



Your Refence: TP 1352/2025
Our Reference: J164
Date: 12 February 2026

APPLICATION FOR CONSENT USE: FARM 1411 PAARL DIVISION

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

Application Property Address: **Farm Goldenkey No 1411, Zachariashoek Road**
Application Property Number: **Farm 1411 Paarl**
Applicant: **Wilhelm Esterhuizen / Pieterhuizen Planning (Pty) Ltd**
(wilhelm@pieterhuizen.co.za; 083 262 4843)
Owner: **Friendly Reception (Pty) Ltd**
(info@leferme.co.za; 063 776 4441)
Application Reference: **TP 1352/2025**

Description of land development proposal:

Application is made in terms of Section 15 (2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw for Consent Use on Farm No 1411, Paarl Division for the following:

- To establish, a tourist accommodation establishment in 4 existing self-catering dwellings comprising a total of 7-bedrooms.
- For a tourist facility, using 4-existing dams (13750m²) for recreational fishing.
- For a tourist facility to an existing agricultural shed as a function venue for maximum 50-guest (±285.23m²).

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: wilhelm@pieterhuizen.co.za. By lodging an

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

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 **16 March 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 **083 262 4843** during normal office hours.

Yours faithfully

Wilhelm Esterhuizen

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
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Your Refence: TP 1352/2025
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AANSOEK OM VERGUNNINGSGEBRUIK: PLAAS 1411 PAARL AFDELING

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

Adres van aansoek eiendom: **Plaas Goldenkey Nr 1411, Zachariashoek Pad**
Aansoek eiendom beskrywing: **Plaas 1411 Paarl**
Aansoeker: **Wilhelm Esterhuizen / Pieterhuizen Planning (Edms) Bpk**
(wilhelm@pieterhuizen.co.za; 083 262 4843)
Eienaar: **Friendly Reception (Edms) Bpk**
(info@leferme.co.za; 063 776 4441)
Aansoek Verwysing: **TP 1352/2025**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning vir Vergunningsgebruik op Plaas Nr. 1411, Paarl Afdeling, vir die volgende:

- Om 'n toeriste akkommodasie onderneming in 4 bestaande selfsorgwonings te vestig, bestaande uit 'n totaal van 7 slaapkamers.
- Vir 'n toeristefasiliteit, met behulp van 4 bestaande damme (13750m²) vir ontspanningsvisvang.
- Vir 'n toeristefasiliteit om 'n bestaande landbouskuur as 'n funksielokaal vir 'n maksimum van 50 gaste te gebruik (±285.23m²).

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 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

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **wilhelm@pieterhuizen.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 laaste dag van die sluitings datum van **16 Maart 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **083 262 4843** gedurende normale kantoor ure.

Die Uwe

Wilhelm Esterhuizen

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

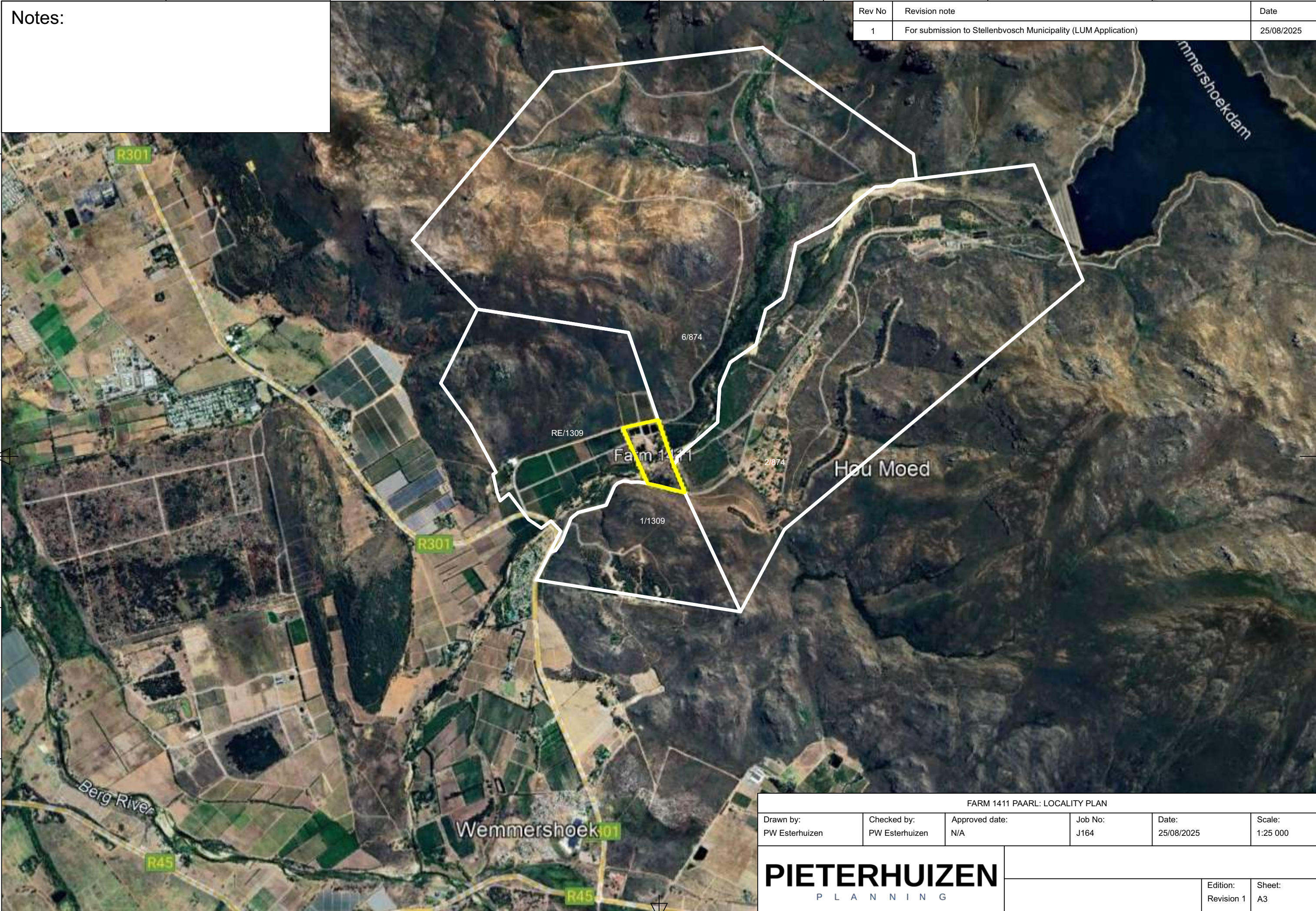
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083-262-4843
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ANNEXURE A:
Locality Maps

Notes:

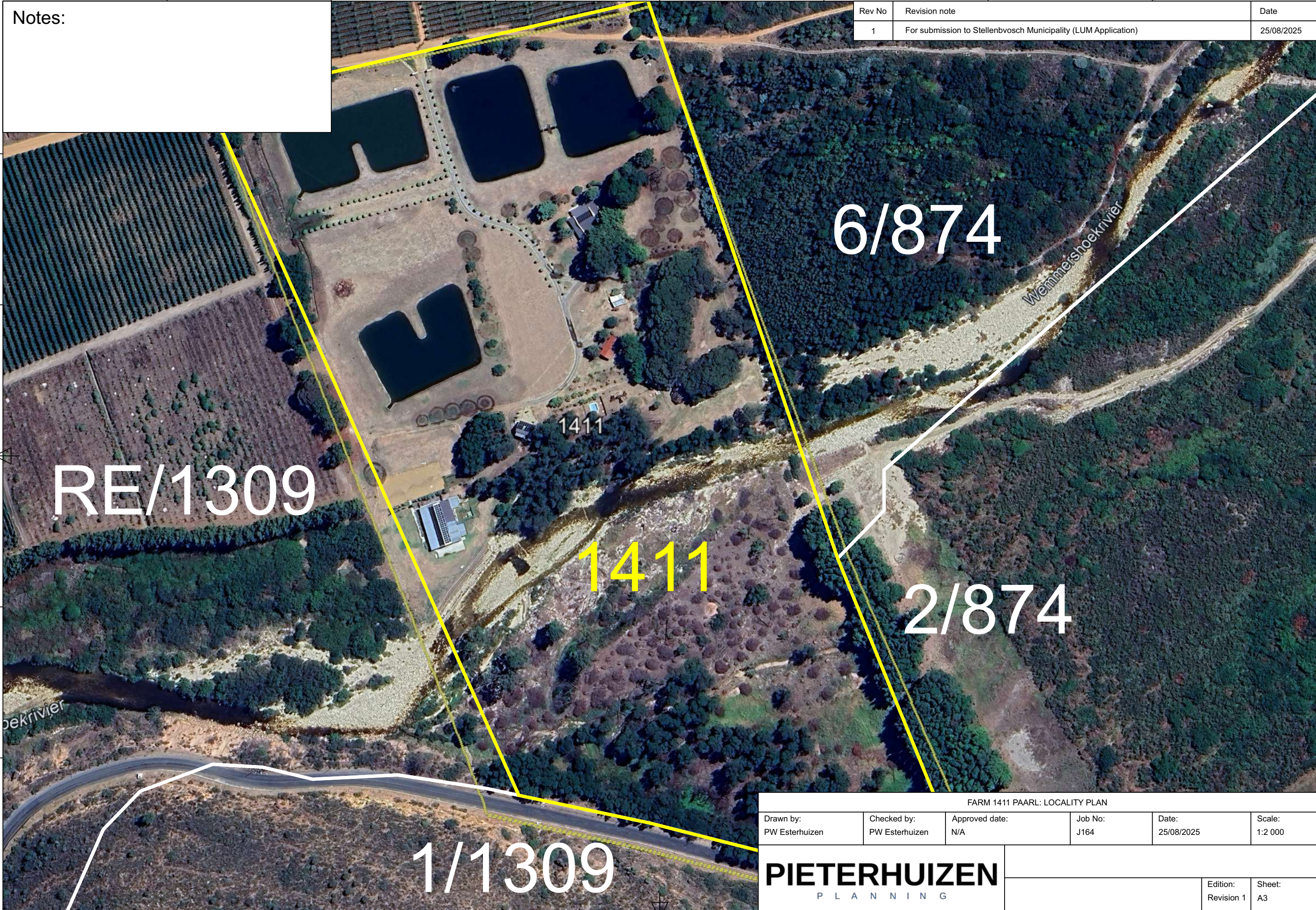
Rev No	Revision note	Date
1	For submission to Stellenbosch Municipality (LUM Application)	25/08/2025



FARM 1411 PAARL: LOCALITY PLAN					
Drawn by: PW Esterhuizen	Checked by: PW Esterhuizen	Approved date: N/A	Job No: J164	Date: 25/08/2025	Scale: 1:25 000
PIETERHUIZEN P L A N N I N G				Edition: Revision 1	Sheet: A3

Notes:

Rev No	Revision note	Date
1	For submission to Stellenbosch Municipality (LUM Application)	25/08/2025



FARM 1411 PAARL: LOCALITY PLAN					
Drawn by: PW Esterhuizen	Checked by: PW Esterhuizen	Approved date: N/A	Job No: J164	Date: 25/08/2025	Scale: 1:2 000
PIETERHUIZEN P L A N N I N G				Edition: Revision 1	Sheet: A3



ANNEXURE B:
Motivation Report



Your Reference: TBC
Our Reference: J164
Date: 25 August 2025

Spatial and Land Use Planning
Stellenbosch Municipality

PLANNING REPORT: TOURIST ACCOMMODATION AND TOURIST FACILITIES ON FARM 1411 PAARL REGISTRATION DIVISION

1. INTRODUCTION AND PURPOSE OF THE APPLICATION

This report is submitted on behalf of the owner of Farm 1411 (*La Ferme*) in support of a land use application in terms of the Stellenbosch Municipality By-law on Municipal Land Use Planning.

The purpose of the application is to:

- Regularise the existing conversion of three former employee cottages into tourist accommodation units (self-catering).
- Regularise the existing conversion of a farm shed into a function venue (temporary departure previously granted but since lapsed).
- Regularise the existing conversion of a portion of the farm shed into a one-bedroom Tourist Dwelling Unit (self-catering), forming part of the same building as the function venue.
- Regularise the use of the existing dams on the property for public recreational fishing.

The application does not seek to replace or diminish the farm's primary agricultural land, rural landscape, and conservation. The majority of the land by area remains under agricultural use, and the proposed activities are designed to complement and diversify the rural economy of the property in a manner consistent with municipal and provincial policy.

The following documents are attached to this planning report:

- Annexure A:** Land Use Application Form
Annexure B: Copy of Title Deed
Annexure C: Company Resolution and Power of Attorney
Annexure D: Locality Plans
Annexure E: Surveyor General Diagram

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

Annexure F:	Previous Approved Plans
Annexure G:	Environmental Authorisation
Annexure H:	Proposed Plans
Annexure I:	Berg River Water User Association Letter of Support

2. PROPERTY INFORMATION AND LOCALITY

2.1 Property Description and Ownership

The property is described as *FARM GOLDENKEY NO 1411, IN THE STELLENBOSCH MUNICIPALITY, DIVISION PAARL, WESTERN CAPE PROVINCE*.

The property is owned by *Friendly Reception (Pty) Ltd* (hereafter referred to as “the owner”), who purchased the property in **2023**. The owner has duly appointed *Pieterhuizen Planning (Pty) Ltd* to prepare and submit the required land use applications. See **Annexure B** for a copy of the title deed and **Annexure C** for the company resolution and power of attorney.

Imperative to this planning report and the history of the property, the following is a summary timeline of ownership of the property:

1987 – Property created due to the consolidation of two farms.

1988 – Property transferred to James A Golding.

1998 – Property transferred to Golden Key Farm CC.

2004 – Property transferred to Chink Property Investments (Pty) Ltd.

2016 – Property transferred to Gregory James Moore.

2023 – Property transferred to Friendly Reception (Pty) Ltd.

2.2 Property Locality

With reference to the locality plans, attached to this report as **Annexure D**, the property is located in the Wemmershoek Valley, within the northern reaches of the Stellenbosch Municipal area and directly adjacent to the Drakenstein Municipal boundary.

The property is situated to the east of Wemmershoek Road (R301) and is accessed via Zachariashoek Road, which connects the farm to nearby Franschhoek (±6 km east), Paarl (±15 km northwest), and Stellenbosch (±30 km southwest). This strategic position places the farm within one of the Western Cape’s premier agri-tourism corridors, benefiting from proximity to established wine routes, nature reserves, and high-amenity rural landscapes.

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

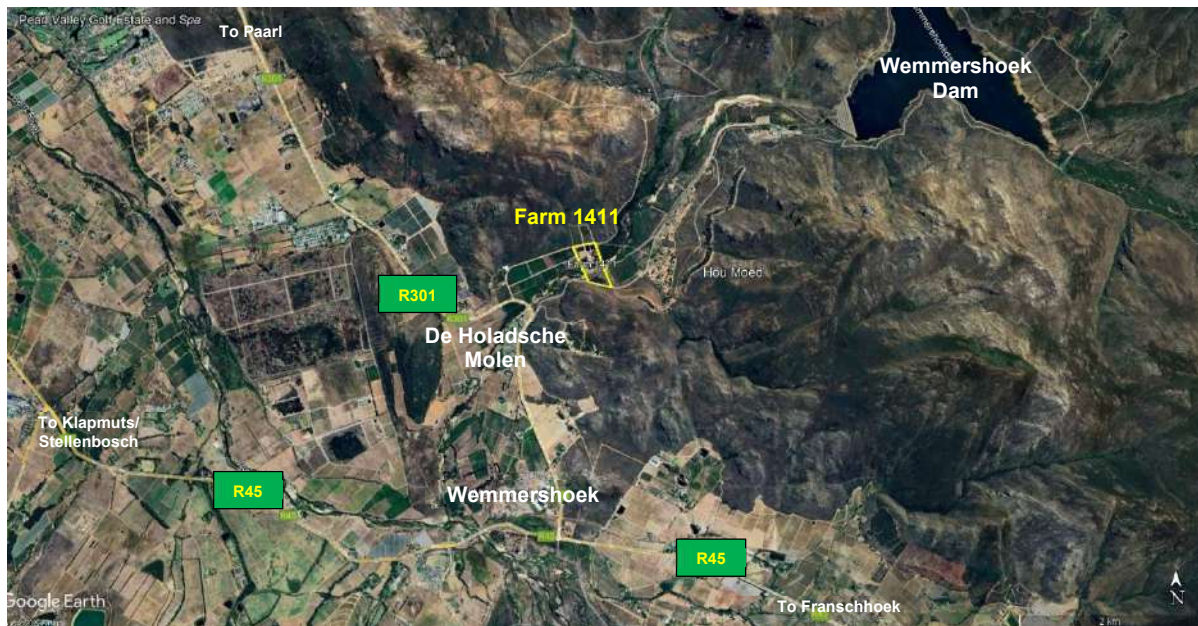


Figure 1: Aerial Locality

The property forms part of a picturesque rural valley framed by the Wemmershoek Mountains, with the Wemmershoek Dam within proximity of the property. The property is also located within close proximity of *De Hollandsche Molen*, a well-known resort settlement on the Wemmershoek River. Established in the early 20th century and formalised in 1937, *De Hollandsche Molen* has evolved from a historic mill and leisure site into a popular rural holiday destination offering chalets, campsites, pools, and function facilities. Its long-standing tourism role within the valley underscores the suitability of this area for complementary agri-tourism and recreation and positions the property within an established tourism corridor.

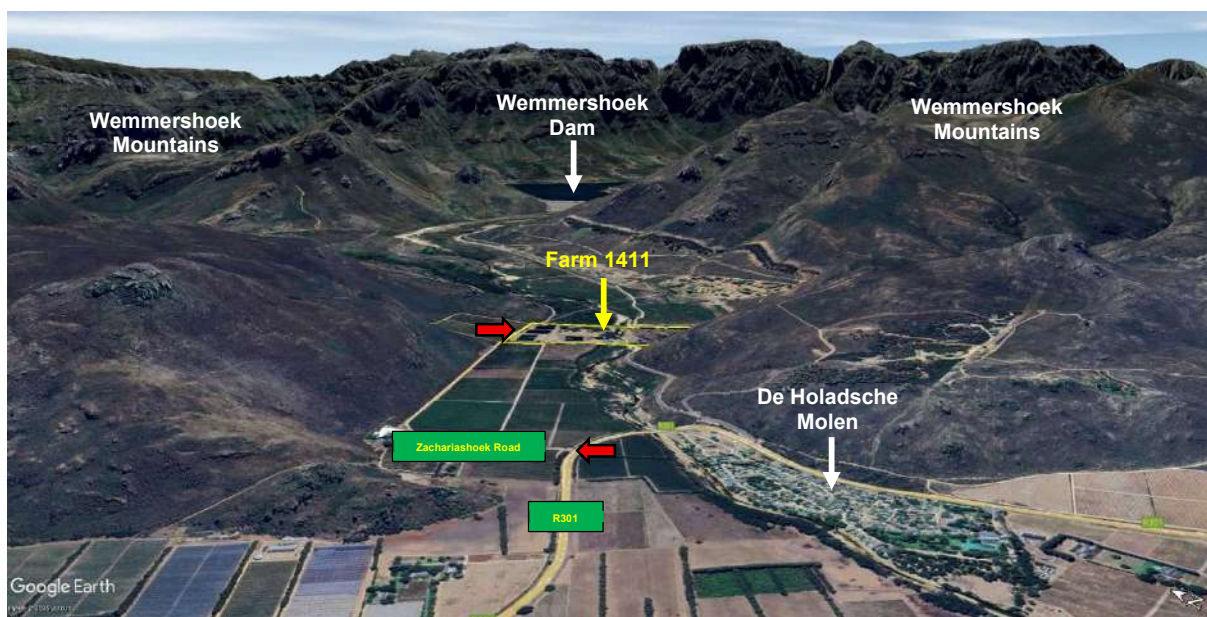


Figure 2: Locality

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Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
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<https://pieterhuizen.co.za>

The Wemmershoek River traverses the property from east to west, providing both an ecological and visual focal point. The river's riparian corridor includes mature indigenous vegetation interspersed with areas rehabilitated as part of the property's previous and current environmental management commitments.



