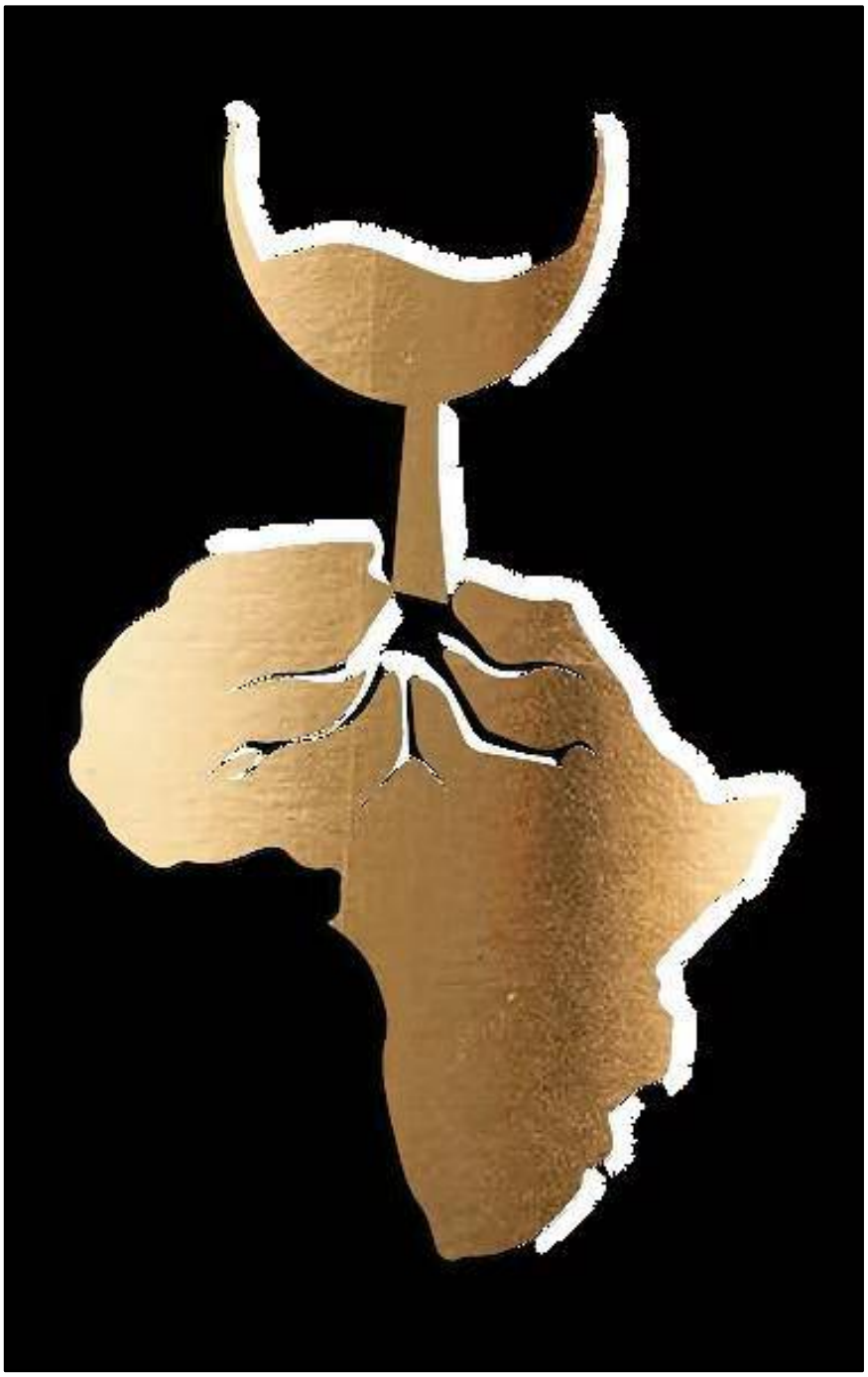
APPLICATION FOR CONSENT USE ON

PORTION 132 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH RD



August 2026

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EXECUTIVE SUMMARY

MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR: **PORTION 132 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH RD** **SG Code: C06700000000046800132 / Location: Lat: 33° 59' 22.902'' S | Lon: 18° 46' 25.294'' E**	
Owner: **AFRICAN ROOTS TRUST IT 1186/2009** Represented by: Ms Vivian Kleynhans Cell / Tel: +27 71 049 4109 / 021 879 1996 E-mail: vivian@africanrootswines.com Address: Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613	**Project Consultant:** **Virdus Works (Pty) Ltd Reg. No. 2018/585747/07** Represented by: Mr Dupré Lombaard SACPLAN: B/8076/1998 // EAPASA: 2019/304 Cellular: +27 82 895 6362 E-mail: dupre.lombaard@virdus.com Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600

African Roots Wine Brands was established as one of the first Woman-owned P.O.C. (people of colour) wine producers in Stellenbosch, in 2005. In 2009 African Roots Trust acquired the subject property (Portion 132 of the Farm Welmoed Estate No. 468, Stellenbosch) as a land reform for agricultural development project as endorsed on the title deed (T54022/2009).

The farm has an Agricultural and Rural Zone, and is 8,69ha in extent. It has been cultivated with 4,3ha of vineyards and developed with a farm shed used as bonded warehouse for wine storage, an employee housing unit, and a combined wine tasting / restaurant facility. The farm obtains potable and irrigation water from the local irrigation network and the Eerste River. Sewerage is collected in a conservancy tank and removed periodically for emptying to the municipal works. Solid waste is removed by the Municipality.

Access to the farm is to the north via a servitude road over the neighbouring farms from Annandale Road.

The application is for consideration of a consent use for a tourist accommodation establishment, in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 (LUPB), read with Sections 208, and 213 of the Stellenbosch Municipality: Zoning Scheme Bylaw, 2024, and the submission of a site development plan for a main and a second dwelling as primary use rights. The two dwellings will accommodate 11 guest bedrooms and three bedrooms for the owner.

There are no title deed restrictions preventing the proposed consent use. The application does not trigger applications in terms of any other legislation.

MOTIVATION REPORT

1. BACKGROUND

1.1 Introduction

African Roots Wine Brands was established as one of the first Woman-owned P.O.C. (people of colour) wine producers in Stellenbosch in 2005.

The Trust acquired Portion 132 of Welmoed Estate Farm No. 468, Stellenbosch, located south of the Annandale Road in Lynedoch area in 2009 as a land reform for agricultural development project. An endorsement to this effect also appears on the title deed of the property as will be detailed below. It is accessed via a servitude road from Annandale Road. The farm has an area of approximately 8,69ha, abutting the left (eastern) bank of the Eerste River. It has been developed by:

- the establishment of 4,3ha of vineyards,
- an employee housing unit of 74m²,
- a farm shed used as a bonded warehouse for wine storage with a floor area of 393m², and
- a wine tasting facility combined with a restaurant of 442m².

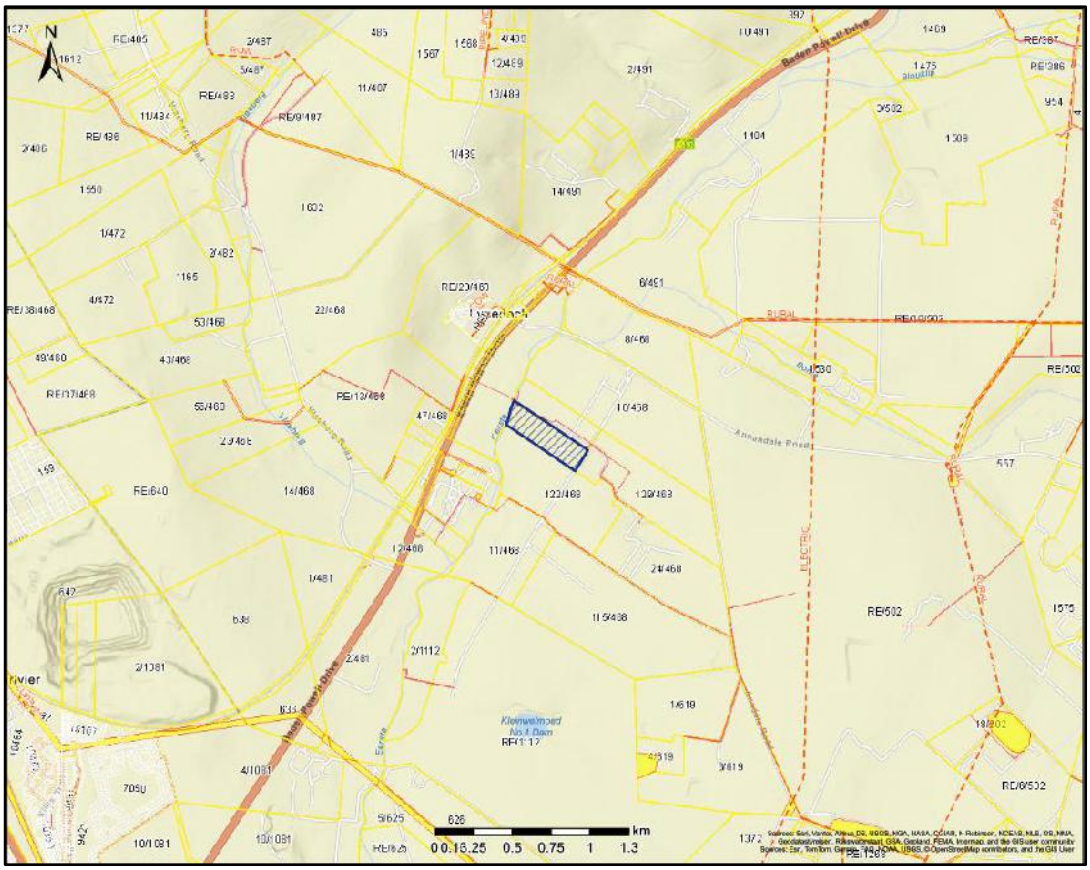


Figure 1: Portion 132 of Welmoed Estate Farm No. 468, Stellenbosch locality

Some land has been retained around the existing facilities for expansion of the tourist product offering as will appear from a comparison of the site development plan and the satellite imagery showing the farm.

