venue**.



Consent Use : Extension to existing
Tourist Accommodation Establishment



Consent Use : Tourist Facility : Function Venue

- 440 sqm shared with restaurant
- 500 sqm outdoor area

2.4. OWNERSHIP AND TITLE DEED

The property is owned by **Bold Moves 243 (Pty)Ltd.**

The property is held under Title Deed **T47502/2010**. There are no restrictions as far as could be determined in the Title Deed of the property, which prohibit the proposed development. A copy of the Title deed is attached as **Annexure C3**.

2.5. PROPERTY ZONING

Farm 1657, Paarl is currently zoned Agricultural and rural Zone as set out in the Stellenbosch Zoning Scheme, 2023 with the permission of various consent uses.

The purpose of an Agricultural and Rural 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 land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

Agriculture and Rural Zone : Stellenbosch Zoning Scheme

Primary Use	Additional Use not exceeding threshold in this chapter and subject to technical approval	Consent Use Application required
<ul style="list-style-type: none"> • Agricultural Building (smaller than 2000 sqm) • Agriculture • Dwelling house • Forestry • Natural Environment • Occasional Use (one event/year) • Private Road • Polytunnel (less than 2000sqm) • Second Dwelling Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural Building larger than 2000 sqm • Agricultural Industry (smaller than 2000sqm) • Bed & Breakfast establishment • Employee housing (exceeding one unit) • Guesthouse • Home day care centre • Home occupation practice • Polytunnels (larger than 2001 and less than 5000sqm) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural Industry (larger than 2000 sqm) • Camping Site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennels • Market • Occasional use (more than one event/year) • Plant nursery • Polytunnels (larger than 5000 sqm) • Renewable energy structure • Service Trade • Tourist accommodation establishment • Tourist facility (new buildings or exceed threshold) • Any additional use exceeding the threshold set out in this chapter

2.6. ZONING CERTIFICATE

A zoning certificate has been requested by the landowner, and the municipality has issued a certificate on 12/05/2025 in this regard (document attached as Annexure C04)

The certificate highlighted the following :

The land uses which are permitted on the subject property in accordance with the zoning provision and the approvals granted on record are the following:

- All primary land uses as per zoning scheme Bylaw.
- Additional Use for the following :
 - an Agricultural Industry (<2000sqm) for a wine cellar measuring approximately 800 sqm in extent within an existing store;
 - Tourist facilities in the form of a wine tasting and sales facility and a 110-seater restaurant, within the wine cellar building (existing store)
 - Tourist facility in the form of a wellness spa (approximately 100 sqm) within the existing guesthouse
- Consent Use for Tourist Accommodation Establishment to accommodate the existing 8 bedroom accommodation establishment within the existing house (6 Bedrooms) and the converted outbuilding (2 bedrooms)

3. PROPOSED DEVELOPMENT

This application seeks approval for two related components, namely the extension of the existing tourist accommodation establishment and the reinstatement of venue facility rights.

3.1. Extension of Tourist Accommodation

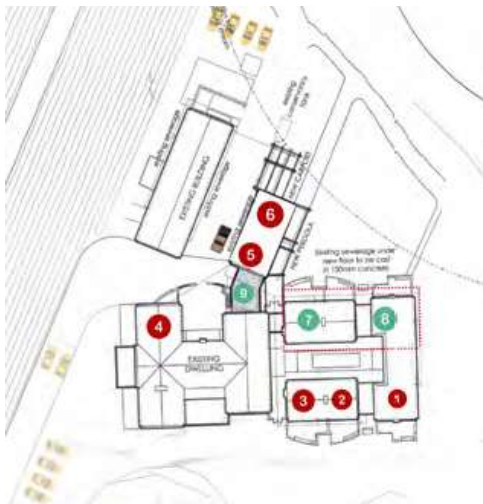
Approval for the operation of a six-bedroom guesthouse on the property was granted in 2013, and the establishment has operated continuously since then. At that time, two additional bedrooms were approved above the garage, while two bedrooms within the main dwelling were retained for the owners' private use. The owners utilised the guesthouse facilities as no separate kitchen was provided for their residence suite.

The proposal now entails incorporating the two owner-occupied bedrooms into the guesthouse operation and converting the existing study into an additional guestroom. This will increase the total number of **guest bedrooms from six to nine**, comprising eight double rooms and one family guest room accommodating up to four guests. The changes are limited to internal reconfiguration, including the study conversion and closure of a doorway between two bedrooms. No external building extensions are proposed. The owners, who are frequently abroad for business, intend to make the entire facility available to guests during their absence.

3.2. Venue Facility Approval

An existing restaurant, approved in 2008, was temporarily authorised to operate as a function and venue facility. This temporary departure has since lapsed. The current proposal seeks to **reinstate the venue facility rights in the same space as the restaurant**. To manage visitor numbers, the restaurant will not operate at the same time as the function venue and will be closed to the public whenever a private event is booked.

In addition, an outdoor venue area of approximately 500 m² is proposed adjacent to the existing building for functions during favourable weather conditions. All catering will be provided from the existing restaurant kitchen.



Consent Use: Extension to Existing Tourist Accommodation Establishment

It is proposed to increase the existing six-bedroom tourist accommodation facility to a total of nine guest rooms.

Rooms 7 and 8, which were previously used by the owners as their private residence, will now form part of the guest accommodation offering and will be made available to guests during periods when the owners are not in residence.



Consent Use: Tourist Facility – Function Venue

The existing restaurant space, measuring approximately 440 m², will also be utilised as the venue facility. When the venue is booked, the restaurant will be closed to the general public.

Approval is also sought for an outdoor venue area of approximately 600 m². This space will be used for outdoor weddings as well as al fresco seating on sunny days. The outdoor area will not attract additional guests beyond the approved capacity for the restaurant, which is limited to 110 seats. Its purpose is simply to provide clients with the option of hosting functions either indoors or outdoors, depending on their preference and weather conditions.

3.3. Service infrastructure

All the necessary services and infrastructure are already available on the property. Although approval is being sought for three additional rooms for the tourist accommodation establishment, two of these rooms were previously used by the owner. As such, the impact on existing service infrastructure is expected to remain largely unchanged, and no significant additional capacity will be required. The function venue will make use of the existing services and infrastructure already in place for the restaurant, and therefore no further services will be necessary.

3.4 Traffic Generation:

3.4.1. Tourist Accommodation Establishment

Using the guideline ratio of 0.45 peak hour trips per room per day (Trip Data Manual*), the anticipated traffic generated by the proposed additional guest rooms on the property is calculated as follows: $0.45 \times 3 = 1.4$ trips per day. Given the typical daily traffic volumes, this represents an insignificant increase in traffic flow to and from the farm. Ample parking is available around the tourist accommodation establishment to accommodate the three additional guest rooms.

*The purpose of this Trip Data Manual, 2012 is to provide various traffic parameters required for the estimation of Engineering Service Contributions and for the undertaking of Traffic Impact and Site Traffic Assessments. Various parameters are provided in the manual, such as trip generation rates, trip lengths and road construction cost parameters required for the estimation of engineering service contributions.

3.4.2. Venue Facility

Due to the fact that the function venue will be used in conjunction with the existing restaurant, no additional parkings or traffic will be generated by the new function venue than what was previously approved for the restaurant. As mentioned in the report when the venue is booked out, the restaurant will not be open to the general public and the restaurant's kitchen will be used for the catering purposes of the venue.

3.5. Parking Requirements

In terms of Section 33 of the Stellenbosch Municipality Zoning Scheme By-Law, off-street parking for a tourist accommodation establishment must be provided to the satisfaction of the Municipality, at a rate of between 0.7 bays per bedroom and for a function venue it is 4bays/100m².

The parking requirement for the tourist accommodation section is therefore calculated as follows:

- Tourist Accommodation Establishment:
 - 0.7 bays per bedroom (9 bedrooms)
 - = $0.7 \times 9 = 6.3$ bays (rounded up to 7 bays)
 - For the proposed extension, 2 additional parking bays have to be provided. Ample parking is available.
- Function Venue
 - $4 \text{ bays} / 100\text{m}^2 \times 440\text{m}^2 = 16.4$ bays
 - Please note that the parking requirements were addressed in the original application for the restaurant. As explained, when the venue facility is booked, the restaurant will not operate, ensuring that the available parking remains sufficient. Furthermore, the proposed outdoor area is not expected to generate additional traffic, as outlined in the report, since it will be used in conjunction with the indoor venue facility and only as weather permits.

Total parking for Tourist accommodation establishment: 7 bays (see Plan B06)

Total parking for venue facility : 18 bays (see Plan B10)

.

4. MOTIVATION

4.1. COMPLIANCE WITH SPLUMA + LUPA LEGISLATION

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) also known as SPLUMA has identified certain development principles which should be considered when development takes place and this has been adopted in the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014 (LUPA) and was also included in the Land Use Planning Bylaws of all the Local Municipalities. These principles include aspects such as **Spatial Justice**, **Spatial Sustainability**, **Spatial Sufficiency**, **Spatial Resilience**, and **Good Governance**.

