



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU16422/2025 (TP972/2024)

Our File Reference Number: Farm 1085/1 Paarl

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir/Madam

**APPLICATION FOR AN AMENDMENT CONDITIONS OF AN APPROVAL AND CONSENT USE ON FARM
1085/1, PAARL**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The application in terms of Section 15(2)(h) of the Stellenbosch Municipality Land Use Planning By-Law, 2019 for the amendment of the following conditions of approval on Farm No. 1085/1 Paarl Division:
 - 2.2 **Condition 4.9** The outdoor sport facility must at all times be owned, operated and managed by the property owner of Farm No. 1085/1 and the leasing or outsourcing of the said facility, or any part of it to a third party as commercial venture is not permitted.
 - 2.3 **Condition 4.10** "The hosting of any functions or sporting events at the outdoor sport facility, inclusive of the club house and ancillary uses, is not permitted.
 - 2.4 **Condition 4.11** "A commercial shop, including a shop selling equipment or repair services associated with the outdoor sport facility activities, is not permitted. The clubhouse may only offer supporting services to the outdoor sport facility such as equipment for rent and the sale of beverages and prepacked consumables for the enjoyment of patrons of the outdoor sport facility only."

BE REFUSED in terms of section 60 of the said bylaw,

3. The **reasons** for the above decision are as follows:
 - 3.1 The use of the facilities by third parties is likely to intensify the scale and frequency of activity on the site beyond that reasonably associated with a private ancillary recreational facility.

Leasing the padel facility to a third party to operate will constitute a pure commercial concern not associated with the farm and will set a precedent on other farms to be operated for commercial concerns by third parties.

- 3.2 The proposal has the potential to generate increased traffic movements, parking demand, noise, lighting impacts, and general disturbance, which may adversely affect the rural amenity and character of the surrounding area.
- 3.3 The amendment of condition 4.10 proposes the use of the premises as a function and events venue, which constitutes a separate land use activity falling within the definition of "Tourist Facilities" in terms of the applicable Agriculture and Rural Zone provisions.
- 3.4 The proposed inclusion of sporting equipment sales or retail activities introduces a commercial component to the development that is not ancillary to the primary agricultural use of the property.
- 3.5 The introduction of retail activity is likely to increase the attraction of the site as a destination for members of the public, resulting in intensified use of the property beyond that ordinarily associated with ancillary recreational facilities.

- 4. That the following applications in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-Law, 2019 on Farm No. 1085/1 Paarl Division:

- 4.1 for a Consent Use in terms of Section 15(2)(o) of the said bylaw in order to accommodate the extension of the existing conference facility building and to regularize the existing restaurant.

- 4.2 Amendment of conditions of approval in terms of Section 15(2)(h) of the said bylaw as imposed with the Consent Use approval dated 12 August 2025, to amend conditions 4.6 and 4.7 as follows:

Condition 4.6

- 4.1.1 The outdoor sport facility is permitted to operate between the hours of 06:00 – 21:00;

Condition 4.7

- 4.1.2 Any external lighting of structures be shielded from adjacent properties by being downward facing to minimise light spill and avoid upward light pollution and must be turned off when padel courts are not in operation.

