NOTICE OF LAND USE PLANNING APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA : REMAINDERS OF FARMS NO 1150, 1151 AND 1661 PAARL

The following land use application in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023 refers:

Application Property Address :	**La Roche Estate, Robertsvlei Road, Franschhoek, 7690**
Application Property Description :	**Remainder of the Farms No 1150, 1151 and 1661 Paarl**
Applicant:	**David Hellig and Abrahamse Professional Land Surveyors**
	Tel: 021 872 4086
	E-mail: plan@dhaa.co.za
Owner:	**Islanmore Estates (Pty) Ltd**
Application Reference:	**TP1696/2026**
Application Type:	**Consolidation and Subdivision**

Description of the land use planning application :

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 in respect of the Remainders of the Farms No 1150, 1151 and 1661 Paarl for the following:

1. **Consolidation in terms of Section 15(2)(e) of the said By-Law of :**
   a) **The Remainders of the Farms No 1150, 1151 and 1661 Paarl to form a land unit measuring 50,0499 hectares in extent**
2. **Subdivision of the consolidated property in terms of Section 15(2)(d) of the said By-Law into 3 portions with associated servitudes, namely:**
   a) **Portion A measuring ±5,81 hectares**
   b) **Portion B measuring ±12,49 hectares**
   c) **Remainder of the consolidated land unit measuring ±31,75 hectares**
   d) **A servitude road is to be registered over Portion B in favour of Portion A for access to Minor Road No 5617**
   e) **A servitude road is to be registered over Remainder Consolidated in favour of Portion B for access to Divisional Road No 1351**
   f) **A services servitude consisting of a pumphouse measuring ±30 square metres in extent together with a servitude pipeline is to be registered over Remainder Consolidated in favour of Portion A and Portion B**
   g) **A servitude pipeline is to be registered over Portion B in favour of Portion A**
3. **Permission from the controlling authority required in terms of title deed condition 1 on page 6 of Title Deed No T87089/2003, for the subdivision of the subject land units.**

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the abovementioned 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 can 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 By-Law with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments;
  - Where relevant demonstrate the undesirable effect that the application will have if approved;
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
  - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **David Hellig and Abrahamse Professional Land Surveyors (E-mail: plan@dhaa.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 **23-11-2026.**

It should be noted that the Municipality, in terms of Section 50(5) of the said By-Law, 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 **021 872 4086** during normal office hours.

KENNISGEWING VAN GRONDGEBRUIKBEPLANNINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE GEBIED : RESTANTE VAN PLASE NR 1150, 1151 EN 1661 PAARL

Die volgende grondgebruiksaansoek ingevolg die Stellenbosch Munisipaliteit se Verordeninge op Grondgebruikbeplanning, 2023 verwys:

Adres van Aansoekeiendom:	**La Roche Estate, Robertsvlei Pad, Franschhoek, 7690**
Aansoek Eiendom Beskrywing:	**Restante van die Plase Nr 1150, 1151 en 1661 Paarl**
Aansoeker:	**David Hellig and Abrahamse Professional Land Surveyors**
	Tel: 021 872 4086
	E-pos: plan@dhaa.co.za
Eienaar:	**Islanmore Estates (Edms.) Bpk.**
Aansoekverwysing:	**TP1696/2026**
Tipe Aansoek:	**Konsolidasie en Onderverdeling**

Beskrywing van die grondgebruikbeplanningsaansoek:

Aansoek word gedoen ingevolge Artikel 15(2) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 ten opsigte van die Restante van Plase Nr. 1150, 1151 en 1661 Paarl vir die volgende:

1. **Konsolidasie ingevolge Artikel 15(2)(e) van die genoemde Verordening vir die volgende:**
   a) **Die Restante van Plase No 1150, 1151 en 1661 Paarl, om 'n grondeenheid met 'n oppervlak van 50,0499 hektaar te vorm**
2. **Onderverdeling van die gekonsolideerde eiendom ingevolge Artikel 15(2)(d) van genoemde Verordening in 3 gedeeltes, met gepaardgaande serwitute :**
   a) **Gedeelte A met 'n grootte van ±5,81 hektaar**
   b) **Gedeelte B met 'n grootte van ±12,49 hektaar**
   c) **Restant van die gekonsolideerde grondeenheid met 'n grootte van ±31,75 hektaar**
   d) **'n Serwituut pad moet oor Gedeelte B geregistreer word ten gunste van Gedeelte A vir toegang tot Onderverdeelde Pad Nr. 5617**
   e) **'n Serwituut pad moet oor die Restant van die gekonsolideerde grondeenheid geregistreer word ten gunste van Gedeelte B vir toegang tot Afdelingspad Nr. 1351**
   f) **'n Serwituut vir 'n pomphuis met 'n oppervlakte van ±30 vierkante meter, tesame met 'n pyplynserwituut, moet oor die Restant van die gekonsolideerde grondeenheid geregistreer word ten gunste van Gedeelte A en Gedeelte B**
   g) **'n Pyplynserwituut moet oor Gedeelte B geregistreer word ten gunste van Gedeelte A**
3. **Toestemming van die beherende owerheid ingevolge titelaktevoorwaarde 1 op bladsy 6 van Titelakte Nr. T87089/2003, vir die onderverdeling van die betrokke grondeenhede.**

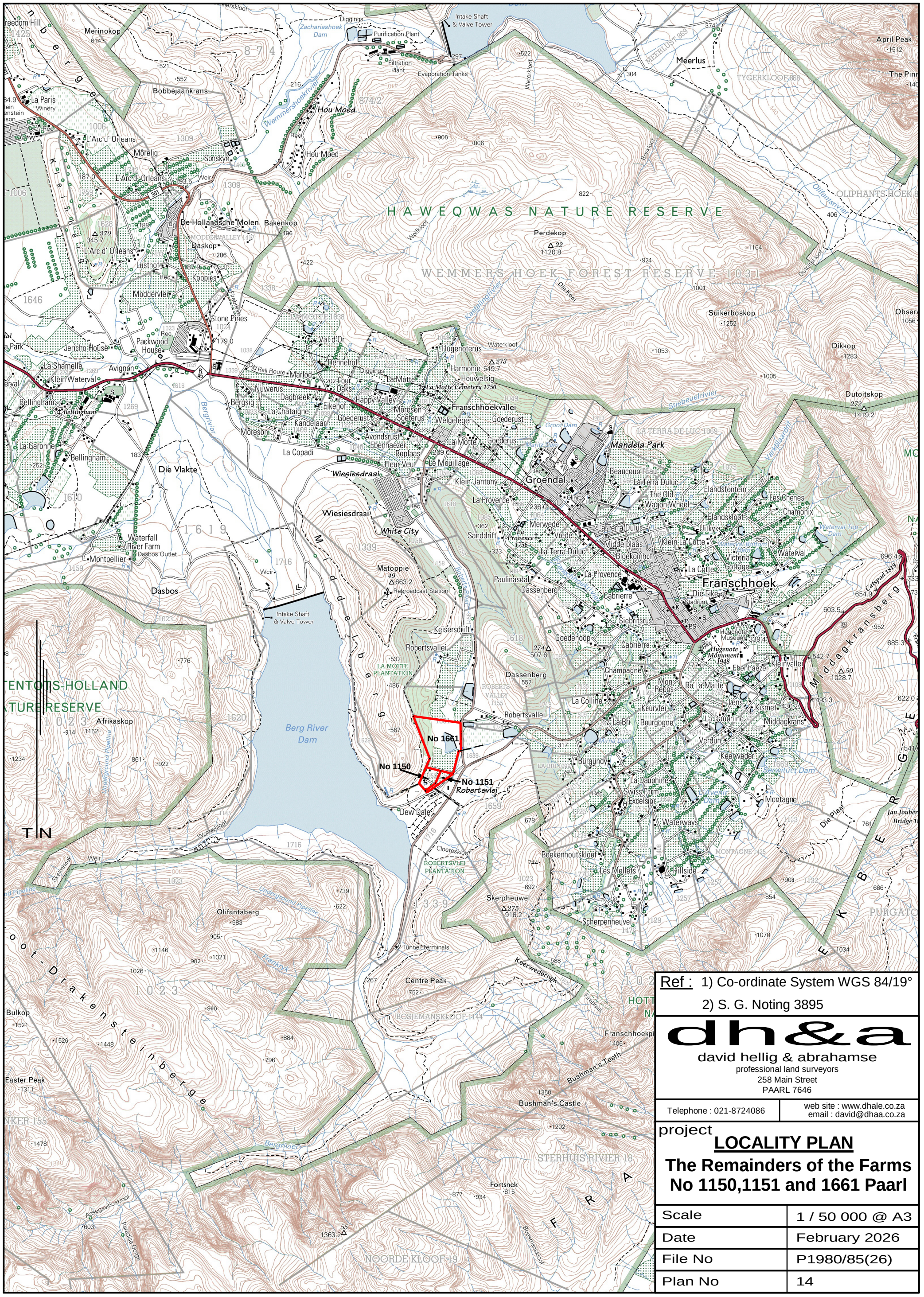
Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste 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, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