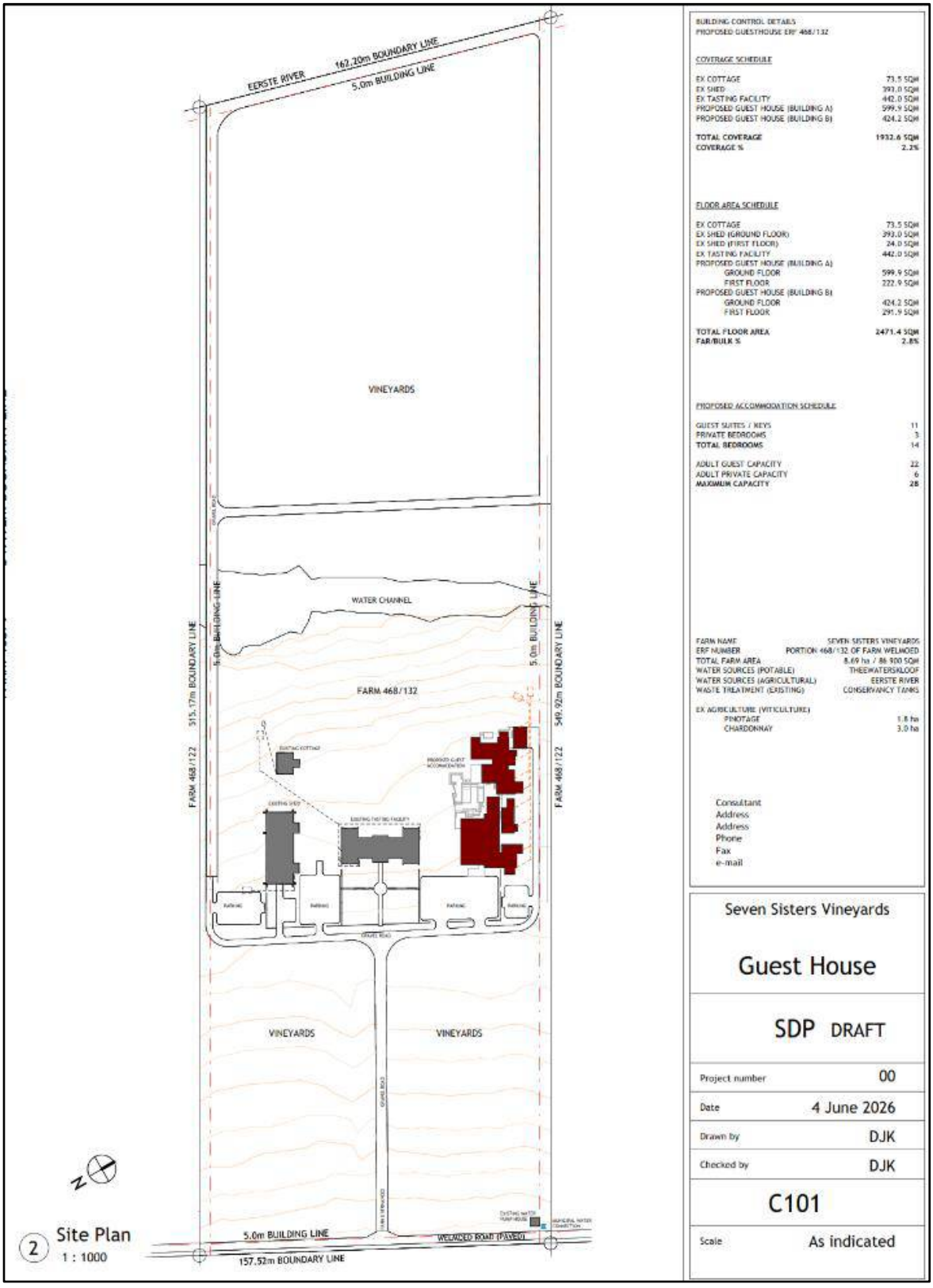


Figure 2: Site development plan for Ptn 132 Farm 468, Stellenbosch

1.2 Proposal

The Trust is now making an application to various government entities for funding to undertake the development of a main dwelling, and a second dwelling on the

vacant land, and the use of the two dwellings for tourist accommodation establishment purposes.

The proposal is to build a primary dwelling with a coverage of 600m² and second dwelling with a coverage of 424m² as primary uses on an unused portion of the farm and the use thereof as a tourist accommodation establishment[1] with 11 guest bedrooms, to be used for transient guests, and three bedrooms for a trustee, representing the owner, who resides on the farm.

The site development plan of the farm shows the existing buildings and use areas, in keeping with the requirements of the Stellenbosch Municipality: Zoning Scheme Bylaw, 2024 (ZSB).



Figure 3: Development concept on Ptn 132 Farm 468, Stellenbosch

The primary use of the farm will remain agriculture, with the following wine brands linked to it:

[1] ***"tourist accommodation establishment"*** *means 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, 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.*

- Seven Sisters;
- Sister Series;
- Million Sisters Club;
- African Roots;
- Brutus Family; and
- Cape Columbine.

The Seven Sisters Sauvignon Blanc was selected in 2009 as the very first South African wine to be served on board American Airlines. The United States of America was the very first market for the Seven Sisters range of wines. Today Seven Sisters is also sold in the EU (European Unity), predominantly in the Netherlands. For trade to the United Kingdom and Europe, the Sister Series portrays the Seven Sisters range as part of the Million Sisters Club, a brand developed to appeal to all sisters in the international community.

The farm does not have its own winery, and its wines are made on contract by selected wineries in the Stellenbosch area, then stored and aged in the farm shed, from where distribution occurs.

2. LAND DEVELOPMENT APPLICATION AND AUTHORISATION

2.1 Land use

In terms of the Zoning Scheme Bylaw, one dwelling house and one second dwelling shall be permitted on any land unit as a primary right, each of which may not exceed a coverage of 600m². Coverage excludes garages, carports, or outbuildings which are ordinarily associated to a dwelling house for one family. The proposed primary and second dwelling respectively cover 600m² and 424m². The number or scale of buildings, in which accommodation for transient guests is proposed to be provided, do not exceed the scale of dwelling houses permitted on a land unit.

One of the trustees (Ms Vivian Kleynhans) currently resides on the farm in the employee housing unit. The existing buildings cover 909m² as detailed in paragraph 1.1 above. As further indicated above, the farm is used primarily for agricultural purposes[2], namely for irrigated vineyards on approximately 4,3ha and the related production and distribution of wine.

[2] *"agriculture means 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 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".*
The Bylaw further determines that: "The purpose of this zone is to make provision for: (a) the protection and preservation of agricultural land, rural landscapes and biodiversity; (b) use of land for purposes of bona fide agricultural production or conservation; (c) buildings and structures which may be erected for reasonable and normal agricultural purposes; (d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes".

When considering a consent use application, the Municipality must consider the assessment criteria and other requirements in Section 213.

✓ A site development plan in accordance with the requirements of Section 216 of the ZSB, as submitted herewith.

The farm has been planned for the proposed development of a main and second dwelling on the northern side of the wine tasting / restaurant facility. This portion of the farm is currently vacant and not used productively. The SDP herewith illustrates existing buildings, agricultural uses, access, and services infrastructure, as well as the proposed dwellings to be used for tourist accommodation establishment purposes.



Figure 4: Portion 132 of Welmoed Estate Farm No. 468, Stellenbosch situation

✓ The scale of the individual buildings used for consent uses are (and must) remain in keeping with the character of buildings on the land unit.

The layout of the buildings on the farm is reminiscing of the "Werf" concept, albeit in modern idiom, with the main entrance leading to the reception are and the other buildings flanking it to create a U-shaped "werf."

✓ The proposed consent use fits with the objectives of the Agriculture and Rural Zone as indicated in footnote 2, by not having any negative effect on the

preservation of agricultural land and the continued use of farmland for agriculture. The proposed buildings do not diminish the supply of productive cultivated land and does not have a negative effect on the productive capacity of the farm or the surrounding area.

The existing and proposed consent uses cumulatively do not dominate the farm activities or building form. Across the Eerste River from the farm is the agri-industrial park on Baden Powell Drive and the Stellenbosch Vineyards winery. Buildings and structures on surrounding farms are of significant scale and mostly exceed that proposed on the farm.

- ✓ The proposed consent use is subservient to the primary use of bona fide agriculture; wine production, as the primary agricultural use.

  The proposed dwelling units together with the restaurant / wine tasting facility cover less than 2% of the total farm area and do not disrupt the agricultural use.

- ✓ The application is for approval of the proposed new dwellings for the tourist accommodation establishment, as there are no other suitable unused buildings on the land unit which can be used for the purpose.

  When the current owner acquired the farm in 2009 it was completely vacant and undeveloped. Its development is a slow and progressive process, predominantly linked to funding from various sources as part of the land reform for agricultural development project.

2.2 Application

Application is made in terms of Section 15(2)(o) of the Land Use Planning Bylaw, read with Sections 208, and 213 of the Zoning Scheme Bylaw, for the further development of the farm with two dwellings as primary use rights and for the partial use of the two for a tourist accommodation establishment with 11 guest bedrooms.

2.3 Title deed restrictions

The title deed (T54022/2009) of the farm is attached under the Annexure. There are no restrictive title conditions that prevent the proposed use of the land for the proposed consent use.

3. MOTIVATION

The Stellenbosch municipal spatial development framework (SDF) and the integrated development plan (IDP) make specific provision for the use of agricultural assets and land as part of the attraction of the Stellenbosch municipal area. It confirms that the natural assets and the agricultural character are major elements in the area's attraction for tourism and that tourism is one of the largest creators of employment and it makes a substantial contribution to the economic sustainability of the Stellenbosch agricultural sector.

The Eerste River "Valley" in the vicinity of Lynedoch has an attractive agricultural character, and many farms offer guest houses, guest accommodation, spa's / wellness centres, shops, restaurants, and events venues, most notable of which is Spier, located just two kilometres north of the farm.

The Zoning Scheme Bylaw determines that tourist facilities in the Agriculture and Rural Zone may only be undertaken from a land unit where the primary use of the land is "*bona fide agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm*." Compliance with this criterion has been illustrated above, with the SDP showing that 98% of the land unit remains to be used for agricultural purposes, and the tourist accommodation establishment will not affect the use. The accommodation establishment will also not be affected by the agricultural use of the farm or any of the surrounding farms. The attraction for tourists to stay in such a farm-based establishment is the rural setting and agricultural environment, added to which in this instance the appeal of a relationship with a proudly female-people-of-colour-owned establishment.

The Trust has reached a ceiling in its wine production capacity, and it does not have the resources to expand its agricultural footprint to increase its revenue potential. In view thereof the Trust needs to use its available resources maximally and thus the decision to establish a tourist accommodation establishment on the farm through which it can generate additional revenue and over time expand its agricultural production capacity.