BE APPROVED in terms of Section 60 of the said Bylaw

- 5. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

- 5.1 The approval only applies to the consent use and applicable amendment of conditions application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- 5.2 The development must be generally undertaken in accordance with site development plan A101, dated 16/08/2023 and drawn by Coetzee Sadie Architecture and attached as **ANNEXURE A**.
- 5.3 The banquet/conference facility be limited to the existing structure with a capacity of 80 people and a total floor area of $\pm 190\text{m}^2$ and a multi-use terrace of $\pm 86\text{m}^2$.
- 5.4 The restaurant be limited to a total floor area of $\pm 119\text{m}^2$.
- 5.5 Sufficient parking be provided and indicated on the site development plan at building plan submission stage.
- 5.6 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.
- 5.7 Building plans be submitted to this Municipality and be generally in accordance with the site development plan referenced as A101, dated 16/08/2023 and drawn by Coetzee Sadie Architecture and attached as **ANNEXURE A**.
- 5.8 Conditions as imposed by Directorate: Infrastructure Services in their memo dated 07 October 2024 be adhered to (See **Annexure C**).
- 5.9 Development Contributions are payable in accordance with the prevailing and applicable council tariffs at the time of payment prior to submission of any building plans. Development contributions are attached as **Annexure C**.
- 5.10 Any noise emissions from activities on the above property to comply with the Noise Control Regulation PN200/2013 and the By-Law on the Prevention of Public Nuisances & the Keeping of Animals.
- 5.11 Conditions as imposed by the Directorate: Road Planning – Transport Infrastructure in their letter dated 23 September 2025 be applied and adhered to (See **Annexure B**).

6. The **reasons** for the above decision are as follows:

- 6.1 The subject property is located in an area characterised by Agricultural properties with ancillary uses and additional/consent uses for tourist related activities such as restaurants, wine tasting facilities, tourist accommodation establishments and function venues.
- 6.2 The property is an active agricultural land unit planted with grape vines for the production of wine, thus the consent uses applied for will be subservient to the primary land use of the property.
- 6.3 The subject property is situated at a considerable distance from the R45 and is planted with matured trees and vineyards that will screen off the proposed padel courts lighting from the scenic route.
- 6.4 The land uses applied for are accommodated within existing buildings and will therefore not have an impact on the agricultural viability of the farm.

6.5 The existing tourist facilities to be regularised are compatible with the character of the area as similar land uses can be found within the surrounding farming area.

6.6 The existing tourist facilities to be regularised are confined around the farm werf and no additional buildings will be constructed to facilitate the proposal.

6.7 The amended conditions will not have negative impact on the surrounding properties considering the location of the subject property and the position of activities on the surrounding properties in relation to the position of the padel courts and associated uses.

7. Matters to be noted:

7.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

7.2 All sewage / wastewater must be disposed of in such a manner that it does not create a health nuisance and must be connected to the existing municipal system.

7.3 The applicant should apply for the Refuse Removal Service from Stellenbosch Municipality or alternately an adequate waste removal service must be used. Refuse bins must be strategically placed and accessible to the public.

7.4 In the event where food will be prepared or handled and or served to the public, the applicant must apply in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability in terms of Regulation 638 of 22 June 2018.

7.5 In the event where any noise generating activity will be conducted on the premises, the onus lies on the owner to ensure that the necessary noise evaluation is carried out and that the results are submitted to local authority (SANS 10103 of 2003).

7.6 Waste water and sewage may not pollute any ground water, stormwater and surface water.

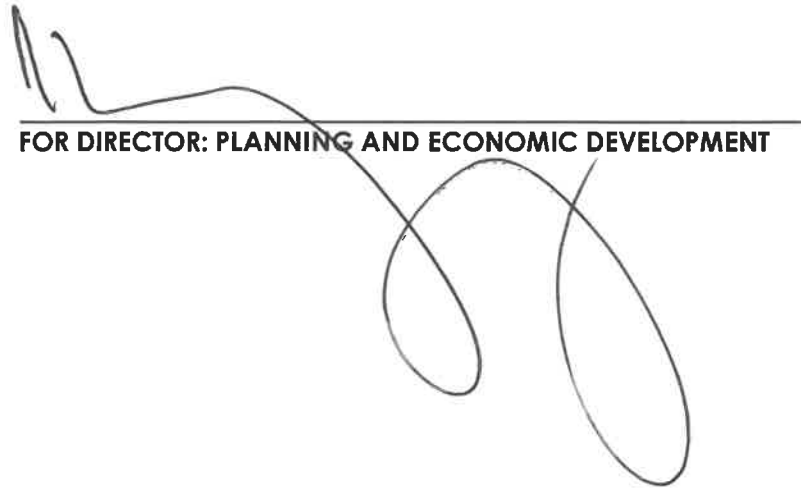
7.7 Solid waste must be removed from the site to a lawful solid waste disposal site in accordance with the requirements of section 26 of the National Environmental Management Waste Act 2008 (Act 59 of 2008).