Figure 3: Aerial Photo

2.3 Property Extent

The property measures 12.4672 Hectares in extent and was formed as a result of the consolidation of Portion 4 of Zachariashoek No. 874 (north of line gh) and Portion 2 of Morelig No. 1309 (south of line gn) in 1987. The surveyor general plan for the property is attached to this report as **Annexure E**.

Three servitudes are registered over the property, as shown on Figure 4 to the right:

1. A servitude road measuring 9.45m
2. A water pipeline servitude
3. A pipeline servitude



Figure 4: Servitudes

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Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
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3. BACKGROUND AND HISTORY OF THE PROPERTY

3.1 Pre- 1987

As mentioned, the northern portion of the property was known as Portion 4 of the Farm Zachariashoek No. 874 and the southern portion of the property as Portion 2 of the Farm Morelig No. 1309.

Aerial photography from 1985 confirms that a homestead was present on the then Portion 4 of the Farm Zachariashoek No. 874. This seems to have been the only improvements to the prevalent at this stage, with the rest of the farm being barren.

The then Portion 2 of the Farm Morelig No. 1309 seems to not have been developed with any buildings at that stage. The Wemmershoek River and its associated riparian consumed most of the farm.

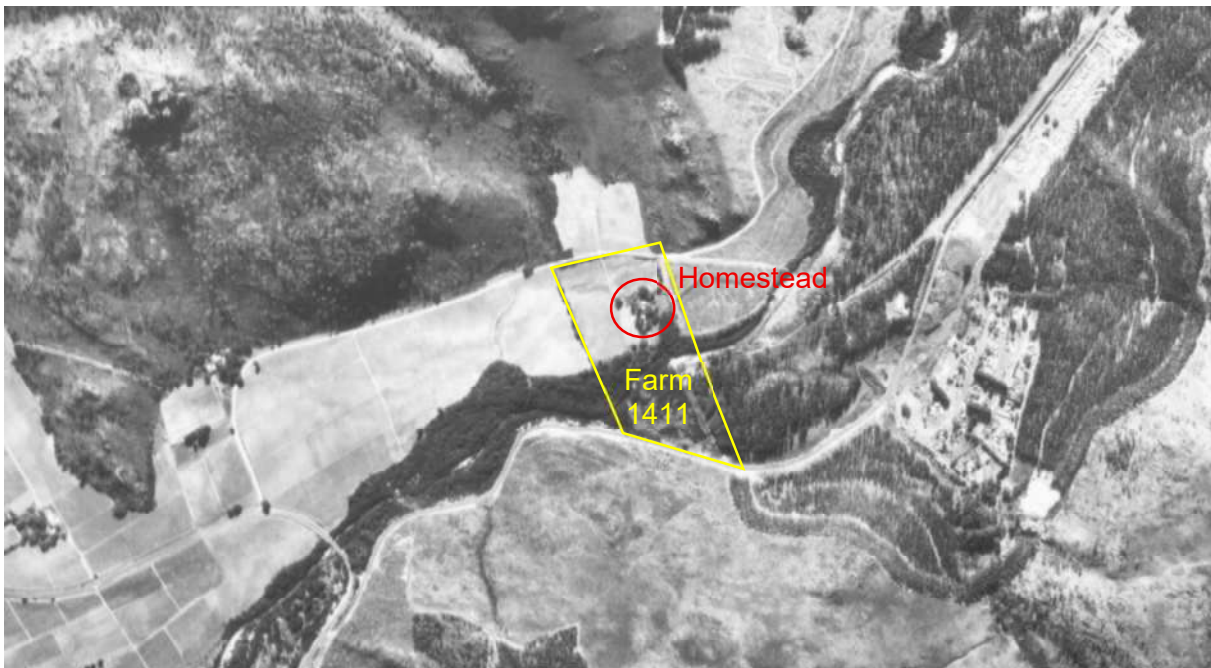


Figure 5: 1985 Aerial

3.2 1987-1988 (Owner: James A Golding)

The two separate farms were consolidated and formed the Farm Goldenkey No. 1411. The newly created farm was first transferred in 1988.

As a result of the above, it is reasonable to argue that any building plans approved for structures pre-1987 was filed at either the relevant authority under the previous two farm name and numbers.

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

A thorough search at the Stellenbosch Municipality archives were conducted under the current farm name file, and the concluded that the earliest plans on record (under Farm No. 1411) was approved in 1989.

3.3 1989 (Owner: James A Golding)

As mentioned, plans were submitted and approved by the relevant authority for additions to an existing cottage on the farm as well as the development of a new pool.

The said plan submission and approval contained a site plan and details of the existing buildings and structures on the farm. These included:

- Two Dwellings
- One Outbuilding
- One Labourers' Cottage

Important to note is that the then site plan illustrated vines (western portion) and trees (northern portion) to be the only agricultural components on the farm.

The whole southern portion of the farm was just annotated as “dense bush”.



Figure 6: Approved Site Plan (1989)

3.4 1989 – 2004 (Owner: James A Golding and Golden Key Farm CC from 1998)

Information obtained from previous environmental assessment reports, relevant to the property, confirmed that the following structures and buildings were prevalent on the property:

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Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

- A Main Dwelling House
- Two Cabins (presumably already used for tourist accommodation)
- Three Car Ports
- Small Tool Shed

Three dwellings, three outbuildings, and one agricultural building were present on the property by 2004.

The said reports also stated that the property was in *a condition of despair with a minimum of agricultural activities* and that the area of the farm, south and north of the Wemmershoek River, had *become infested with invasive vegetation*.



Figure 7: 2003 Aerial

3.5 2004 – 2016 (Owner: Chink Property Investments (Pty) Ltd)

The property changed ownership in 2004, and the new owners underwent the following improvements on the property:

- Invasive vegetation clearance
- The development of four dams for trout fishing
- Upgrading and extension of the existing main house
- Reconstruction and renovation of three buildings for tourist accommodation
- Demolition of the small tool shed and the development of an agricultural building for staff and equipment.
- Development of stables

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

- Development of an entrance gate

Plans on file at the relevant authority illustrated the above improvements and specified the uses of the property (at that time) on a site plan. Most of the property were illustrated to be covered by “wooded area” whilst the buildings, trout dams, pockets of fruit trees, and a small portion of vineyard were also present on the property.

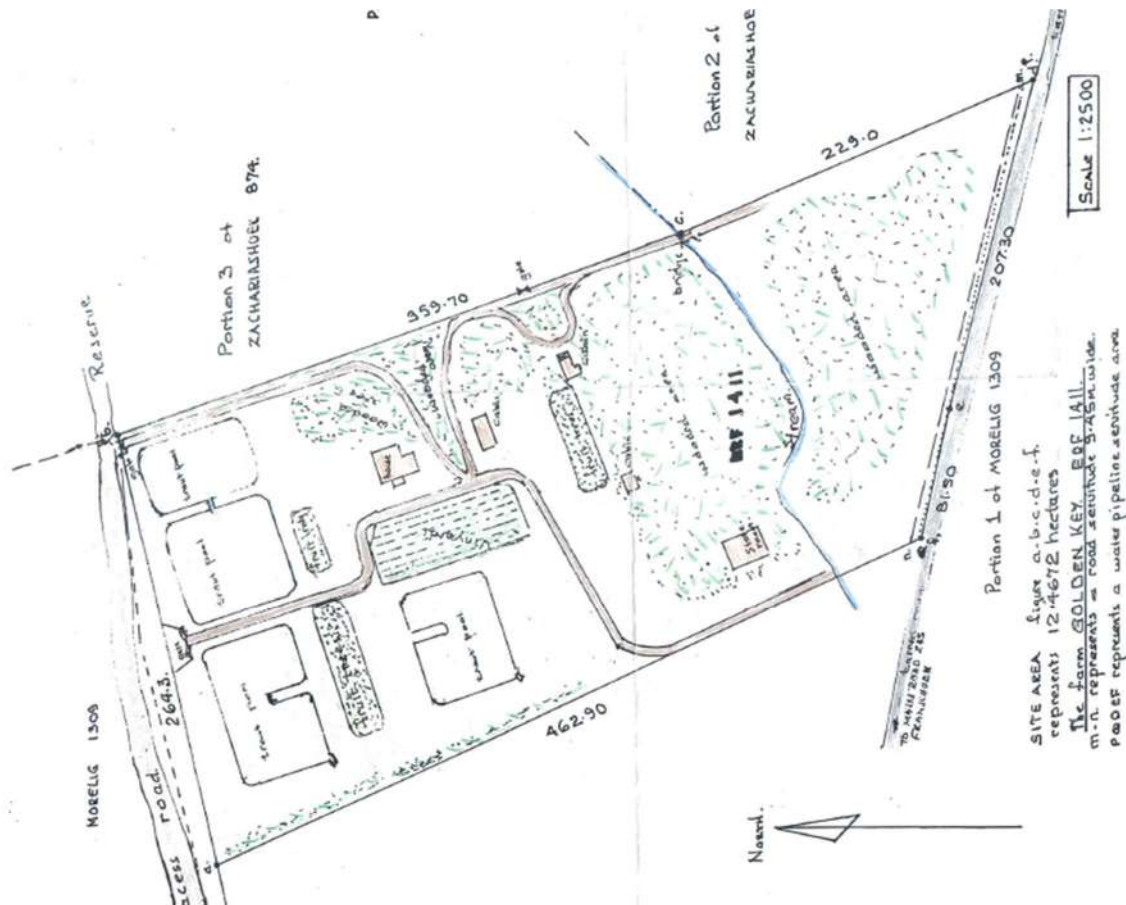


Figure 8: 2005 Site Plan

2005 Land Use Application:

Also, on file at the relevant authority, the following land use application was submitted in 2005:

- Rezoning of a portion of the property from the then Agricultural Zone I to Residential Zone V to convert the existing main dwelling house to a guest house.
- Consent use to two additional dwelling units as self-catering establishments.

The above applications were accompanied by the following development specifications as identified on the property at that stage:

- Conversion of the existing house to a guest house (requiring the rezoning application).

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

- A proposed new residence to be erected of approximately 750m², replacing an existing wooden house.
- The use of two wooden houses as self-caterings establishments (requiring the consent use application).
- The erection of a 6m x 6m wendy house to be used as a playroom for the kids of the then owner.
- The erection of stables for four horses, south of the Wemmershoek River.
- One of the storerooms on the property to be converted to staff quarters.
- The trout dams to be used for guests residing on the property.

It is derived from the wording of the then application that this was a reactive approach to regularise what has already been done on the property at that time and that the initial intention of the dams was that the trout dams were to be open to the public (this part of the background and development specifications were retrospectively removed from the documentation).

The above application was also submitted to the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP), and the said department confirmed in 2007 that an application for the rectification of an illegal activity was required. This resulted in a lengthy environmental authorisation process which will be addressed in a separate section of this report.

In 2008, and with relevance to the land use application submitted in 2005, the Stellenbosch Municipality deemed the application to be incomplete due to the ongoing environmental authorisation application and provided the applicant with 60 days to provide the following necessary information:

- Proof that the information requested by DEA&DP was submitted to them.
- Confirmation whether a resolution has been taken by DEA&DP on the said 2007 rectification application and confirmation from DEA&DP that the said application is still in process and under consideration.

In 2014, the Municipality informed the then owner that the said rezoning and consent use application has been closed due to applicant not providing the required outstanding information as requested in 2008.

2012 Valuation:

A valuation done by *Spectrum Valuation Services* in 2012, confirmed that the following buildings and uses were prevalent on the property at that time:

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

- Main dwelling house
- Three self-catering dwellings
- Farm shed with a portion of the shed converted to two labour dwellings.

Important to note: The valuation confirmed that the *current uses such as self-catering cottages and fly-fishing venue all forms part to establish the highest and best use of the farm.*

2014 Building Plan Approval:

Also in 2014, the owner of the property submitted plans to the Stellenbosch Municipality for building plan approval to formalise the three existing wooden cottages on the farm. The three cottages were submitted to the municipality and specified as follows:

Labourers' Cottage 1 (Plum Cottage):

Single storey, two-bedroom dwelling with a kitchen, dining room, lounge, covered stoep, bathroom servicing the residents, and outside bathroom.

Labourers' Cottage 2 (Thatch Cottage):

Single storey with habitable loft floor, one-bedroom with a kitchen, lounge, covered stoep, bathroom servicing the residents, and wooden balcony (from loft floor).

Labourers' Cottage 3 (Forest Cottage):

Single storey with habitable loft floor, three-bedroom with a kitchen, lounge, covered stoep, and a bathroom servicing the residents.

The cottages were approved, and the annotation of each cottage plan were described as “*New Dwelling*”.

As of 2014, the following structures and buildings were approved (from a Municipal point of view):

- Four trout dams.
- Main Dwelling House.
- Three wooden dwelling units (Labourers' Cottages), with a total of six bedrooms.
- Existing Storage Building

A total of **four dwellings** were thus approved on the property by 2014.

The site plan, that formed part of the 2014 building plan approval, is illustrated in Figure 9 below:

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Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

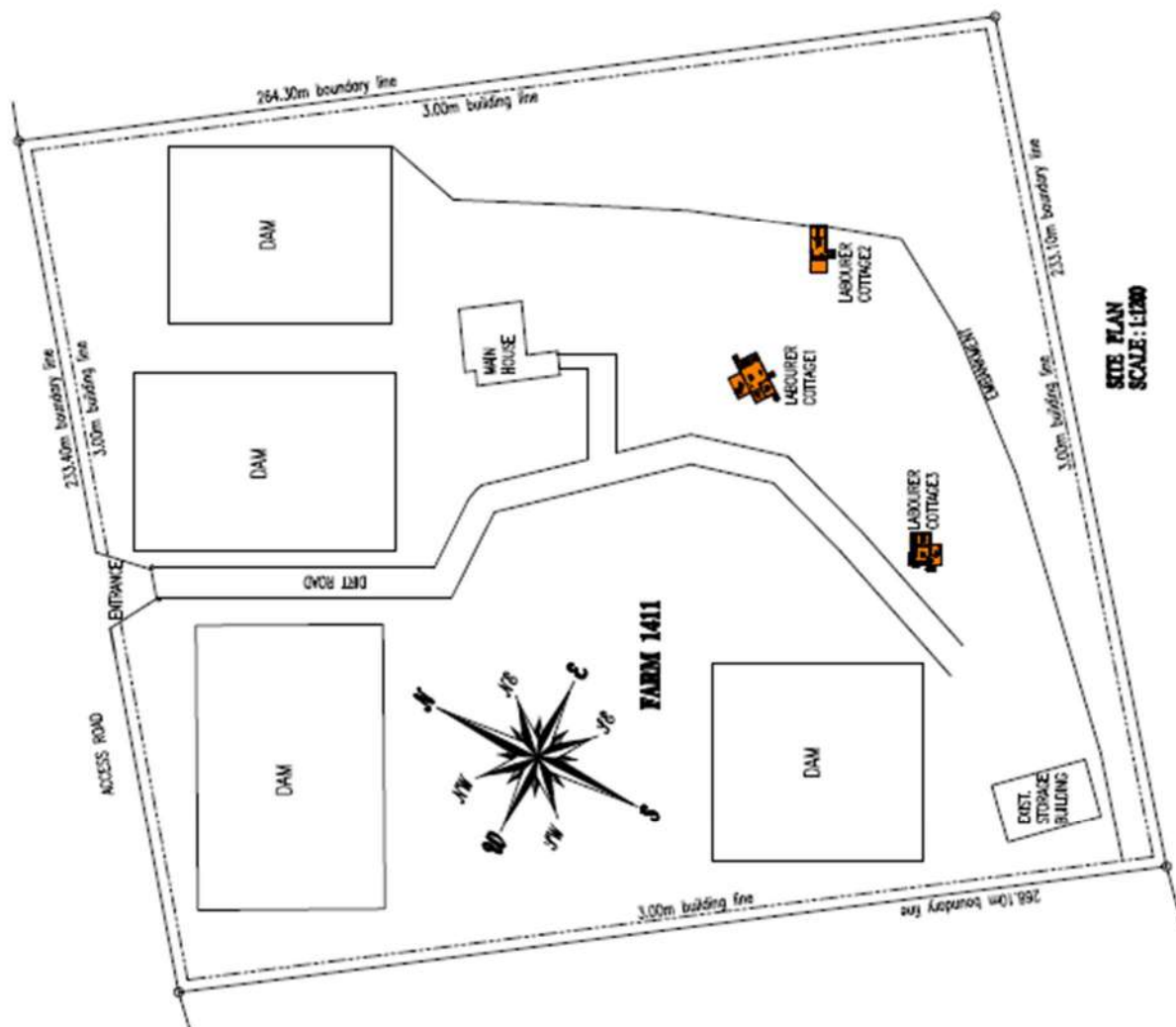


Figure 9: 2014 Site Plan

2013/2014 Land Use Application:

During 2013 and 2014, the Stellenbosch Municipality assessed and approved a temporary land use departure to allow for the use of the existing storage building ($\pm 304\text{m}^2$ in size with existing ablution and kitchen area of $\pm 80\text{m}^2$) on the property as a function venue for a maximum of 50 people.

The assessment report of the said application confirmed that the farm had a non-conforming land use right of *aquaculture for trout farming* in terms of the then applicable Section 8 Zoning Scheme Regulations.

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

During this application, one objection was received from an abutting property owner (Remainder Farm 1309). The following departments commented on the application and subsequently supported the proposed application:

- Fire Services
- Electrical Engineering Services
- Engineering Services
- Cape Winelands District Municipality
- Western Cape Department of Transport and Public Works
- Western Cape Department of Agriculture

The application was approved in 2014, subject to the following relevant conditions:

- Maximum of fifty people.
- A total area of $\pm 420\text{m}^2$ of existing structures may be used.
- Mitigating measures to limit noteworthy nuisance to the surrounding area should be implemented if deemed required.
- Building plans for any alterations or building work must be submitted.
- The surface for the parking used must remain landscaped and retain an agricultural character.

The said temporary land use departure was granted for five years and thus lapsed at the end of 2019.

3.6 2016 – 2023 (Owner: Gregory James Moore)

The property was transferred to Gregory James Moore in 2016 and the following change to the property seems to have been made during this time period:

- The conversion of the northeastern portion of the existing shed (then function venue) to a dwelling unit, for his own use (he lived there for some time), including an extension to that portion of the building.
- The clearing of vegetation north of the existing shed (then function venue) to make provision for the parking of patrons of the function venue.

3.7 2023 to date (Owner: Friendly Reception (Pty) Ltd)

The current owner acquired the farm in 2023 as a going concern, advertised as a *4-star trout resort* with a dwelling house, three self-catering tourist dwellings, a utility shed and staff accommodation. The property advert also specified the existing four dams offering the

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

opportunity for fishing. At the time of taken ownership, the following structures and buildings were prevalent on the property:

- Main dwelling house
- Four trout dams used for recreational fishing
- Outbuilding serving as office for the tourist dwellings and fishing business
- Three dwellings used for tourist accommodation
- Agricultural shed converted for function venue purposes
- Dwelling unit within the agricultural shed

Since ownership of the farm, the following improvements were made by the current owners:

- Alterations to the main dwelling house, by enclosing a portion of the northern covered stoep area to form part of the internal area of the dwelling.