3.1 Stellenbosch Municipality IDP and SDF

Although the proposed tourist accommodation establishment use is of such minor nature that it cannot be assessed in terms of the spatial planning policies of the Municipality, reference thereto is included for the sake of completeness in the motivation. Suffice to state that the Integrated Development Plan 2026 (IDP), and the Spatial Development Framework (SDF) provide for the retention of the agricultural and natural character of the Stellenbosch rural landscape as a primary attraction. On the other hand, diversification of agricultural activities to enhance the economic sustainability of the farms is promoted in the IDP that makes specific provision for the use of farms as tourism attractions: "*Manage and develop tourism as one of the key economic sectors - Facilitate the development of tourism attractions, as contained in the Local Economic Development Strategy, in all sectors and at all levels of the local economy*." It further states that the Municipality must "*Support compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate*."

This application is in line with the relevant policies. Providing an accommodation establishment on a farm with internationally renowned wine brands has dual benefits. On the one hand it strengthens the wine brands while on the other generates revenue through which the brands can be expanded thus contributing significantly to the socio-economic outlook of the owner and the related stakeholders.

The SDF specifically states that the protection and expansion of tourism assets and the protection of agricultural land, enablement of its use and expansion of agricultural output are core to the sustainability of Stellenbosch. Considering the proposal to maintain the farm as an agricultural asset by placing the proposed dwelling units on the side of the farm in a "werf" layout that fits with the historical development patterns of the "Valley," there is positive alignment between the policy and the consent use proposal.

3.2 Provincial Spatial Development Framework

The Provincial Spatial Development Framework (PSDF) and the supporting and complementary regional spatial development framework as contemplated in Section 18 of the Spatial Planning and Land Use Management Act, 2013 determine principles and the planning and development norms and criteria for tourism related uses in the area. Nothing proposed in this application contradicts any of the said principles or guidelines. As above, the level and the nature of the proposed use are of such insignificance in provincial terms that a full assessment of this aspect is not justified.

The Western Cape Rural Development Guidelines indicate that: "*The Western Cape economy is founded on the Province's unique asset base. These include farming resources, that make the Western Cape the country's leading exporter of agricultural commodities and whose value chains (e.g., agri-processing) underpin the Province's industrial sector; and its natural capital (i.e., biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape the country's premier tourism destination. The Western Cape seeks to ensure: 1) sustainable development of its rural areas; 2) conservation of their biological diversity; 3) functionality of ecosystems; 4) protection of agricultural productive land; and 5) safeguarding of rural heritage and culture.*"

The proposal is in keeping with the relevant provincial policies by the proposed accommodation establishment use being limited and the planning done in a way to minimise any effect on the agricultural use of the farm and the surrounding agricultural area.

3.3 SPLUMA principles

The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013, with specific reference to spatial justice, spatial sustainability, efficiency, and good administration have all been considered in making this application. Integrating the SPLUMA Development Principles as set out in Section 7 of the Act is crucial, as the delegated decision-maker is legally mandated to evaluate every application against them.

3.3.1 Spatial justice: The farm was acquired by the Trust in 2009 as a land reform for agricultural development project, an objective endorsed on the title deed itself, and the Trust represents one of the first Woman-owned P.O.C. wine producers in Stellenbosch. Spatial justice requires that past spatial and other development imbalances be redressed through improved access to and use

of land. The Trust's continued viability on the farm, and its ability to fund further agricultural development, depends on diversifying its revenue base, since wine production alone has reached a ceiling. The proposed tourist accommodation establishment therefore directly advances spatial justice by sustaining a historically disadvantaged land reform beneficiary's productive use and ownership of agricultural land.

3.3.2 Spatial sustainability: This principle requires the protection of prime and unique agricultural land, development within existing fiscal, institutional and administrative means, and the limiting of urban sprawl. The site development plan shows that 98% of the 8,69ha land unit remains under agricultural use, with the two proposed dwellings and existing buildings together covering less than 2% of the farm. No new bulk services are required: the farm already draws water from the local irrigation network and the Eerste River, disposes of sewerage through an existing conservancy tank, and has its solid waste collected by the Municipality. The "werf" layout concentrates the built form around the existing developed node rather than dispersing development across the farm, containing rather than extending the developed footprint.

3.3.3 Efficiency: Efficiency requires that land development optimise the use of existing resources and infrastructure, and that decision-making minimise negative financial, social, economic, or environmental impact. The application uses land that is currently vacant and unproductive, relies entirely on services and access already installed and paid for, and proceeds by way of a consent use rather than subdivision or rezoning, avoiding the creation of a new land unit. No additional infrastructure investment is required of the Municipality to accommodate the proposed use.

3.3.4 Spatial resilience: This principle is concerned with the flexibility needed to sustain livelihoods, including the ability to adapt to economic or environmental shocks. The Trust's wine production has reached a ceiling, and it lacks the capital to expand its agricultural footprint. Diversifying into tourist accommodation on the same land unit gives the Trust a second, less climate- and market-exposed revenue stream, improving the resilience of its overall enterprise and, over time, its capacity to reinvest in agricultural production.

3.3.5 Good administration: Good administration requires an integrated, transparent approach in which decision-making gives effect to statutory requirements and applicable policy. The application follows the correct procedural route under the LUPB and ZSB (consent use in terms of S15(2)(o), read with S 208 and 213), is supported by a site development plan compliant with S 216, and has cleared title deed conditions. It is furthermore consistent with, and gives effect to, the Municipality's own IDP and SDF objectives for tourism-led diversification of the rural economy, rather than requiring any departure from them.

Considered together, the five development principles in Section 7 support approval of the application: the proposal redresses past imbalance by sustaining a land reform

beneficiary on productive agricultural land, protects the farm's agricultural character and existing service infrastructure, makes efficient use of existing resources without new bulk infrastructure demand, strengthens the long-term resilience of the enterprise, and is administered through the correct statutory process in alignment with municipal policy.

3.4 LUPA principles

The principles referred to in Chapter VI of the Western Cape Land Use Planning Act, 2014, Act 3 of 2014 (LUPA) have all been considered. The LUPA considerations and development principles require:

- ✓ The protection and promotion of the sustainable use of land, which is the purpose of the proposal. As indicated above, the application does not affect land essential for conservation, other uses, or service delivery by the Municipality. The application however requires adherence to national and provincial government policies, which it does, as illustrated above, inclusive of the municipal spatial development framework that promotes the conservation of agricultural land and the rural character on land outside of the urban areas without negatively affecting the agricultural use.
- ✓ Consideration of the public interest, which is done through compliance with the aforementioned policies and guidelines, together with the creation of new economic opportunities in proximity of the other tourist facilities and existing road infrastructure without negative impact on surrounding land use or the natural environment.
- ✓ Promotion of constitutional transformation imperatives and the related duties of the state. Approval of the consent use would strengthen the African Roots Trust as a land reform beneficiary and contribute to the future expansion of the wine business in a large industry dominated by producers who can rely on generational wealth while start-ups like the Trust need to take small steps.
- ✓ Proper consideration of the facts and circumstances relevant to the application, as have been set out above, indicating grounds for a positive land development consideration and decision. The relevant considerations include that the property is a small farm with limited agricultural potential that is maximally used. Its agricultural production capacity is retained in the planning thereof and a tourist accommodation establishment as a consent use to improve the economic sustainability thereof will have no negative effect on the agricultural production.
- ✓ The respective rights and obligations of all those potentially affected, primarily the surrounding property owners, public and private service providers and the wider community have been considered and there are no identified significant issues. The servitude access road to the farm is not limited in its use. Other farms in the area already use the road for such access and the scale of the use is limited.
- ✓ The impact of the proposed development on engineering services infrastructure, social infrastructure, and open space requirements is insignificant. The proposed use contributes to the provision of economic activities without requiring additional infrastructure services. No roads will be congested, or municipal services infrastructure overloaded, and the farm is self-sufficient with potable water.

3.5 Environmental Management

The proposed consent use does not trigger an authorisation application in terms of the National Environmental Management Act, 1998, Act 107 of 1998.

3.6 Heritage

The proposed consent use does not require authorisation in terms of Section 38 of the National Heritage Resources Act, 1999, Act 25 of 1999.

3.7 Architecture

The proposed primary and second dwellings will require building plan approval following a decision by the delegated decision-maker.

The SDP already illustrates sufficient detail for the decision-maker to determine whether the proposal will have detrimental impacts on the surrounding environment. As stated above, the overall planning and building layout fits the historic character of farms in the "Valley" and the building scale is not out of character with the surrounding area.

3.8 Engineering

No impact is foreseen on the traffic, as the projected visitor numbers are extremely low and the frequency and number of vehicles to or from the property, at most seven to eleven per week and not during peak periods.

Electricity is supplied by Eskom, through an existing service, which does not require any upgrading.

The farm is self-sufficient with potable water from the irrigation network as indicated above.

The sewerage system is an existing conservancy tank system that is regularly emptied by a local service provider, in keeping with the approved building plans. The tank capacity will be augmented to accommodate the proposed use.