DEVELOPMENT PRINCIPLES

<p>Spatial Efficiency</p> <p>Land development that optimizes the use of existing resources/infrastructure while minimising the negative financial, social economic or environmental impacts, must be encouraged.</p>	<p>Assessment</p> <ul style="list-style-type: none"> • The proposed extension promotes spatial efficiency by making optimal use of existing land, infrastructure, and buildings. • The new guest rooms will be accommodated entirely within the existing structure, avoiding the need for additional land take or costly extensions of infrastructure. • By reusing and adapting the current building, the development maximises existing investment in services and facilities while reducing unnecessary duplication. • The concentration of facilities to the existing development nodes on the property also ensures a compact form of development that limits land consumption and prevents fragmented development on valuable agricultural land. • This approach not only reduces pressure on municipal service networks but also supports the principle of densification and efficient land use within appropriate locations.
<p>Spatial Resilience</p> <p>Flexibility in Spatial Plans, Policies, and development management systems must be accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks</p>	<p>Assessment</p> <ul style="list-style-type: none"> • The proposed extension contributes to spatial resilience by supporting the long-term economic viability of the property. • By adding additional accommodation units, the facility will be able to attract and host more visitors to Franschhoek and its rural surroundings, thereby strengthening the tourism economy of the area. • The additional revenue generated will ensure the sustainable upkeep and maintenance of the property, even during periods of economic uncertainty. • Furthermore, the extension enhances livelihood security for existing employees by safeguarding their jobs, and it holds the potential to create new employment opportunities. • In this way, the proposal aligns with the principle of building resilient communities that can adapt to economic and environmental changes.

<p>Spatial Sustainability</p> <p>Land development that is within the fiscal, institutional and administrative means of the country must be promoted. Prime and unique agricultural land must be protected and environmental management instruments applied to development. The effective and equal functioning of the land market and development in locations that are suitable and limiting urban sprawl must be promoted.</p>	<p>Assessment</p> <ul style="list-style-type: none"> • The proposed extension promotes spatial sustainability by ensuring that development occurs within the fiscal, institutional, and administrative capacity of the municipality. • The additional tourist accommodation will be accommodated within the footprint of the existing structures, thereby avoiding the occupation of valuable agricultural land. • As the property is already connected to the existing services and infrastructure, the proposed development will have an insignificant impact on service networks. • The proposal is consistent with the broader planning frameworks applicable to the area and does not contribute to urban sprawl. • Instead, it strengthens the current land use on-site by enhancing the existing tourism offering, while safeguarding agricultural land and the natural environment. • Environmental management considerations will continue to apply, and the extension will support the effective and equitable functioning of the local land market by diversifying available accommodation offerings in a location suited to tourism.
<p>Spatial Justice</p> <p>The principle of equality requires that everyone affected by spatial planning, land use management, and land development actions or decisions must enjoy equal protection and benefits, and no unfair discrimination should be allowed.</p>	<p>Assessment</p> <ul style="list-style-type: none"> • The development aligns with the principle of spatial justice by making efficient use of existing structures and land, without compromising valuable agricultural land or excluding surrounding communities. • Tourism is a vital economic driver in the region, and the additional rooms will strengthen this sector, indirectly supporting local businesses and communities that benefit from visitor spending. • The proposal therefore contributes to equitable access to the social and economic opportunities created by a thriving tourism industry.
<p>Good Governance</p> <p>Inter-governmental coordination at all spheres is vital to ensure an integrated approach to spatial planning and development management. Transparent procedures and processes of public participation are required for spatial plans, policies, zoning schemes and for development applications.</p>	<p>Assessment</p> <ul style="list-style-type: none"> • The proposal is consistent with approved spatial frameworks and policies, demonstrating alignment with the strategic vision of the municipality. • The standard land use application process is transparent, structured, and subject to statutory public participation, ensuring accountability and fair decision-making. • By enhancing the use of the property in a manner consistent with planning principles, the proposal supports predictable and effective land use management, thereby reinforcing good governance.

The proposed development can be considered to be in line with the applicable development principles, as the proposed development will (1) not deviate from the existing zoning of the property and can be accommodated as a consent use within the applicable zoning, (2) it will make optimal use of the existing service infrastructure available. It will further ensure that (3) sustainable densification takes place, which will limit urban sprawl in the long term and the construction of additional buildings. The application will be taken through a (4) prescribed application process which will inform all the relevant parties and roleplayers and will give them the (5) opportunity to comment/respond to the proposed development, which promotes (6) inclusivity and (7) good governance.

4.2 COMPLIANCE WITH THE WESTERN CAPE LAND USE PLANNING GUIDELINES : RURAL AREAS, 2019

This assessment is prepared in accordance with the Western Cape Land Use Planning Guidelines: Rural Areas (Chapters 10 and 11), which guide the sustainable development of rural land. The guidelines promote the provision and expansion of tourist accommodation and recreational facilities in ways that diversify the rural economy, protect agricultural activities, and preserve the visual and cultural character of the rural landscape. Developments are encouraged to make use of existing structures or disturbed footprints, integrate with the farmstead, and remain low in scale and visually unobtrusive.

In line with these principles, the application seeks approval for the utilisation of three additional rooms already existing within the current building, effectively increasing the tourist accommodation from six (6) to nine (9) rooms. No new structures are proposed, and the changes are limited to internal modifications only, ensuring that there will be no impact on the external appearance, architecture, or visual character of the property.

Additionally, the application proposes the dual use of the approved restaurant area as a function facility during periods when the restaurant is not in operation. This represents an efficient use of existing infrastructure and provides additional economic opportunities for tourism without creating new structures or compromising agricultural activities. The facility will comply with requirements for access, parking, and visual integration with the farmstead, supporting the clustering of tourism facilities in a discreet nodal arrangement, as recommended by the guidelines.

The proposal provides a low-impact, sustainable expansion of tourist accommodation and recreational use, fully aligned with the Western Cape Rural Land Use Planning Guidelines. The development will contribute positively to the rural economy while maintaining the integrity, character, and visual quality of the property and surrounding landscape.

4.3. COMPLIANCE WITH THE STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK, 2023

The Amended Stellenbosch Spatial Development Framework (SDF), approved in June 2023, was prepared in accordance with relevant legislative requirements to guide the future spatial form of the greater Stellenbosch area.

The overall plan identifies a municipal area largely designated as protected and managed natural landscapes and high-value agricultural land. These areas are critical for delivering a range of ecological and economic services and opportunities. Significant changes in land use or development are not envisaged within the core nature and agricultural areas. In nature conservation areas, only non-consumptive activities—such as passive outdoor recreation and tourism, traditional ceremonies, research, and environmental education—are permitted.

In agricultural areas, associated building structures are allowed, along with dwelling units that support rural tourism and ancillary rural activities that diversify farm income. However, such uses must not undermine the sustainability of agricultural production and should comply with the guidelines contained in the Stellenbosch Environmental Management Framework (SEMF) and the Western Cape Land Use Planning: Rural Guidelines.

The SDF further establishes a hierarchy of settlements, both large and small, each with distinctive characteristics and potential, connected through a network of routes. Both the open natural and agricultural landscapes, as well as the settlements and connecting routes, hold strong historic and cultural value and contribute significantly to the tourism economy.

Tourism is recognised as a major economic driver in the area and is to be promoted and supported wherever possible. Encouraging employment, skills development, and training opportunities is also a priority. The proposed development directly supports these objectives.

It is noteworthy that the proposed development will be accommodated entirely within existing buildings that are already in use as a tourist accommodation establishment and tourist facility. This ensures that the proposal will integrate seamlessly with the current use and character of the property.

4.3.1 Consistency with the Stellenbosch Municipality Spatial Development Framework (SSDF, 2023)

The proposed extension of the existing tourist accommodation establishment, together with the reinstatement of the function facility which will mainly be operated from the same space as the existing restaurant, is consistent with these principles, as set out below:

4.3.1.1. Maintain and grow natural assets

The proposal entails only minor internal alterations to incorporate three additional bedrooms into the existing establishment. No new structures will be erected, and no external changes to the landscape are envisaged. The natural setting, open-space character, and agricultural environment of the property will therefore be preserved and safeguarded.

4.3.1.2. Respect and grow our cultural heritage

Tourism plays a central role in celebrating and sustaining Stellenbosch/Franschhoek's cultural and historic identity. By modestly strengthening the accommodation offering without detracting from the existing built form or rural character, the application reinforces the property's contribution to the region's wine, food, and heritage tourism economy.

3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity

The application does not result in the expansion of development into sensitive natural or heritage areas. Instead, it consolidates an existing land use where infrastructure and services are already in place. This ensures responsible growth within an established footprint, thereby avoiding additional environmental or cultural impacts.