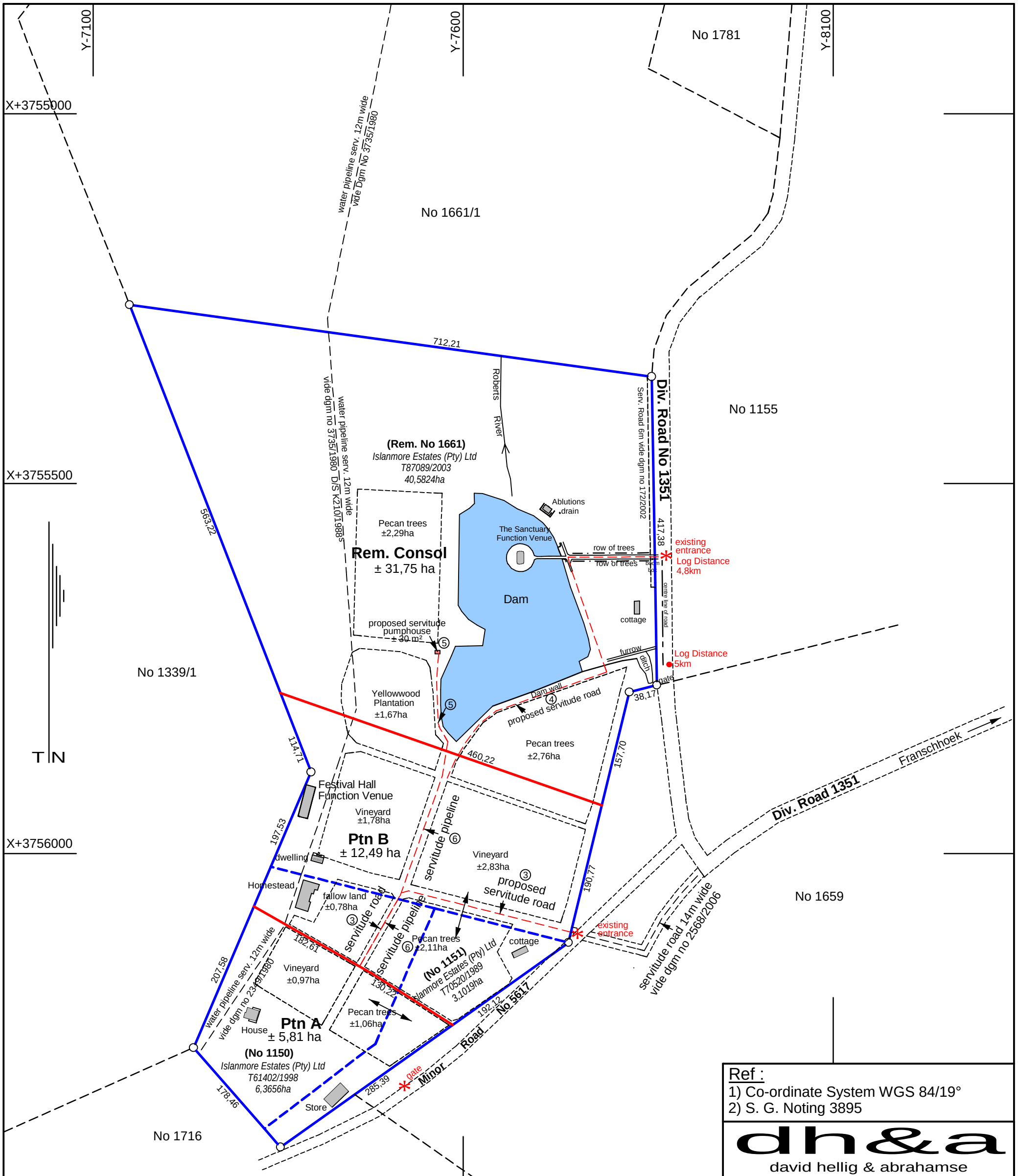
Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysingsnommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontakbesonderhede van die persoon wat die kommentaar lewer;
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het;
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
  - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **David Hellig and Abrahamse Professional Land Surveyors (E-pos: plan@dhaa.co.za).** Deur 'n beswaar, kommentaar of vertoë 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 sluitingsdatum van **23-11-2026.**