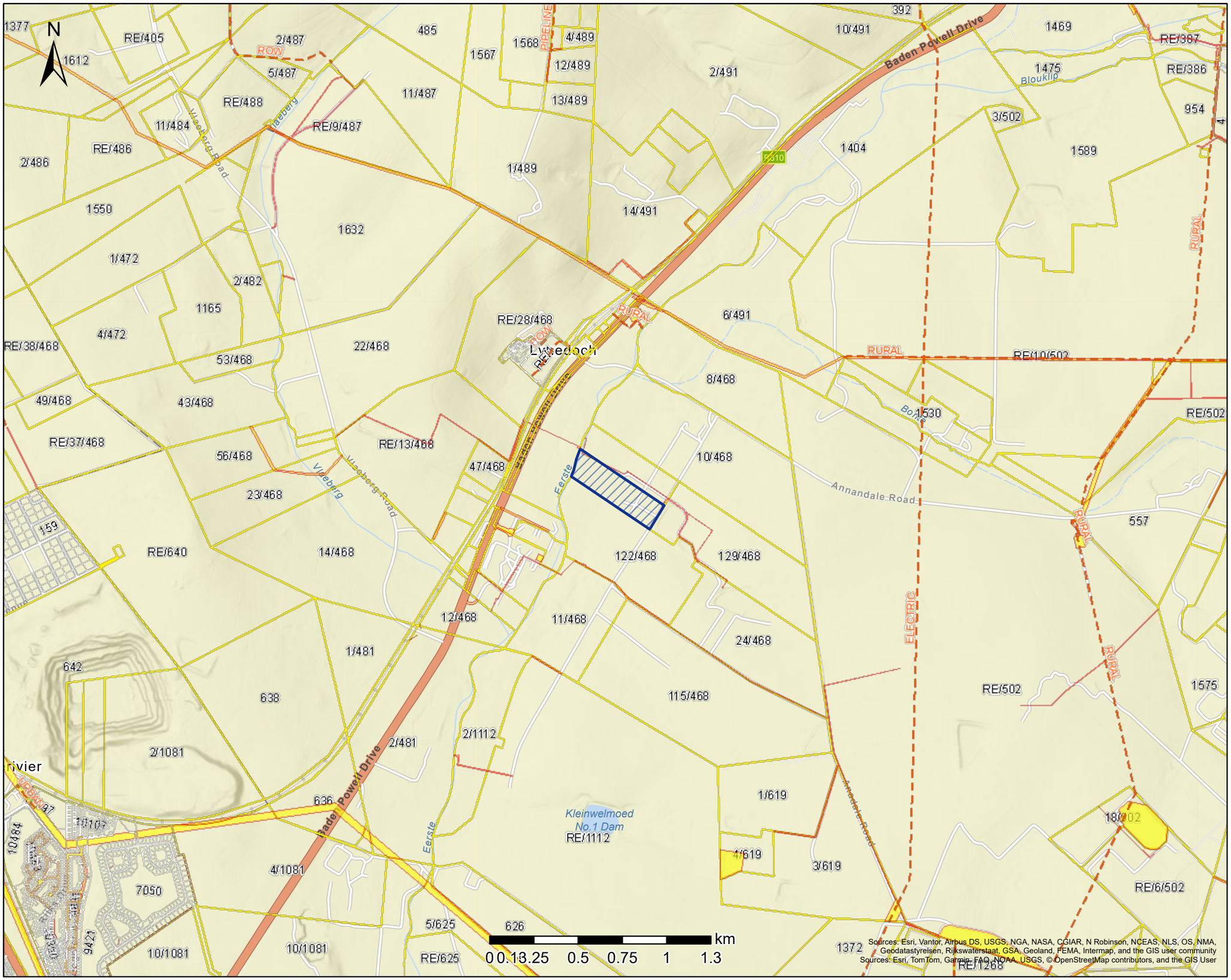
Solid waste is removed by the Municipality, which service will continue with no significant increase in volume.

4. CONCLUSION

The application made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 as read with the Stellenbosch Municipality Zoning Scheme Bylaw, 2024, for the use of the proposed primary and second dwellings as a tourist accommodation establishment with 11 bedrooms is in keeping with municipal policy and legislation and can accordingly be approved.

ANNEXURE A: LOCALITY

African Roots Trust (Portion 132 of Farm No. 468, Stellenbosch)



Legend

- Erf
- Servitude Line
- Servitude Area
- Farm Portions

Map Center: Lon: 18°46'22.8"E
Lat: 33°59'21.8"S

Scale: 1:25,000

Date created: 2026/05/28

Western Cape Government
FOR YOU

African Roots Trust (Portion 132 of Farm No. 468, Stellenbosch)



Legend

- Erf
- Servitude Line
- Servitude Area
- Farm Portions

Map Center: Lon: 18°46'22.8"E
Lat: 33°59'21.8"S

Scale: 1:10,000

Date created: 2026/05/28

Western Cape Government
FOR YOU

ANNEXURE B: APPLICATION AUTHORISATION

LETTER OF AUTHORISATION / POWER OF ATTORNEY

(Requirement in terms of the Municipal Planning Bylaw and other relevant legislation)

Herewith the undersigned representative of:	
Company / Trust:	African Roots Trust
Reg. No.:	IT 1186/2009
Full name:	Vivian Sybil Kleynhans
ID. No.:	6410100147086
Property:	Portion 132 of the Farm Welmoed Estate No. 468, Stellenbosch
Located at:	Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613

confirms that permission and special power of attorney has been granted to Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07) and Dupré Lombaard to act on the behalf of the land owner(s) to perform any act which he / she / it may be legally entitled to undertake to accomplish the following objectives and goals in terms of the Municipal Planning Bylaw and any other applicable legislation, including but not limited to: the Subdivision of Agricultural Land Act, 1970, Act 70 of 1970, Advertising on Roads and Ribbon Development Act, 1940, Act 21 of 1940, National Environmental Management Act, 1998, Act 107 of 1998, National Heritage Resources Act, 1999, Act 25 of 1999 and National Building Regulations and Building Standards Act, 1977, Act 103 of 1977, to achieve the following development outcomes:

Application for consent use to the Stellenbosch Municipality for the establishment of guest accommodation.

Contact details (physical address / phone / fax):

Physical address:	Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613
Postal address:	Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613
Telephone:	021 879 1996
Facsimile:	
Cellular:	+27 71 049 4109
Email:	vivian@africanrootswines.com
VAT no.:	4230313811
Signed:	
Date:	16/07/2026

By my signature(s) I confirm that I have been fully authorised to act on behalf the above landowner (annex the applicable resolution or other proof of authorisation to act on behalf of a juristic person hereto).

RESOLUTION BY THE TRUSTEES OF

Trust name:	African Roots Trust
Registration number:	IT 1186/2009
IT WAS RESOLVED THAT:	The Trustees of the Trust hereby authorise
Full name:	Vivian Sybil Kleynhans
ID. No.	6410100147086
as representative of the Board, the owner of	
Property description:	Portion 132 of the Farm Welmoed Estate No. 468, Stellenbosch
located at (address):	Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613

to sign all documents, appointments, and agreements, as may be required for the day to day management of the land development and related applications for the property.

The permitted actions include the appointment of and Power of Attorney to Dupré Lombaard of Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07) as development management consultant to sign and submit all applications for approval and authorisation required for the achievement of the envisaged land development outcomes, namely:

Application for consent use to the Stellenbosch Municipality for the establishment of guest accommodation.

inclusive of authorisations and applications in terms of any applicable legislation, including but not limited to the:

• Land Use Planning Bylaw / Zoning Scheme	✓
• Advertising on Roads and Ribbon Development Act, 1940, Act 21 of 1940	
• National Environmental Management Act, 1998, Act 107 of 1998	
• National Heritage Resources Act, 1999, Act 25 of 1999	
• Other	

Signed in:	Stellenbosch
Date:	16/07/2026
Signature:	
Trustee name:	Vivian Kleynhans
Signature:	
Trustee name:	Odelia Breedekamp
Signature:	
Trustee name:	Meandra Adams
Signature:	
Trustee name:	Tercia Wiehahn

ANNEXURE C: APPLICATION FORM

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/
FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)
AFLA Portal (stellenbosch.gov.za) /
https://citymaps.stellenbosch.gov.za/aflaportal/home

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS	
First name(s)	Dupré
Surname	Lombaard
Company name *(if applicable)*	Virdus Works (Pty) Ltd
Street or Postal Address	11 Elektron Street, TechnoPark, Stellenbosch, 7600
Email Address	dupre.lombaard@virdus.com
Contact Number(s)	+27 82 895 6362

PART B: REGISTERED LANDOWNER(S) DETAILS *(If different from applicant)*	
Registered owner(s) Name	AFRICAN ROOTS TRUST IT 1186/2009
Street or Postal Address	Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613
E-mail Address	vivian@africanrootswines.com
Contact Number	021 879 1996 / +27 71 049 4109

PART C: PROPERTY DETAILS *(in accordance with title deed)*									
Erf No		Suburb		Town					
Farm no	132	Farm Portion	468	Nearest Town	Stellenbosch				
Physical or Street Address	Seven Sisters Vineyards, Welmoed Road Lynedoch, 7613		Property / Business / Farm known as	Seven Sisters Vineyards					
Current Zoning	Agriculture and Rural Zone								
Additional or Consent Uses	Tourist accommodation establishment								
Current activities	Agriculture, tourist facilities, winery								
Property Size / Extent	8,69ha			Are there existing buildings?	Y				
Title Deed number	T54022/2009								
Any restrictions ito Conveyance's Certificate?		N	If yes, list condition(s) in motivation report.						
Are the restrictive conditions in favour of a third party?		N	If yes, list the party(ies) in motivation report.						
Is the property owned by Council?		N	If yes, attach a power of attorney signed by the Municipal Manager or delegated authority.						
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)[1]		N	If yes, indicate which section are triggered in motivation report and attach relevant permit.						
Is the property or building located within the historical core or contains any heritage significant features?		N	Is the building older than 60 years?		N				
Does the property fall inside the urban edge?		N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?		N				
Does the property fall within the Urban or Rural Conservation Overlay Zone?		N	Does the property fall within the Scenic Route Overlay Zone?		N				
Any existing unauthorized buildings and/or land use on the subject property(ies)?		N	If yes, is this application to legalise the building / land use[2]?		N				
Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.									
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		N	Are there any land claim(s) registered on the subject property(ies)?		N				

PART D: PRE-APPLICATION CONSULTATION			
Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw (LUPB)?		N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation ito Section 53 of the Land Use Planning Act (LUPA)?		N	If yes, attach the minutes / written feedback received.
A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisional area and any proposal that triggers the Inclusionary Zoning Policy. It is advised for any other land use application that involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.			

[1] All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

[2] No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES

APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R11 200.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 800.00
15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 800.00
15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement		R5 650.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24		R5 650.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 800.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 800.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 650.00
15(2)(i)	an extension of the validity period of an approval (*50% of current application fee)*		R……
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 650.00
15(2)(l)	a permission required in terms of a condition of approval		R2 800.00
15(2)(m)	a determination of a zoning		R11 200.00
15(2)(n)	a closure of a public place or part thereof		R5 650.00
15(2)(o)	a consent use contemplated in the zoning scheme	1	R2 800.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 800.00
15(2)(q)	to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		R2 800.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 650.00

OTHER APPLICATIONS	Number	Fee
Approval required in terms of the bylaw for street naming and numbering		R2 800.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)		R2 800.00
Complexity fee – Per study / assessment		R4 520.00
TOTAL APPLICATION FEE PAYABLE	**R2 800,00**	

DETAILS FOR INVOICE

Name & Surname (party responsible for payment)	Virdus Works (Pty) Ltd
Street or Postal Address	11 Elektron Street, TechnoPark, Stellenbosch, 7600
Vat Number (where applicable)	4530303074

1. ***Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.***
2. ***All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579.***
3. ***The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.***

BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	STANDARD BANK
Branch no.:	051001
Account no.:	242637280
Payment reference:	TP_____ and ERF/FARM _____

Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment

PART F: DETAILS OF PROPOSAL *(Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)*

African Roots Wine Brands was established as one of the first Woman-owned P.O.C. (people of colour) wine producers in Stellenbosch, in 2005. In 2009 African Roots Trust acquired the subject property (Portion 132 of the Farm Welmoed Estate No. 468, Stellenbosch) as a land reform for agricultural development project as endorsed on the title deed (T54022/2009).