4. Clarify and respect the different roles and functions of settlements

The proposal supports the rural role of agricultural land as a multifunctional space that accommodates both primary agricultural production and value-adding tourism. The complementary uses of tourist accommodation, restaurant, and function venue strengthen Franschhoek's role as a regional tourism destination, while remaining appropriate within the rural context.

5. Clarify and respect the roles and functions of different elements of movement structure

The function venue will operate from the same premises as the restaurant, with no increase in its maximum capacity of 110 patrons. Consequently, no additional traffic generation or parking requirements will arise. The existing access and movement network is therefore adequate to support the proposal without adverse impacts.

6. Ensure balanced, sustainable communities

By making efficient use of existing infrastructure and enhancing tourism services in a measured manner, the proposal contributes to local employment, economic diversification, and long-term sustainability. The modest scale of the extension ensures that the development remains in balance with its setting and community needs.

7. Focus collective energy on critical lead projects

Tourism and agri-tourism are recognised as key drivers of Stellenbosch/Franschhoek's development vision. The proposal strengthens the quality and competitiveness of the local tourism sector by enhancing visitor facilities without compromising environmental or infrastructural resources. In doing so, it aligns with broader municipal objectives to prioritise tourism as a critical lead sector.

4.4. STELLENBOSCH MUNICIPAL ZONING SCHEME, 2019 (AMENDED 2023)

The Stellenbosch Zoning Scheme allows for guest houses, tourist accommodation establishments and tourist facilities on agriculturally zoned properties, either as an additional use or a consent use for tourist accommodation. This depends on the scale of the development and whether the facilities will be housed in existing buildings or new structures. In this specific application, the facilities will be accommodated within **existing structures**, which means it can be considered as additional uses on the subject property. However due to the fact that the tourist accommodation establishment will consist of 9 bedrooms which will accommodate 20 people it exceeds the 7 bedroom threshold. It will however be accommodated within an existing structure. The space allocated for the proposed function venue will be larger than the prescribed 250 sqm. Due to the above application for **both these facilities are made for consent uses** in order to comply with the zoning scheme prescriptions.

ASSESSMENT BASED ON ZONING SCHEME

Tourist accommodation and hotel in this zone (Stellenbosch Zoning Scheme By-law, 2023)

Section 208.1	<ul style="list-style-type: none"> The facility was previously approved as a guesthouse with six bedrooms, accommodated within the main dwelling and a portion of an outbuilding (above the garage). Two of the bedrooms in the main dwelling have been utilised as the owners' private quarters. The owners now intend to extend the facility by converting these two rooms, previously reserved for their exclusive use, into additional guest rooms. One of these will be developed as a family unit, capable of accommodating up to four guests. In addition, the existing study in the main house will be converted into a guest room. As a result of these changes, the current application seeks consent to extend the existing tourist accommodation facility from six rooms to nine rooms, thereby increasing its guest capacity from 12 to 20 people.
Section 208.2	<ul style="list-style-type: none"> An application for a consent use has been prepared and submitted
Section 208.3	<ul style="list-style-type: none"> Attention will be given to the requirements as set out in Section 213

Tourist facilities in this zone (Stellenbosch Zoning Scheme By-law, 2023)

Section 209.1	<ul style="list-style-type: none"> The proposed facilities exceed the parameters and therefore application has been made for consent uses.
Section 209.2	<ul style="list-style-type: none"> Application has been made for consent uses as the parameters as set out in the zoning scheme will be exceeded. The function facility's footprint will be more than 250m² as prescribed in the zoning scheme)
Section 209.3	<ul style="list-style-type: none"> The primary use of the property will still be agriculture and the proposed uses will be subservient to the primary use of the property.
Section 209.4	<ul style="list-style-type: none"> The proposed facilities will be operated from existing buildings on the property. An outside area will also be earmarked for the venue facility, although no permanent structures will be added in this area.
Section 209.5	<ul style="list-style-type: none"> No new buildings will be constructed to accommodate the proposed facilities
Section 209.6	<ul style="list-style-type: none"> The proposed venue facility will exceed the prescribed 250 sqm and will cover an inside area of approximately 440 sqm and outside area of approximately 500 sqm. No new building will be constructed for the venue facility.
Section 209.7	<ul style="list-style-type: none"> Noted - not applicable to the proposed application.
Section 209.8	<ul style="list-style-type: none"> The facilities will be managed directly by the landowners as prescribed in the zoning scheme.
Section 209.9	<ul style="list-style-type: none"> A site development plan has been submitted as prescribed by the zoning scheme.
Section 209.10	<ul style="list-style-type: none"> Noted
Section 209.11	<ul style="list-style-type: none"> The proposed development will not have any adverse impact on the surrounding properties. Given that tourist accommodation and related facilities are already being operated from the property, the proposed extension is not expected to generate any significant additional impact and can reasonably be accommodated within the scope of the existing activities.

Consent Uses in Agriculture and Rural Zone (Stellenbosch Zoning Scheme By-law, 2023)

Section 213.1	<ul style="list-style-type: none"> A site development plan has been prepared and is attached as B04
Section 213.2	<ul style="list-style-type: none"> The extension to the tourist accommodation facility will be done within existing structures. The proposed function venue will be operated from the existing restaurant space and the outdoor space which will be used in conjunction with the indoor space will not take up agricultural land and will be accommodated close to the existing farm buildings. The proposed development will not have a negative impact on the existing agricultural activities on the property
Section 213.3	<ul style="list-style-type: none"> The scale of the proposed development will be in keeping with the character of the buildings and the facilities will not dominate the farm activities or building form.
Section 213.4	<ul style="list-style-type: none"> The facilities will be subservient to the primary agricultural use and will be supportive of the agricultural activities.

Section 213.5	<ul style="list-style-type: none"> Most of the property , approximately 16 ha is planted with vineyards and is an active wine farm with a production wine cellar. The proposed facilities will be subservient to the existing agricultural component and will not have a negative impact on the farms operations
Section 213.6	<ul style="list-style-type: none"> Noted - Not applicable to the application
Section 213.7	<ul style="list-style-type: none"> Existing buildings and infrastructure will be used to accommodate the proposed development
Section 213.8	<ul style="list-style-type: none"> Noted - Not applicable to the proposed application
Section 213.9	<ul style="list-style-type: none"> Noted.

4.5 DESIRABILITY OF PROPOSED DEVELOPMENT

We do believe that we submitted a complete application with all the necessary documentation and motivations as prescribed in the relevant legislation which will put the Municipality in a position to evaluate the application based on Section 65 of the Stellenbosch Municipality's Land Use Planning Bylaw Regulations.

Section 65(c) refers to the following aspects:

- Socio-Economic Impact
- Compatibility with the surrounding uses
- Impact on external Engineering Services
- Impact on safety, health and well being of the surrounding community;
- Impact on Heritage
- Impact on the Biophysical environment.
- Traffic impacts, parking , access and other transport-related considerations
- Imposing conditions that can mitigate an adverse impact of the proposed use or development of land

4.5.1 Socia-Economic Impact

The addition of three rooms in a tourist accommodation establishment can significantly add value to the local socio-economic environment and can add additional revenue to the landowner and also supporting local businesses for providing supplementary services.

Economically, the increased capacity can attract more tourists, leading to higher revenue for the establishment and potentially greater tax income for the local government. This influx of visitors can also spur job creation, as more rooms typically necessitate additional staff for cleaning, maintenance, and guest services. The ripple effect extends to local businesses, with tourists spending money on restaurants, shops, and tour operators, thereby stimulating the local economy.

4.5.2. Impact on Adjacent Properties

The proposed alterations to the existing buildings will be minimal. The structures intended to accommodate the new uses are located within the established cluster of buildings in the farm werf areas. There are no buildings belonging to adjacent landowners in close proximity to the proposed facilities.

In compliance with the Land Use Planning Bylaw, adjacent landowners will be notified through the prescribed municipal advertising process. Any objections or comments received will be addressed in an appropriate and constructive manner. Given that the proposed development is small in scale and confined to the already developed portion of the property, it is our considered opinion that it is unlikely to have any adverse impact and will, in all likelihood, be supported by neighbouring landowners.

4.5.3 External Engineering Services

All the necessary services and infrastructure are already available on the property. As such, the impact on existing service infrastructure is expected to remain largely unchanged, and no significant additional capacity will be required.

4.5.4 Safety, Health and Wellbeing of the Community

The proposed development is not expected to have any negative impact on the safety, health, or well-being of the surrounding community. Since the additional rooms and function facilities will be accommodated within existing buildings and serviced by the infrastructure already in place, there will be no increase in pressure on municipal services or the risk of environmental pollution. The scale of the extensions is modest and poses no threat to public safety or the surrounding rural environment.

The proposal will in fact contribute positively to community well-being by supporting the local tourism economy, creating employment opportunities, and sustaining a viable rural business. By ensuring compliance with all legislative requirements and planning guidelines, the development will enhance the attractiveness of the area without compromising the rights, safety, or quality of life of neighbouring landowners or the general public.