7.8 A liquor license be obtained from the relevant authority, if required.

- 7 You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
- 8 Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
- 9 Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**
- 10 Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
- 11 The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021- 808 8684.
- 12 An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

- 13 Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
- 14 Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

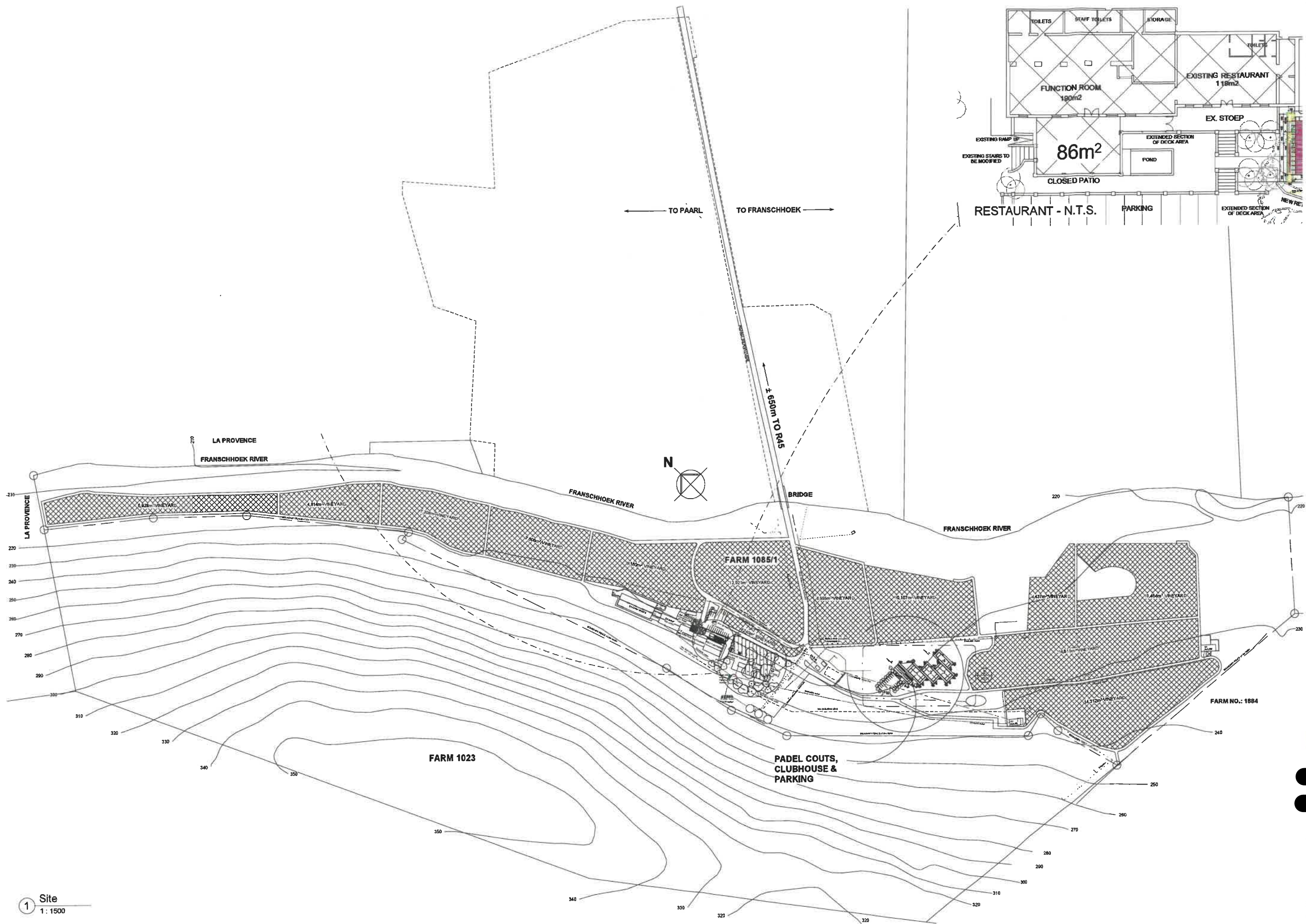
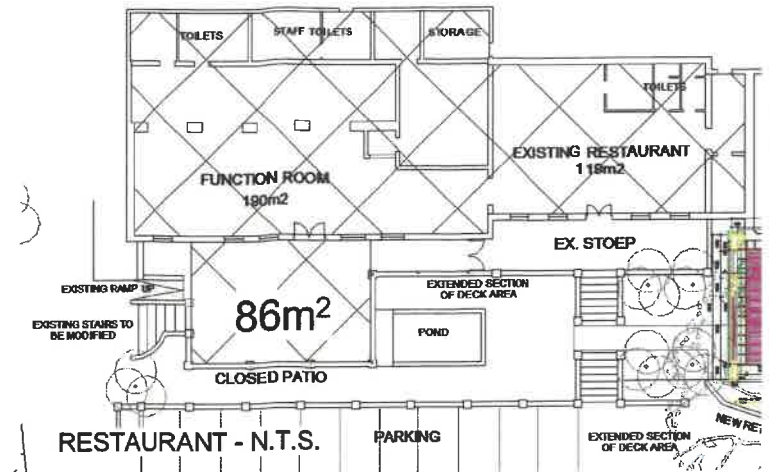
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