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 **021 872 4086** gedurende normale kantoorure.


HAWEQWAS NATURE RESERVE
WEMMERS HOEK FOREST RESERVE 1031
Franschhoek
Groendal
Mandela Park
Meerlus
Hou Moed
Bobbejaankrans
Merinokop
Zachariashoek Dam
Purification Plant
Intake Shaft & Valve Tower
Filtration Plant
Evaporation Tanks
Wemmershoekrivier
Waterkloof
Boskloof
Olifantsrivier
Dutoitskloof
Wolfkloof
Perdekop
Die Kom
Kastelingrivier
Suikerboskop
Dikkop
Dutoitskop
April Peak
The Pinn
OLIPHANTS HOEK
TYGERKLOOF
MEERLUST
Die Vlakte
Wiesiesdraai
White City
Matoppie
Rebroadcast Station
Intake Shaft & Valve Tower
Berg River Dam
Dasbos
Waterfall River Farm
Dasbos Outlet
Montpellier
Olifantsberg
Bulkop
Easter Peak
Afrikaskop
Centre Peak
Bushman's Castle
Fortsnek
Skerpheuwel
Scherpenheuvel
Tunnel Terminals
Underground Pipeline
Franschhoek Pass
Middagkransberg
Bergrivier
Franschhoekrivier
Keerwederrivier
Stiebeuelrivier
Wolwekloof
Cloeteskloof
Boekenhoutskloof
Bosjemanskloof
Noordekloof
Sterhuis Rivier
Assegaaibosskloof
Paradise Gorge
Boesmansrivier
Keerwederrivier
Franschhoekpass
Bain's Kloof Pass
Groot-Drakensteinberge
Middelberg
Kleinberg
Hugenote Monument 1948
Hugenote Museum
Catspad 1819
Jan Joubert Bridge 1
No 1661
No 1150
No 1151
Robertsvlei
Ref : 1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3895
dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646
Telephone : 021-8724086
web site : www.dhale.co.za
email : david@dhaa.co.za
project
LOCALITY PLAN
The Remainders of the Farms No 1150,1151 and 1661 Paarl
Scale 1 / 50 000 @ A3
Date February 2026
File No P1980/85(26)
Plan No 14



Notes:

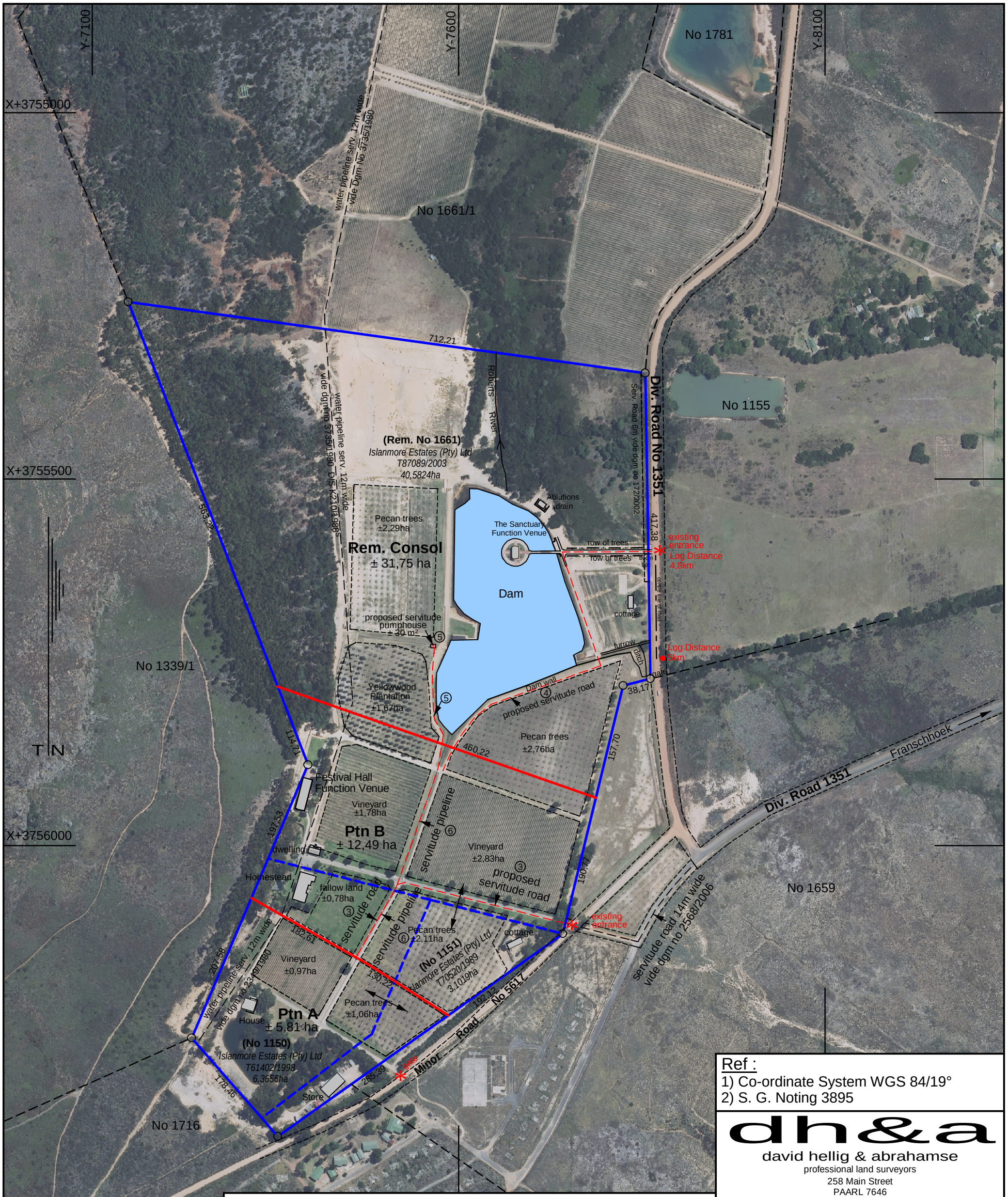
1) The Remainder of Farms No 1150, 1151 and 1661 Paarl are to be consolidated to form a land unit measuring 50,0499 hectares in extent.
2) The Consolidated Land Unit is to be subdivided into:
   a) Ptn A ± 5,81 ha
   b) Ptn B ± 12,49 ha
   c) Rem. Consol ± 31,75 ha
3) A proposed Servitude Road is to be registered over Ptn B in favour of Ptn A for access to Minor Road No 5617.
4) A proposed Servitude Road is to be registered over Rem Consol in favour of Ptn B for access to the Festival Hall Function Venue from Divisional Road No 1351.
5) A Servitude Pumphouse measuring ± 30 m² in extent together with a Servitude pipeline is to be registered over Rem Consol in favour of Ptn A and Ptn B.
6) A Servitude Pipeline is to be registered over Ptn B in favour of Ptn A.

Ref :
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project
PLAN OF CONSOLIDATION AND SUBDIVISION
The Remainders of Farms No 1150, 1151 and 1661 Paarl

Scale	1 / 5000 @ A3
Date	March 2026
File No	P1980/85(26)
Plan No	13 Rev1



Notes:

1) The Remainder of Farms No 1150, 1151 and 1661 Paarl are to be consolidated to form a land unit measuring 50,0499 hectares in extent.
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5) A Servitude Pumphouse measuring ± 30 m² in extent together with a Servitude pipeline is to be registered over Rem Consol in favour of Ptn A and Ptn B.
6) A Servitude Pipeline is to be registered over Ptn B in favour of Ptn A.