The farm has an Agricultural and Rural Zone, and is 8,69ha in extent. It has been cultivated with 4,3ha of vineyards and developed with a farm shed used as bonded warehouse for wine storage, an employee housing unit, and a combined wine tasting / restaurant facility. The farm obtains potable and irrigation water from the local irrigation network and the Eerste River. Sewerage is collected in a conservancy tank and removed periodically for emptying to the municipal works. Solid waste is removed by the Municipality.

Access to the farm is to the north via a servitude road over the neighbouring farms from Annandale Road.

The application is for consideration of a consent use for a tourist accommodation establishment, in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 (LUPB), read with Sections 208, and 213 of the Stellenbosch Municipality: Zoning Scheme Bylaw, 2024, and the submission of a site development plan for a main and a second dwelling as primary use rights. The two dwellings will accommodate 11 guest bedrooms and three bedrooms for the owner.

There are no title deed restrictions preventing the proposed consent use. The application does not trigger applications in terms of any other legislation.

Is the proposal consistent / compliant with municipal **plans, policies and guidelines**, or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?	Y	
Is the proposal consistent with the Municipal Spatial Development Framework (**MSDF**)?	Y	
Does the proposal require additional infrastructure / civil **engineering services** e.g., electricity; water; sewerage; road network etc.?		N
Does the development proposal include the provision of **residential units**? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.		N
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the **Inclusionary Zoning Policy**?		N

HOA Constitution – Name & Date of approval		N/A
Design Guidelines – Name & Date of approval		N/A

Departure / Relaxation / Suspension	Zoning Scheme Development Parameter	Design Guideline Development Parameter	Restrictive Title Condition

		Adjoining erf number		**ZS / DG / RTC**		**Proposal**
Building line encroachment	Street		**From**	m	**To**	m
	Street		**From**	m	**To**	m
	Side / Common		**From**	m	**To**	m
	Side / Common		**From**	m	**To**	m
	Aggregate side		**From**	m	**To**	m
	Rear		**From**	m	**To**	m
Exceeding permissible coverage / footprint			**From**	%	**To**	%
Exceeding maximum permitted bulk / floor factor / habitable rooms			**From**		**To**	
Exceeding height restriction			**From**	m	**To**	m

Exceeding maximum storey height			**From**	m	**To**	m
Exceeding maximum boundary wall height	Street		**From**	m	**To**	m
	Side / Rear		**From**	m	**To**	m
Relaxation of on-site parking / loading requirements			**From**	bays	**To**	bays

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required in terms of Section 38 of the LUPB

Y		Power of attorney / Owner's consent if applicant is not owner			N		Proof of any other relevant right held in the land concerned
Y		Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y			S.G. diagram / General plan extract (A4 or A3 only)
Y		Written motivation pertaining to the desirability and impact of the proposal		Y			Site plan or conceptual layout plan (A4 or A3 only) to scale
Y		Locality plan (A4 or A3 only) to scale			N		Proof of agreement or permission for required servitude
	N	Proposed subdivision plan (A4 or A3 only) to scale		Y			Proof of registered ownership **(Full copy of the title deed)**
	N	Conveyancer's certificate			N		Minutes or Written feedback of pre-application consultation (if applicable)
		N/A	Consolidation plan (A4 or A3 only) to scale			N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
		N/A	Street name and numbering plan (A4 or A3 only) to scale				
		N/A	Landscaping / Tree plan (A4 or A3 only) to scale			N/A	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
		N/A	Abutting owner's consent			N/A	Owners' Association consent
		N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)			N/A	Civil Services Report or indication of all municipal services / registered servitudes
		N/A	Copy of original approval and conditions of approval			N/A	Proof of failure of owner's association
		N/A	Proof of lawful use right			N/A	Other (specify):

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION						
	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.		Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):		
					N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			N/A	National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		Y		Other (specify) – Email from ITS Global
	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				
	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.				

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.*
3. *I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.*
4. *Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.*
5. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.*
6. *I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.*
7. *It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.*
8. *The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.*

9. *Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.*
10. *The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.*
11. *Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.*
12. *A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.*
13. *A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.*
14. *The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.*
15. *I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.*

Applicant's signature:  **Date: 17 August 2026**

Full name: Dupré Lombaard

Professional capacity: Technical Planner SACPLAN B/8076/1998

ANNEXURE D: TITLE DEED

21 CLIFFE DEKKER HOFMEYR INC.
Attorneys, Notaries and Conveyancers
CAPETOWN

FEE
R 70.00

Prepared by me,

CONVEYANCER
R JAGA

T 054022/09

DEED OF TRANSFER

(IN TERMS OF SECTION 9(1) OF THE PROVISIONS OF CERTAIN LAND FOR SETTLEMENT ACT NO. 126/1993)

DATA / VERIFY
10 NOV 2009
LARNEY FATGEYAH

WHEREAS I, Zenobia Elizabeth Du Toit, duly authorised by virtue of a Resolution of the Trustees for the time being of

DATA / CAPTURE
04 NOV 2009

VILLERIA TRUST
Registration number T421/1993

by virtue of Letters of Authority issued by the Master of the High Court of South Africa (Western Cape High Court, Cape Town) at Cape Town on 26 April 1993,

For Information Only

VERBIND MORTGAGED

VIR
FOR R 120 000

B 000037811/2011

20 DEC 2011

B 011180/2014

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

2014-03-11

For Information C

declare that on the **19 May 2009** the undermentioned property, was truly and legally sold to the undermentioned transferee/s for the sum of R2,500,000.00 (Two Million Five Hundred Rand) including VAT

NOW THEREFORE, I hereby cede and transfer all rights and title in full and free property, the State however, reserving its rights to and on behalf of

AFRICAN ROOTS TRUST
IT 1186/2009

or their Successors in title or assigns in respect of

PORTION 132 (PORTION OF PORTION 9) OF THE FARM WELMOED ESTATE NO. 468, SITUATE IN THE STELLENBOSCH MUNICIPALITY, DIVISION STELLENBOSCH, PROVINCE OF THE WESTERN CAPE

IN EXTENT: 8,7101 (Eight Comma Seven One Zero One) Hectares

AS WILL APPEAR from the annexed Diagram SG No. 912/2009 and held by Deed of Transfer No. T63105/1994,

A. **SUBJECT** to such conditions referred to in Certificate of Amended Title No. 9631 dated 7 July 1920.

B. **SUBJECT FURTHER** to the following special condition contained in Deed of Transfer No. 5787 dated 10 July 1930, namely:-

"That the said Rudolph Levin Kramer and his successors in title as owner of that portion of the remainder of the Welmoed Estate marked Lot 4 on the diagram thereof, held under the aforesaid Certificate of Amended Title, No. 9631 and the owner and his successors in title of Lot 5 to be this day transferred to Nicolaas Jacobus Myburgh shall have the right to use the road 20 feet wide marked on the annexed diagram leading to the existing public road to Helderberg, and shall further be entitled to reasonable access to the said Lot 2 hereby transferred for the purpose of constructing, repairing and maintaining such road."

For Information Only

C. By virtue of Notarial Deed of Servitude No. K 000001139/2009 S the withinmentioned property is further subject to:

1. **A Pipeline Servitude** 1,00 (one) metre wide, as shown on Servitude Diagram S.G. No. 3267/2009

The Remainder of Portion 24 of the Farm Welmoed Estate No. 468, situate in the Stellenbosch Municipality, Division Stellenbosch, Province of the Western Cape

In extent: 35,4925 (Thirty Five Comma Four Nine Two Five) hectares

Held by Blue Beacon Investments 243 (Proprietary) Limited, Registration number 2008/012945/07, under Deed of Transfer No. T61959/2008

(now indicated on Diagram S.G. No. 912/2009, the line wx representing the south-eastern boundary, the line xy representing the north-eastern boundary, the line mn represents the south-eastern boundary of the pipeline servitude 1m wide); and

2. **A Pumphouse Servitude** 24 (twenty four) square metres in extent, as shown on Servitude Diagram S.G. No. 3267/2009.

The Remainder of Portion 24 of the Farm Welmoed Estate No. 468, situate in the Stellenbosch Municipality, Division Stellenbosch, Province of the Western Cape

In extent: 35,4925 (Thirty Five Comma Four Nine Two Five) hectares

Held by Blue Beacon Investments 243 (Proprietary) Limited, Registration number 2008/012945/07, under Deed of Transfer No. T61959/2008

(known as the Nagenoeg Dam pumphouse)

For Information Only

(now indicated on Diagram S.G. No. 912/2009, the figure pqrs represents the pumphouse servitude area 24 square metres)

SUBJECT and ENTITLED to ancillary conditions as will more fully appear from the said Notarial Deed.

Signed at CAPE TOWN on 28 OCTOBER 2009

Transferor/duly authorised agent

Before me,

Conveyancer/Authorised Officer

Registered at CAPE TOWN on 30/10/2009.

Registrar of Deeds

For Information Only

-5-

Endorsement

By virtue of Notarial Deed No K0006114/2009 dated 22 September 2009, the within property is subject to the condition that:

- The National Department of Rural Development & Land Reform will have the right of first refusal in the event that the owner intends to sell or donate the property (including the disposal of any portion thereof or share therein), or the property is to be repossessed by a development or commercial financial institution.
- Furthermore, the owner may lease the property provided that prior written permission from the said Department has been obtained, subject to ancillary rights referred to therein.

As will more fully appear from said Notarial Deed.

Deeds Registry
Cape Town
30 OCT 2009

.....
Registrar of Deeds

VIR ENDOSSEMENTE KYK BLADSY 6
FOR ENDORSEMENTS SEE PAGE

For Information Only

ANNEXURE E: DIAGRAM

OFFICE COPY

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 19° X	
		Constants:		± 0,00	+3 700 000,00
AB	549,92	303 40 40	A	+21 154,18	+62 288,13
BC	157,52	31 24 50	B	+20 696,56	+62 593,08
CD	515,17	123 43 50	C	+20 778,66	+62 727,51
DA	162,20	199 02 50	D	+21 207,11	+62 441,45
aA		303 40 40			
dD		123 43 50			
		HELDBG	△	+11 049,63	+67 146,93
		STELBG	△	+9 491,75	+60 281,01

S.G. No.