24/6/2026.
DATE

Annexure A
Site Development Plan



General Notes:
 - All dimensions to be confirmed on site before construction starts.
 - These documents are to be read in conjunction with the contract agreement, supplementary specifications and other consultants' documentation.

Revision Schedule

Rev.	Description	Date
01	As Issued	

CSA
 COETZEE SADIE ARCHITECTURE

PROJECT
 [Redacted]
 [Redacted]
 [Redacted]
 WESTERN CAPE

JOB NO.
RB001-23
 DRAWING
SITE DEVELOPMENT PLAN - PROPOSED PADEL COURTS

DESIGNED	DRAWN	CHECKED	AUTH.	DATE	REVISED

SCALE
 As indicated

DATE
 2023/05/15

PROJECT NO.
A101-25

1 Site
 1:1500

Annexure C:
Comments from Directorate Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Salome Newman
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Ilze Fillies
Date ▫ Datum: 07 October 2024
Our Ref ▫ Ons Verw: Civil LU 2654
Town Planning Ref: LU/16422
Re ▫ Insake: Farm 1085/1, Paarl: The application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023 for a Consent Use on Farm No. 1085/1, Paarl Division for the following tourist facilities: to regularise the existing restaurant (205m²) to convert the existing conference facility (175m²) into a functions venue and to utilise the lawn in front of the existing manor house for functions (±1590m²) for the development of four paddle courts and a clubhouse.

The application is recommended for approval, subject to the following conditions:

- 1. Water**
- 1.1 The existing borehole water filtration system must be used for the proposed development.
- 1.2 The potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.
- 1.3 The Developer must comply with all relevant legislation required by DWA.

✍

2. Sewer

- 2.1 The existing municipal sewer connection points must be used for the proposed development.

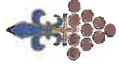
3. Development Charges (DCs)

- 3.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the information submitted with the building plan application.
- 3.2 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 3.3 The development charges for the clubhouse are payable before building plan approval.
- 3.4 The development charges for the restaurant, conference facility and outside seating are payable immediately after the approval.