Ref :
1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3895

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PLAN OF CONSOLIDATION AND SUBDIVISION
The Remainders of Farms No 1150, 1151 and 1661 Paarl

Scale	1 / 5000 @ A3
Date	March 2026
File No	P1980/85(26)
Plan No	13 Rev1P

PLANNING REPORT

PROPOSED CONSOLIDATON AND SUBDIVISION OF THE REMAINDERS OF THE FARMS NO 1150, 1151 AND 1661 PAARL

OUR REF: P1980/85(26)



Compiled by

David Hellig and Abrahamse
Professional Land Surveyors

JUNE 2026

1. INTRODUCTION

The subject land units as tabulated below are situated approximately 3,5km south west of the town of Franschhoek in the Robertsvlei Valley and are accessed via Divisional Road No 1351 and Minor Road No 5617 as indicated on the enclosed Plans owned by Islanmore Estates (Pty) Ltd.

SUBJECT LAND UNITS			
No	**Land Unit**	**Registered Extent (ha)**	**Deed of Transfer**
1.	The Remainder of Farm No 1150 Paarl	6,3656	T61402/1988
2.	The Remainder of Farm No 1151 Paarl	3,1019	T70520/1989
3.	The Remainder of Farm No 1661 Paarl	40,5824	T87089/2003

The land units are zoned for Agriculture and Rural (AR) purposes in terms of the Stellenbosch Municipal Zoning Scheme By-Law, 2019 (SMZSB) with the below mentioned Consent Use and Technical Approvals for a tourist facilities being recently granted by the Stellenbosch Municipality viz :

- Technical Approval to utilise existing building infrastructure for a Function Venue (The Sanctuary) vide Stellenbosch Municipality Ref Farm 1661, Paarl Division dated 20-05-2021.

- Consent Use Approval to utilise an existing agricultural store for a Function Venue vide Stellenbosch Municipality Ref Farm 1661, Paarl dated 23-03-2022 read together with Final Notification letter dated 4-05-2022.

The purpose of this application is for the remodelling of the three subject land units by Consolidation and Subdivision again into three new land units in accordance with the layout of the existing cultivated blocks and farming infrastructure resulting in the elimination of existing encroachments and to achieve a more practical and pragmatic distribution of agricultural potential.

2. PROPERTY DETAILS

The land units are bounded to the east by Divisional Road No 1351 (Robertsvlei Road), to the north by adjoining agricultural land units, to the west by Forestry Land and to the south by Minor Road No 5617 and State Land.

The land units were previously developed with wine grape vineyards but are now collectively planted to 5,58 hectares of irrigated wine grape vineyards, 8,22 hectares of pecan trees, 10

hectares of commercial pine tree plantations and 1,67 hectares of yellowwood tree plantation with additional 0,78 hectares of fallow land being available for cultivation of potential agricultural lands. A large storage dam is also centrally situated on the Remainder of the Farm No 1661 Paarl, which is fed from the Roberts River and the mountain run off water. Refer to the enclosed Water Registration Certificate in respect of the irrigation of 15 hectares of wine grape vineyards.

The land unit also comprises the following building infrastructure :

The Remainder of the Farm No 1661 Paarl

- A small building comprising two residential dwelling units at first floor level with four garages at the ground floor level situated in the south western corner of the subject land unit.

- The Function Venue Facilities viz Festival Hall situated in the south western corner and the Sanctuary buildings in the north eastern corner of the subject land unit both accessed from an existing entrance at log distance 4,8km on Divisional Road No 1351.

- A small cottage east of the storage dam abutting onto Divisional Road No 1351

The Remainder of the Farm No 1150 Paarl

- The main homestead and dwelling unit.

The Remainder of the Farm No 1150 Paarl

- Cottage and agricultural store.

3. ACCESS

The subject land units are accessed from :

- An existing entrance at log distance 4,8km on Divisional Road No 1351 (Robertsvlei Road) which is also linked to a 6m wide servitude road granting access to the adjoining land unit viz Portion 1 of the Farm No 1661 Paarl. Access to the proposed Function Venue (Festival Hall and Sanctuary) is also from this entrance via existing internal farm roads.

- Existing entrance on the south-eastern corner of the Remainder of Farm No 1661 Paarl from Minor Road No 5617. This access links up with Divisional Road No 1351 (Robertsvlei Road) via a 14m servitude road over adjoining Farm No 1659 Paarl as shown on the enclosed Plans.

