

NOTICE OF LAND DEVELOPMENT APPLICATION

Date: 14 September 2026

Dear Sir/Madam

APPLICATION IN TERMS OF SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW (2023) IN RESPECT OF PORTION 24 OF FARM 1674, DIVISION PAARL FOR THE APPROVAL OF THE BOSCHENDAL VILLAGE FRAMEWORK AND PHASING PLAN

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

Application Property Address:

Boschendal Estate
Priel Main Road
Groot Drakenstein
7738

Application Property Number:

Portion 24 of Farm 1674, Division Paarl

Applicant:

Ms J Paterson
Visionplan cc t/a NM & Associates Planners and Designers
Email: jody@visionplan.co.za
Telephone: 021 671-1138 or 074 500 3903

Owner:

Boschendal (Pty) Ltd.
c/o Mr William George
specialproject1@boschendal.co.za or william@boschendalvillage.com
Tel: 082 559 9100

Application Reference:

TP1727/2026

Description of land development proposal:

Application has been made in terms of Section 15(2)(I) of the Stellenbosch Municipality Land Use Planning By-law (2023) in respect of Portion 24 of Farm 1674, Division Paarl, for the approval of the Boschendal Village Framework and Phasing Plan.

The application is for “a permission in terms of a condition of approval” and demonstrates the planning principle of “generally in accordance with” the approved plans in the decision letter by the Stellenbosch Municipality dated 23 April 2019, to approve a rezoning to subdivisional area zone, among other applications also approved. The approval was granted for the proposed development of a mix of land

uses with development rights as stipulated in condition 3.2 of the letter dated 23 April 2019, contained in Annexure 1 of the attached report.

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:

Ms Jody Paterson, e-mail: jody@visionplan.co.za

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **16 October 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 **021 671 1138 / 074 500 3903** during normal office hours.

Yours faithfully

Ms Jody Paterson
Director: NM & Associates Planners and Designers

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Datum: 14 September 2026

Geagte Meneer/Mevrou

AANSOEK IN TERME VAN ARTIKEL 15(2)(I) VAN DIE STELLENBOSCH MUNISIPALITEIT SE VERORDENING OP GRONDGEBRUIKBEPLANNING (2023) TEN OPSIGTE VAN GEDEELTE 24 VAN PLAAS 1674, AFDELING PAARL OM GOEDKEURING VAN DIE BOSCHENDAL VILLAGE-RAAMWERK EN FASERINGSPLAN

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

Adres van aansoek eiendom:

Boschendal Landgoed
Pniel Hoofweg
Groot Drakenstein
7738

Aansoek eiendom beskrywing:

Gedeelte 24 of Plaas 1674, Afdeling Paarl

Aansoeker:

Mev J Paterson
Visionplan cc t/a NM & Associates Planners and Designers
E-pos: jody@visionplan.co.za
Tel: 021 671-1138 of 074 500 3903

Eienaar:

Boschendal (Pty) Ltd.
p/a Mnr William George
specialproject1@boschendal.co.za of william@boschendalvillage.com
Tel: 082 559 9100

Aansoek Verwysing:

TP1727/2026

Besonderhede van die grondgebruiksaansoek:

Daar is ingevolge Artikel 15(2)(I) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) aansoek gedoen ten opsigte van Gedeelte 24 van Plaas 1674, Afdeling Paarl, vir die goedkeuring van die Boschendal Village-raamwerk en Faseringsplan.

Die aansoek is vir "‘n toestemming ingevolge 'n voorwaarde van goedkeuring" en demonstreer die beplanningsbeginsel van "oor die algemeen in ooreenstemming met" die goedgekeurde planne soos vervat in die besluitbrief van die Stellenbosch Munisipaliteit, gedateer 23 April 2019, ingevolge waarvan goedkeuring verleen is vir die hersonering na 'n onderverdelingsgebied, tesame met verskeie ander aansoeke wat ook goedgekeur is. Goedkeuring is verleen vir die voorgestelde ontwikkeling van

'n verskeidenheid grondgebruike, met ontwikkelingsregte soos uiteengesit in voorwaarde 3.2 van die brief gedateer 23 April 2019, wat in Bylae 1 van die aangehegte verslag vervat is.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, 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 die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg:

Mev Jody Paterson, e-pos: jody@visionplan.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 Oktober 2026**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021 671 1138 / 074 500 3903** gedurende normale kantoor ure.

