

NOTICE OF LAND DEVELOPMENT APPLICATION

Date: 22 May 2026

APPLICATION FOR CONSENT USE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 1730, PAARL DIVISION

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

Application Property Address:

Boschendal Estate
Pniel Main Road
Groot Drakenstein
7738
Farm 1730 Paarl Division

Application Property Number:

Farm 1730 Paarl Division

Applicant:

Shahiem Dalvie on behalf of NM & Associates Planners and Designers
PO Box 44386 Claremont, 7735
shahiem@visionplan.co.za
021 671 1138

Owner:

Boschendal (Pty) Ltd. (Representative: Ms Amy Kropman)
amy.kropman@boschendal.co.za
071 606 7102

Application Reference:

TP1526/2026

Description of land development proposal:

The following applications are being made for a portion of Farm 1730, Paarl:

- Application for Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023) for an Agricultural Industry ($\geq 2000\text{m}^2$) in order to regularise the existing food laboratory in terms of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended).
- Application for Permission in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-law (2023), to permit the activity contemplated in Section 246(2)(b), that is the 'external demolition or alteration to an existing building or structure which is visible from a public road', of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended).

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: **(Shahiem Dalvie (NM & Associates Planners and Designers) – shahiem@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 **22 June 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** during normal office hours.

Yours faithfully

Shahiem Dalvie

NM & Associates Planners and Designers

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Datum: 22 Mei 2026

AANSOEK VIR VERGUNNINGSGEBRUIK EN TOESTEMMING VEREIS IN TERME VAN DIE SONERINGSKEMA OP PLAAS 1730, PAARL-AFDELING

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

Adres van aansoek eiendom:

Boschendal Estate
Pniel Main Road
Groot Drakenstein
7738
Farm 1730 Paarl Division

Aansoek eiendom beskrywing:

Farm 1730 Paarl Division

Aansoeker:

Shahiem Dalvie namens NM & Associates Planners and Designers
PO Box 44386 Claremont, 7735
shahiem@visionplan.co.za
021 671 1138

Eienaar:

Boschendal (Pty) Ltd. (Verteenwoordiger: Ms Amy Kropman)
amy.kropman@boschendal.co.za
071 606 7102

Aansoek Verwysing:

TP1526/2026

Besonderhede van die grondgebruiksaansoek:

Die volgende aansoeke word gedoen vir 'n gedeelte van Plaas 1730, Paarl:

- Aansoek vir Vergunningsgebruik ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Grondgebruik beplannings verordening (2023) vir 'n Landboubedryf ($\geq 2000\text{m}^2$) ten einde die bestaande voedsellaboratorium te regulariseer ingevolge die Stellenbosch Munisipaliteit se Soneringskema verordening (2019, soos gewysig).
- Aansoek om Toestemming ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipaliteit se Grondgebruik beplannings verordening (2023), om die aktiwiteit beoog in Artikel 246(2)(b) toe te laat, dit wil sê die 'eksterne sloping of verandering aan 'n bestaande gebou of struktuur wat sigbaar is vanaf 'n openbare pad', van die Stellenbosch Munisipaliteit se Soneringskema verordening (2019, soos gewysig).

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: **(Shahiem Dalvie (NM & Associates Planners and Designers) – shahiem@visionplan.co.za)**. Deur 'n beswaar, kommentaar of versoë 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 **22 Junie 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 **021 671 1138** gedurende normale kantoor ure.

Die uwe

Shahiem Dalvie

NM & Associates Planners and Designers

Application for Consent for an Agricultural Industry and Permission in terms of the Dwars River Valley Rural Conservation Overlay Zone to regularise the existing Food Laboratory on a Portion of Farm 1730, Paarl at Boschendal

Executive summary of the detail and motivation for the application

Application Details

The following applications are being made for a portion of Farm 1730, Paarl:

- Application for **Consent** Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023) for an Agricultural Industry ($\geq 2000\text{m}^2$) in order to regularise the existing food laboratory in terms of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended).
- Application for **Permission** in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-law (2023), to permit the activity contemplated in Section 246(2)(b), that is the 'external demolition or alteration to an existing building or structure which is visible from a public road', of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended).

Development Proposal

The food laboratory is located on a portion of Farm 1730, Paarl and is comprised of the main food laboratory space as well as a butchery. It was established in three existing labourers' cottages which were renovated and altered in 2022, with some minor extensions being made to the buildings. The cottages were joined and altered internally to form one linear building, even though two are used as the food lab and the third cottage is used for the butchery. Furthermore, there are containers used for cold storage that are attached to the buildings. The food lab has a floor area of approximately 1250m^2 , inclusive of the cold storage containers.