4.5.5 Impact on Heritage

This cultural exchange with visitors from outside, can enrich the local community, providing opportunities for sharing traditions and broadening perspectives. The expansion of tourist accommodations can act as a catalyst for economic growth and cultural enrichment, contributing positively to the socio-economic fabric of the area. The agricultural ability of the property will not be negatively affected by the extensions, but will rather support the economic viability which will mean that the property can continue to function as an agricultural unit in difficult economic times.

4.5.6 Impact on Biophysical Environment

The proposed development will not have a negative impact on the biophysical environment of the property. The additional rooms and function facility will be accommodated within the existing buildings, which are located in the farm werf area. No critical habitats, sensitive ecosystems, or water resources will be affected, and there will be no risk of pollution. The necessary infrastructure, including water, sewerage, and electricity, is already in place for the existing buildings. Due to the small scale of the extensions, no additional service capacity will be required.

4.5.7. Impact on Traffic/Parking

The property benefits from direct access via Green Valley Minor Road 5620, with convenient connectivity to Divisional Road 1343 and acceptable sight distances. Based on these factors, the proposed development is not expected to have any negative impact on the surrounding road network.

The extended tourist accommodation facility, comprising three additional rooms to accommodate a maximum of eight guests, will result in an estimated increase of only 1.4 peak hour daily vehicle trips, in accordance with the Trip Data Manual (2012). The proposed venue facility will not lead to an increase in traffic volume due to the fact that it will share space with the existing restaurant. If the venue is booked, the restaurant will be closed to the general public—thereby ensuring no additional cumulative traffic impact. The parking for the restaurant was approved when the restaurant application was submitted and the venue will make use of the same parking. The two additional parking bays required for the guestrooms, can easily be accommodated on the farm werf area.

This application will likely be referred to the District Roads Engineer and/or Municipal Engineers as part of the statutory advertising process, and any reasonable recommendations from these authorities will be implemented as far as practicable.

4.5.8. Mitigation Measures

At this stage, we do not foresee the need for any mitigation measures to accommodate the proposed extension of the facilities. However, any reasonable measures proposed by the Municipality that would enhance the property and the surrounding environment, will be taken into account.

5. Conclusion

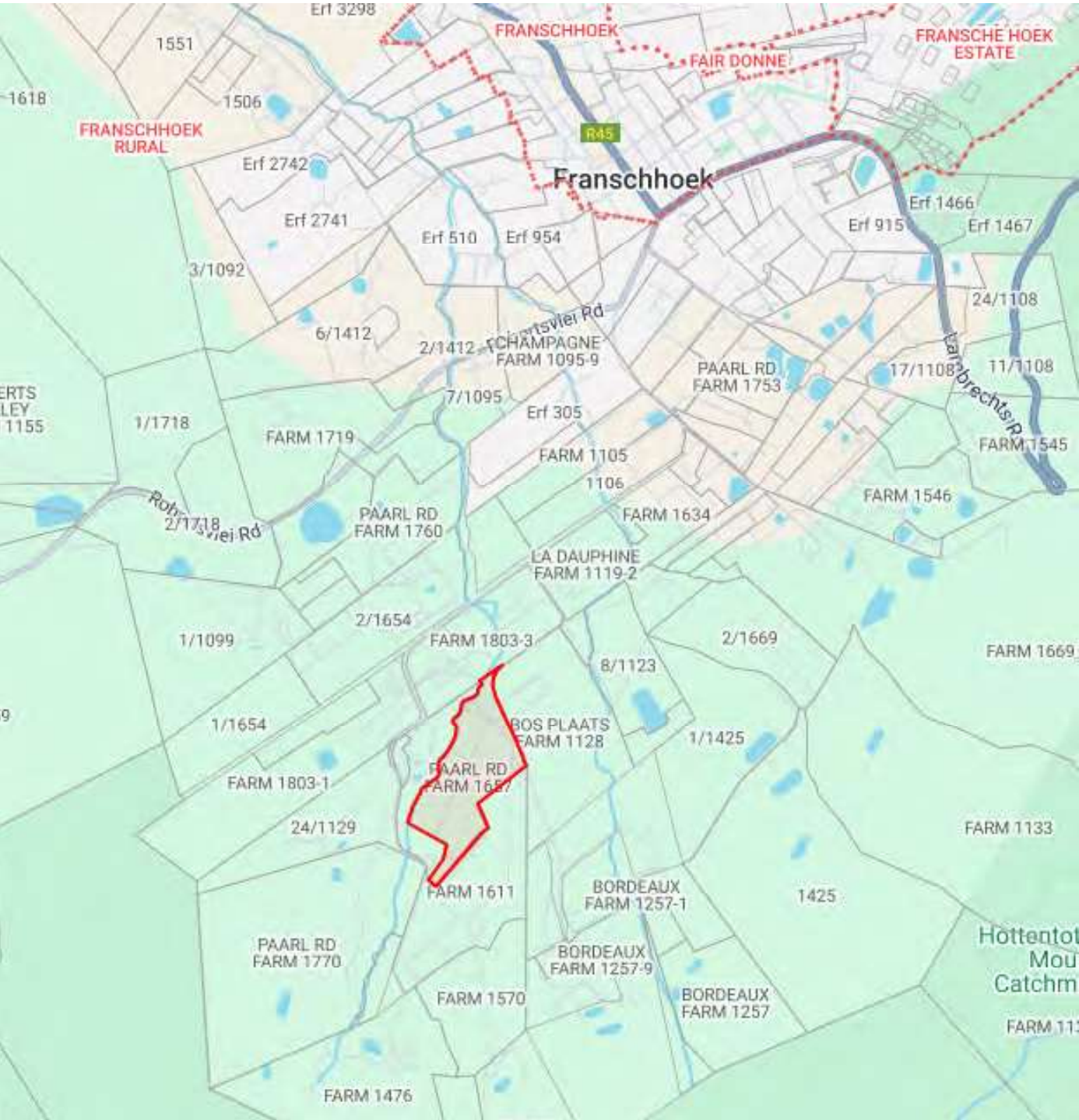
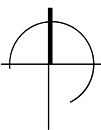
Similar applications for guest accommodation and venue facilities are regularly approved by the Municipality in its rural areas. The subject property already enjoys approved land use rights for a tourist accommodation establishment and tourist facilities, including a restaurant, wine tasting, and wine sales. Since the proposed additions will be accommodated entirely within the existing buildings and infrastructure, there are sufficient grounds for the Municipality to approve the application without difficulty.

Having regard to the relevant legislation, spatial development frameworks, rural guidelines, and zoning scheme provisions, the application is so to speak, fully compliant with the prescribed legislative frameworks, policies, and guidelines. It should therefore be considered in a positive manner.

The proposed alterations will significantly enhance the operational efficiency of the tourist accommodation establishment and its associated facilities. They are also regarded as essential for securing the long-term sustainability of the agricultural and related business operations. The proposal aligns with prevailing municipal planning trends in the area and constitutes a logical extension of the existing land use rights. On this basis, the development warrants approval by the Municipality.

In light of this motivation and the arguments presented in this document, it is our considered opinion that the proposed changes to an already successful development will not only strengthen the economic and agricultural sustainability of the property for the owners, but also make a positive contribution to the local tourism and broader economy by creating much-needed employment opportunities. Importantly, this will be achieved without any adverse impact on the environment, adjoining landowners, or the general public. It is therefore respectfully requested that the Municipal Council, together with all relevant Departments and decision-making bodies, find the development desirable and approve the application.