Figure 10: Enclosure of stoep area

- The renovation of the existing dwelling unit (forming part of the farm shed building) to serve as a self-catering dwelling for tourist accommodation.



Figure 11: Dwelling in Shed

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- Alterations to **Plum Cottage** to incorporate the outside toilet as part of the dwelling. Addition of a hot tub on the outside of the dwelling.



Figure 12: Plum Cottage

- Alterations to **Thatch Cottage** to remove the balcony. Addition of a kol-kol hot tub on the outside of the dwelling.



Figure 13: Thatch Cottage

- Alterations to **Forest Cottage** by added an additional outside toilet to the dwelling, servicing the residents. Addition of a hot tub on the outside of the dwelling.



Figure 14: Thatch Cottage

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

- Additions to the existing outbuilding to increase the reception area and provide a toilet for fishing guests



Figure 15: Reception Area

- Internal alterations to the north-western portion of the agricultural shed building, accommodating a linen room, staff bedroom and shower.
- Installation of solar power generation for the farm, situated on top of the roofs of existing buildings.

3.8 Conclusion of History

It is acknowledged that, over the years, certain developments and activities on the farm were implemented without always following the prescribed statutory processes of the time. This has, in part, been addressed through environmental rectification processes and rehabilitation commitments, but it is accepted that not all past actions can be undone.

The present application, however, represents a comprehensive effort to regularise and formalise all existing uses within the framework of the Stellenbosch Zoning Scheme and applicable legislation. By doing so, the current owner demonstrates a clear commitment to legal compliance, transparent land use management, and the long-term sustainable development of the property.

While the past cannot always be fully rectified, this application ensures that the farm's current and future operations are aligned with policy, zoning, and environmental requirements, thereby securing certainty for both the Municipality and the landowner.

All available approved plans and relevant previous applications/approvals are attached to this report as **Annexure F**.

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

4. ENVIRONMENTAL AUTHORISATIONS

The activities undertaken on Farm 1411 have been subject to environmental scrutiny and authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA).

Following the construction of the trout dams, embankments, and associated works in the mid-2000s, the property was required to undergo a Section 24G rectification process to address activities that had commenced without prior environmental authorisation.

Independent specialists were appointed to assess the environmental impacts and to recommend appropriate rehabilitation and mitigation measures.

Authorisation Process:

- The process was guided by professional studies, including freshwater ecology assessments, soil and vegetation surveys, and impact evaluations on the aquatic environment.
- The specialist reports confirmed that while certain adverse impacts had occurred (particularly relating to riparian disturbance and embankment modification), these could be mitigated through restoration measures.
- A comprehensive Environmental Management Programme (EMP) was compiled and forms the basis for the ongoing management of the property's natural resources.

Environmental Authorisation Granted:

The competent authority subsequently granted Environmental Authorisation for:

- The construction and operation of the four trout dams.
- Associated embankments, landscaping, and stormwater interventions.
- The continued use of rehabilitated riparian corridors and buffer zones.
- Implementation of the mitigation and monitoring measures contained in the EMP.

The authorisation was conditional on compliance with specific requirements, including:

- The removal of invasive alien vegetation within and adjacent to riparian zones.
- Rehabilitation of disturbed areas using indigenous plant species.
- Regular monitoring of water quality and ecological functioning of the dams and downstream river sections.
- Limiting further physical alteration of watercourses without prior approval.
- Record-keeping and reporting to the environmental authority on compliance progress.

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

Implementation & Ongoing Compliance:

The landowner has progressively implemented the prescribed measures, including:

- Clearing of invasive vegetation and phased replanting of indigenous species under supervision of the *Berg River Water Users Association* and water resource scientist *Dana Grobler* from *Bluescience*.
- Stabilisation of dam walls and embankments to prevent erosion.
- Improved water management practices to safeguard downstream users and ecosystems.
- Adoption of environmentally responsible recreational fishing practices to ensure long-term ecological balance.

The Environmental Authorisation provides legal certainty for the existing dams and associated infrastructure and forms the environmental framework within which the present land use application is lodged. This ensures that all current and future uses of the property are not only aligned with the Stellenbosch Zoning Scheme but also with the environmental compliance obligations of NEMA.

During the Section 24G rectification and Environmental Authorisation process, the environmental authority also confirmed the status quo of the property and acknowledged the following buildings and uses as existing at the time of assessment:

- The main dwelling
- Two cabins
- Three employee cottages
- Tool shed, farm sheds/outbuildings,
- Four trout dams

In addition, the authority noted the ongoing use of certain cottages for guest accommodation and the adaptation of a shed for events. While not all these uses had formal land use approvals, they were nevertheless recognised as part of the environmental status quo, and imposed conditions aimed at their continued operation in an environmentally responsible manner.

The environmental authorisation is attached to this report as **Annexure G**.

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

5. ZONING

The zoning of properties within the Stellenbosch Municipal Area is regulated in terms of the Stellenbosch Municipality Zoning Scheme By-law, as amended 2024 (hereafter referred to as “the zoning scheme”). In terms of the zoning scheme, the property is zoned Agricultural and Rural Zone.



Figure 16: Zoning

The purpose of this zone, according to the Zoning Scheme, is to make provision for:

- The protection and preservation of agricultural land, rural landscapes and biodiversity;
- Use of land for purposes of bona fide agricultural production or conservation;
- Buildings and structures which may be erected for reasonable and normal agricultural purposes;
- A limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to landowners, without adversely impacting on the primary use of the land unit for agricultural purposes.

The following definition, in terms of the zoning scheme, are applicable to this application:

Agriculture: The cultivation of land for crops and/or plants, the keeping and/or breeding of animals, livestock, game, bees, birds, whether or not in the open or in enclosures, and/or the breeding of water fauna and/or flora in artificially constructed dams or natural waterways, and

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

includes a riding school, generating compost for own use on the land unit or farm, but excludes intensive feed farming or any other additional or consent uses in the Agriculture and Rural zone.

Natural Environment: *means an area which is undeveloped, not necessarily restricted to wilderness or mountain areas and primarily consists of vegetation in a natural state. Vegetation may be indigenous or alien, the area may be rehabilitated to its indigenous state for the purpose of preserving the biophysical characteristics of the area, including flora and fauna living in the area, and may include river corridors, wetlands, water bodies, man-made dams, proclaimed nature areas, biosphere reserves, undeclared conservation or critical biodiversity areas, and may be in public or private ownership or managed under stewardship and it includes buildings which are reasonably connected with the management and maintenance of the area.*

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

Tourist Accommodation Establishment: *An enterprise which provides the accommodation for transient guests which exceeds the scale and extent of tourist dwelling unit or guest house, and which is also not a hotel with its ancillary public facilities, and:*

- i) may have an informal, clustered layout which takes cognisance of the natural features of the site and where internal road standards do not necessarily comply with formal township standards.*
- ii) may consist of self-catering units.*
- iii) and where enabled by the Scheme, may include tourist facilities subject to the development parameters of the zone.*

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Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

iv) where the following land uses may only be undertaken only with the specific further consent use approval of the Municipality regardless of whether tourist accommodation or tourist facilities is a primary right in that zone or not:

- a) additional facilities for day visitors.
- b) wellness centres and meeting rooms which serve resident guests.
- c) camping sites with ancillary facilities.
- d) tented accommodation, tree houses, mobile accommodation or the use of any construction materials and methodologies that are not ordinarily used.

6. THE PROPOSAL

6.1 Summary of Proposal

With reference to the Site Development Plan, Drawing No. 27/2025 drawn by Elton Swarts of EJS Draughting attached as **Annexure H** and extracted below, it is proposed to regularise all existing structures and uses on the property.



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Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
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The following uses are prevalent on the property, with relevant previous use/approval allocated accordingly (see Figure 17, for corresponding locality of current uses):

Previous use specified	Previous Land Use Allocation/approval	Current Use	Proposed Land Use Allocation
Main Dwelling House	Dwelling House	¹ Dwelling House	Dwelling House
Reception building	N/A	² Reception and fishing guest bathroom	Tourist accommodation establishment consisting of three dwelling units and a reception area
Two-bedroom labourers' cottage 1	Employee housing	³ Two-bedroom Tourist dwelling	
One-bedroom labourers' cottage 1	Employee housing	⁴ One-bedroom Tourist dwelling	
Three-bedroom labourers' cottage 1	Employee housing	⁵ Three-bedroom Tourist dwelling	
Two labourers' cottages	Employee housing (unsure of approval)	⁶ One-bedroom Tourist dwelling	Second Dwelling to be used as a one-bedroom tourist dwelling unit, forming part of the tourist accommodation establishment.
Four fish dams	Agriculture	⁷ Four fish dams for fishing by tourists	Tourist facility (exceeding threshold for additional use)
Shed (previous approved function venue)	Shed and function venue	⁸ Function venue, utility area and staff ablutions	Tourist facility (function venue) and agricultural building

Table 1: Summary of buildings

Dwelling House:

The main dwelling house on the property comprises of three bedrooms, a double façade garage, two bathrooms, a study, a kitchen with a lounge and dining area, a laundry, a living room and two covered stoeps. The main dwelling house is currently occupied by the owner of

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

the property and his family. Since ownership, the current owners have enclosed two portions of the covered stoeps to be incorporated as part of the bedrooms within the house.

Building plans, for the dwelling house in its current state, will be submitted to the Stellenbosch Municipality following the land use application process.

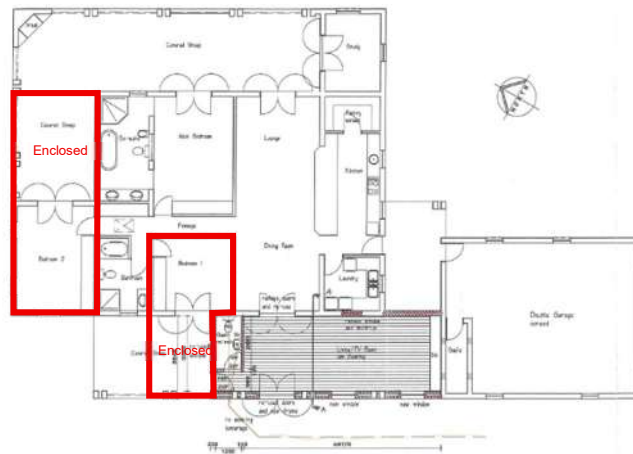


Figure 18: Main dwelling house

Reception and fishing guest bathroom:

The reception and fishing guest bathroom is situated just south of the existing main dwelling house. This building was originally a 3m x 6m wooden structure that was existent on the property when the current owner bought the property and was used as a reception area for accommodation and fishing guests to the farm.

Since ownership, the current owners enlarged the building to a 6m x 6m structure and added a toilet to be used by the non-residing fishing guests to the farm. The current use of this building is still that of a reception for the tourist accommodation and fishing guests.



Figure 19: Interior of Reception Area

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wilhelm@pieterhuizen.co.za
083-262-4843
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Two-bedroom Tourist dwelling:

Plum Cottage, the most northern tourist dwelling currently on the property, was approved in 2014 as a two-bedroom labourer's cottage. The cottage, however, was used as a tourist dwelling unit, providing accommodation to visiting guest to the farm.

Since ownership, the current owner has existed the existing wooden stop westwards and added a hot tub to the stoep area. He also closed of the outside access to the toilet (previously used by fishing guests) and incorporated the toilet to form part of the dwelling.

The current use of this building is that of a two-bedroom tourist dwelling unit.

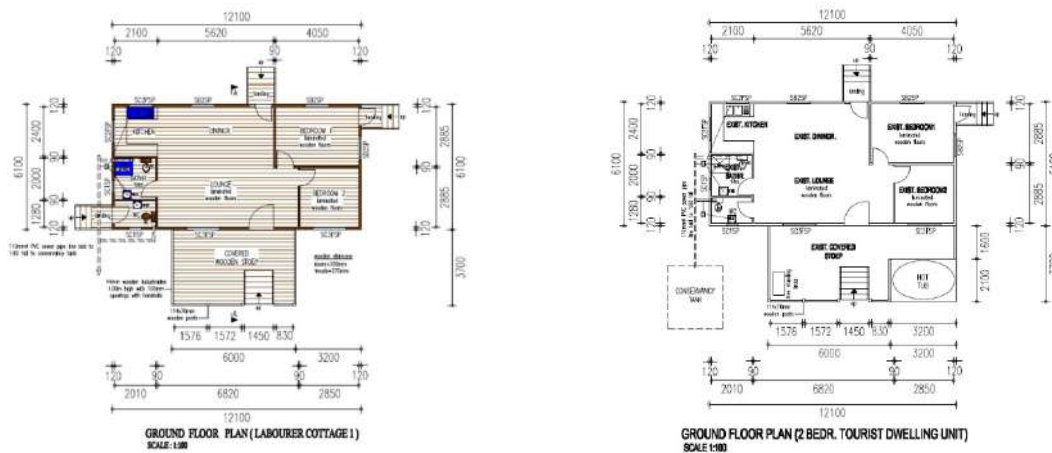


Figure 20: Approved (left) vs. existing (right) – two-bedroom tourist dwelling

One-bedroom Tourist dwelling

Thatch Cottage, the most eastern tourist dwelling currently on the property, was approved in 2014 as a one-bedroom labourer's cottage. The cottage, however, was also used as a tourist dwelling unit, providing accommodation to visiting guest to the farm.

Since ownership, the current owner removed the wooden balcony from the loft floor and placed it on ground floor level to create an uncovered stoep. He also added a hot tub to the unit.

The current use of this building is that of a one-bedroom tourist dwelling unit.

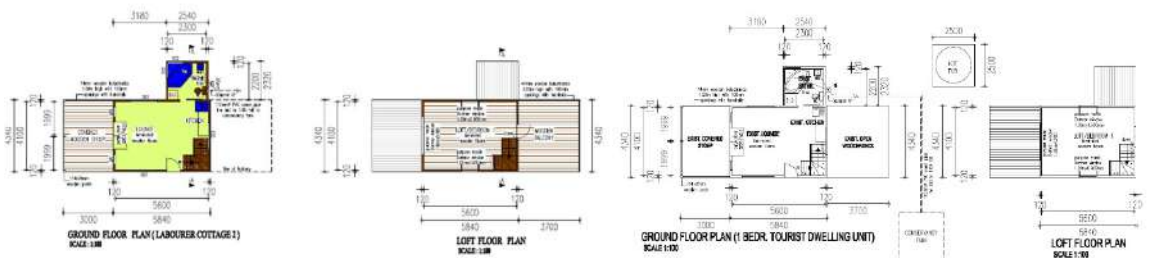


Figure 21: Approved (left) vs. existing (right) – one-bedroom tourist dwelling

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wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

Three-bedroom Tourist dwelling:

Forest Cottage, the most western tourist dwelling currently on the property, was approved in 2014 as a three-bedroom labourer's cottage. This cottage was also used as a tourist dwelling unit, providing accommodation to visiting guest to the farm.

Since ownership, the current owner removed developed a new outside toilet (7.68m²) with a walkway from the dwelling, serving the guests of the unit. He also added a hot tub to the said dwelling unit.

The current use of this building is that of a three-bedroom tourist dwelling unit.

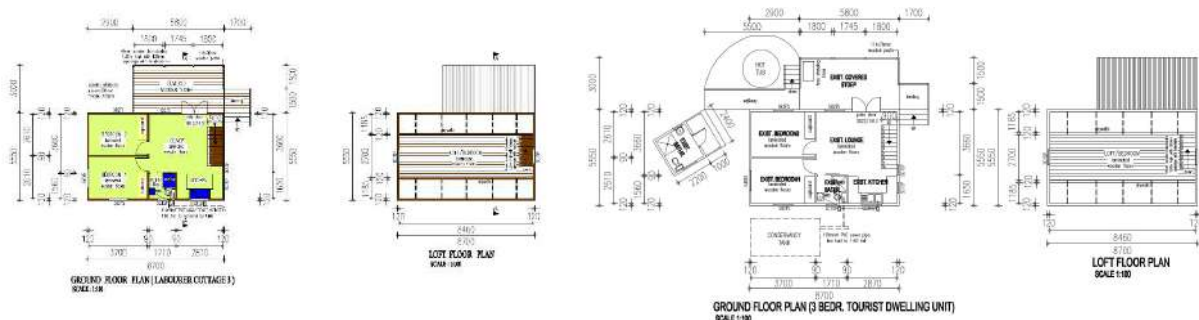


Figure 22: Approved (left) vs. existing (right) – three-bedroom tourist dwelling

One-bedroom Tourist dwelling:

Information from previous owners of the property confirmed that two labourers' units were present in the northeastern portion of the then farm shed. It is unclear whether these units were ever approved on any building plans, but they were existent. The owner, before the current, converted the said labourers' units into a one-bedroom dwelling unit. Where he resided for some time prior to selling the property.

Since ownership, the current owner of the property renovated the existing one-bedroom dwelling unit to also accommodate visiting guests to the farm.

The current use of this building is that of a one-bedroom tourist dwelling unit.

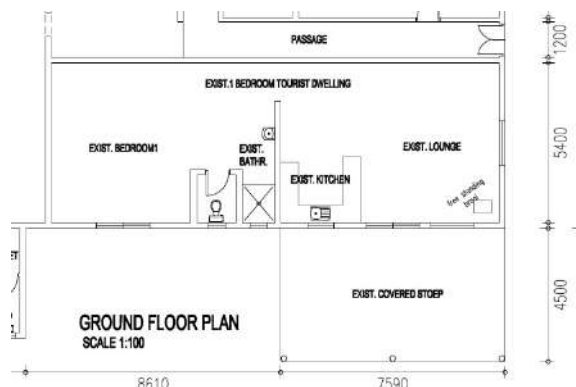


Figure 23: Existing one-bedroom tourist dwelling

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Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

The four existing fish dams on the property was previously deemed approved as *aquaculture for trout farming*. On the latest site plan, as approved by the Stellenbosch Municipality, each dam was annotated as only “dam”, and no approval were found for the actual use: Dams for recreational fishing.

The four dams measure a total of 13 750m² in extent and are stocked with large and small mouth Bass, Trout, Tilapia and Carp for recreational fishing purposes. Recreational fishing takes place from the banks surrounding the dam.

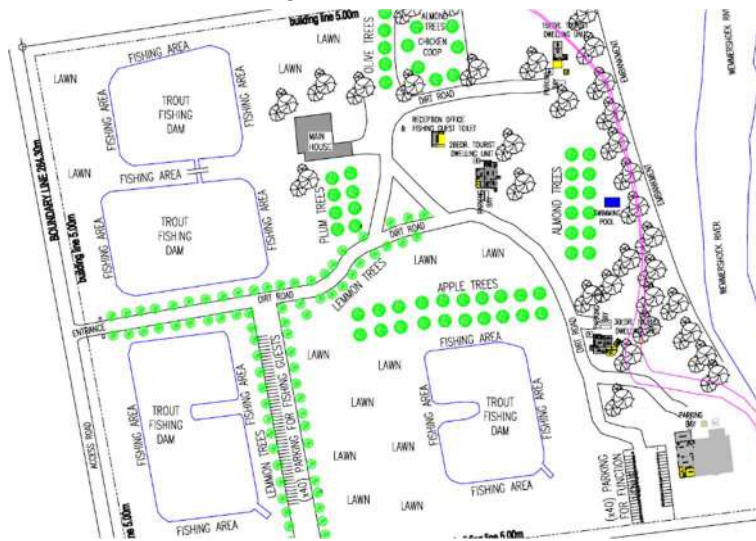


Figure 24: Existing dams on the property



Figure 25: Two dams located on the northeastern portion of the property

If the dams were only to be used for the keeping and breeding of fish, the land use would have been aligned with zoning scheme definition for *agriculture*. Since the main purpose of the

dams is for recreational fishing by visiting and residing guests of the property, and since the full area of the dams are arguably used accordingly (due to the natural movement of the fish), the current land use of the dams constitutes that of a tourist facility.