Die uwe

Mev Jody Paterson
Direkteur: NM & Associates Planners and Designers

APPLICATION IN TERMS OF SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW (2023) IN RESPECT OF PORTION 24 OF FARM 1674, DIVISION PAARL FOR THE APPROVAL OF THE BOSCHENDAL VILLAGE FRAMEWORK AND PHASING PLAN

Executive Summary of the detail and motivation for the application

Application Details:

Application has been made in terms of Section 15(2)(I) of the Stellenbosch Municipality Land Use Planning By-law (2023) in respect of Portion 24 of Farm 1674, Division Paarl, for the approval of the Boschendal Village Framework and Phasing Plan.

Development Proposal

The application is for *"a permission in terms of a condition of approval"* and motivates / demonstrates the planning principle of *"generally in accordance with"* the approved plans in the decision letter by the Stellenbosch Municipality dated 23 April 2019, to approve a rezoning to subdivisational area zone, among other applications also approved. The approval was granted for the proposed development of a mix of land uses with development rights as stipulated in condition 3.2 of the letter dated 23 April 2019, contained in Annexure 1 of the application and motivation report.

The development comprises a new mixed-use development (Boschendal Village) on Portion 24 of Farm 1674, Paarl measuring approximately 25,3ha in extent. Refer to Figure 1.2, below for the site's locality.

In terms of Condition 3.2, the approved development rights comprise the following land uses:

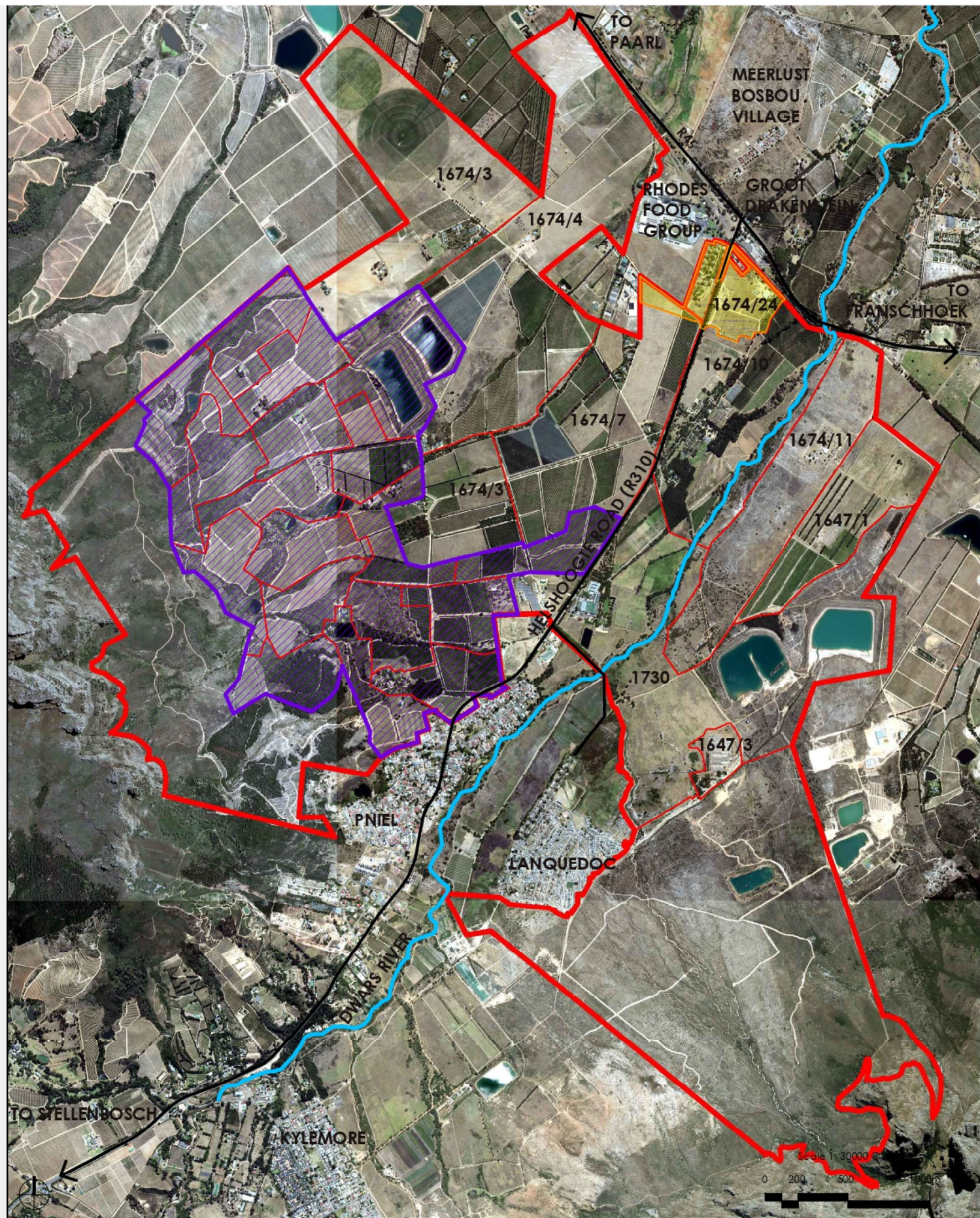
- **475 dwelling units** of various typologies
- **14 500m² GLA mixed-use business** that includes a farmers' market
- **Hotel** with a total of 70 bedrooms
- **Self-catering guest accommodation** with a total of 30 bedrooms
- **Clinic:** At least 3 consulting rooms
- **Place of instruction** for up to 120 Children
- **±500m² multi-purpose community facilities** for place of assembly/religious/community meetings
- **±500m² Utility buildings** for Property Owners Association
- **Public roads:** The R310 (25m wide) and Minor Road 6/4 (20m wide)
- **Private streets and Private Open Space:** Open space including streets and stormwater detention ponds to be transferred to, and maintained by, the Property Owners Association.