912/2009

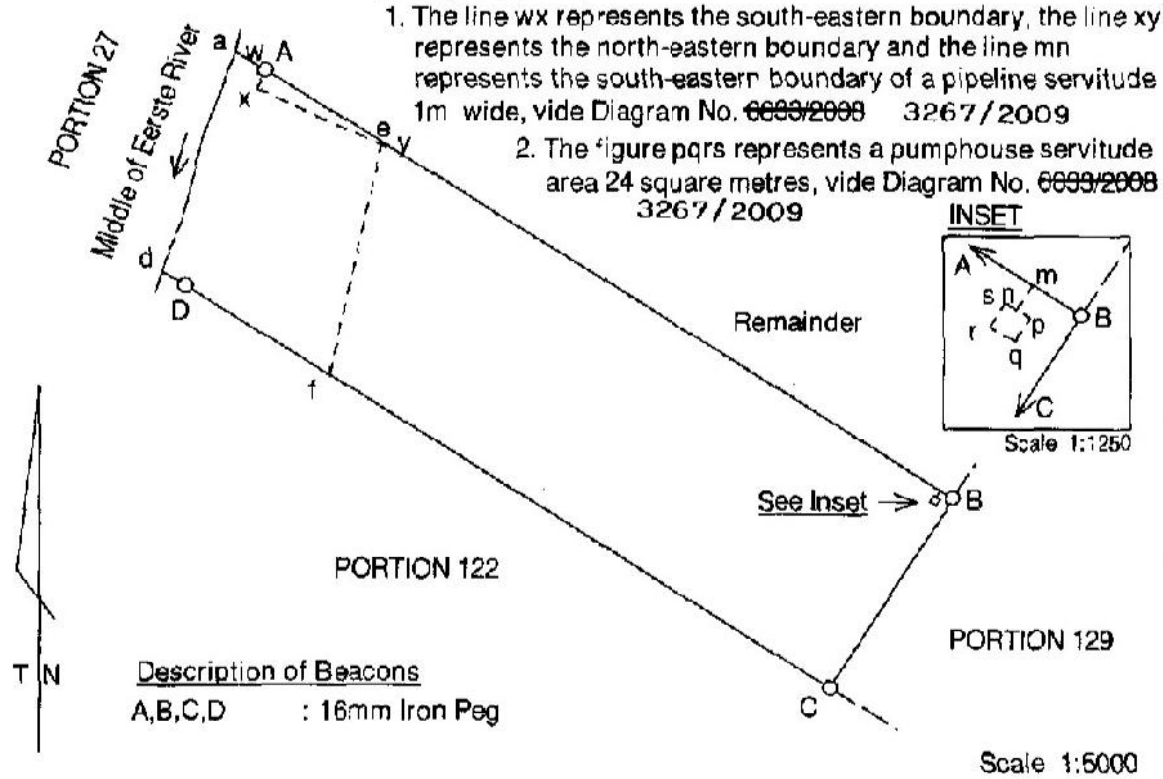
Approved

for SURVEYOR-GENERAL

20 MAR 2009

Servitude Notes:

1. The line wx represents the south-eastern boundary, the line xy represents the north-eastern boundary and the line mn represents the south-eastern boundary of a pipeline servitude 1m wide, vide Diagram No. ~~6693/2008~~ 3267/2009
2. The figure pqrs represents a pumphouse servitude area 24 square metres, vide Diagram No. ~~6693/2008~~ 3267/2009



Description of Beacons

A,B,C,D : 16mm Iron Peg

Scale 1:5000

The figure a B C d Middle of Eerste River

represents 8,7101 hectares of land being

PORTION 132 (A PORTION OF PORTION 9) OF THE FARM WELMOED ESTATE No. 468

Situated in the Stellenbosch Municipality
Administrative District of Stellenbosch
Province of Western Cape

Surveyed in February 2009 by me

A WAYWELL (PLS1204)
Professional Land Surveyor

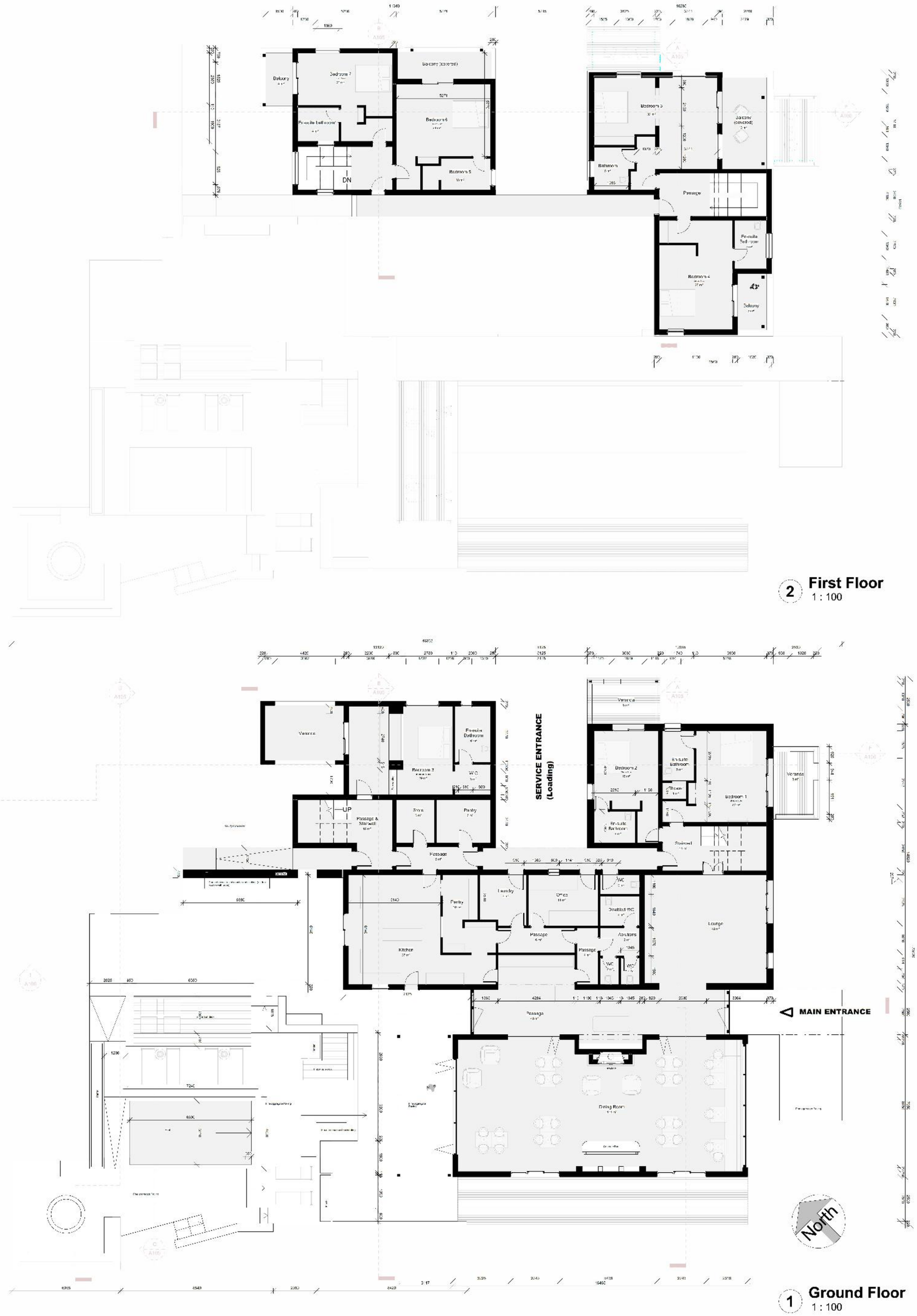
Approved in terms of Section 10(2) of Act No. 126 OF 1993

This diagram is annexed to	The original diagram is	File: ~~340/2009~~
No. T54022/2009	S.G. No. : A 961/1930	S.R.: Stel 468 V2 340/2009
d.d. :	Annexed to D/T.1930.121.5787	Comp. : BHSY -44 (M3155)
i.f.o. Registrar of Deeds		LIP C0670000