Parking for the fishing guests are provided for between the western dams on the property.



Figure 26: Parking for fishing guests

Function venue, utility area and staff ablutions

A portion of the farm shed on the property was converted to a function venue by the previous owners. As previously mentioned, a temporary approval application for the function venue was granted by the Stellenbosch Municipality in 2014, for a limited period of five years. This approval allowed for a total area 384m² to be used as a function venue.

However, the plans submitted to the municipality at the time of the application and approval differed substantially to what is currently on site.

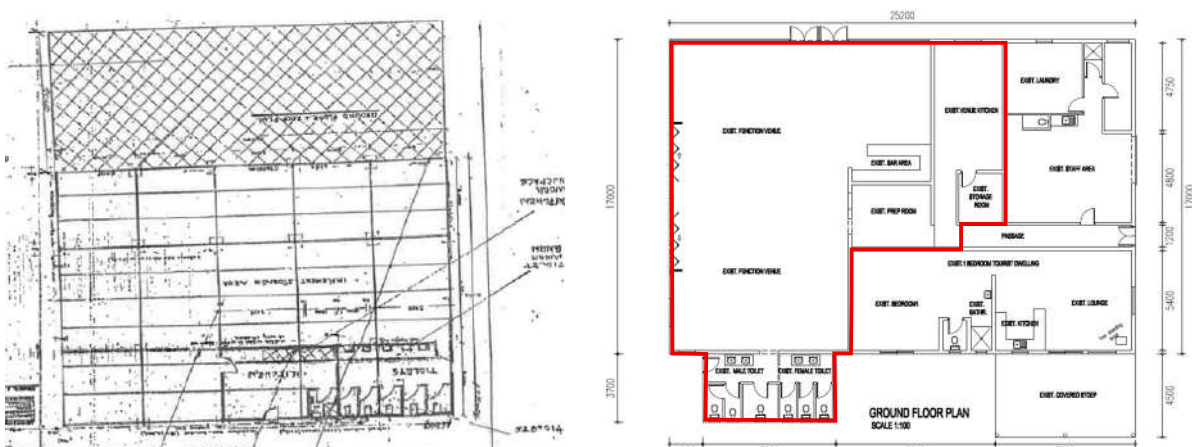


Figure 26: Previously approved (left) vs current (right) floor plan of the function venue

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Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

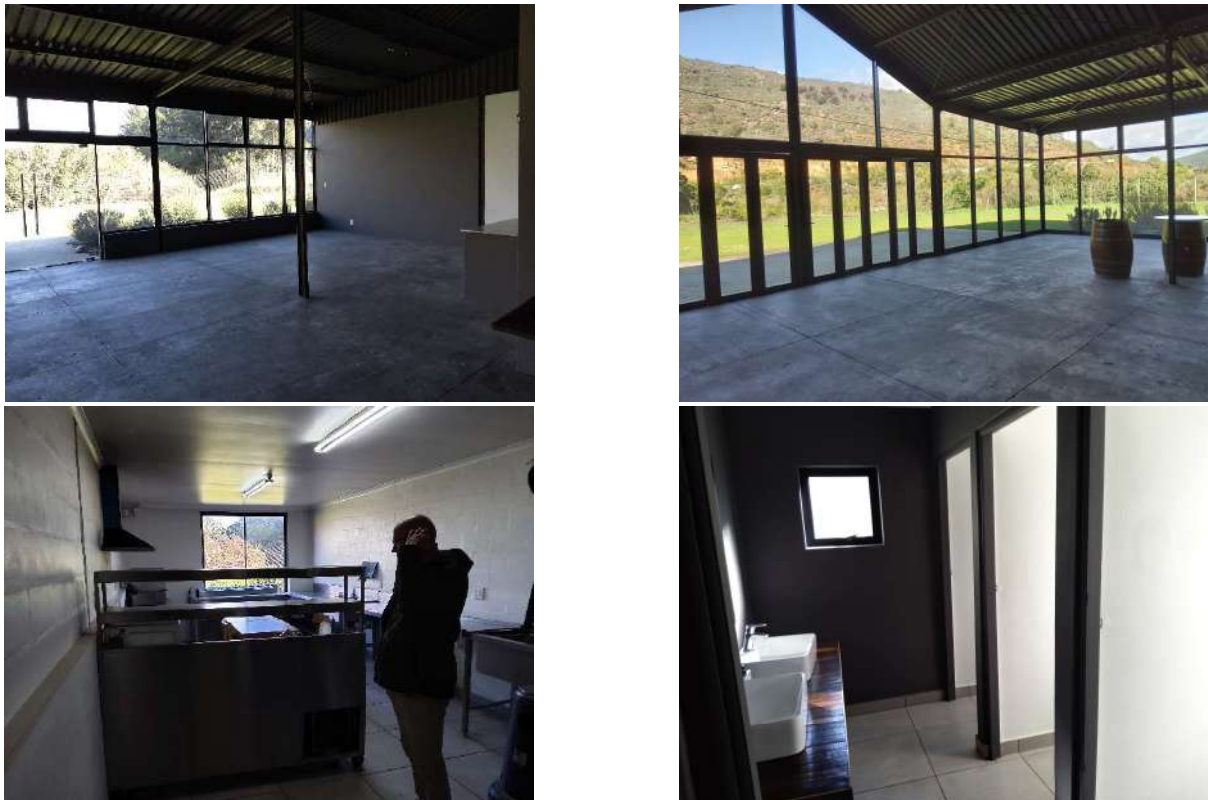


Figure 27: Interior of Function Venue

The existing function venue comprises of the following areas:

Guest Area:	216.58m ²
Kitchen Area:	42m ²
Guest Toilets:	26.65m ²
Total:	285.23m²

In terms of the zoning scheme, the above 285.23m² is regarded as the *Gross Leasable Area* of the function venue.

Parking for the function venue is provided north of the building, as per the previous application and approval.

Apart from the previously described one-bedroom tourist dwelling unit within the building, the remainder of the building is used as a staff resting area and laundry area. This is not an *employee housing* as per the zoning scheme definition, but rather an area where employees of the venue can rest and socialise during working hours.

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

6.2 Assessment of Development

To confirm compliance with the zoning scheme, it is important to assess the current status quo on the property against the provisions and regulations of the zoning scheme. Table 2, below, is an assessment of the current land uses on the property:

Current Use	Applicable Zoning Scheme Land Use	Specifications	Applications Required
Owners House	Dwelling House	Three-bedroom 280m ²	Dwelling House
Reception and fishing guest bathroom	Outbuilding, <i>ancillary to the tourist- facility and accommodation</i> (existing + additions)	37.2m ²	Consent use to allow for a tourist accommodation establishment within existing buildings (with minor additions and alterations) comprising of a total of seven bedrooms.
Two-bedroom Tourist dwelling	Tourist Dwelling Unit (existing + alterations)	Two-bedroom 73.8m ² (dwelling) 34m ² (stoep)	
One-bedroom Tourist dwelling	Tourist Dwelling Unit (existing + alterations)	one-bedroom 56.25m ² (dwelling) 12.3m ² (stoep)	
Three-bedroom Tourist dwelling	Tourist Dwelling Unit (existing + additions)	Two-bedroom 71.78m ² (dwelling) 17.4m ² (stoep)	
One-bedroom Tourist dwelling	Second Dwelling, which was converted to a tourist dwelling unit (existing building, conversion)	One-bedroom 85.75m ² (dwelling) 34.15m ² (stoep)	
Four fish dams for fishing by tourists	Tourist facility (existing structures, but exceeding threshold for additional use)	13 750m ²	Consent use to allow for a tourist facility comprising of four existing dams (13 750m ²) to be used for recreational fishing.
Function venue, utility area and staff ablutions	Tourist facility (function venue) and agricultural building (existing building, conversion)	285.23m ² (venue) 78.55m ² (staff)	Consent use to allow for the existing function venue (measuring 285.23m ²) within and existing building.

Table 2: Land Use Assessment

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Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

7. APPLICATIONS REQUIRED

In terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Land Use Planning, we hereby formally apply for the following:

A consent use to allow for a tourist accommodation establishment within existing buildings (with minor additions and alterations) comprising of a total of seven bedrooms. The tourist accommodation establishment includes:

- A reception building (in an enlarged approved outbuilding)
- A two-bedroom tourist dwelling unit (in an altered approved employee housing unit)
- A one-bedroom tourist dwelling unit (in an altered approved employee housing unit)
- A three-bedroom tourist dwelling unit (in an altered approved employee housing unit)
- A one-bedroom tourist dwelling unit (proposed as a second dwelling on the property - to be converted)

A consent use to allow for a tourist facility comprising of four existing dams (13 750m²) to be used for recreational fishing.

A consent use to allow for the existing function venue (measuring 285.23m²) within and existing building.

8. ASSESSMENT OF PROPOSAL

8.1 Environmental Authorisation, constraints and compliance

The property has an Environmental Authorisation (EA) that regularised historical activities linked mainly to watercourses and earthworks, and that set out binding conditions for ongoing management. The EA confirms and regulates, inter alia, the existing impoundments and associated works; it also requires a freshwater management regime and site-specific environmental controls to protect the watercourses and riparian edge going forward. These conditions have been translated into practical design responses on the SDP (e.g., siting uses within the existing farmyard/shed footprint; avoiding new structures in riparian buffers; and using existing tracks/terraces), and they are incorporated as enforceable conditions of approval in this application.

During the EA process, the competent authority and specialists recorded the status quo on the farm, including the long-established tourist-facing activities (self-catering accommodation,

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

functions in the shed precinct, and recreational angling in the trout dams), and required that these be managed within explicit environmental performance standards. Where historical works had occurred without approval, the 24G process required mitigation, rehabilitation, and ongoing monitoring, which are now in place. This planning application aligns with those conditions by:

- keeping all new/regularised visitor uses inside the already-disturbed farmstead/shed enclave;
- avoiding new transformation in sensitive southern areas with dams and riparian features; and
- committing to the EA's Environmental Management Programme (EMPr) and freshwater specialist recommendations as approval conditions.

As part of regularisation, the SDP delineates “no-go” and “controlled use” areas consistent with the EA's buffers and the freshwater study's mapped features. In short: the environmentally sensitive southern portion remains a landscaped rural/open-agricultural character area, not an intensification zone. All guest parking, refuse handling, and service yards are contained within the existing built precinct to minimise new disturbance and night-time light spill to the water bodies.

8.2 Engineering Services Considerations

Water Supply

The farm has annual water rights of 16.288 kl (as confirmed in Notarial Deed of Servitude 427/1984). Furthermore, the farm has the right of a borehole but have not yet applied for the said borehole. The owner confirmed that the current water supply to the property is more than sufficient.

Wastewater

Units will discharge to on-site sanitation compliant with SANS 10400-P and the Stellenbosch By-law (conservancy tanks). No discharge will occur to the dams or drainage lines.

Stormwater

The proposal does not materially increase hardened area; the design keeps runoff velocities low using gravel surfaces, level spreaders, and vegetated swales within the existing precinct.

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Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
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Roads, parking and access management

All access uses existing farm driveways; no new access is proposed. Parking for guests and events is accommodated on permeable surfaces on the property. verspill is managed through pre-booking caps, shuttles, and time-limited event windows. The function venue operates under a booking's regime, with event numbers controlled below the functional parking threshold indicated on the SDP.

8.3 Spatial Planning Considerations

8.3.1 Stellenbosch Municipal Spatial Development Framework (SDF)

The SDF supports diversification on rural land where it:

- (i) consolidates development in existing farmsteads;
- (ii) protects scenic rural landscapes and productive land;
- (iii) leverages agri-tourism for job creation; and
- (iv) avoids transformation of sensitive biodiversity/hydrological areas.

The proposal does precisely this by reusing existing buildings (employee cottages to small-scale tourist dwelling units), retaining the shed as the function venue and tourist dwelling, and keeping the southern riparian system as low-intensity rural open space (natural environment). This is consistent with Stellenbosch's rural/valley vision and policy direction for tourism that complements agriculture rather than displacing it.

8.3.2 Western Cape Rural Land Use Guidelines (DEA&DP, 2019)

The Rural Guidelines explicitly encourage "non-primary" rural activities – such as farm-based accommodation and function facilities - where they:

- (i) are clustered in (or immediately next to) the farmyard,
- (ii) reuse existing structures,
- (iii) avoid fragmentation of agricultural land, and
- (iv) remain visually/substantively secondary to agriculture.

They also favour low-key recreational use of existing farm dams provided environmental safeguards are in place. This application is a textbook fit: it reuses the shed and cottages, concentrates activity in the disturbed footprint, and keeps the agricultural matrix and southern open area intact.

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Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

8.3.3 SPLUMA and LUPA:

The application is evaluated in terms of the following development principles of the Spatial Planning and Land Use Management Act, 2013 as also referred to in Chapter VI of the Western Cape Land Use Planning Act, 2014:

Spatial Justice: The application does not displace any lawful uses and builds on a long history of activities already established on the farm. By regularising existing tourist accommodation, a function venue, and recreational fishing, the proposal brings activities that were previously partially informal into a transparent, lawful framework.

While the direct contribution to redress is modest, the diversification of the farm creates additional employment opportunities for local workers, particularly in cleaning, hospitality, guiding and event support. These opportunities contribute in a small but meaningful way towards improving access to economic activity in a rural area where jobs are limited.

Spatial Sustainability: The southern portion of the farm is demonstrably unsuitable for intensive cultivation due to low land capability and its function as a floodplain and wetland area. The proposal retains this portion as part of the rural landscape while enabling carefully managed recreational use of the dams.

Tourism-related activities are concentrated within the existing farmstead and shed area, preventing sprawl and fragmentation of agricultural land. Agriculture and natural environment remain the dominant land use on the property, with diversification into tourism providing financial resilience and supporting the long-term sustainable management of the rural environment.

Efficiency: The application makes efficient use of existing infrastructure by reusing employee cottages as self-catering units and adapting the farm shed for events and an additional unit. No unnecessary duplication of services or roads is required, and the proposal relies on existing access, water supply, sanitation systems, and parking areas, supplemented with minor upgrades where already done. This consolidation of activities reduces the need for new capital investment and ensures that the land delivers a balanced mix of natural environment and tourism outputs from the same footprint.

Spatial Resilience: Rural areas such as the Berg River Valley are subject to fluctuating agricultural markets and climatic risks. By diversifying into tourism and hospitality, the farm reduces its reliance on a single income stream and creates resilience against agricultural downturns. The continued use of the property for both aquaculture and natural environment,

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

alongside visitor accommodation and events, provides a more stable economic base and supports the viability of the farm over the long term. The proposal is therefore consistent with the need to build rural resilience in the face of economic and environmental uncertainty.

Good Administration: Although certain activities on the farm were previously undertaken without full planning approvals, this application represents a deliberate step towards transparency and compliance. The proposal consolidates all existing non-agricultural uses into a single land use application supported by an approved Environmental Authorisation. The landowner has demonstrated willingness to regularise the position and to operate within the formal municipal planning framework going forward. Approval of this application will create certainty for the Municipality, the landowner and the surrounding community.

8.3.4 Stellenbosch Zoning Scheme: current and evolving provisions

In terms of the Stellenbosch Zoning Scheme, land zoned Agriculture or Rural may accommodate tourist accommodation and tourist facilities as additional or consent uses, provided they remain within the thresholds and performance criteria set by the scheme. These provisions typically relate to the number of bedrooms permitted for guest accommodation and the extent or floor area of facilities such as function venues. The Municipality's own guideline tables confirm these limits, and the current proposal stays well within them by simply formalising the existing units and venue, without introducing new sprawl or greenfield development.

It is also worth noting that Stellenbosch Municipality is in the process of advertising a draft 2025 Zoning Scheme for public comment. Although not yet approved, the draft reflects a clear intention to refine and streamline provisions for rural tourism and resort-type uses in a way that balances diversification with the continued primacy of agriculture. The present application is consistent with this direction: it consolidates visitor activities within the established farmstead precinct, avoids sensitive or high-value agricultural land, and ensures that agriculture remains the dominant use of the property.

8.3.5 GIS, Land Capability and the Southern Portion of the Farm

Provincial spatial data (*CapeFarmMapper*) shows that the southern part of the property is largely taken up by existing riparian areas, surrounded by terrain with low agricultural potential. This portion of the farm is therefore not well-suited to intensive cultivation such as orchards or vineyards. Retaining it as open rural landscape, with carefully managed recreational use of the fishing dams, is entirely consistent with the objectives of the Stellenbosch SDF and the

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

Western Cape Rural Guidelines, which promote the protection of sensitive areas and the responsible use of existing man-made waterbodies.

Land capability mapping classifies much of this area in the non-arable range, which by convention is regarded as unsuitable for crop production. This interpretation aligns with the findings of the Environmental Authorisation and freshwater studies, which have already established buffers, management requirements and monitoring measures to safeguard riparian health and water quality.

8.4 Land Use Desirability Considerations

It is important to note that the proposed applications will not result in any “new” land uses on the property. The operation of recreational fishing and tourist accommodation on the property has been well established for several years – as documented in this report.