**Ilze Fillies****Principal Technician: Development (Infrastructure Services)**

N:\2.0 DEVELOPMENT\01 Land Use applications\2654 (IF) Farm 1085-1 Paarl (LU-16422)\2654 Farm 1085-1 Paarl (LU-16422) - Copy.doc'





Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2654 (IF) Farm 1085-1 Paarl (LU-16422)
Development Name:	
Date:	07 October 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Franschhoek
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1085 portion 1
DC Parameters Reference:	Motivation report Rev 2-22, Jan 2024 by headland and Site development plan A101 Ref RB001-23 by Carl Ootzee dated 08/16/23 and email from tristan@headland.co.za dated 1 oct 24

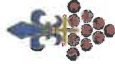
SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total	Community	Totals	
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	0,225	0,198875	0,0084375	0,01125	2,8125		0,5825		
Total Service Usage Reduction:	0	0	0	0	1,4		0		
Total Service Usage after Reduction:	0,23	0,20	0,00844	0,011	1,4		1		
Charges before adjusting for positive only, before Deductions	R -	R 7 524,18	R -	R 1 156,50	R 25 472,20	R 34 152,88	R 1 013,25	R 35 166,13	
Charges adjusted for positive only, before Deductions	R -	R 7 524,18	R -	R 1 156,50	R 25 472,20	R 34 152,88	R 1 013,25	R 35 166,13	
Total Deductions:	R -	R -	R -	R -	R 12 736,10	R 12 736,10	R -	R 12 736,10	
Total Development Charges Payable (excluding VAT):	R -	R 7 524,18	R -	R 1 156,50	R 12 736,10	R 21 416,78	R 1 013,25	R 22 430,03	
VAT:	R -	R 1 128,63	R -	R 173,48	R 1 910,42	R 3 212,52	R 151,99	R 3 364,50	
Total Development Charges Payable (including VAT):	R -	R 8 652,80	R -	R 1 329,98	R 14 646,52	R 24 629,30	R 1 165,24	R 25 794,53	

APPLICANT INFORMATION	
Application Processed by:	Iize Fillies
Signature:	
Notes:	Development charge calculation for the paddle court clubhouse only= 59 M2

Franschhoek

[illegible]

Charges before adjusting for passive only, before Deductions																	
Deduct	Charges adjusted for passive only, before Deductions																
	Deductions per service (from usage reductions)																
	Discount Deduction (%)																
	Additional Deduction per service - from Service Agreement (sum)																
	Sub Total after Adjustments and Deductions (excluding VAT)																
Totals	VAT																
	Total Development Charges																
		R	-	R	7 524,18	R	-	R	1 156,50	R	26 472,20	R	34 152,88	R	1 013,25	R	35 166,13
		R	-	R	7 524,18	R	-	R	1 156,50	R	26 472,20	R	34 152,88	R	1 013,25	R	35 166,13
		R	-	R	-	R	-	R	-	R	12 736,10	R	12 736,10	R	-	R	12 736,10
		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
		R	-	R	7 524,18	R	-	R	1 156,50	R	12 736,10	R	21 415,78	R	1 013,25	R	22 430,03
		R	-	R	1 128,63	R	-	R	173,48	R	1 910,42	R	3 212,52	R	151,89	R	3 364,50
		R	-	R	8 652,80	R	-	R	1 329,98	R	14 646,52	R	24 628,30	R	1 165,24	R	26 793,53



Stellenbosch Municipality
Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2654 (JF) Farm 1085-1 Paarl (LU-16422)
Development Name:	
Date:	07 October 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Franschhoek
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1085 portion 1
DC Parameters Reference:	Motivation report Rev 2-22, Jan 2024 by headland and Site development plan A101 Ref RB001-23 by Carl Coetzee dated 08/10/23 and email from tristan@headland.co.za dated 1 oct 24