B LIST OF PLANS



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LOCALITY PLAN

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

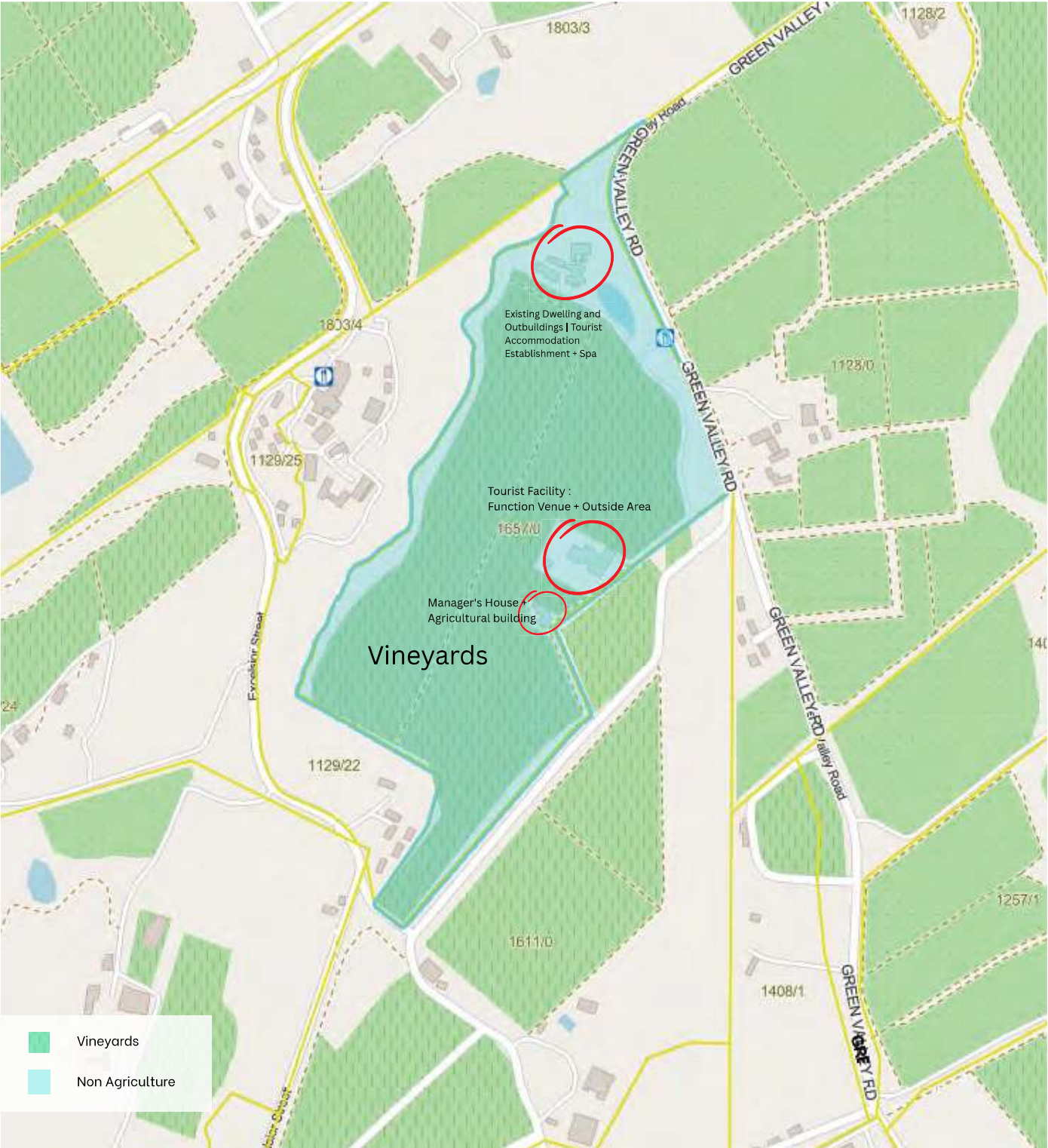
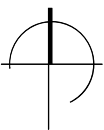
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SOURCE : CMA Info

PROJECT NR. A403.2025

PLAN

B01



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SITE PLAN | USAGE

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

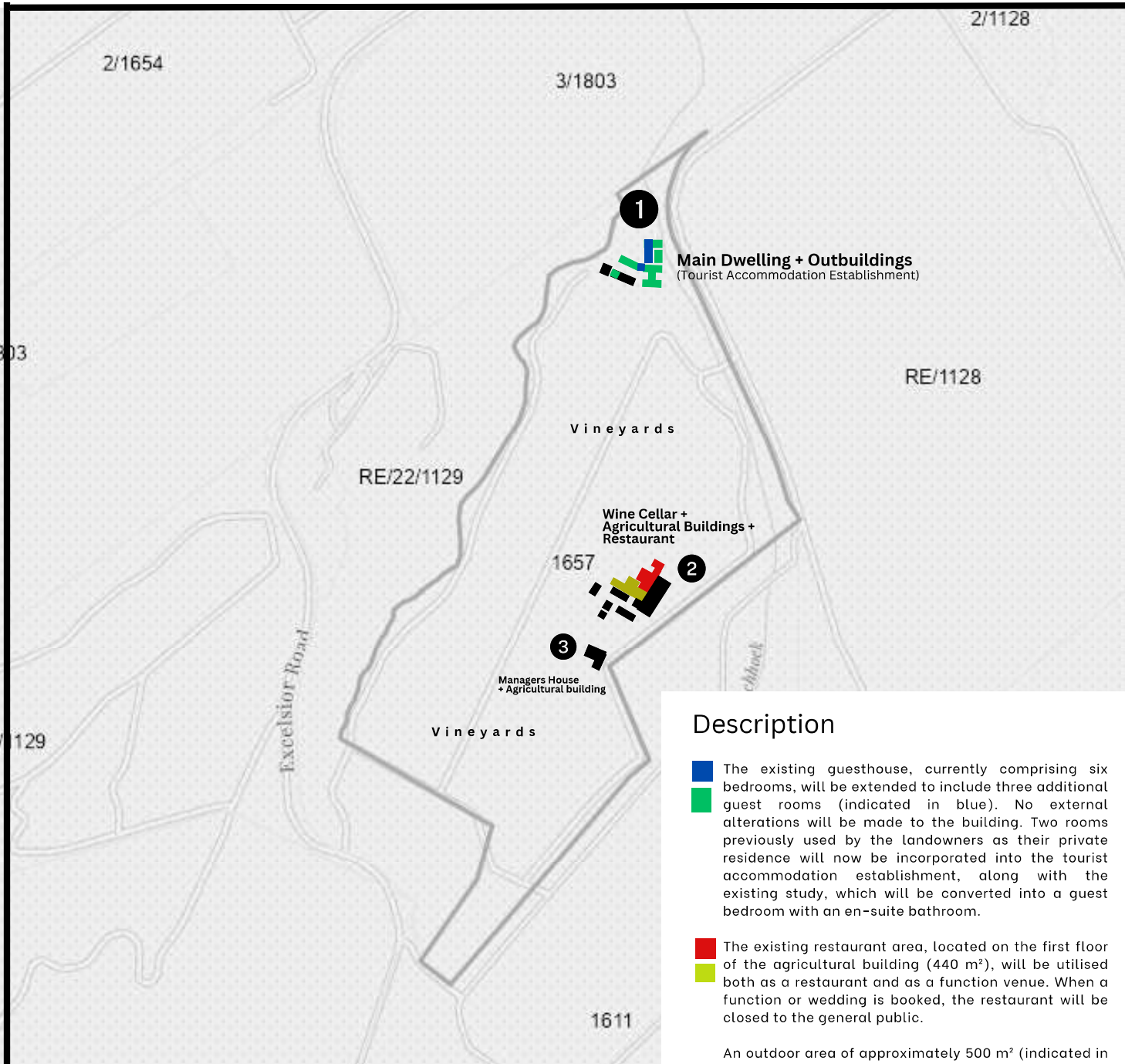
SCALE : Unknown or as Indicated

SOURCE : Base Map – Cape Mapper

PROJECT NR. A403.2025

PLAN

B02



SITE DEVELOPMENT PLAN

Farm 1657, Paarl (Franschhoek)

Buildings

- 1 Main Dwelling
Tourist Accommodation Establishment + Spa
- 2 Restaurant (also proposed area for venue facility)
- 3 Managers House + Agricultural Building
- Extension to Tourist Accommodation Facility
- Outdoor area for Function Venue (Approx 500 sqm)

Property : Farm 1657, Paarl
Town : Franschhoek
Municipality : Stellenbosch Municipality
Location : Green Valley Road, Franschhoek
Date : August 2025
Scale : As Indicated
Source : Base Map - Cape Mapper
Project Nr : A403.2025