Website extracts from 2007 and 2009 further confirms the use of the property similar to what is currently proposed:

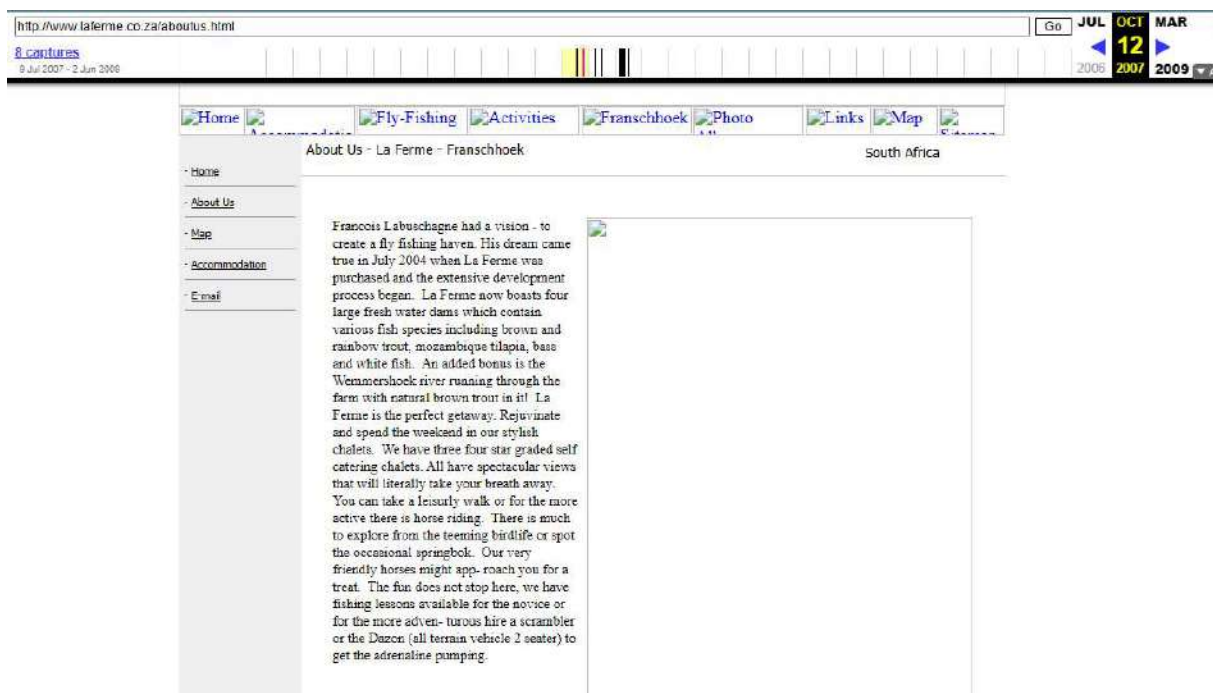


Figure 28: 2007 Website Extract

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
https://pieterhuizen.co.za

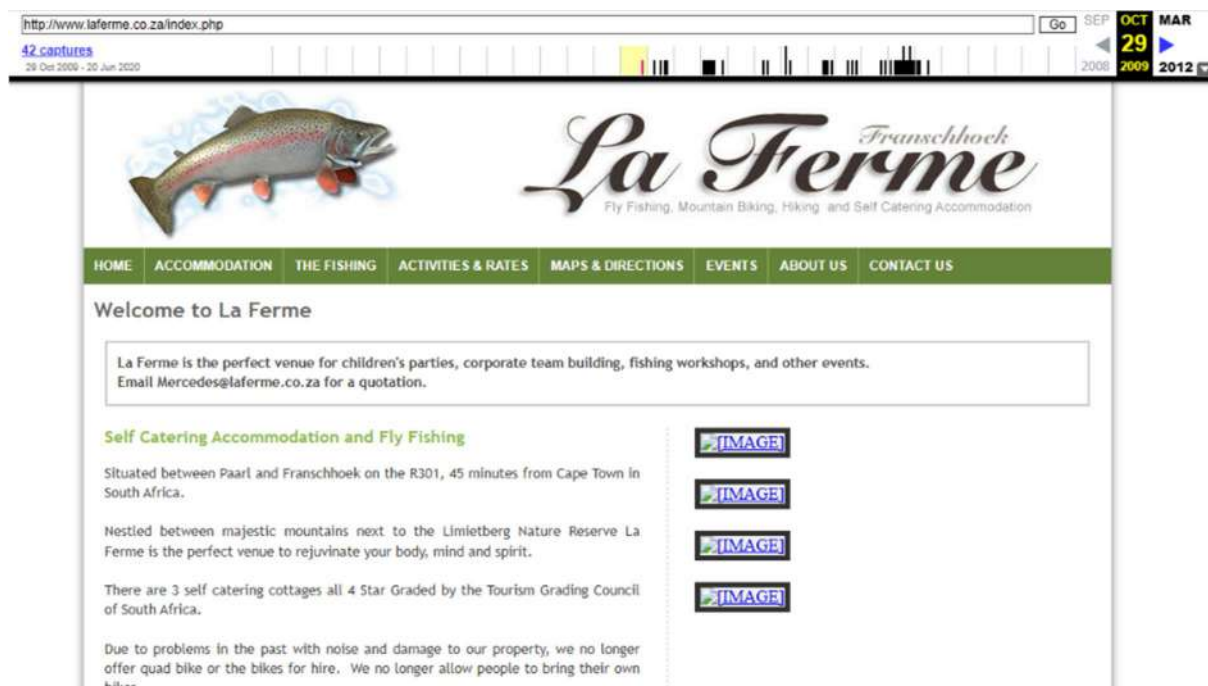


Figure 29: 2009 Website Extract

This does not mean that the unregularised uses and reactive approval is condoned, but rather now evaluated as the best use for the property given its limited agricultural opportunities.

The proposal is considered desirable from both a land-use and a policy perspective. All tourist-related activities are contained within the existing buildings on the property, thereby limiting visual intrusion into the broader landscape. The southern portion of the property retains its rural and agricultural character, with the riparian areas forming part of the natural setting rather than being converted to new building footprints.

In terms of the function venue, it should be noted that the venue will be aimed at the South African middle class. The hiring rates will be structured in such a way that makes it accessible to the average South African, allowing ordinary people to get married in the Franschhoek area, a feat that is not very common.

Potential externalities can be addressed through management measures. Event-related impacts such as noise and traffic can be controlled through a venue management plan that sets limits on the hours of operation, number of guests, orientation of speakers and parking arrangements.

Parking will be accommodated on permeable surfaces within the designated areas. Lighting will be low-level, fully cut-off and time-restricted to protect the rural night character.

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
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The proposal also seeks consent for the use of the existing dams for recreational fishing. This is a long-standing activity on the farm and will continue to be managed under a strict code of practice to ensure environmental safeguards, including catch-and-release principles, no live bait, and regular monitoring of ecological impacts.

It should also be noted that the property is one of the only farms in the Winelands that offers an inclusive fishing experience, with provision made for physically disabled fishing guests to use the facilities without paying an annual membership.



Figure 30: Physically disabled fishing guest on the property

8.5 Possible Alternatives

Alternatives were carefully considered.

- A “do-nothing” option would leave the farm in a state of partial non-compliance and would undermine the long-term viability of the agricultural and tourism activities.
- Intensifying agriculture in the southern portion is not realistic given the low land capability and presence riparian corridors and would in fact conflict with both environmental approvals and spatial policy.
- Establishing new tourist facilities elsewhere on the farm would fragment the agricultural landscape and contradict the policy requirement that such uses be clustered in the existing farmstead.

The preferred option – to regularise existing uses within the disturbed core – is therefore the most appropriate and sustainable solution.

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Office 4, 1st Floor, Building G,
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wilhelm@pieterhuizen.co.za
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From an economic perspective, the diversification provided by small-scale tourist accommodation, the function venue and recreational fishing provide a stable income stream that supports ongoing management of the rural landscape. This mixed-use profile is strongly encouraged in both provincial and municipal policy to ensure the resilience similar type of properties (resort-like).

8.6 Section 213 Considerations

Section 213 of the Zoning Scheme addresses the provisions of consent uses on properties zoned Agriculture and Rural. To respect the purpose of this zone, it is required to adhere to these provisions. Accordingly, this section of the report will evaluate the proposal against the said provisions:

Section 213(1): A site development plan, in accordance with Section 216 of the Zoning Scheme, has been prepared by *Elton Swarts of EJS Draughting* and is attached to this planning report.

Section 213(2): The property may be evaluated to predominantly preserve agricultural land and natural environment, considering the changes that has already been done historically to the farm. It is somewhat apparent that the property lends itself more to a resort-type property, but 86 400m² of the property is below the flood lines and will thus not see any further development. The owner has also, where possible, introduce small scale agricultural components to the northern portion of the property. The four dams, aesthetically and in the absence of any fishing guests, will also be in-line with the definition of agriculture in terms of the zoning scheme.

Section 213(3): The buildings to be used as part of the tourist accommodation establishment and tourist facilities are predominantly existing approved buildings with minor alterations and additions since previous approvals. Yes, the land use of the said buildings will change, but the scale and nature of the buildings are in keeping with what was previously approved.

Sections 213(4) and (5): A footprint breakdown of the property, in its current state, are identified on the site development plan and specified in Table 3 below:

Buildings	Proposed Land Use	Footprint	% Area
Main dwelling house	Main Dwelling House	280m ²	0.22%
Reception and fishing guest toilet	Tourist Accommodation Establishment	37.2m ²	0.03%

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Plum Cottage	Tourist Accommodation Establishment	107.8m ²	0.09%
Thatch Cottage	Tourist Accommodation Establishment	68.55m ²	0.05%
Forest Cottage	Tourist Accommodation Establishment	89.18m ²	0.07%
River Cottage	Tourist Accommodation Establishment	119.9m ²	0.1%
Function Venue	Tourist Facility	268.65m ²	0.22%
Staff Area	Agricultural Building	78.55m ²	0.06%
Total:		1 069.83m²	0.86%

Table 3: Building footprint breakdown

The total footprint area of all buildings on the property amounts to well-below 1% of the extent of the property.

In terms of the proposed tourist facility (recreational fishing) that is not building reliant, it should be noted that the fishing dams are currently aligned with the definition of *agriculture* (in the absence of fishing guests). If one were to consider the complete footprint of the dams as a tourist facility, the area would be 13 750m² with a percentage of 11% in terms of the property extent. It should, however, be noted that the proposed use is not a high intensity tourist offering – fishing is quite a niche sport, and the reality is that the fishing guests will only occupy certain portions of the dam embankments. Fishing guests will most likely space themselves in such a manner to respect the other fishing guests. It is thus reasonable to argue that although the 11% footprint seems high, the reality and impact of the fishing guests and tourist facility is relatively low.

Section 213(6): The southern portion of the property will remain aligned with the definition of *natural environment* due to environmental constraints. This will result in the largest area of the property to always be used as such.

Sections 213(7) and (8): **No new buildings are proposed** as part of this application. Only additions and alterations (that have already occurred) are proposed.

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Office 4, 1st Floor, Building G,
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Section 213(9): The coverage of all buildings is recorded on the site development plan.

8.7 Supporting Correspondence

It is important to note that the Berg River Water User Association (BRWUA), through its professional engineer, has provided written support for the proposed land uses - see **Annexure I**.

The letter confirms that the southern portion of the farm lies within the 1:50 year floodline, functions as part of a rehabilitated wetland and flood attenuation zone and is therefore unsuitable for cultivation.

The letter also acknowledges the registered status of the existing dams and the secure water supply arrangements. Significantly, the BRWUA highlights that the tourism and hospitality activities on the property are essential to ensuring the farm's ongoing economic viability, complementing the aquaculture and agricultural operations, and are consistent with the Stellenbosch tourism strategy. This external support reinforces the policy and environmental motivations already set out in this report.

9. CONCLUSION

This application seeks to regularise the existing tourist accommodation units, the function venue in the farm shed, an additional tourist unit in the shed, and the public use of the dams for recreational fishing on the property.

These uses are specifically provided for as consent or additional uses within the Agriculture/Rural zoning category and have a long history of operation on the property.

The proposal, although retrospective, is consistent with the Stellenbosch SDF, the Western Cape Rural Guidelines and the Zoning Scheme provisions. It consolidates all non-agricultural activity within the existing buildings on the property, protects sensitive portions of the property, and ensures that the predominant use of the farm remains agricultural and natural environment.

Environmental compliance is secured through the existing Environmental Authorisation and the commitments set out in this application.

In terms of desirability, the application strikes an appropriate balance between agriculture, environmental protection and tourism. It offers a sustainable economic model for the farm by diversifying income while safeguarding the long-term rural character and ecological integrity of the site.

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

It is therefore recommended that the Municipality approve the consent use applications as set out in this submission, subject to standard conditions relating to environmental compliance, engineering services, venue management and operational controls.

PIETERHUIZEN PLANNING

AUGUST 2025

Pieterhuizen Planning (Pty) Ltd

Office 4, 1st Floor, Building G,
Firgrove Business Park, 3 Quantum Road,
Somerset Wes, 7130

wilhelm@pieterhuizen.co.za
083-262-4843
<https://pieterhuizen.co.za>

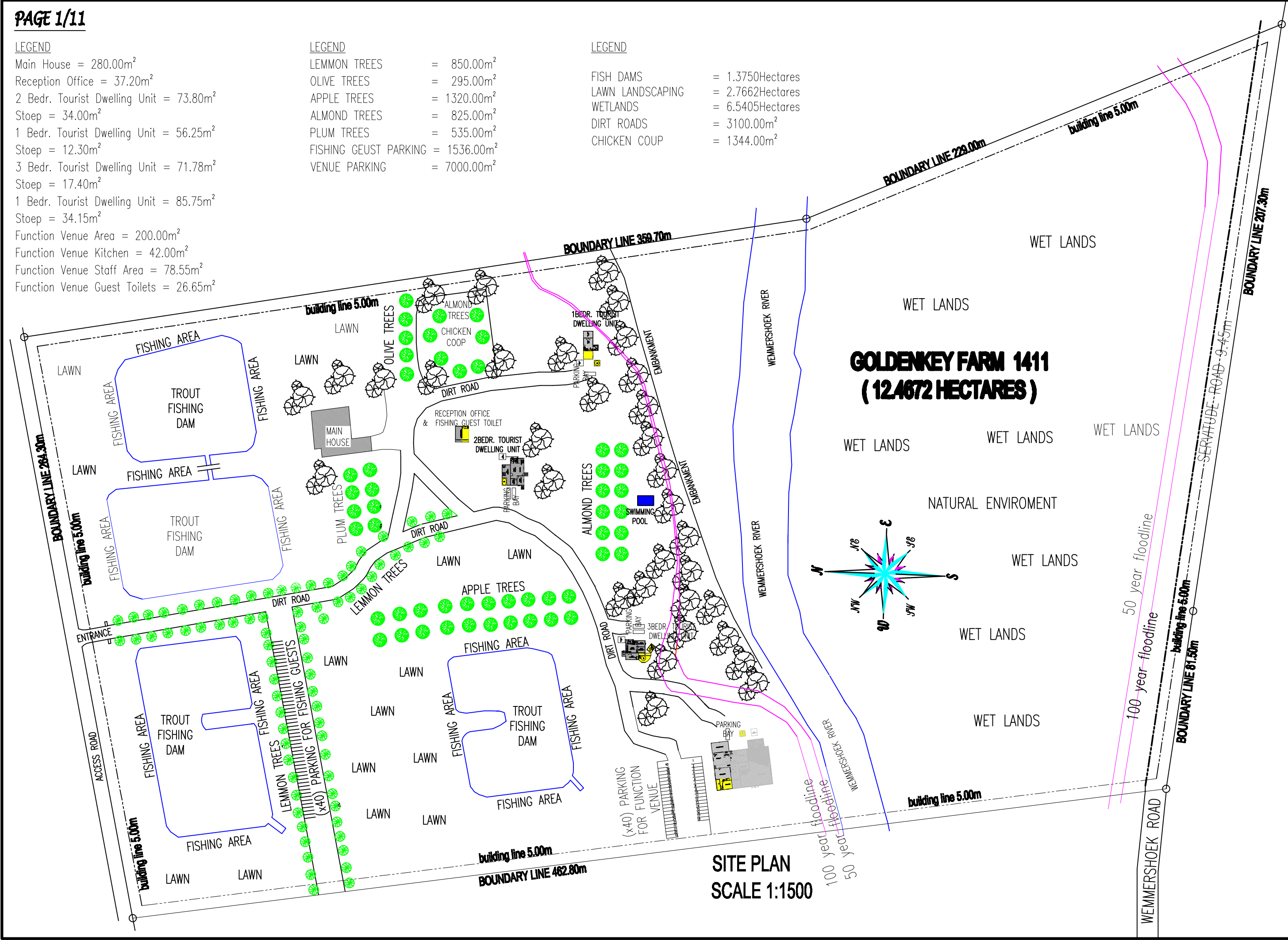


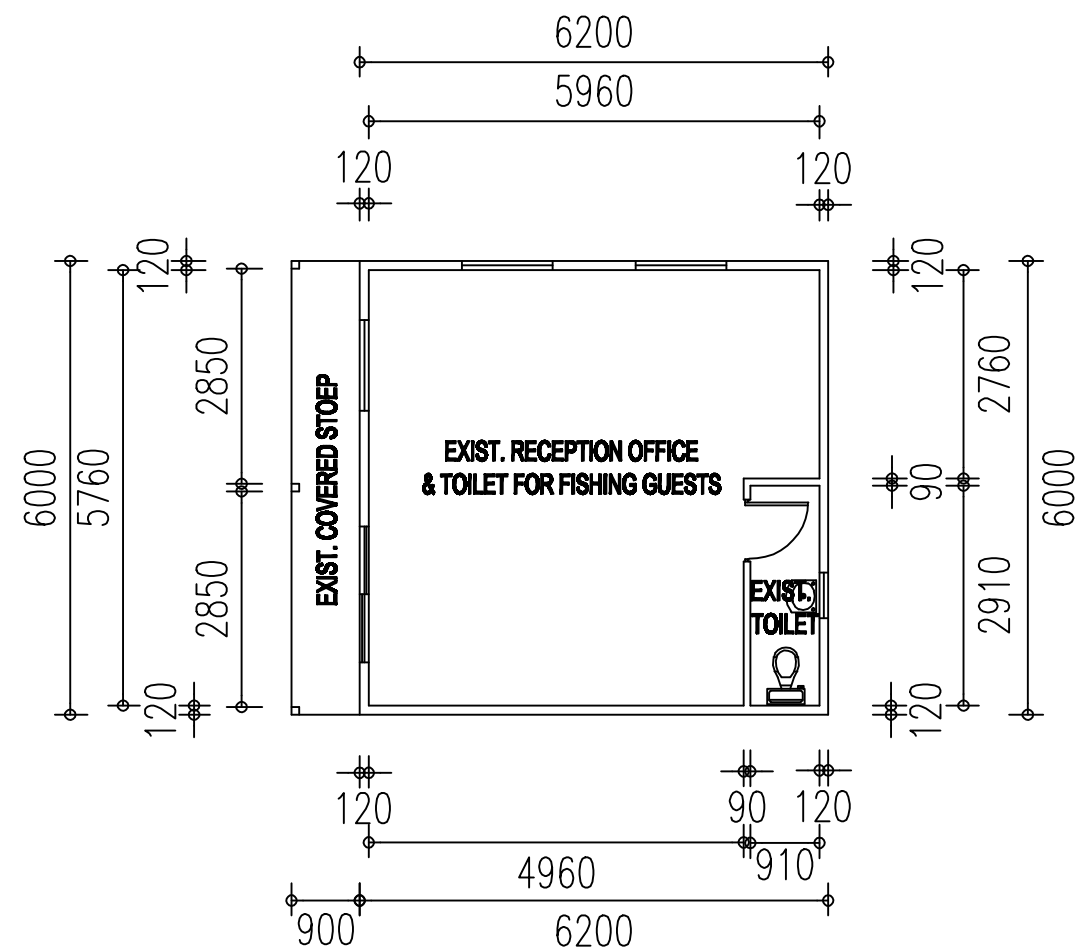
ANNEXURE C:
Site Development Plan

- LEGEND
- Main House = 280.00m²
 - Reception Office = 37.20m²
 - 2 Bedr. Tourist Dwelling Unit = 73.80m²
 - Stoop = 34.00m²
 - 1 Bedr. Tourist Dwelling Unit = 56.25m²
 - Stoop = 12.30m²
 - 3 Bedr. Tourist Dwelling Unit = 71.78m²
 - Stoop = 17.40m²
 - 1 Bedr. Tourist Dwelling Unit = 85.75m²
 - Stoop = 34.15m²
 - Function Venue Area = 200.00m²
 - Function Venue Kitchen = 42.00m²
 - Function Venue Staff Area = 78.55m²
 - Function Venue Guest Toilets = 26.65m²

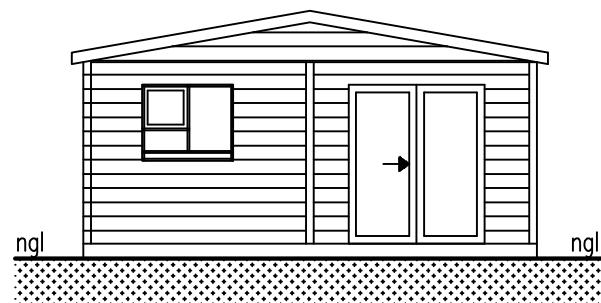
- LEGEND
- LEMMON TREES = 850.00m²
 - OLIVE TREES = 295.00m²
 - APPLE TREES = 1320.00m²
 - ALMOND TREES = 825.00m²
 - PLUM TREES = 535.00m²
 - FISHING GEUST PARKING = 1536.00m²
 - VENUE PARKING = 7000.00m²

- LEGEND
- FISH DAMS = 1.3750Hectares
 - LAWN LANDSCAPING = 2.7662Hectares
 - WETLANDS = 6.5405Hectares
 - DIRT ROADS = 3100.00m²
 - CHICKEN COUP = 1344.00m²

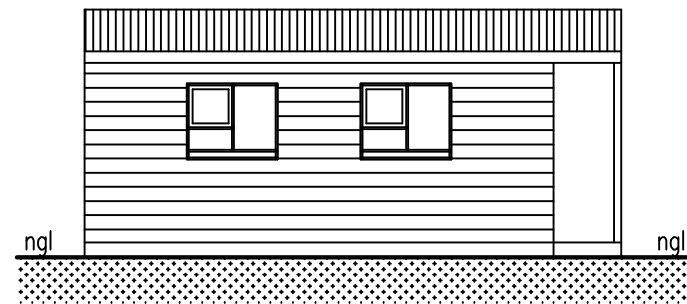




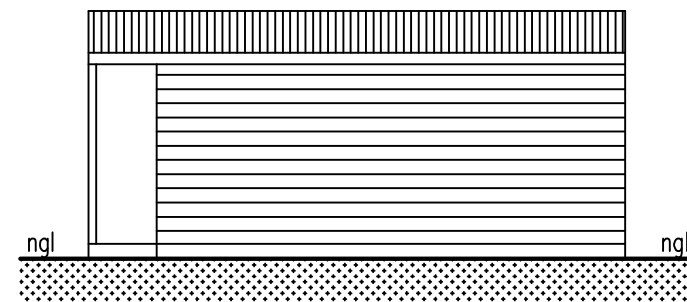
GROUND FLOOR PLAN
SCALE 1:100



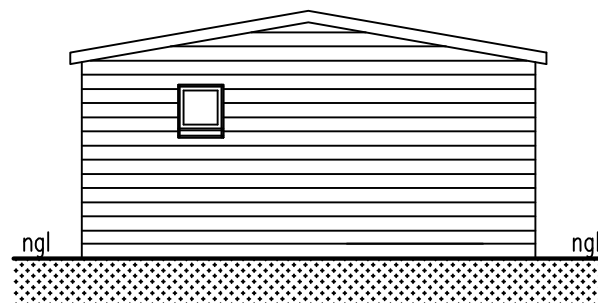
WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

INSULATION & R-VALUES: (SANS 10400, PART KA)

PIPES:

Install rigid non-combustible lightweight "Geyser Pipe Insulation".
Install in accordance with manufacturer's detail and specification.