No changes to the existing accesses are proposed and no additional accesses are required.

4. TITLE DEED CONDITIONS

There are no restrictive conditions prohibiting the development proposal, noting the conditions imposed in terms of Act No 21/1940 requiring the consent of the Competent necessitating an application in terms Act No 21/1940 to the Controlling Authority to obtain their written consent for the development proposal.

5. APPLICATION PROPOSAL

1. The Consolidation of the Remainders of the Farms No 1150, 1151 and 1661 Paarl to form a land unit measuring 50,0499 hectares in extent.

2. The Consolidated Land Unit is be subdivided into :

   a) **Portion A** measuring approximately 5,81 hectares in extent planted to approximately 0,97 hectares of wine grape vineyards, 1,06 hectares of pecan trees and comprises a dwelling, farm store and small dam.

   b) **Portion B** measuring approximately 12,49 hectares in extent planted to approximately 4,61 hectares of irrigated wine grape vineyards, 2,11 hectares of pecan trees and comprises 0,78 hectares of fallow land, dwelling units and Function Venue (Festival Hall).

   c) **The Remainder of the Consolidated Land Unit** measuring approximately 31,75 hectares in extent planted to approximately 5,05 hectares of pecan trees, 1,67 hectares of yellowwood trees, 10 hectares of commercial pine tree plantation and comprises a large storage dam, cottage and Function Venue (The Sanctuary).

3. The registration of ancillary Servitude Roads, Pipelines and Pumphouses over the proposed subdivided land units as indicated on the enclosed Plans of Subdivision.

The following land use planning applications are hereby submitted to the following Statutory Authorities for approval in order to give effect to the abovementioned proposal :

1. The National Department of Agriculture in terms of the Subdivision of Agricultural Land Act No 70/1970.

2. The Stellenbosch Municipality in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023.

3. Department of Infrastructure, Western Cape Government or the Stellenbosch Municipality, as the case may be, in terms of Act No 21/1940, noting the conditions contained in the Title Deed.

6. MOTIVATION

The development proposal merely represents the remodelling of the three existing land units by consolidation and subdivision again into three new land units. No additional land units are being proposed. Refer to the below table in respect of comparative analysis of the existing and remodelled land units :

EXISTING LAND UNITS			**REMODELLED LAND UNITS**	
No	**Description**	**Extent (ha)**	**Description**	**Extent (ha)**
1.	Rem Farm No 1151 Paarl	3,1019	Ptn A	5,81
2.	Rem Farm No 1150 Paarl	6,3656	Ptn B	12,49
3.	Rem Farm No 1661 Paarl	40,5824	Rem Consol	31,75
TOTAL		**50,0499**	**TOTAL**	**50,05**

The remodelling of the subject land units results in more appropriately dimensioned land units being of a very similar order to those of the existing land units by eliminating existing encroachments of the agricultural blocks. The configuration of the remodelled land units is more practical and sustainable, duly informed by current agricultural activities and practices, compared to the status quo which represents land units which are awkwardly shaped and impractical in terms of the future development thereof for agricultural purposes.

All entrances and access points from the surrounding Public Road network will be utilised and maintained. No new entrances or access points are required.

The water rights will be proportionally distributed between the proposed subdivided portions in accordance with the cultivated agricultural lands and agricultural potential of each land unit.

The proposal does not adversely impact on the agricultural surroundings, activities and viability of the agricultural land units, the surrounding environment, nearby land uses nor the property values of the neighbouring land units.

The subject land units will retain their current agricultural zonings and land use rights.

The application will not result in a loss of any viable agricultural land and on the contrary aims to improve the agricultural sustainability thereof by accommodating the existing agricultural activities and infrastructure thereon, which is in support of the sole mandate of the National Department of Agriculture to protect agricultural land for agricultural purposes to ensure food security in the country.

7. CONCLUSION

The proposed remodelling of the subject land units will result in a more appropriate and pragmatic reconfiguration informed by existing agricultural infrastructure resulting in an improved distribution of agricultural potential enabling the land units to be developed to their full potential.

DAVID HELLIG & ABRAHAMSE



PER : S G DREYER