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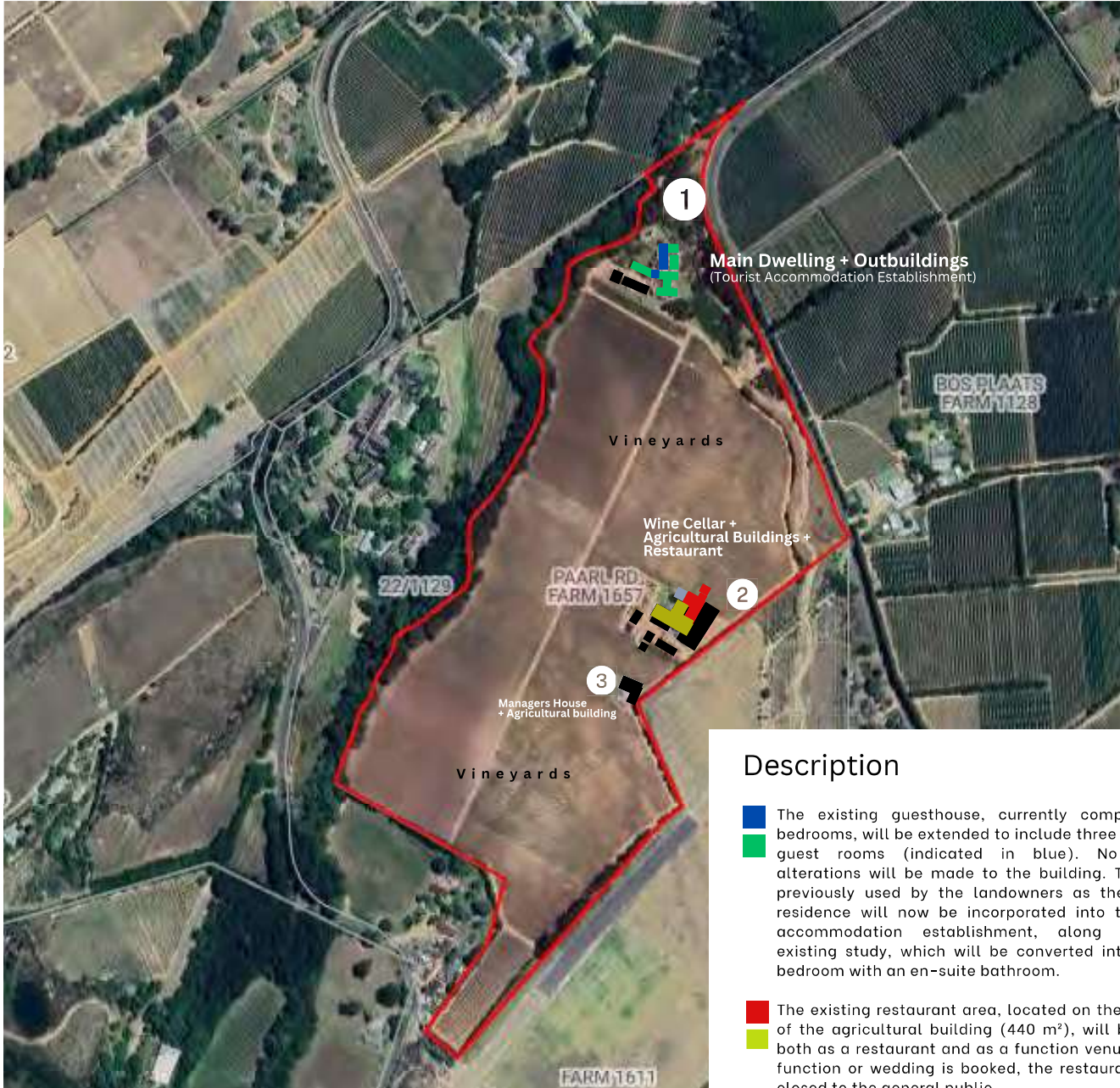
PLAN B03

DISCLAIMER
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Description

- The existing guesthouse, currently comprising six bedrooms, will be extended to include three additional guest rooms (indicated in blue). No external alterations will be made to the building. Two rooms previously used by the landowners as their private residence will now be incorporated into the tourist accommodation establishment, along with the existing study, which will be converted into a guest bedroom with an en-suite bathroom.
- The existing restaurant area, located on the first floor of the agricultural building (440 m²), will be utilised both as a restaurant and as a function venue. When a function or wedding is booked, the restaurant will be closed to the general public.

An outdoor area of approximately 500 m² (indicated in red) will be used for functions when weather permits. The use of this outdoor space will not result in an increase in the number of patrons for the restaurant and function venue, which will remain limited to the originally approved capacity of approximately 110 people.



SDP -AERIAL VIEW

Farm 1657, Paarl (Franschhoek)

Buildings | Applications

- 1 Main Dwelling
Tourist Accommodation Establishment
- 2 Restaurant (also proposed area for venue facility)
(Approx 440 sqm)
- 3 Managers House + Agricultural Building
- Extension to Tourist Accommodation Facility
- Outdoor area for Function Venue (Approx 500 sqm)

Property : Farm 1657, Paarl
 Town : Franschhoek
 Municipality : Stellenbosch Municipality
 Location : Green Valley Road, Franschhoek
 Date : August 2025
 Scale : As Indicated
 Source : Base Map - Cape Mapper
 Project Nr : A403.2025

Description

The existing guesthouse, currently comprising six bedrooms, will be extended to include three additional guest rooms (indicated in blue). No external alterations will be made to the building. Two rooms previously used by the landowners as their private residence will now be incorporated into the tourist accommodation establishment, along with the existing study, which will be converted into a guest bedroom with an en-suite bathroom.

The existing restaurant area, located on the first floor of the agricultural building (440 m²), will be utilised both as a restaurant and as a function venue. When a function or wedding is booked, the restaurant will be closed to the general public.

An outdoor area of approximately 500 m² (indicated in red) will be used for functions when weather permits. The use of this outdoor space will not result in an increase in the number of patrons for the restaurant and function venue, which will remain limited to the originally approved capacity of approximately 110 people.

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PLAN
B04

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- 1 This area indicated in Yellow (Nr.1) is currently used by the owners as their residency. It is the owner's intention to utilise these two bedrooms each with its own en-suite bathroom to be utilise as part of the 6- bedroom guesthouse. One bedroom, will be utilise as a guest facility for families (4 people) while the other room will be a guest room for 2 people.
- 2 The original studyroom situated on the ground floor and indicated in Yellow (Nr.2), will be converted into a guest bedroom with its own en-suite suitable for 2 people.

These changes will bring the total bedrooms available in the tourist accommodation establishment to **9 bedrooms with an occupancy capacity for 20 people.**

Existing Tourist Accommodation Establishment (6 Bedrooms) + Spa Facility



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PROPOSED AREAS

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

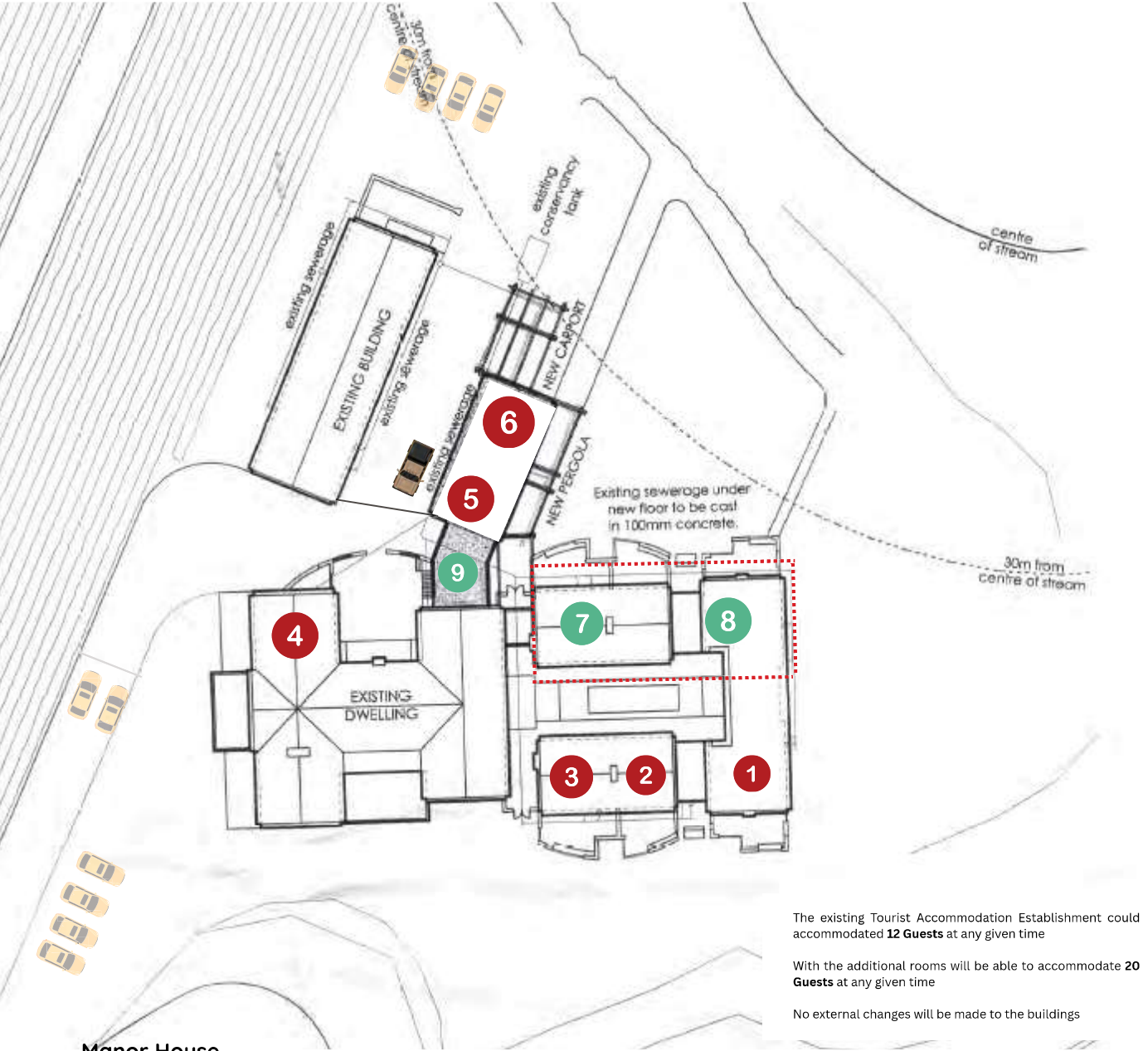
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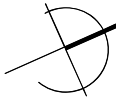
PROJECT NR. A403.2025