SUMMARY OF DC CALCULATION									
Services:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons-		
Total Increased Services Usage:	5,712	4,298	0,12635	0,3018	73,3		13,49		
Total Service Usage Reduction:	0	0	0	0	36,7		0		
Total Service Usage after Reduction:	5,71	4,30	0,12635	0,302	36,7		13		
Charges before adjusting for positive only, before Deductions	R -	R 164 281,17	R -	R 31 025,04	R 663 862,25	R 859 146,46	R 24 299,98	R	883 448,42
Charges adjusted for positive only, before Deductions	R -	R 164 281,17	R -	R 31 025,04	R 663 862,25	R 859 146,46	R 24 299,98	R	883 448,42
Total Deductions:	R -	R -	R -	R -	R	R 331 931,12	-	R	331 931,12
Total Development Charges Payable (excluding VAT):	R -	R 164 281,17	R -	R 31 025,04	R 331 931,12	R 527 217,34	R 24 299,98	R	551 517,30
VAT:	R -	R 24 639,18	R -	R 4 653,78	R 49 789,67	R 79 082,60	R 3 644,99	R	82 727,59
Total Development Charges Payable (including VAT):	R -	R 188 900,34	R -	R 35 678,80	R 381 720,79	R 606 299,94	R 27 944,95	R	634 244,89

APPLICANT INFORMATION	
Application Processed by:	Iize Filios
Signature:	
Notes:	Development charge calculation for the restaurant, conference facility and outside sealing.

PK

Ref: DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 2025-08-0023)

Headland Town Planners
9 Highlands Close
EDGEMEAD
7441

Attention: Mr T Sandwith

Dear Sir

**PORTION 1 OF FARM 1085, PAARL (RICKETY : MAIN ROAD 191: REVISED APPLICATION FOR LAND
USE REGULARISATION**

References

1. The following refer:
 - 1.1. Our letter DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 30879-1) dated 4 September 2024 objecting to the application due to a lack of information;
 - 1.2. Our letter DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 30879-1) dated 8 November 2024 offering conditional no objection to Phase 1;
 - 1.3. The letter 4824 from ITS to you dated 2 June 2025 containing their transport comment on your request for regularisation;
 - 1.4. Your email dated 16 July 2025 seeking revised comment on Land Use Regularisation;
 - 1.5. Your emails dated 18 and 29 August 2025 providing additional information;
 - 1.6. The letter PA1085/1 from Rickety Bridge to this Branch dated 29 August 2025 confirming that the owner will accept responsibility for all costs associated with the alterations as requested in our letter DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 30879-1) dated 8 November 2024;
 - 1.7. Your Proposed Signage Plan 1066/11/01 dated 29 August 2025; and
 - 1.8. The letter LU/16422 (TP545/2023) from Stellenbosch Municipality to you dated 28 August 2025 confirming that the appeal be upheld and the subject decision be revoked and the application be approved.

History and Current Status of the Application

2. The initial submission included:

- 2.1. Three double and one single padel court;
- 2.2. Regularisation of a 119m² restaurant;
- 2.3. A 1 590m² expansion of the function venue onto the lawn; and
- 2.4. An 86m² terrace at the wine tasting centre.
3. This Branch objected to the initial application and requested a Traffic Impact Assessment (TIA).
4. As agreed between this Branch and the Applicant, the application was split into two phases. Conditional approval for the padel courts (Phase 1) was granted without a TIA, as stated in our letter dated 8 November 2024.
5. In the meantime, the applicant has chosen to remove the expansion function venue (1 590m²) from all applications.
6. The access locations listed in our previous letter are incorrect and should read km21.68 and km21.90.