S

ANNEXURE F: DEVELOPMENT CONCEPT

ANNEXURE G: SITE DEVELOPMENT PLAN



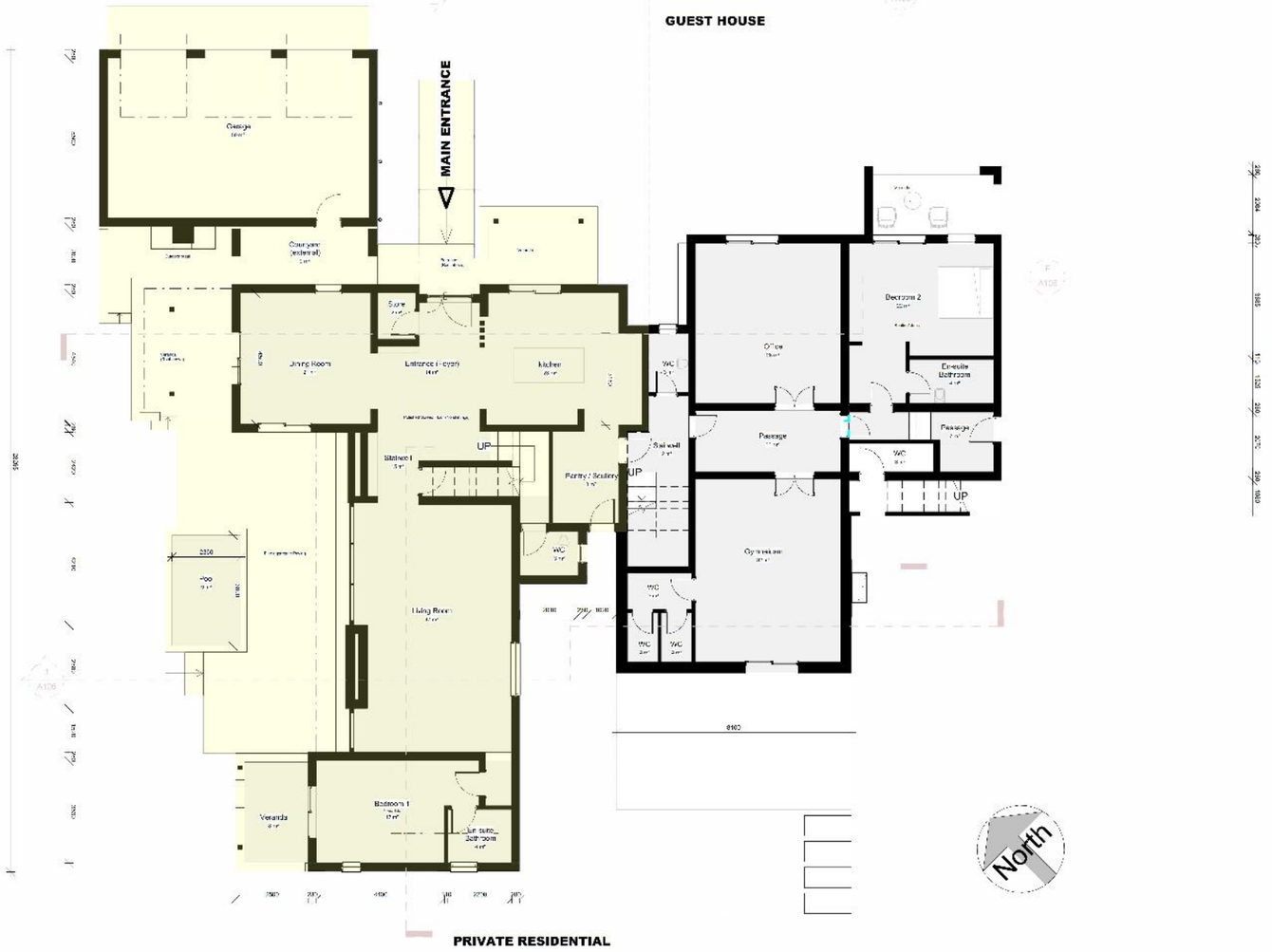
2 **First Floor**
1 : 100

1 **Ground Floor**
1 : 100

PROJECT	TITLE	CLIENT		
Seven Sisters Guest House	Plans Proposed Main Dwelling	African Roots Trust IT 1186/2009		
NOTES		DRAWN BY DJK	SCALE (@ A1) 1 : 100	DATE 10/02/2025



2 First Floor
1 : 100



1 Ground Floor
1 : 100

PROJECT	TITLE	CLIENT
Seven Sisters Guest House	Plans Proposed Second Dwelling	African Roots Trust IT 1186/2009
NOTES	DRAWN BY: DJK	SCALE (@ A1): 1 : 100 — DATE: 10/02/2025



South East Elevation
1 : 100

Entrance elevation connecting the "Dining Room" to the existing Tasting Facility. Off-white cement plaster finish (Stucco equivalent). All doors and windows framed in timber or black aluminium. Dining room with curtain wall towards sunrise, opening onto a deck. Entrance through glass doors between dining room and lounge (to the right in stone walls). Stone walls extend 500mm up beyond first floor as balustrade in conjunction with timber rail, raising overall height to 900mm. All timber elements to be planed and treated and NOT timber poles.



North West Elevation
1 : 100

Private residence to the north west, lowest end of the site. To be accessed via service road at NE boundary.



South West Elevation
1 : 100

View from terrace, both dwellings are connected via a courtyard space holding the outdoor functions of the house (Pool, sun deck, outdoor kitchen, fireplace, external circulation/staircases)/ The public space is framed to the higher end by the dining room and to the lower end by the gymnasium. Ramps provide accessible circulation, connecting all levels in the courtyard. Stone construction or clad walls hold to user in the space



North East Elevation
1 : 100

The north east edge runs parallel to the site boundary. Massing in four elements, broken up to allow sun penetration from the north. All rooms on this edge to face north east to allow views and maximum sun exposure. Windows may be decreased in surface area. All bedroom clusters are flat-roofed. Private residence entrance on this edge, including a three-car garage.