PLAN

B05



- Existing + Approved Guest Accommodation
- Existing Owners Suites which will be converted into two Guest Rooms (one will be a double room for families) - 2 + 4 people
- Existing Study which will be converted into Guestroom



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OVERVIEW FLOOR PLAN

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

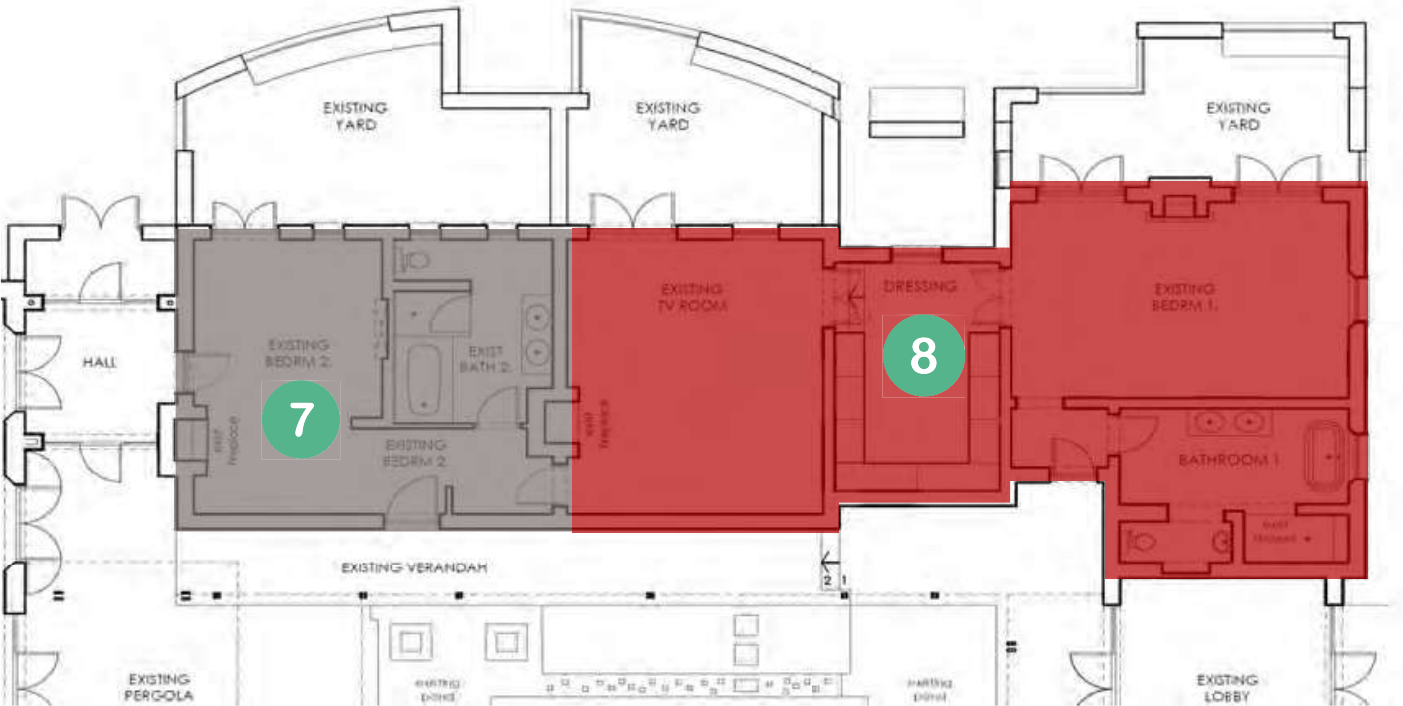
SCALE : Unknown or as Indicated

SOURCE : Base Plan : Land Owner

PROJECT NR. A403.2025

PLAN

B06



Existing Tourist Accommodation Establishment

- Based on the zoning certificate that was issued the existing dwelling consists of 6 guest bedrooms with an additional 2 guest bedrooms located on top of the existing garage building. (16 Guests in total)
- Bedrooms 7 and 8 were previously utilise as a unit which was occupied by the landowners but will now be separated. Guest Unit No.8 will function as a family guest suite which will be able to accommodate 4 guests.
- Bedroom 7 will be operate as as separate guest bedroom.
- The door between Room 7 and 8 will be closed.



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FLOOR PLANS

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

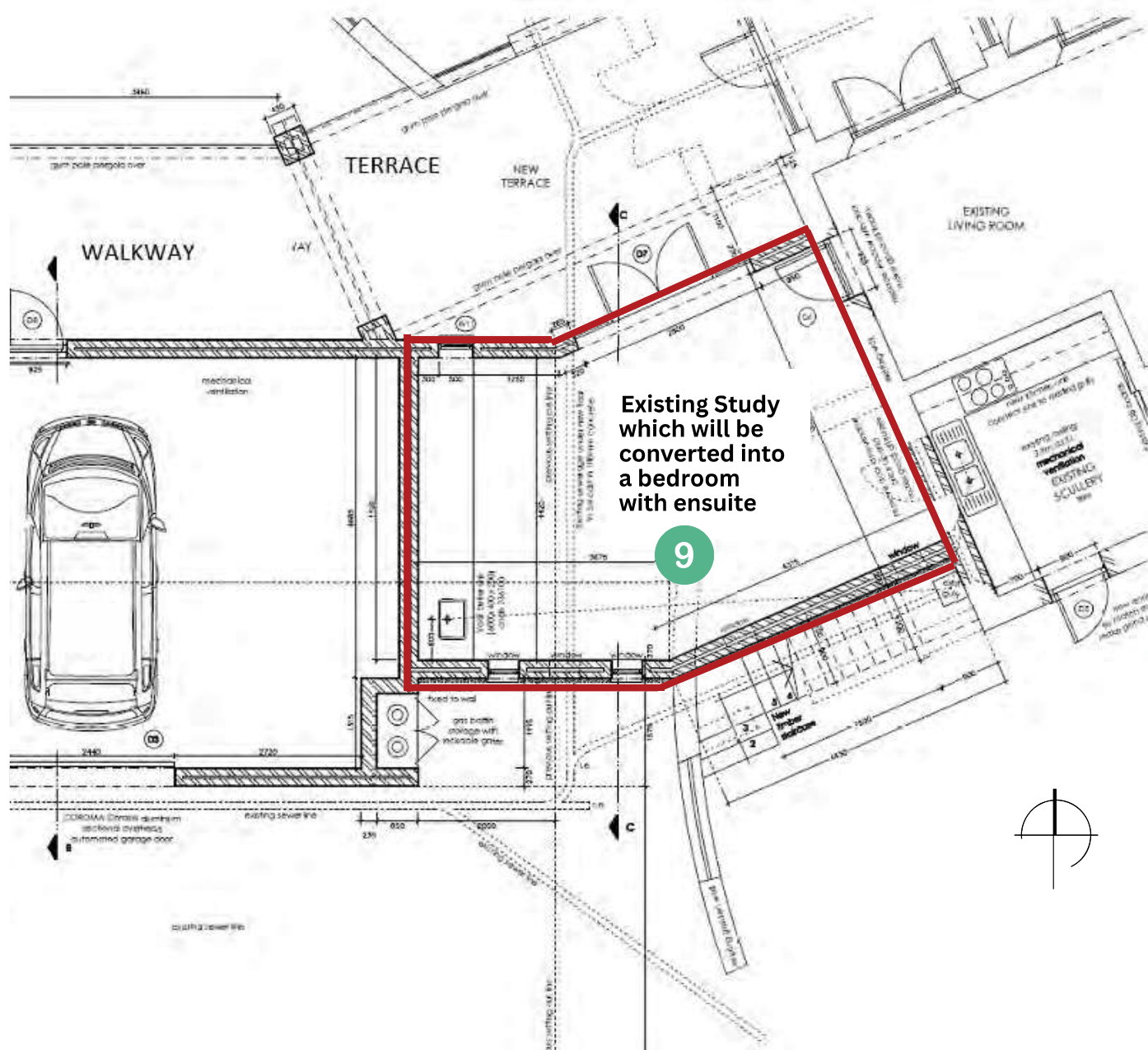
SCALE : Unknown or as Indicated

SOURCE : Base plans : Land Owner

PROJECT NR. A403.2025

PLAN

B07



9 Guest Bedroom No 9.

With ensuite bathroom which will be linked to the existing services networks.