The food lab's main building contains an administrative office, staff kitchen and eating area, ablutions and staff locker rooms, storage rooms and different working stations (bakery, packing, cooking).



Food laboratory



Butchery

The food lab supplies food products to the various activities on the Boschendal farm such as the farm shop, deli, restaurants, picnics and conference facilities located on the Boschendal Werf, as well as Boschendal's online shop. These products include baked goods, salads, sandwiches, soups, fresh meat and frozen foods. It also supplies products to a few of the surrounding businesses in the Dwars River Valley and hope to expand its food offering services beyond the bounds of the Dwars River valley. The

majority (more than 50%) of produce that the food lab processes is grown and / or sourced on the Boschendal farm with other required ingredients such as flour and cooking oil being purchased in bulk, externally.

Presently, approximately 38 people are permanently employed at the food lab, including two drivers. The employees work in shifts, about 30% start at around 4am and leave around 12 noon. The majority of the employees come from the surrounding Dwars River Valley communities and largely travel to and from work via a staff shuttle provided by Boschendal. Boschendal also provides its employees with skills development programmes, ensuring continuous skills development associated with growing and preparing food.

Motivation

This application to regularise and permit the existing food laboratory complies with the relevant national, provincial and municipal legislation and policy frameworks.

The food laboratory contributes to the diversification of the farm's income opportunities while ensuring the protection of prime and unique agricultural land. The proposed development thus aligns with the principles of spatial sustainability and efficiency in SPLUMA and LUPA. In terms of the principle of good administration, even though the Food Lab already exists, all stakeholders will be afforded the opportunity to provide their inputs through participating in and commenting on this land use application.

The food laboratory development does not require an environmental application in terms of the National Environmental Management Act (NEMA) as the scale and extent of the activity does not exceed the thresholds of relevant Listed Activities.

The application also complies with the National Heritage Resources Act (NHRA). Although the site forms part of a significant heritage and cultural landscape within the Cape Winelands, the alterations to the existing cottages are minimal and largely screened from the R310 by vegetation and surrounding structures. The cottages are less than 60 years old and are not considered to possess significant architectural or aesthetic value. Heritage Western Cape confirmed that no further action in terms of Section 38 of the NHRA is required.

The application also complies with the provisions of the Stellenbosch Municipality Land Use Planning By-law and Zoning Scheme By-law, including the provisions applicable to the Dwars River Valley Rural Conservation Overlay Zone and the R310 Rural Scenic Route Overlay. This application for Consent will rectify the unauthorised land use and establish development rights to permit the operation of the proposed Agricultural Industry on the subject property. As the site falls within the Dwars River Valley Rural Conservation Overlay Zone, the application for Permission in terms of Section 15(2)(g) of the SM LUPBL (2023), is being applied for to obtain the municipality's permission for this activity.

The proposal supports Provincial and Municipal spatial and economic policy objectives, including those of the Western Cape Provincial Spatial Development Framework, the Stellenbosch Municipal Integrated Development Plan and the Stellenbosch Municipal Spatial Development Framework. The Food Lab provides additional income and contributes to the diversification and long-term sustainability

of Boschendal's agricultural operations while supporting agri-tourism and the broader rural economy.