Purpose of the Current Application

7. This application now seeks the Branch's revised comments on the following elements:
 - 7.1. Regularisation of the existing ±119m² restaurant;
 - 7.2. Regularisation of ±86m² multi-use terrace adjacent to the existing wine tasting facility with a capacity of 150 people
 - 7.3. A 15m² extension to the existing banquet/conference hall, bringing it to a total of ±190m² with an 80-person capacity
8. These changes are supported by a letter from ITS above, confirming that the modifications will have no material traffic impact.

Outstanding Conditions

9. In accordance with paragraph 8.2 of our letter DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 30879-1), dated 8 November 2024, the existing signage at the access point located at km21.9 must be relocated to km21.68. However, as of Sunday, 20 September 2025, the old Rickety Bridge signage at km21.9 remained visible.
10. It is hereby confirmed that all the remaining conditions have been adhered to.

Branch's Current Position

11. The Branch offers no objection to this application, subject to the following conditions:
 - 11.1. All activities on Portion 1 of Farm 1085 must use the access point on Basse Provance at km21.68; and
 - 11.2. The old signage for Rickety Bridge at km21.9 must be removed.

12. Any further expansion or additional development will require the submission of a TIA.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 23 SEPTEMBER 2025

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: landuse.enquiries@stellenbosch.gov.za)
2. Consultant: Headland Planners
Attention: Mr Tristan Sandwith (e-mail: tristan@headland.co.za)
3. District Roads Engineer – Paarl (email: drepaarl.technical@westerncape.gov.za))
4. Mr DD Fortuin (e-mail)
5. Mr B du Preez (e-mail)

Nopinki Dafeti

From: Stiaan Carstens
Sent: Friday, 17 April 2026 10:33
To: Nopinki Dafeti; Nicole Katts; Chrizelle Kriel
Cc: Ulrich Vonmolendorff
Subject: FW: Application No: 2026-04-0010 - AMENDMENT OF CONDITIONS OF APPROVAL: FARM 1085/1 PAARL DIVISION

From: Barend du Preez <barend@pescasa.co.za>
Sent: Friday, 17 April 2026 09:34
To: Ulrich Vonmolendorff <Ulrich.Vonmolendorff@stellenbosch.gov.za>
Cc: Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>; tristan@headland.co.za; Devlin Fortuin <devlin.fortuin@westerncape.gov.za>; Vanessa Stoffels <vanessa.stoffels@westerncape.gov.za>
Subject: [EX] Application No: 2026-04-0010 - AMENDMENT OF CONDITIONS OF APPROVAL: FARM 1085/1 PAARL DIVISION

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ulrich,

I hope this email finds you well.

The following refer:

- Our telephonic discussion on 17 April 2026; and
- Your letter (TP972/2024) dated 13 February 2026 requesting comments on the amendment of the Conditions of Approval for Portion 1 of Farm 1085, Paarl.

Please find herewith our comments regarding the application for the amendment of conditions as imposed in your letter dated 28 August 2025.

None of the proposed amendments will have a significant impact on the traffic flow on Main Road 191 at the approved access point (km 21.68). Therefore, we reiterate our conditions as listed under Paragraph 11 of our letter DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 2025-08-0023) dated 23 September 2025:

11. This Branch offers no objection to the application, subject to the following conditions:

11.1. All activities on Portion 1 of Farm 1085 must utilize the access point on Basse Provence at km 21.68.

11.2. The existing Rickety Bridge signage at km 21.9 must be removed.

12. Any further expansion or additional development will require the submission of a Traffic Impact Assessment (TIA).

Please do not hesitate to contact us should you have any queries.

Kind regards | Vriendelike groete

Barend du Preez Pr Eng

On behalf of:

Chief Engineer: Road Use Management

Chief Directorate Road Planning

Transport Infrastructure Branch

Department of Infrastructure

Western Cape Government

1st Floor, 9 Dorp Street, Cape Town

Tel: +27 21 483 6996

Mobile: +27 83 701 2299

Email: barend@pescasa.co.za

Website: www.westerncape.gov.za



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Government**
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