PROJECT
Seven Sisters Guest House

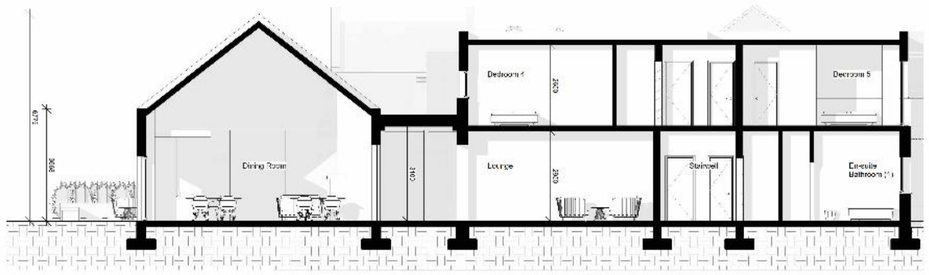
TITLE
Elevations Rendered

CLIENT
African Roots Trust IT 1186/2009

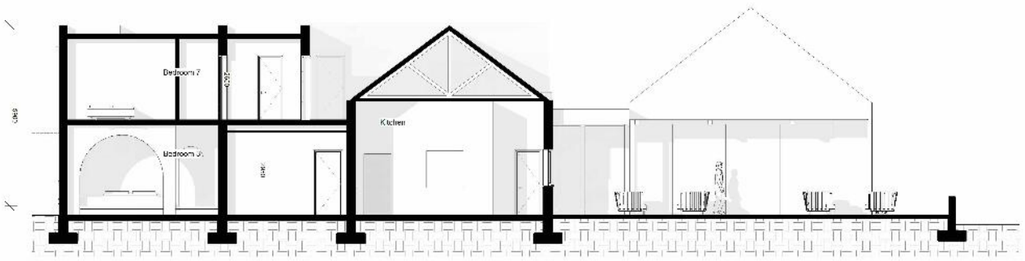
DRAWN BY
DJK

DATE
10/02/2025

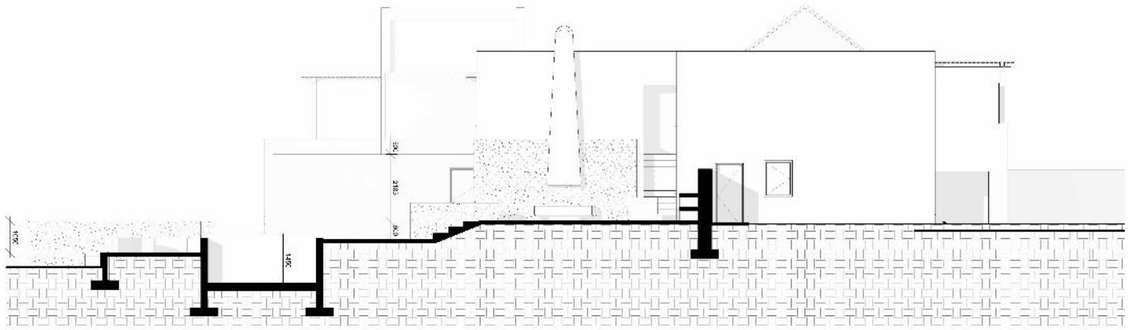
SCALE (@ A1)
1 : 100



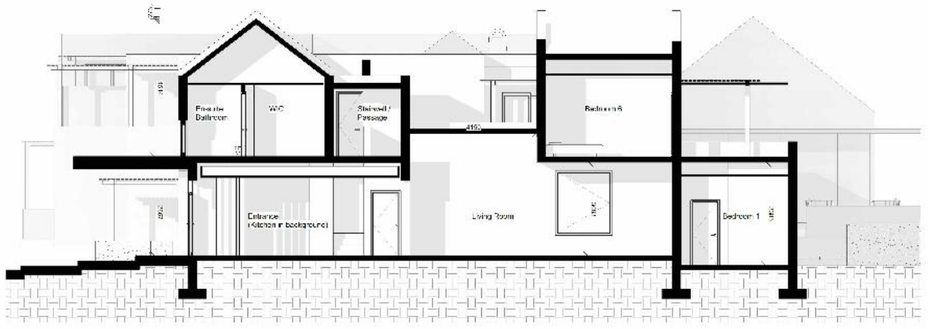
Section A (Main Dwelling)
1 : 100



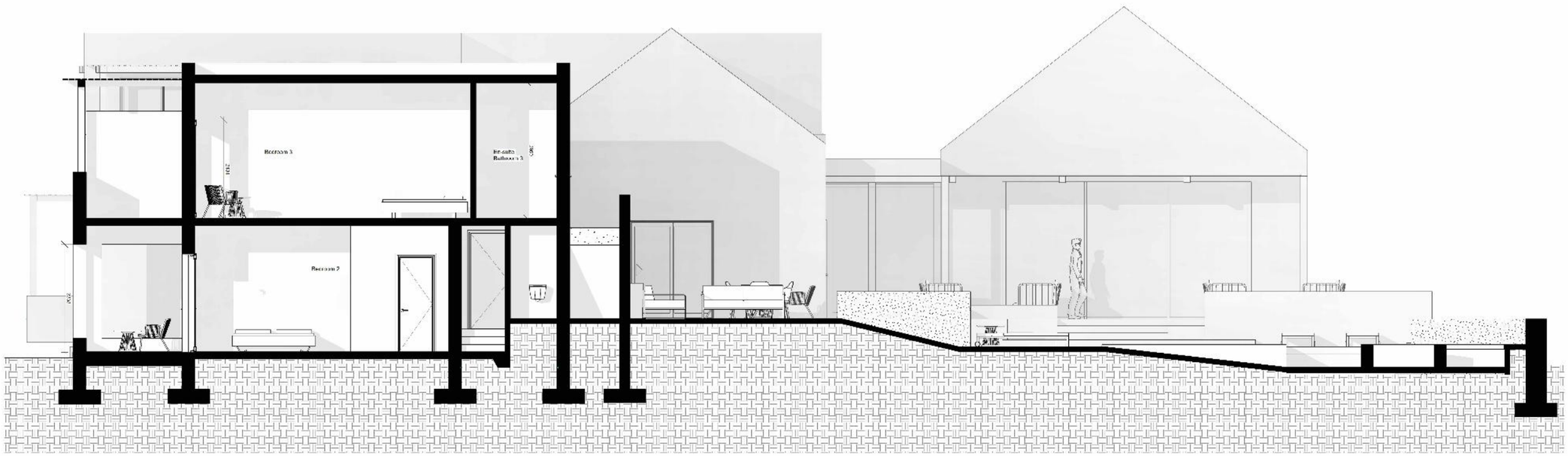
Section B (Main Dwelling)
1 : 100



Section C (Main Dwelling)
1 : 100



Section E (Second Dwelling)
1 : 100



Section D (Second Dwelling)
1 : 50

PROJECT
Seven Sisters Guest House

TITLE
Sections

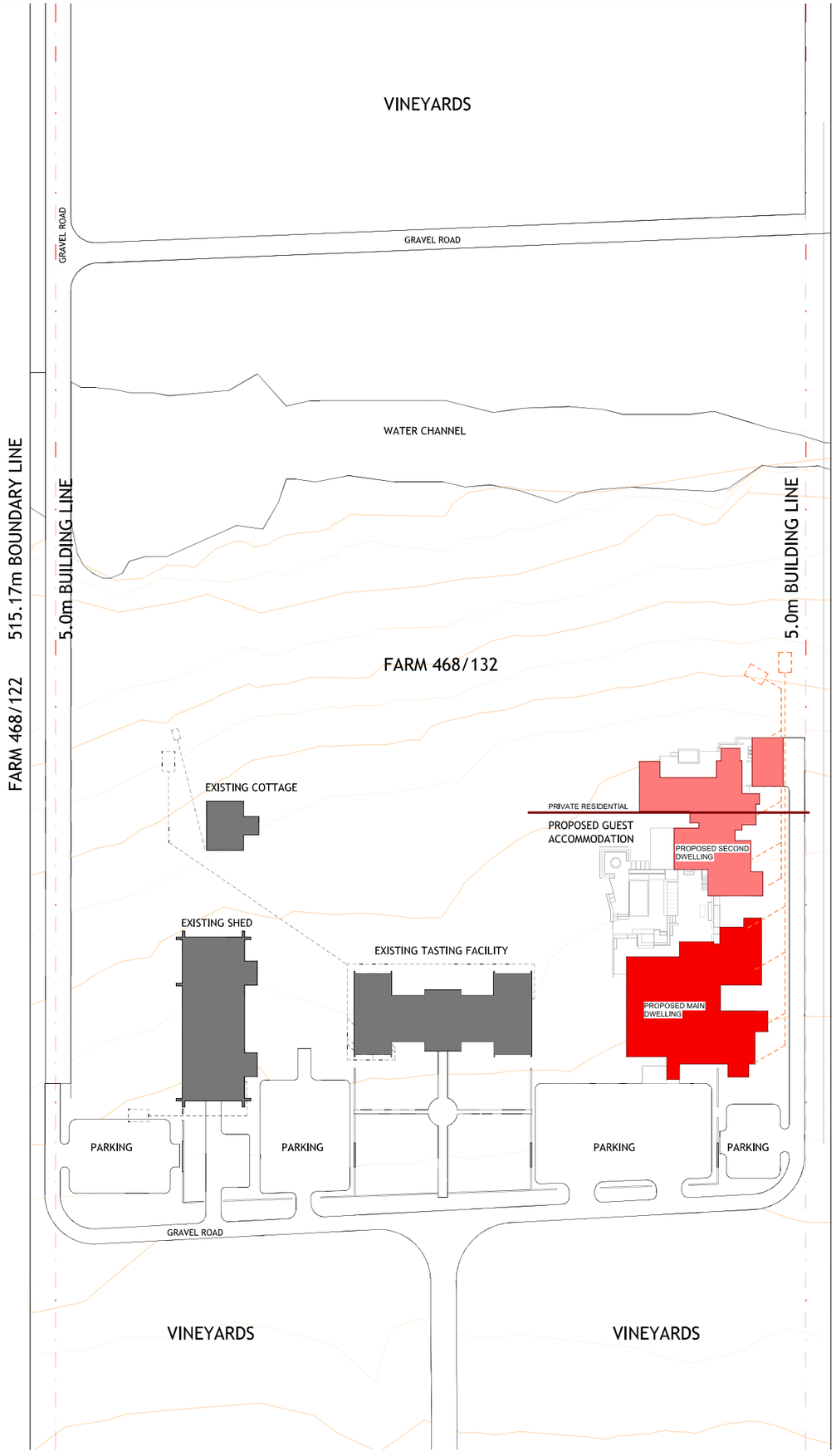
CLIENT
African Roots Trust IT 1186/2009

DRAWN BY
DJK

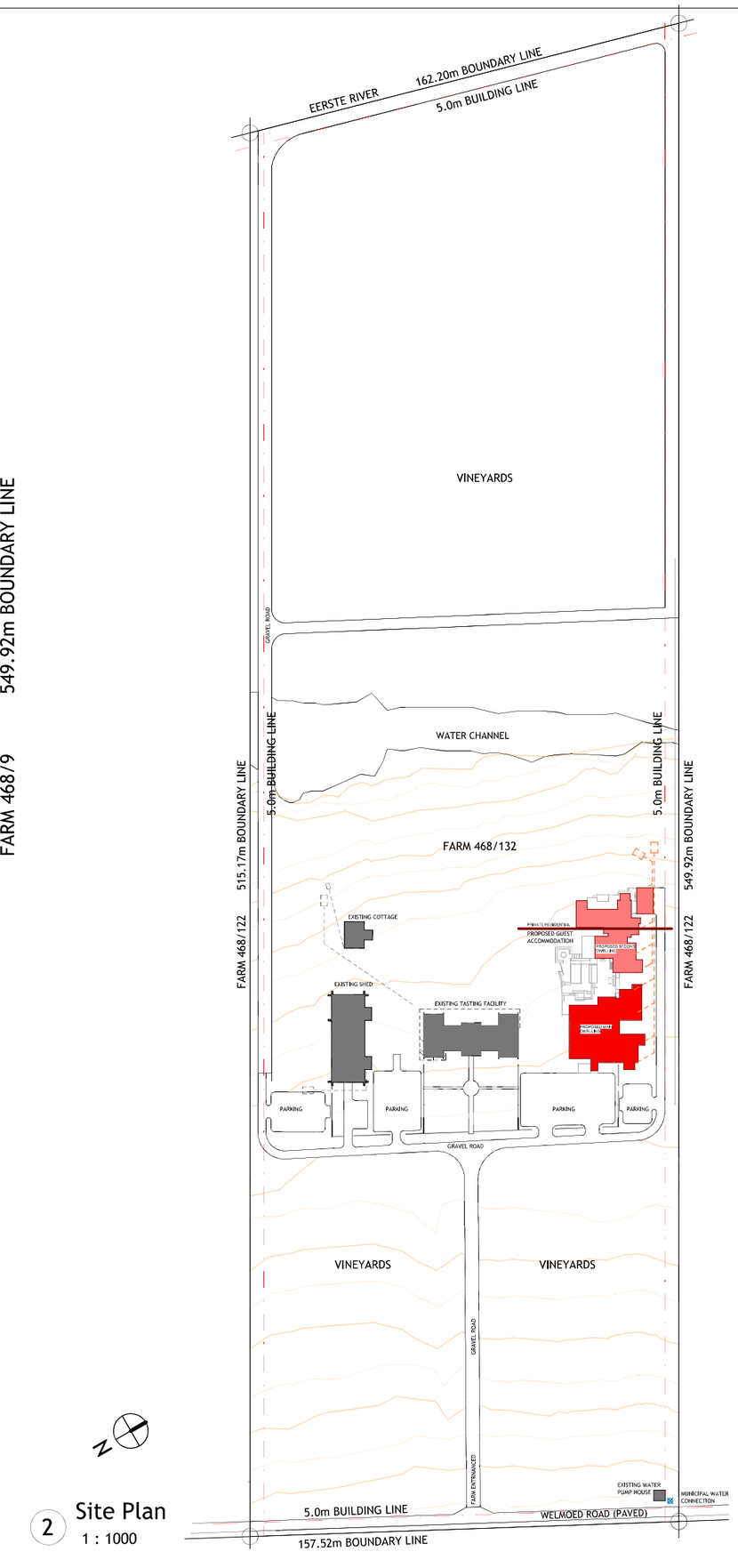
DATE
10/02/2025

SCALE (@ A1)
As indicated

ANNEXURE G: SITE DEVELOPMENT PLAN



1 Site Plan
1 : 500



2 Site Plan
1 : 1000

BUILDING CONTROL DETAILS
PROPOSED GUESTHOUSE ERF 468/132

COVERAGE SCHEDULE

EX COTTAGE	73.5 SQM
EX SHED	393.0 SQM
EX TASTING FACILITY	442.0 SQM
PROPOSED MAIN DWELLING	596.6 SQM
PROPOSED SECOND DWELLING (Excl. outbuilding)	392.6 SQM
TOTAL COVERAGE	**1897.7 SQM**
COVERAGE %	**2.18%**

FLOOR AREA SCHEDULE

EX COTTAGE	73.5 SQM
EX SHED (GROUND FLOOR)	393.0 SQM
EX SHED (FIRST FLOOR)	24.0 SQM
EX TASTING FACILITY	442.0 SQM
PROPOSED MAIN DWELLING	
GROUND FLOOR (Internal & verandas)	596.6 SQM
FIRST FLOOR (Internal & covered balconies)	248.7 SQM
PROPOSED SECOND DWELLING	
GROUND FLOOR (Internal & verandas)	392.6 SQM
*OUTBUILDING (Not incl. in coverage)*FIRST FLOOR (Internal & covered balconies)	*58.0 SQM* 331.6 SQM
TOTAL FLOOR AREA *(Internal excl. covered stoeps/balconies)*	**2560 SQM**
FAR/BULK %	**2.95%**

PROPOSED ACCOMMODATION SCHEDULE

PROPOSED MAIN DWELLING	
BEDROOMS (GUEST ACCOMMODATION)	7
PROPOSED SECOND DWELLING	
BEDROOMS (GUEST ACCOMMODATION)	4
BEDROOMS (PRIVATE RESIDENTIAL)	3
TOTAL BEDROOMS	14
ADULT GUEST CAPACITY	22
ADULT PRIVATE CAPACITY	6
MAXIMUM ADULT CAPACITY	**28**

FARM NAME	SEVEN SISTERS VINEYARDS
ERF NUMBER	PORTION 468/132 OF FARM WELMOED
TOTAL FARM AREA	8.69 ha / 86 900 SQM
WATER SOURCES (POTABLE)	THEEWATERSKLOOF
WATER SOURCES (AGRICULTURAL)	EERSTE RIVER
WASTE TREATMENT (EXISTING)	CONSERVANCY TANKS
EX AGRICULTURE (VITICULTURE)	
PINOTAGE	1.8 ha
CHARDONNAY	3.0 ha

Consultant
Address
Address
Phone
Fax
e-mail

Seven Sisters Vineyards

Guest House

SDP DRAFT

Project number	00
Date	13 October 2026
Drawn by	DJK
Checked by	DJK

C101

Scale: As indicated