GEYSER:

Install 50mm thick non-combustible lightweight Glasswool "Geyser Blanket (R-value 1.28) around geyser or hot water cylinder. Seal edges with duct tape. Apply 2m pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Installation strictly in accordance with the manufacturer's details and specifications.

LINTELS: (SANS 10400, PART K)

Prestressed precast concrete lintels with 230mm min. bearing on both sides. Brickforce as follows: 2.1m-3.0m=4 layers of brickforce, 3.0-3.9m= 5 layers of brickforce, 3.96m-5.1m=6 layers of brickforce,

DOORS AND WINDOWS: (SANS 10400, PART O)

External doors to be solid hardcore timber doors with profile in timber frames. Internal doors to be Masonite hollow core doors. Door between garage and house- half hour firedoor. Doors and windows according SWARTLAND catalogue.

GLAZING: (SANS 10400, PART N)

Standard 4mm clear float glass throughout expect safety glass panels below 500mm above SFL and panels larger 1m/2. Doors and sidelights, shall be glazed with safety glazing material. Window areas to be min. 10% of floor area with 5% openable. Glazing to windows and doors strictly in accordance with SABS 0137.

LIGHT AND VENTILATION: (SANS 10400, PART O)

The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5% of the same area. Enclosed usable areas to be a rational design by competent professional person.

FENESTRATION NOTE:

Fenestration greater than 15% of Nett Floor Area complies with SANS 204

STORMWATER : (SANS 10400, PART R)

The control and disposal of stormwater must be strict accordance with the requirements of 4.2

BALUSTRADE: (SANS 10400, PART M)

Balustrade to be square mild steel tubing with steel handrail to be max. 1050mm high. Balustrade positioned and openings not to be more than 100mm.

STAIRWAYS: (SANS 10400, PART M)

The headroom at any point on any stairway shall be not less than 2.100m measuring vertically from the pitch line and the width of any stairway shall be not less than 750mm. The riser shall be no more than 200mm. The tread shall be not less than 250mm. The handrail shall be not less than 1000mm high.

ROOF ASSEMBLY CALCULATIONS: SANS 10400-XA

• MINIMUM R-VALUE REQUIRED FOR CLIMATIC ZONE 4

> Outside air surface	=0.05
> Single Length Corrugated Roof sheets	=0.30
> Sisalation Insulation	=0.181
> Ceiling to Roof air space	=0.385
> 100mm Bulk Aerolite Insulation	=2.50
> 6.4 Gypsum Ceiling board	=0.05
> Inside air surface (room)	=0.091

TOTAL R- VALUE

3.70

Revision notes:

All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.



[EJS DRAUGHTING]
[Protea Street 02, Pniel, Stellenbosch, 7608]
[elton.swartz39@gmail.com]
[CELL: 061 8827 284]

Drawn by:

ELTON SWARTZ

Client:

GOLDENKEY FARM

Drawing

ELEVATIONS

PLAN Nr.

47/2025

Date:

2025-08-08

Scale @ A3:

1:100

SACAP registered

Project:
AS-BUILD PLAN OF RECEPTION OFFICE
AT FARM 1411,
(GOLDENKEY FARM),
WEMMERSHOEK ROAD, R301

[EJS DRAUGHTING]
[Protea Street 02, Pniel, Stellenbosch, 7608]
[elton.swartz39@gmail.com]
[CELL: 061 8827 284]

ELTON SWARTZ

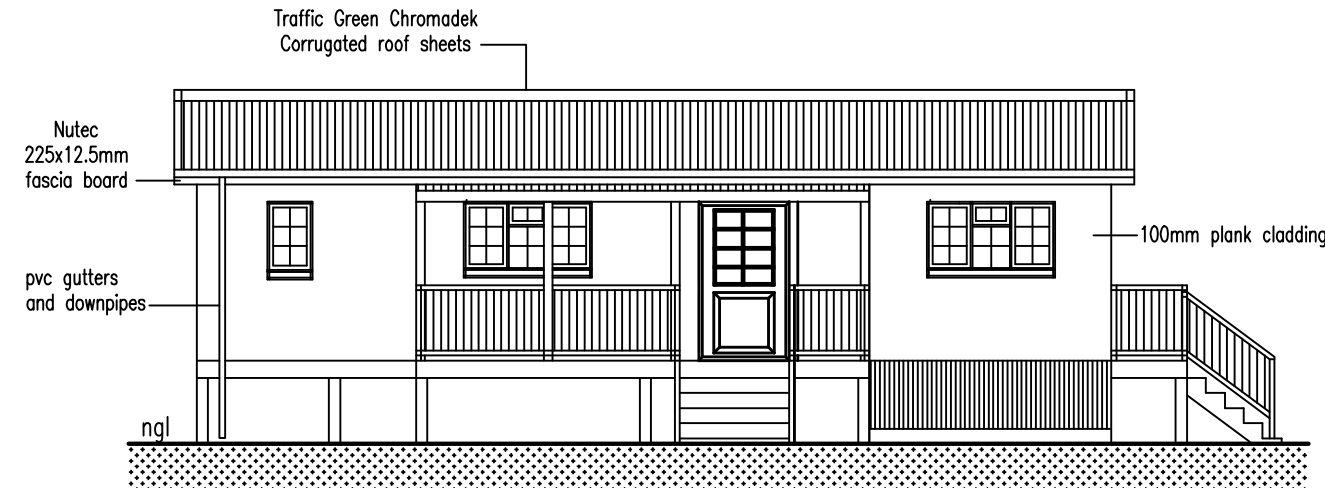
Drawing

PLAN Nr.
47/2025

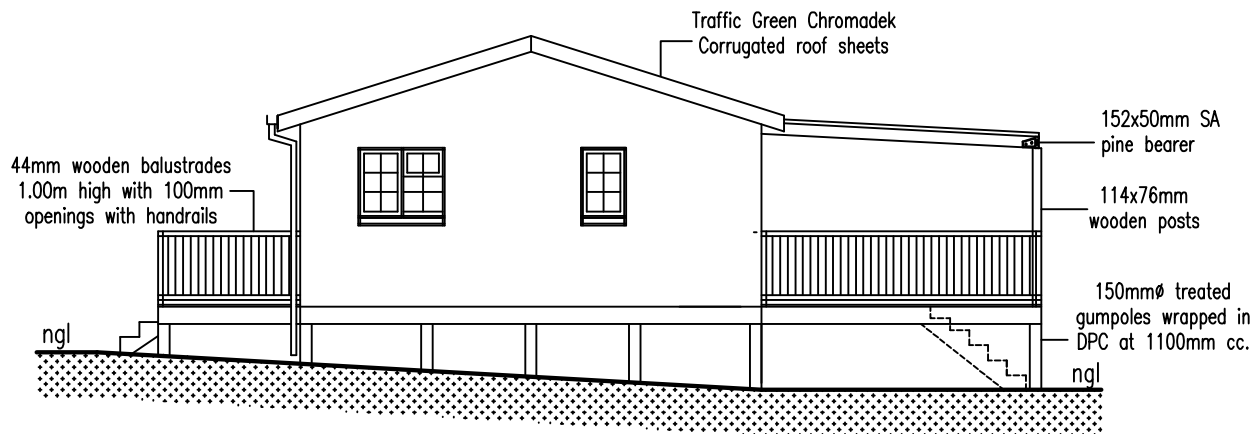
SACAP registered

Install rigid non-combustible lightweight "Geyser Pipe Insulation".
Install in accordance with manufacturer's detail and specification.

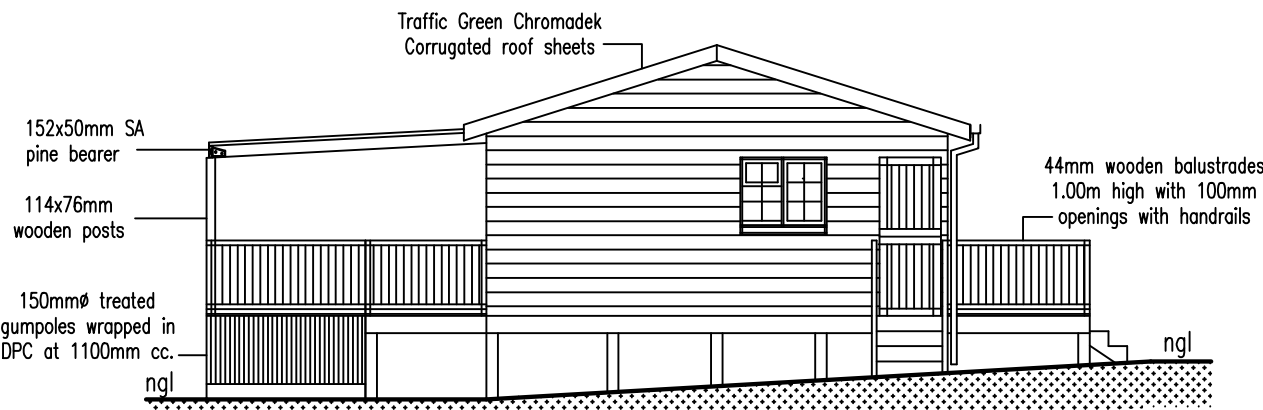
**AS-BUILD PLAN OF 2 BEDROOM TOURIST
DWELLING AT FARM 1411,
(GOLDENKEY FARM),
WEMMERSHOEK ROAD, R301**



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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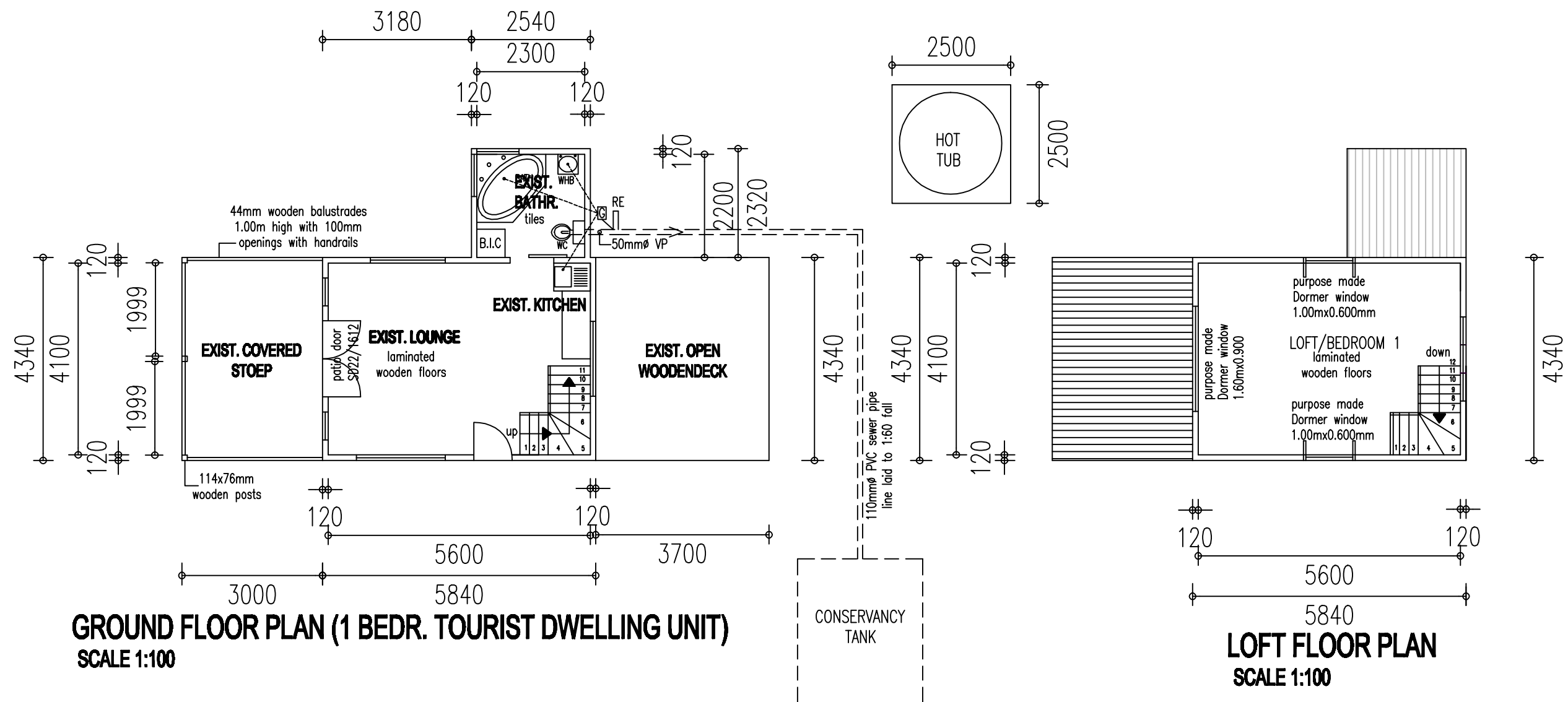

[EJS DRAUGHTING]
[Protea Street 02, Pniel, Stellenbosch, 7608]
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[CELL: 061 8827 284]

Drawn by:
ELTON SWARTZ
Client:
GOLDENKEY FARM

Drawing
ELEVATIONS
PLAN Nr.
47/2025

Date:
2025-08-08
Scale @ A3:
1:100
SACAP registered

Project:
AS-BUILD PLAN OF 2 BEDROOM TOURIST
DWELLING AT FARM 1411,
(GOLDENKEY FARM),
WEMMERSHOEK ROAD, R301



Revision notes:

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[EJS DRAUGHTING]
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[CELL: 061 8827 284]

Drawn by:

ELTON SWARTZ

Client:

GOLDENKEY FARM

Drawing

GROUND FLOOR PLAN & LOFT FLOOR PLAN

PLAN Nr.
47/2025

Date:

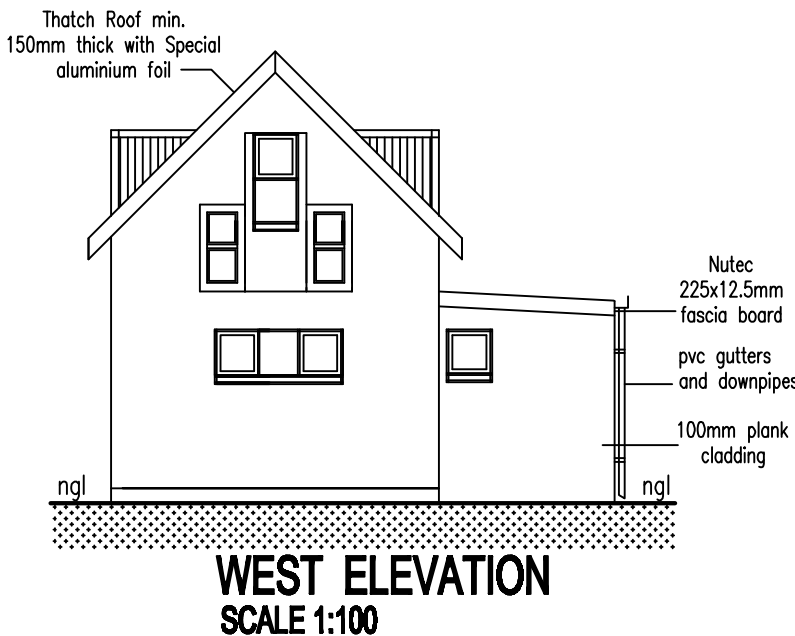
2025-08-08

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1:100

SACAP registered

Project:

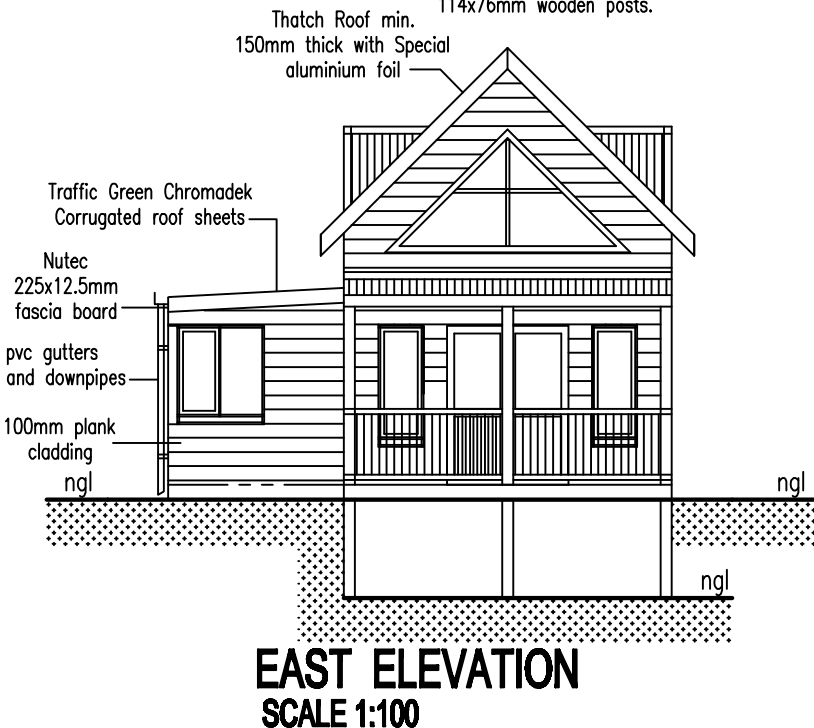
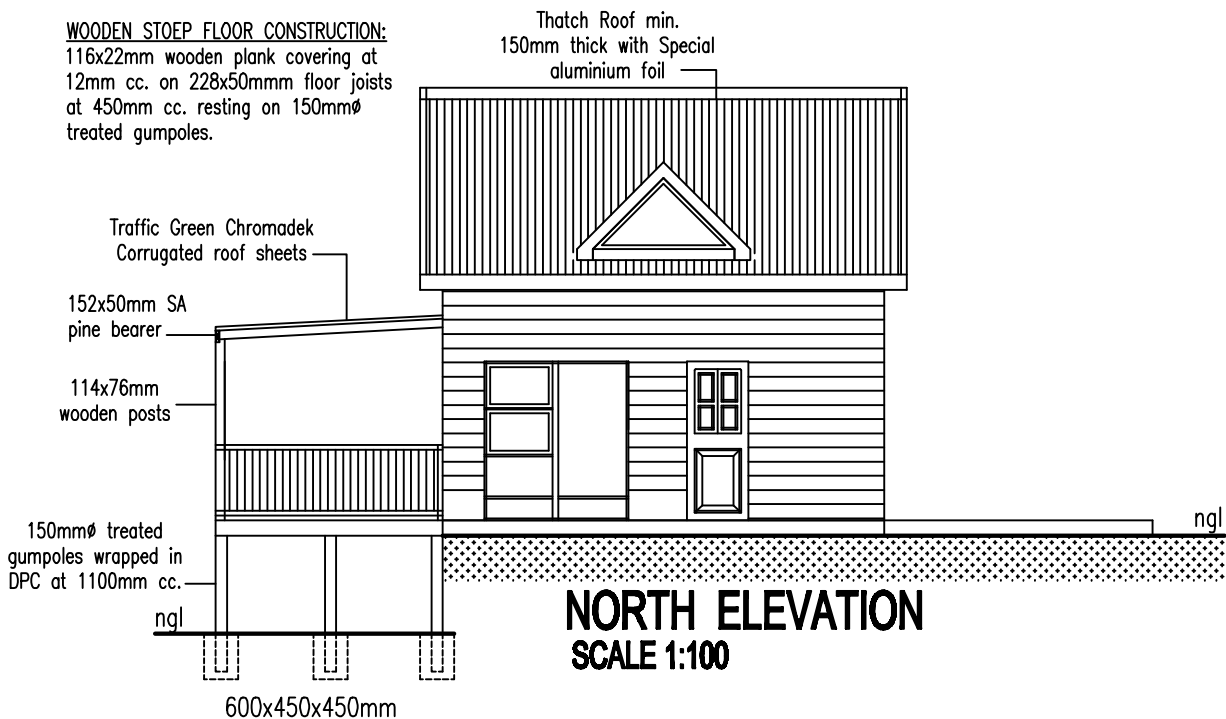
AS-BUILD PLAN OF 1 BEDROOM TOURIST DWELLING AT FARM 1411, (GOLDENKEY FARM), WEMMERSHOEK ROAD, R301



NOTE: COVERED STOEP ROOF CONSTRUCTION

Traffic green Chromadek Corrugated roof sheets at 3' fall on 76x50mm purlins at 1050mm cc. on 152x38mm rafters at 960mm cc. rafters to be fixed to 152x50mm SA pine bearers resting on 114x76mm wooden posts.

WOODEN STOEP FLOOR CONSTRUCTION:
116x22mm wooden plank covering at 12mm cc. on 228x50mm floor joists at 450mm cc. resting on 150mmØ treated gumpoles.



GEYSER:

Install 50mm thick non-combustible lightweight Glasswool "Geysers Blanket (R-value 1.28) around geyser or hot water cylinder. Seal edges with duct tape. Apply 2m pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Installation strictly in accordance with the manufacturer's details and specifications.

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FENESTRATION NOTE:

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STORMWATER : (SANS 10400, PART R)

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BALUSTRADE: (SANS 10400, PART M)

Balustrade to be square mild steel tubing with steel handrail to be max. 1050mm high. Balustrade positioned and openings not to be more than 100mm.

STAIRWAYS: (SANS 10400, PART M)

The headroom at any point on any stairway shall be not less than 2.100m measuring vertically from the pitch line and the width of any stairway shall be not less than 750mm. The riser shall be no more than 200mm. The tread shall be not less than 250mm. The handrail shall be not less than 1000mm high.

ROOF ASSEMBLY CALCULATIONS: SANS 10400-XA

- MINIMUM R-VALUE REQUIRED FOR CLIMATIC ZONE 4

> Outside air surface	=0.05
> Single Length Corrugated Roof sheets	=0.30
> Sisalation Insulation	=0.181
> Ceiling to Roof air space	=0.385
> 100mm Bulk Aerolite Insulation	=2.50
> 6.4 Gypsum Ceiling board	=0.05
> Inside air surface (room)	=0.091

TOTAL R-VALUE

3.70

Revision notes:

All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.



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[Protea Street 02, Pniel, Stellenbosch, 7608]
[elton.swartz39@gmail.com]
[CELL: 061 8827 284]

Drawn by:

ELTON SWARTZ

Client:

GOLDENKEY FARM

Drawing

ELEVATIONS

PLAN Nr.

47/2025

Date:

2025-08-08

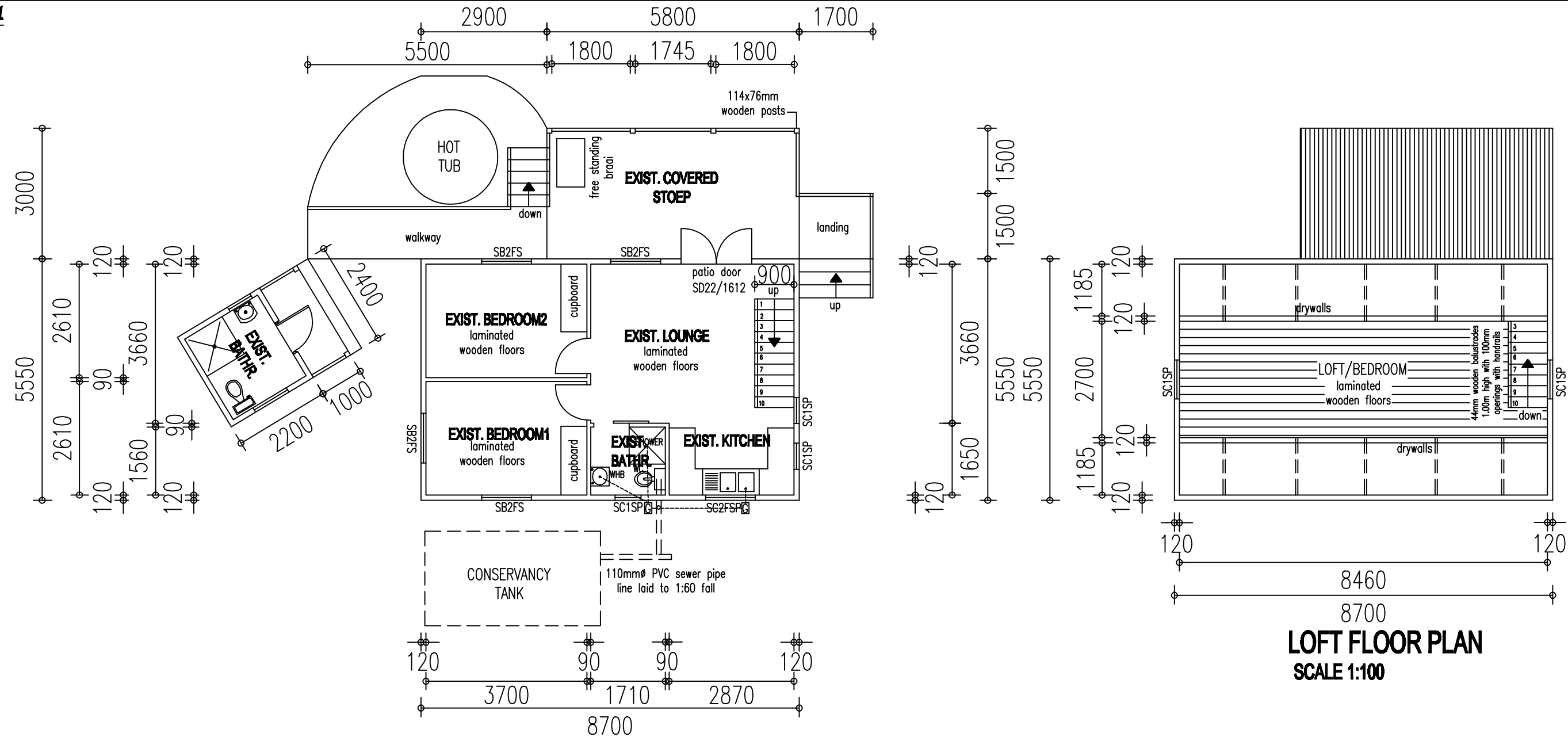
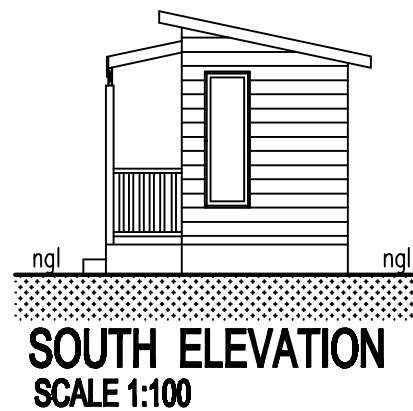
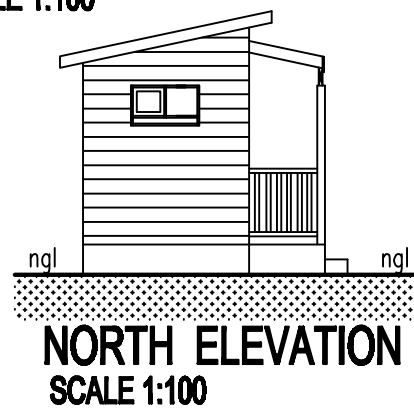
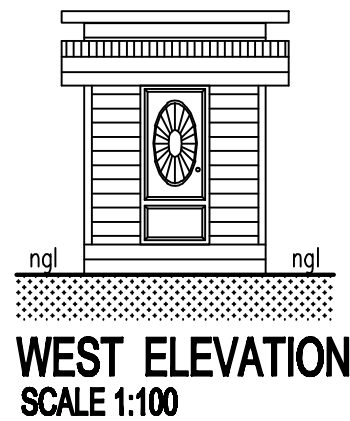
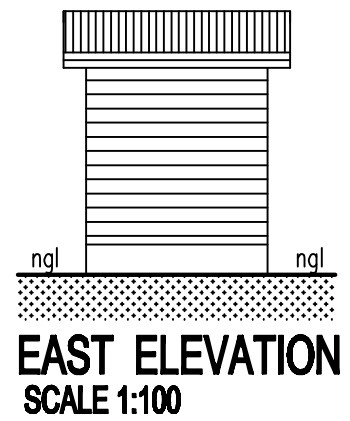
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SACAP registered

Project:

AS-BUILD PLAN OF 1 BEDROOM TOURIST
DWELLING AT FARM 1411,
(GOLDENKEY FARM),
WEMMERSHOEK ROAD, R301



Revision notes:
All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according to plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.

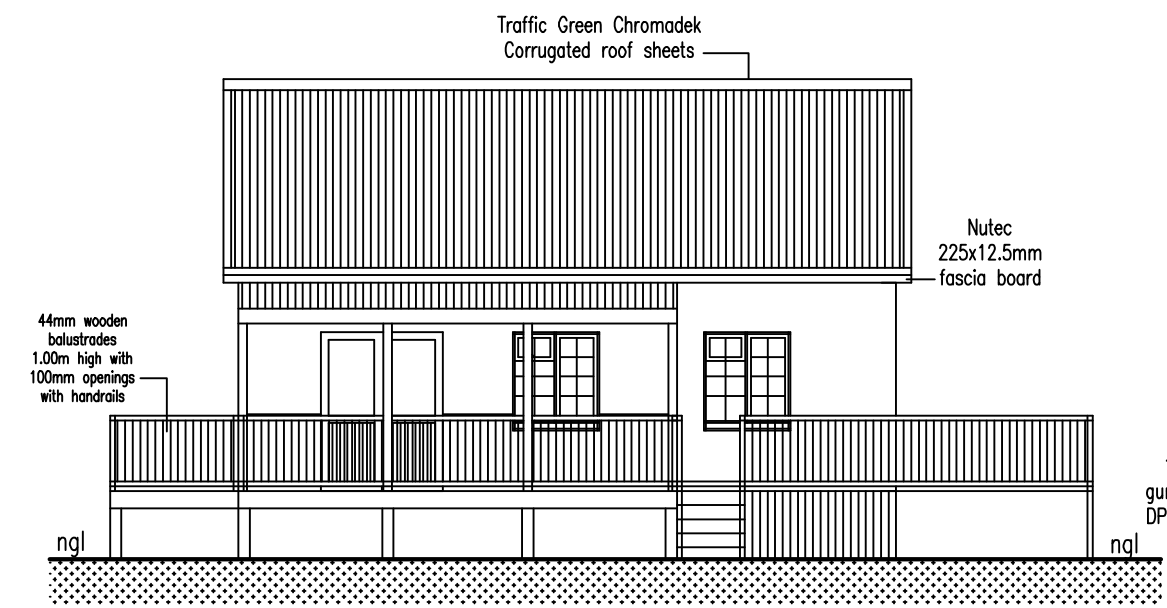

[EJS DRAUGHTING]
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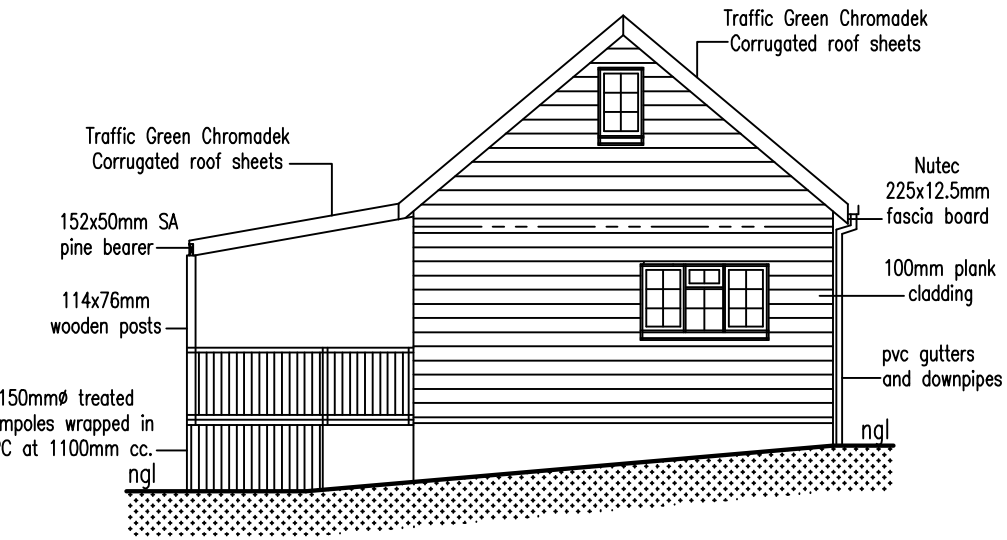
Drawing
GROUND FLOOR PLAN
& LOFT FLOOR PLAN
PLAN Nr.
47/2025

Date:
2025-08-08
Scale @ A3:
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SACAP registered

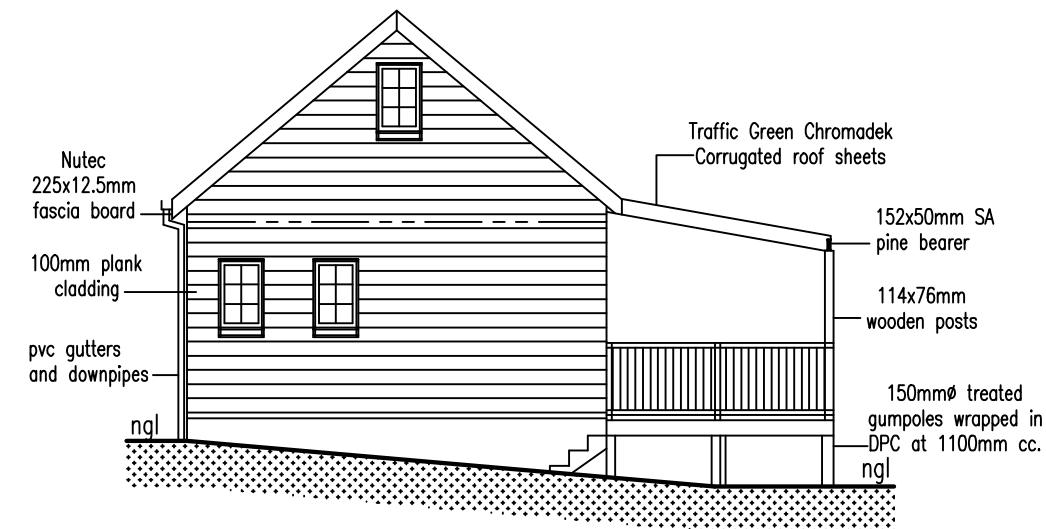
Project:
AS-BUILD PLAN OF 3 BEDROOM TOURIST
DWELLING AT FARM 1411,
(GOLDENKEY FARM),
WEMMERSHOEK ROAD, R301



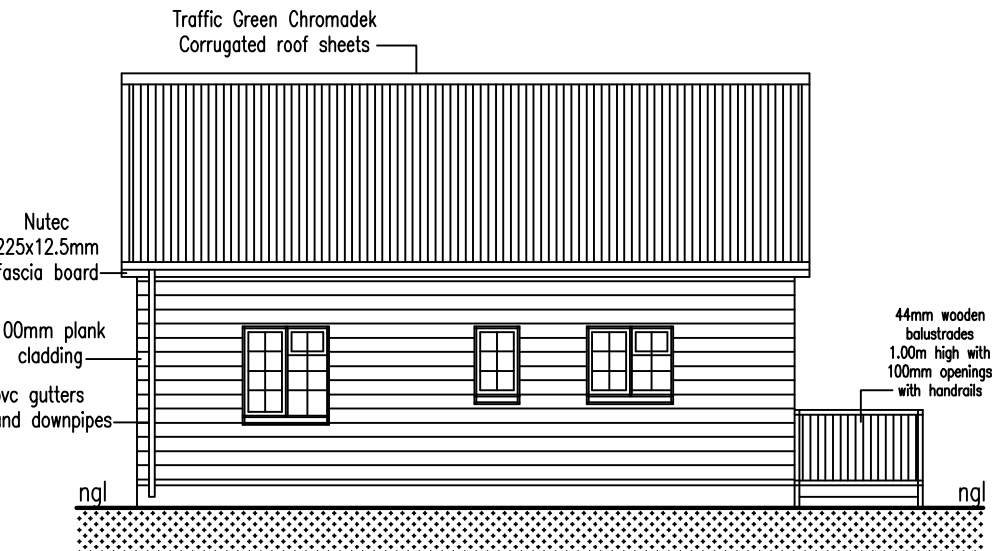
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SCALE : 1:100



NORTH-EAST ELEVATION
SCALE : 1:100



SOUTH-WEST ELEVATION
SCALE : 1:100



NORTH-WEST ELEVATION
SCALE : 1:100

INSULATION & R-VALUES: (SANS 10400, PART XA)

PIPES:

Install rigid non-combustible lightweight "Geyser Pipe Insulation".
Install in accordance with manufacturer's detail and specification.