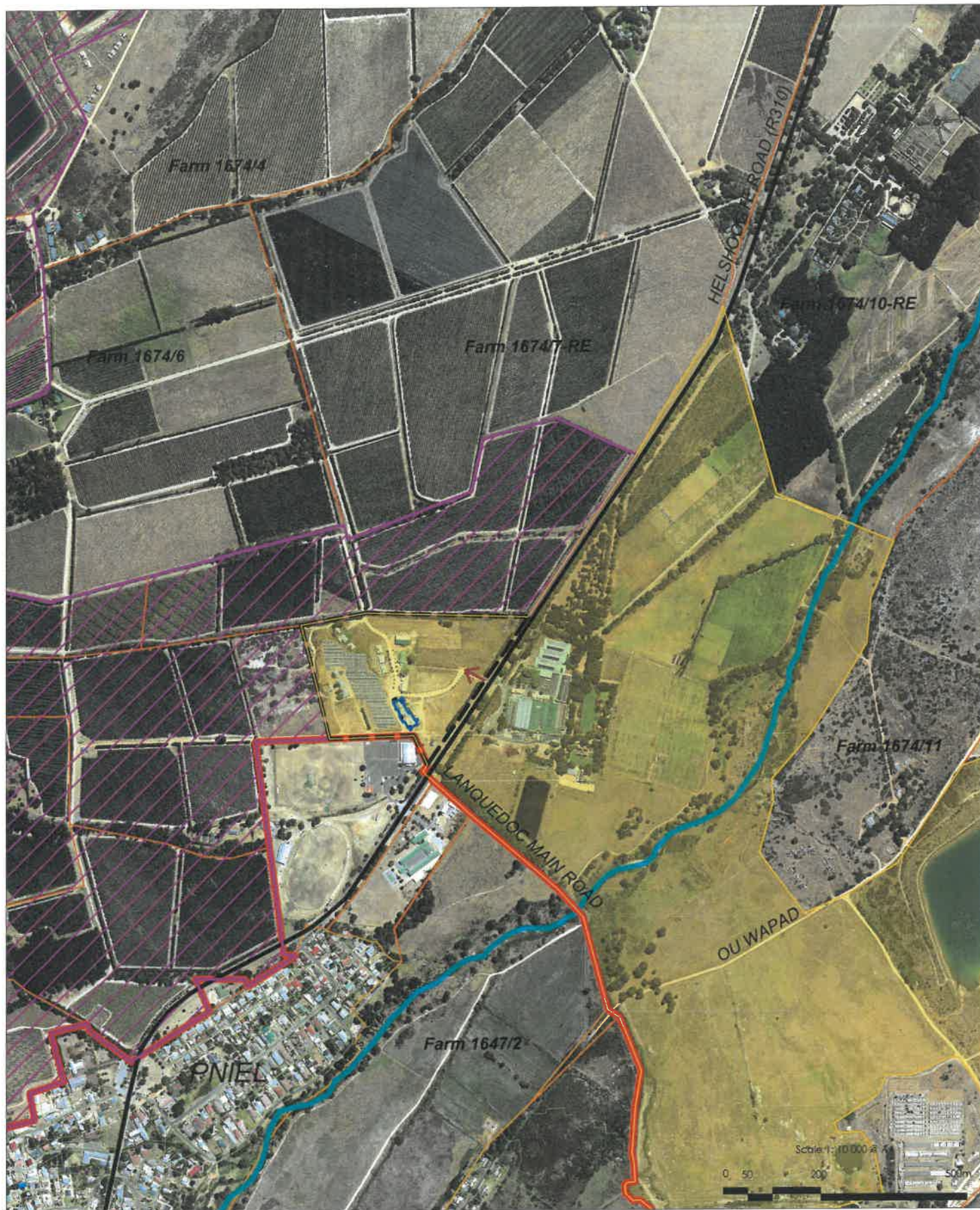
The application contributes positively to the local socio-economic environment. The Food Lab currently provides approximately 38 permanent jobs together with temporary employment opportunities, with many employees drawn from surrounding communities within the Dwars River Valley. Boschendal also supports skills development and training initiatives for employees, contributing to long-term economic empowerment and employability. The continued operation of the Food Lab will therefore strengthen the local economy and support sustainable rural livelihoods.

The proposal does not negatively impact surrounding agricultural activities, as it utilises an existing transformed precinct and does not encroach onto productive agricultural land. Concentrating farm-related business activities within the Droëbaan Precinct also allows the remainder of the farm to continue functioning primarily for agricultural purposes.

As the subject site is already disturbed from an environmental perspective, the proposed development will not negatively impact the natural environment and ecologically sensitive areas. The food lab is located on an area on the farm where farm business facilities are already concentrated. The lab also makes use of an existing built footprint, by utilising the unused cottages on the precinct, with minimal alterations, and therefore contains any adverse impact it would have on the surrounding environment. This portion of Farm 1730 does not contain environmentally sensitive natural features and there are no watercourses on the subject site.

The Food Lab makes use of three existing old labourers' cottages that were renovated to accommodate this lab. While the alterations to the lab involved external alterations, these have predominantly included infill development between the three existing buildings. Various expansions were made to the cottages, two of which were renovated and joined together to create a single linear building. Overall, the development makes use of the existing built footprint and minimally adds to it. It does not encroach onto undisturbed areas of the farm and stays within the hard footprint area, preventing sprawl.

The impacts on engineering services, traffic, parking and access are considered acceptable. Existing engineering infrastructure serving the precinct will remain in use and is proposed to be upgraded over time through future municipal bulk service connections. Traffic generation associated with the food lab is low and unchanged from the current operational situation. Adequate parking is already provided on site, exceeding the minimum municipal requirements, and no negative impacts on the surrounding road network are anticipated.