Motivation

Boschendal (Pty) Ltd. intends to proceed with the implementation of the conditional development rights above granted by Stellenbosch Municipality (SM). To this end, Boschendal appointed a multi-disciplinary team of consultants to assist in the process of implementing the proposed Boschendal Village development.

This application is supported by the attached motivation report that demonstrates the planning principle of '**generally in accordance with**' the approved plans. The report motivates this principle particularly in:

- Chapter 2 by responding directly to the conditions imposed by all departments, where relevant at this stage; and
- Chapter 3 which demonstrates that despite the challenges presented by current day realities and current site constraints, the current layout and development proposals in Figure 3.3: Boschendal Village Urban Design Framework Concept Plan remain "**generally in accordance with**" the intent of the development articulated in the approved UDF Controls and Guidelines report, the approved TIA and the approved SDP 1, SDP 2 and SDP 3, and approved Landscape Framework Plan attached to the decision letter dated 23 April 2019 listed in Annexure 1 of the report.
- Chapter 4 motivates the logic for the approval of Figure 4.1: Boschendal Village Phasing Plan. The phasing logic is informed by the provision of bulk engineering and spine services, creating access to phases, market appetite, potential market uptake as well as creating a public interface to the village onto the R310. Furthermore, each phase of development will also carefully consider the overarching public structure of the village from a combined urban design, landscaping and heritage perspective.



Key

- Boschendal Estate
- Farm portion boundaries
- Farm 1674/24
- Founders' Estate

BOSCHENDAL VILLAGE

Figure 1.2: Locality of Boschendal Village on Farm 1674/24



APRIL 2024

nm & associates
PLANNERS AND DESIGNERS



- KEY:
- Site boundary
 - Existing buildings
 - Existing trees retained
 - Structuring tree planting
 - Existing stormwater channel
 - Stormwater and other surface water features
 - Existing wetlands
 - Existing wetland buffers
 - 1 in 50 year flood line
 - 1 in 100 year flood line
 - Existing surrounding agricultural farm land
 - No build zone
 - Indicative footprints
 - Active building frontages
 - Landmark buildings
 - Colonnaded interfaces
 - Proposed pedestrian crossing
 - Proposed low wall elements
 - Public roads
 - Private Roads: Main structuring roads with high degree of public accessibility
 - Private Roads: Indicative internal network
 - Pedestrian dominated area
 - Proposed parking
 - Soft landscaped areas
 - Green open space (utility)
 - Utility site for refuse collection

NOTE: Building Footprints are indicative only



BOSCHENDAL
FOUNDED 1685

FIGURE 3.3
URBAN DESIGN FRAMEWORK
CONCEPT PLAN

Date: 07 July 2026
Scale 1:2 500 @ A3

0 20 50 100m



Drawn by: NM & Associates Planners and Designers
Urban design: Martin Kruger Architects Urbanists
studioMAS architects + urban designers

KEY:

- Site boundary
- Public Roads
- Existing wetlands
- Existing/permitted wetland buffers
- 1 in 50 year flood line
- 1 in 100 year flood line
- Authorised infill area
- Existing pipeline servitudes
- Proposed Phases
- Proposed access points