GEYSER:

Install 50mm thick non-combustible lightweight Glasswool "Geyser Blanket (R-value 1.28) around geyser or hot water cylinder. Seal edges with duct tape. Apply 2m pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Installation strictly in accordance with the manufacturer's details and specifications.

LINTELS: (SANS 10400, PART K)

Prestressed precast concrete lintels with 230mm min. bearing on both sides. Brickforce as follows: 2.1m-3.0m=4 layers of brickforce, 3.0-3.9m= 5 layers of brickforce, 3.96m-5.1m=6 layers of brickforce,

DOORS AND WINDOWS: (SANS 10400, PART O)

External doors to be solid hardcore timber doors with profile in timber frames. Internal doors to be Masonite hollow core doors. Door between garage and house- half hour fire door. Doors and windows according SWARTLAND catalogue.

GLAZING: (SANS 10400, PART N)

Standard 4mm clear float glass throughout expect safety glass panels below 500mm above SFL and panels larger 1m/2. Doors and sidelights, shall be glazed with safety glazing material. Window areas to be min. 10% of floor area with 5% openable. Glazing to windows and doors strictly in accordance with SABS 0137.

LIGHT AND VENTILATION: (SANS 10400, PART O)

The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5% of the same area. Enclosed usable areas to be a rational design by competent professional person.

FENESTRATION NOTE:

Fenestration greater than 15% of Nett Floor Area complies with SANS 204

STORMWATER : (SANS 10400, PART R)

The control and disposal of stormwater must be strict accordance with the requirements of 4.2

BALUSTRADE: (SANS 10400, PART M)

Balustrade to be square mild steel tubing with steel handrail to be max. 1050mm high. Balustrade positioned and openings not to be more than 100mm.

STAIRWAYS: (SANS 10400, PART M)

The headroom at any point on any stairway shall be not less than 2.100m measuring vertically from the pitch line and the width of any stairway shall be not less than 750mm. The riser shall be no more than 200mm. The tread shall be not less than 250mm. The handrail shall be not less than 1000mm high.

ROOF ASSEMBLY CALCULATIONS: SANS 10400-XA

• MINIMUM R-VALUE REQUIRED FOR CLIMATIC ZONE 4

> Outside air surface	=0.05
> Single Length Corrugated Roof sheets	=0.30
> Sisalation Insulation	=0.181
> Ceiling to Roof air space	=0.385
> 100mm Bulk Aerolite Insulation	=2.50
> 6.4 Gypsum Ceiling board	=0.05
> Inside air surface (room)	=0.091

TOTAL R- VALUE
3.70

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Drawn by:

ELTON SWARTZ

Client:

GOLDENKEY FARM

Drawing

ELEVATIONS

PLAN Nr.

47/2025

Date:

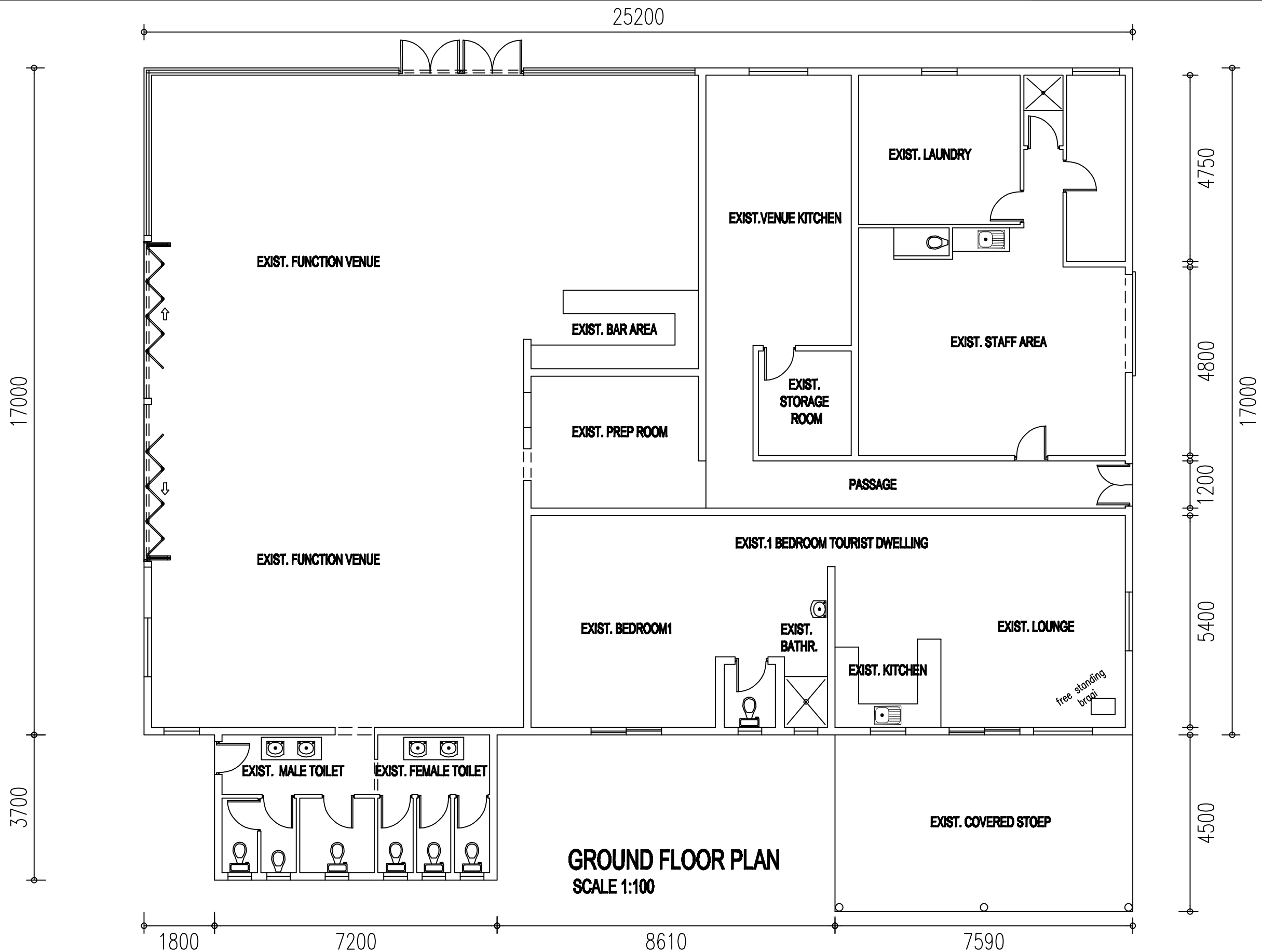
2025-08-08

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SACAP registered

Project:
AS-BUILD PLAN OF 3 BEDROOM TOURIST DWELLING AT FARM 1411, (GOLDENKEY FARM), WEMMERSHOEK ROAD, R301



GROUND FLOOR PLAN
SCALE 1:100

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Client:
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Drawing
FLOOR PLAN

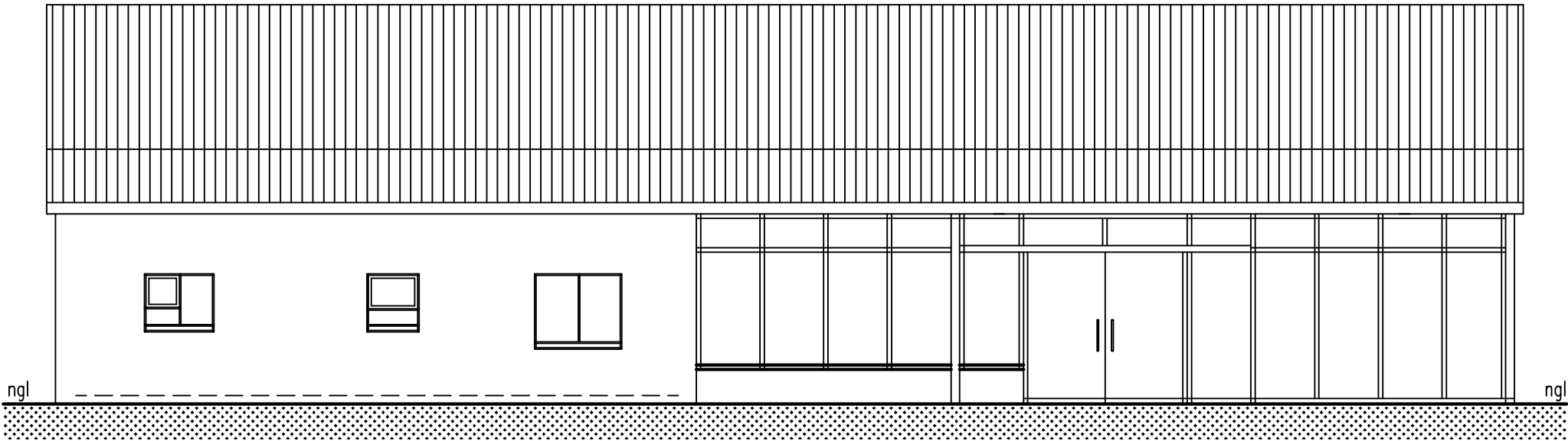
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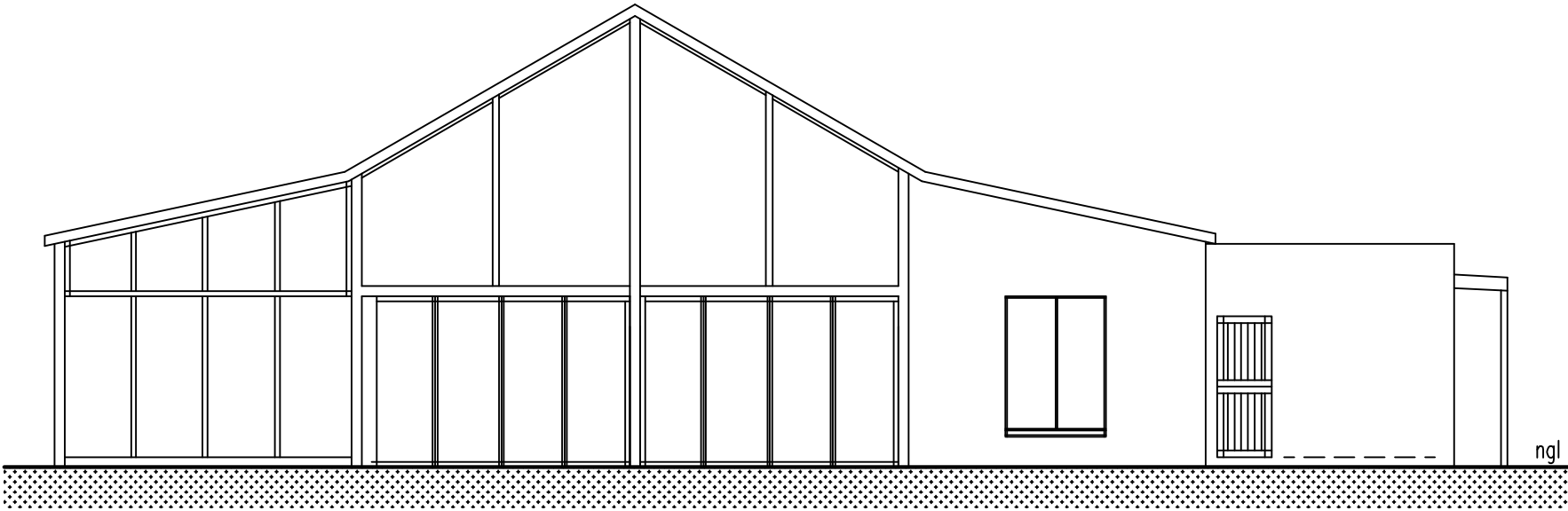
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SACAP registered

Project:
**AS-BUILD PLAN OF FUNCTION VENUE
& 1 BEDROOM TOURIST
DWELLING AT FARM 1411,
(GOLDENKEY FARM),
WEMMERSHOEK ROAD, R301**



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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ELTON SWARTZ

Client:
GOLDENKEY FARM

Drawing
ELEVATIONS

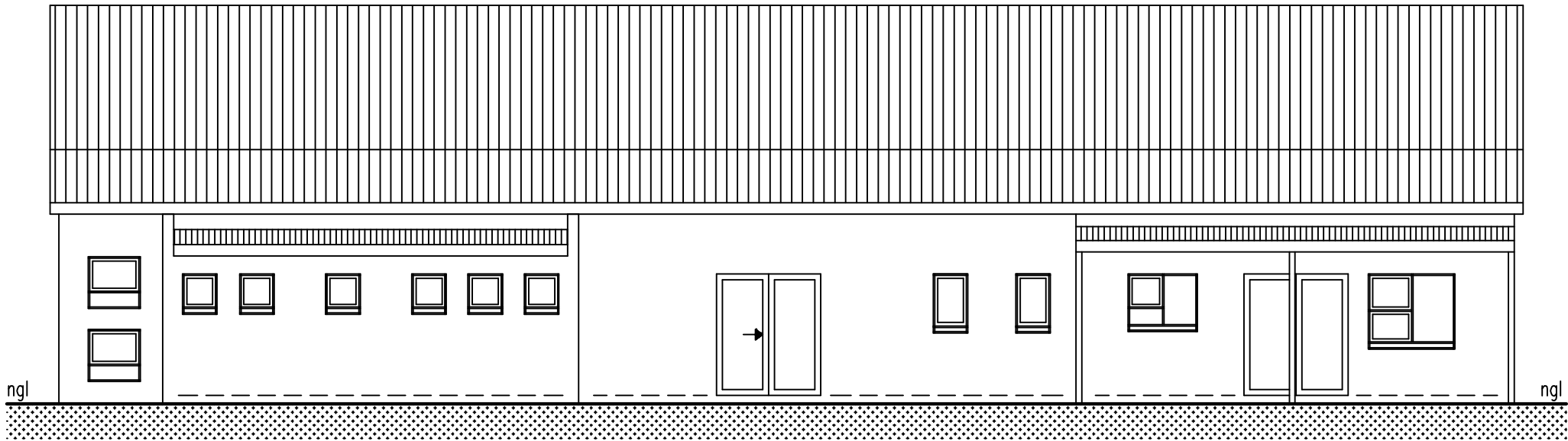
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2025-08-08

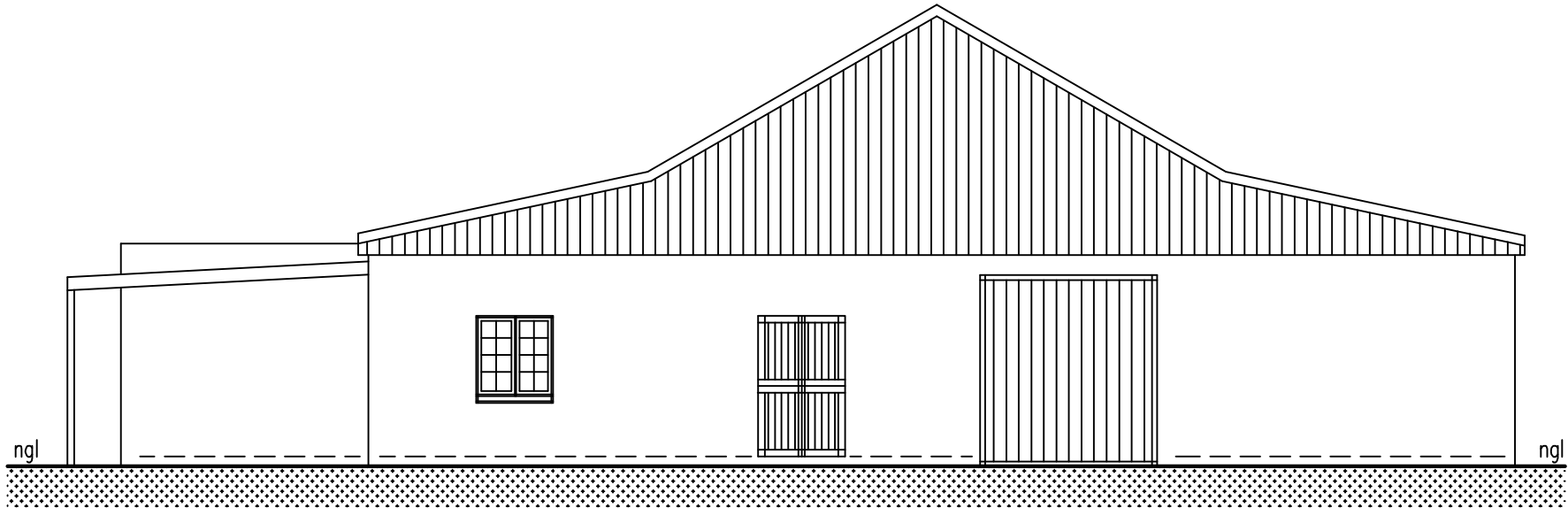
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SACAP registered

Project:
AS-BUILD PLAN OF FUNCTION VENUE
& 1 BEDROOM TOURIST
DWELLING AT FARM 1411,
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WEMMERSHOEK ROAD, R301



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

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& 1 BEDROOM TOURIST
DWELLING AT FARM 1411,
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WEMMERSHOEK ROAD, R301**



ANNEXURE D:
Berg River WUA Letter

12 August 2025

Director: Planning and Economic Development
Stellenbosch Municipality
Stellenbosch
7600

Attention: E Williams
Email: errol.williams@stellenbosch.co.za

LAND USE ON FARM 1411, PAARL DIVISION (LA FERME)

Your reference Farm 1411 PD, and letter dated 26/06/2025 refers.

The land use approval for hospitality industry with tourism cottages with the current Agriculture (aquaculture) activities is applied for.

1. Property:

The layout of the property Goldenkey 1411, Paarl RD, is indicated in Figure 1:



Figure 1: Layout of Property Goldenkey 1411, Paarl RD

The property is registered as in Table 1:

Table 1: Detail of Property

Property	Goldenkey 1411, Paarl RD
Owner	Friendly Reception Pty Ltd
Company Registration Number	2014/180623/07
Title Deed	T23466/2023
Extent of Property - ha	12,4672 ha
SG Number	C05500000000141100000

2. Land Use

As indicated, the area to the south of the Wemmershoek River is 5,5 hectares in extent. At least 3 hectares of this area is a wetland and natural river diversions. With the recent floods, the area is now restored as natural wetlands under the flood rehabilitation program of the Land Care unit of Department of Agriculture and the Berg River Water User Association as implementing agent. The total area to the south of the Wemmershoek River is within the 1:50 year flood line and no cultivation is allowed. This area is to be cleared from alien invasive plants and acts as a flood attenuation area for the Wemmershoek River.

The area to the North of the Wemmershoek River is approximately 7 ha. A portion of 3,5 ha is used for agriculture with Aquaculture activities (fish farming) and fruit trees. The four dams are duly registered with the Department of Water and Sanitation. Water supply is obtained under agreement from the Wemmershoek pipeline of the City of Cape Town. The additional area is too small for other additional agricultural activities.

There are 4 chalets for hospitality and tourism purposes plus a function venue. These activities is in line with the “Stellenbosch Tourism - Unlocking the Magic” strategy. It is indicated that there exist an “Untapped potential in eco- and outdoor tourism” and products that must be pursued include “Outdoor & scenic activities”. The potential of this property within the agricultural scenic layout next to the Wemmershoek River and unique ecological wetlands, lends itself to promoting the Tourism objective of the Stellenbosch Municipality.

3. Recommendation

The tourism potential is important to ensure the economic viability of the property with the agricultural aquaculture activities and the management of flood control measures for the Wemmershoek River.

The land use approval to include the potential of hospitality accommodation and tourism facilities with the existing agricultural activities, is strongly supported.

Regards



Willie Enright
Professional Engineer
BRWUA