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FLOOR PLANS

PROPERTY : Farm 1657, Paarl (Franschoek)

DATE : August 2025

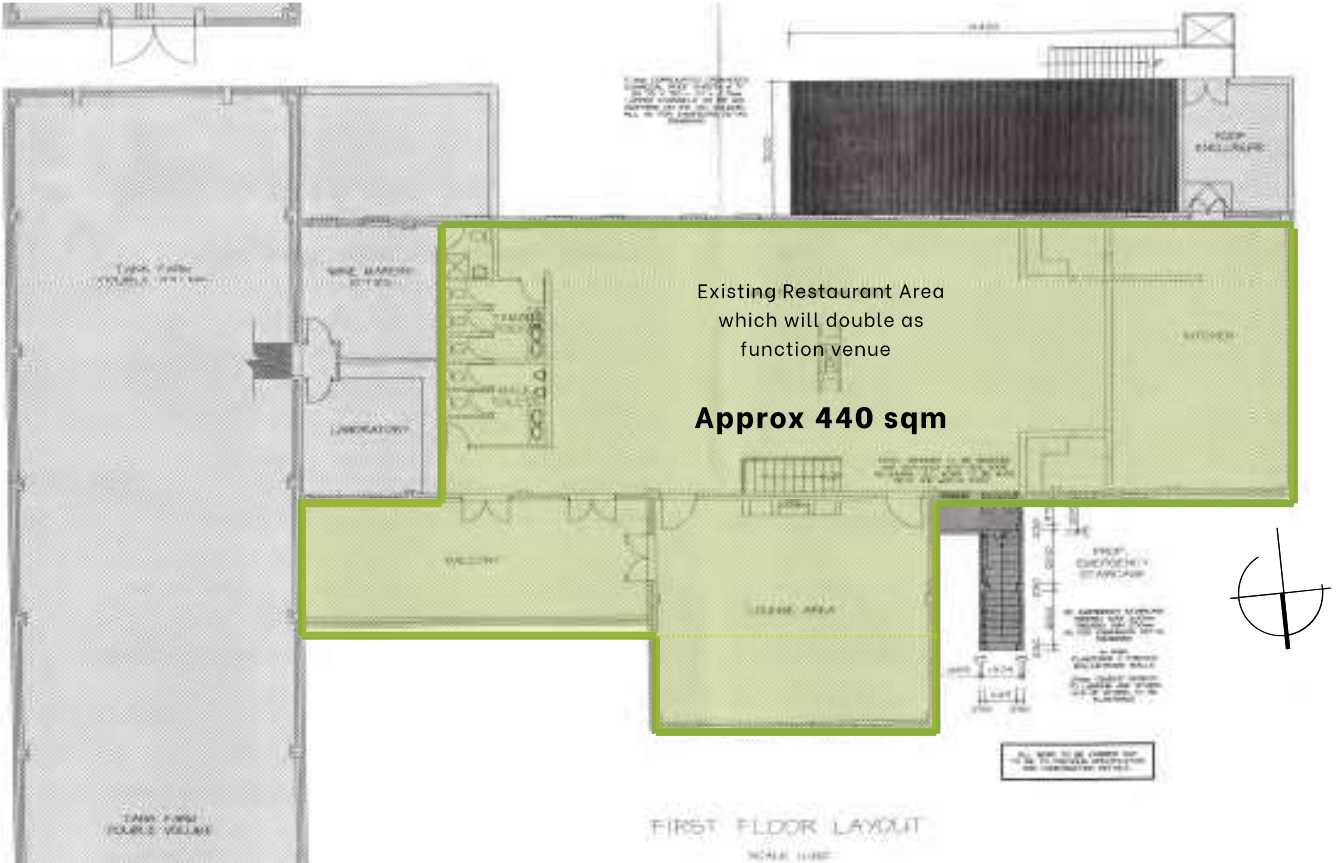
SCALE : Unknown or as Indicated

SOURCE : Base Plans : Land Owner

PROJECT NR. A403.2025

PLAN

B08



Approved Restaurant

Restaurant Area of approximately 440 sqm was approved by the Municipality in 2010.

Additional Outside Area

It is the landowners intention to utilise the existing restaurant area also as a function/wedding venue . When the venue facility is booked the restaurant will not be open to the public and will solely cater for the function/venue guests. (An outside area of approximately 500 sqm will be allocated for this purpose)



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PLANNING + LAND USE SPECIALISTS

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RESTAURANT + FUNCTION AREA

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

SCALE : Unknown or as Indicated

SOURCE : Base plans : Land Owner

PROJECT NR. A403.2025

PLAN

B09



Approx 440 sqm Existing Restaurant

Approx 500 sqm Outside Area
earmarked for Function
Venue purposes

Consent Use: Tourist Facility – Function Venue

The existing restaurant space, measuring approximately 440 m², will also be utilised as the venue facility. When the venue is booked, the restaurant will be closed to the general public.

Approval is also sought for an outdoor function/venue area of approximately 500 m². This space will be used for outdoor weddings/functions, when wheater premits and requested. The outdoor area will not attract additional guests beyond the approved capacity for the restaurant, which is limited to 110 seats. The purpose of the outside area is simply to provide clients with the option of hosting functions either indoors or outdoors, depending on their preference and weather conditions.



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SITE LAYOUT PLAN

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

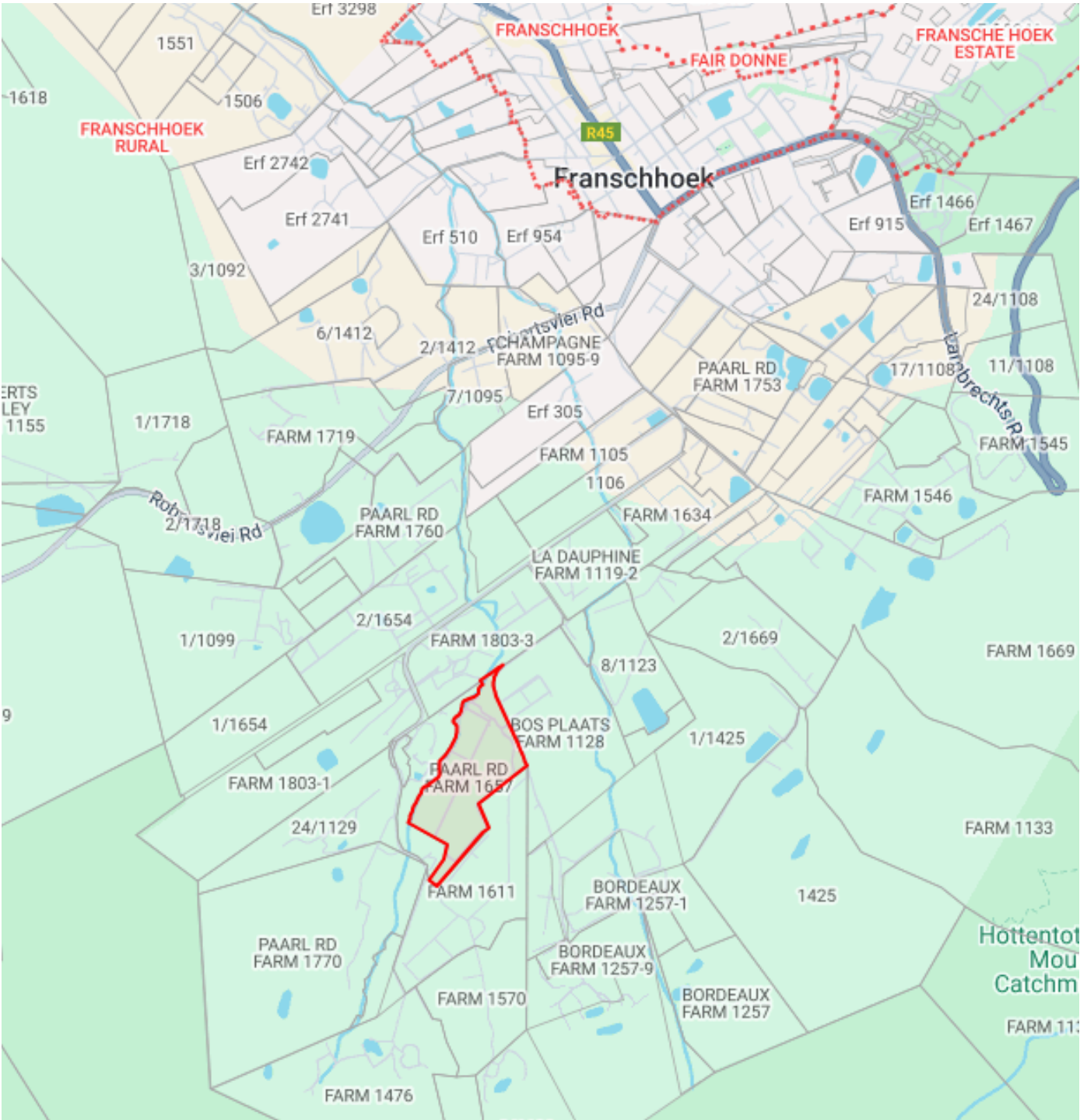
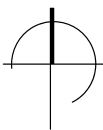
SCALE : Unknown or as Indicated

SOURCE : Base Map : Cape Mapper

PROJECT NR. A403,2025

PLAN

B10



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LOCALITY PLAN

PROPERTY : Farm 1657, Paarl (Franschhoek)

DATE : August 2025

SCALE : Unknown or as Indicated

SOURCE : CMA Info

PROJECT NR. A403.2025

PLAN

B01