Key

- | | | | |
|--|-------------------|---|-----------------------------|
|  | Boschendal Estate |  | Access to Droebaam Precinct |
|  | Founder's Estate |  | Dwars River |
|  | Farm 1730 | | |
|  | Droebaam Precinct | | |
|  | Food Laboratory | | |

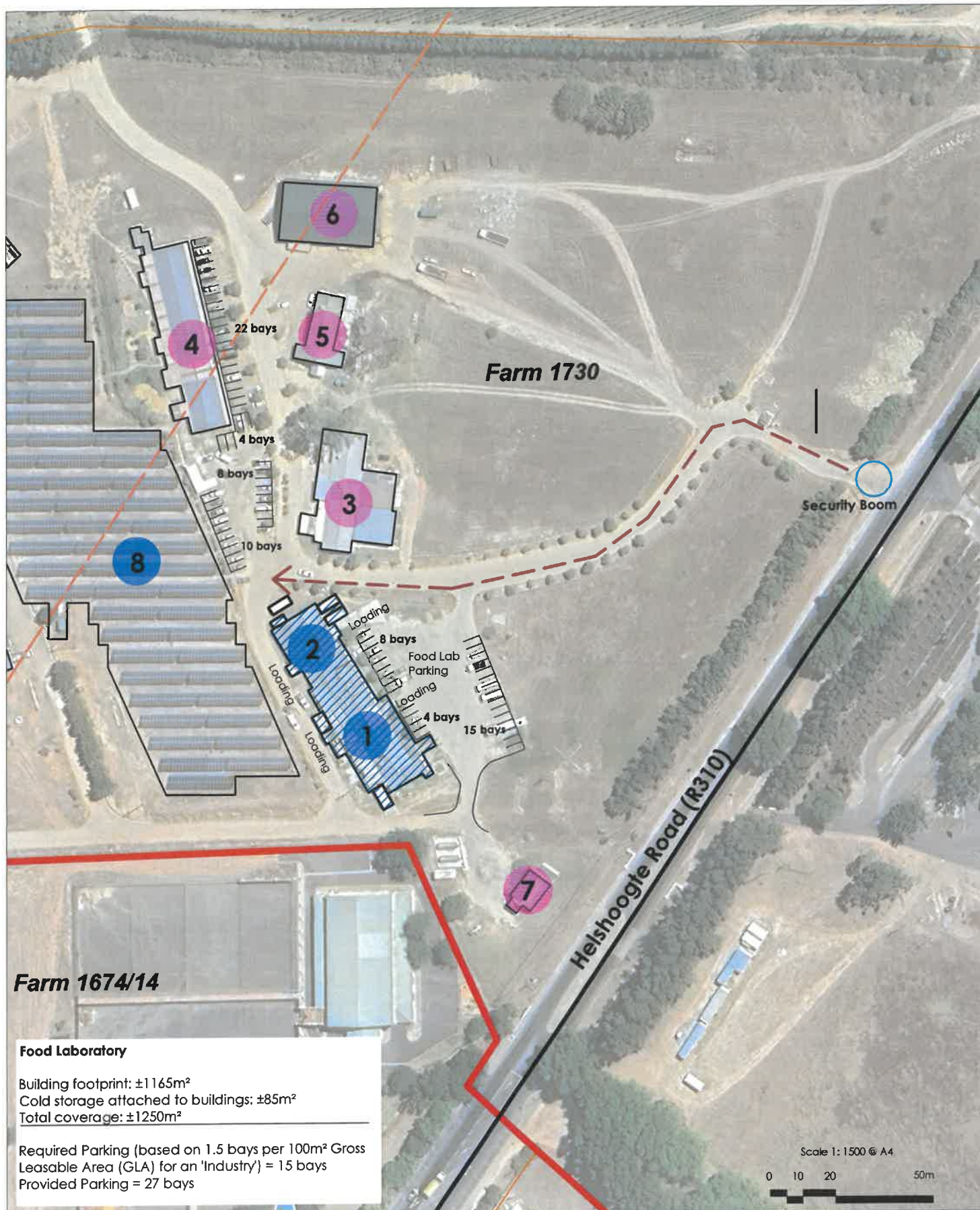
BOSCHENDAL ESTATE DROEBAAM PRECINCT

FIGURE 1.2:
LOCALITY PLAN OF
FARM 1730



January 2026





Key

	Boschendal Estate		Un-approved uses requiring Consent Use application		Primary Uses
	Droeboom Precinct		Food Laboratory and Butchery (subject of Consent Use application for Agricultural Industry (≥2000m ²))		Storage
	Existing Structures		Food Laboratory		Offices
	200m R310 Scenic Route Buffer		Butchery (part of Food Laboratory)		Laundry Facilities
	Access Point		Solar Array (subject of separate Consent Use Application)		Tractor Shed
	Access Route				Farm-related Buildings

BOSCHENDAL ESTATE DROEBAAAN PRECINCT

FIGURE 3.1:
FOOD LAB CONSENT USE
SITE DEVELOPMENT PLAN

