

NOTICE OF LAND DEVELOPMENT APPLICATION

CONSENT AND REVISED FARM SDP: PORTION 13 OF THE FARM WATERFALL NUMBER 1159, STELLENBOSCH, PAARL DIVISION ("The Farm")

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

Application Property Address: FARM WATERFALL NUMBER 1159, STELLENBOSCH, PAARL DIVISION, Franschoek Road (R45)

Application Property Number: PORTION 13 OF THE FARM WATERFALL NUMBER 1159

Applicant: Tommy Brummer Pty Ltd - quintus@tommybrummer.co.za, 072 2141 656

Owner: Puroform South Africa Pty Ltd, Oakvale Estate, Franschoek, 073 903 2799

Application Reference: TP 1329/2025

Description of land development proposal:

In order to permit two additional tourism units in the form of tents and a renewable solar power array on the farm, the following applications are made in terms of Section 15 (2) (o) and (g) of the Stellenbosch Municipality Land Use Planning By-law 2023:

- i) Consent to allow for a Tourist Accommodation Establishment (4 units) with a total of 8 bedrooms (in lieu of the permitted 7 bedrooms);
- ii) Consent to permit the construction of a renewable energy structure (for private use of farm electricity only); and
- iii) Approval of the revised Site Development Plan (dated July 2025) as required by Section 216 of the Stellenbosch Municipality: Zoning Scheme By-Law.

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: Tommy Brummer Town Planners Pty Ltd, quintus@tommybrummer.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.

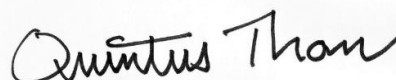
The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **18 March 2026**.

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- 531 8435** during normal office hours.

Yours faithfully

Quintus Thom
Pp Tommy Brummer Town Planners



KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

VERGUNNINGSGEBRUIK EN HERSIENE PLAAS TERREINONTWIKKELINGSPLAN: GEDEELTE 13 VAN DIE PLAAS WATERFALL NOMMER 1159, STELLENBOSCH, PAARL-AFDELING ("Die Plaas")

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

Adres van aansoek eiendom: PLAAS WATERFALL NOMMER 1159, STELLENBOSCH, PAARL AFDELING, Franschhoekpad (R45)

Aansoek eiendom beskrywing: PLAAS WATERFALL NOMMER 1159

Aansoeker: Tommy Brummer Pty Ltd - quintus@tommybrummer.co.za, 072 214 1656

Eienaar: Puroform South Africa Pty Ltd, Oakvale Estate, Franschhoek, 073 903 2799

Aansoek Verwysing: TP 1329/2025

Besonderhede van die grondgebruiksaansoek:

Om twee addisionele toerisme-eenhede in die vorm van tente, en 'n hernubare sonkragstelsel op die plaas toe te laat, word die volgende aansoeke ingedien ingevolge Artikel 15 (2) (o) en (g) van die Stellenbosch Munisipaliteit se Grondgebruikbeplanningsverordening 2023:

- i) Toestemming/Vergunning om 'n Toeriste-akkommodasie-instelling (4 eenhede) met 'n totaal van 8 slaapkamers toe te laat (in plaas van die toegelate 7 slaapkamers);
- ii) Toestemming/Vergunning om die bou van 'n hernubare energiestruktuur toe te laat (slegs vir privaat gebruik vir plaas elektrisiteit voorsiening); en
- iii) Goedkeuring van die hersiene Terreinontwikkelingsplan (gedateer Julie 2025) soos vereis deur Artikel 216 van die Stellenbosch Munisipaliteit: Soneringsskema-Verordening.

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 tydspan van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/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: Tommy Brummer Town Planners Pty Ltd, quintus@tommybrummer.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.

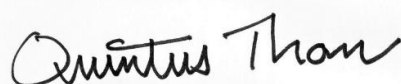
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **18 Maart 2026**.

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- 531 8435** gedurende normale kantoor ure.

Die uwe

Quintus Thom
Pp Tommy Brummer Town Planners



Date: February 2026

Our ref: 10963

Municipal ref: TP 1329/2025

TOMMY BRÜMMER
T O W N P L A N N E R S

I L Rosenberg House 80 Jordaan Street BO-KAAP
✉ 242 Buitengracht Bo-Kaap CAPE TOWN 8001
T: 021 531 8435 E: info@tommybrummer.co.za

PUBLIC PARTICIPATION PERIOD: 16 FEBRUARY 2026 TO 18 MARCH 2026
EXECUTIVE SUMMARY

CONSENT AND REVISED FARM SDP: PORTION 13 OF THE FARM WATERFALL NUMBER 1159, STELLENBOSCH, PAARL DIVISION (“The Farm”)

1 INTRODUCTION

This report motivates the applications required to permit the following:

- Two proposed new tents for use as tourism accommodation.
- Construction of a solar panel array to provide backup electricity for the farm.

Note that the current approved farm SDP as well as recent approval for the conversion of two existing buildings to tourism dwelling units, is also attached. These approvals were preceded by the approval of a wine maturation cellar and departures relating to the renovation of the main dwelling house.

The two tents are located at a position that has not been used for agricultural purposes for at least the last 25 years. In fact, the proposed site was occupied by buildings in the 2000's. The new tourism units, now classified as a “tourist accommodation establishment” due to the total number of bedrooms being 8 and not seven, will not in any way reduce the land used for agricultural purposes.

2 APPLICATIONS

In order to permit the proposed additional tourism units on the farm, the following applications are made in terms of Section 15 (2) (o) and (g) of the Stellenbosch Municipality Land Use Planning By-law 2023:

- i) Consent to allow for a Tourist Accommodation Establishment (4 units) with a total of 8 bedrooms (in lieu of the permitted 7 bedrooms);
- ii) Consent to permit the construction of a renewable energy structure (for private use of farm electricity only); and
- iii) Approval of the revised Site Development Plan (dated July 2025) as required by Section 216 of the Stellenbosch Municipality: Zoning Scheme By-Law.

3 PROPERTY DETAILS

Farm number	Portion 13 of Farm number 1159, Stellenbosch
Street address	Off R45 road
Deed of Transfer	T65148/2021
Extent	18,9696 ha per deed
Zoning	<i>Agriculture and Rural Zone</i>
Registered owner	Puroform South Africa Pty Ltd

4 LOCALITY and ZONING

The property is located 1,8 km to the south of the R45, a regional road connecting Paarl and Franschhoek and is situated some 10 km from Franschhoek and 18 km from Paarl and approximately 20 km from Stellenbosch via the Helshoogte Road.



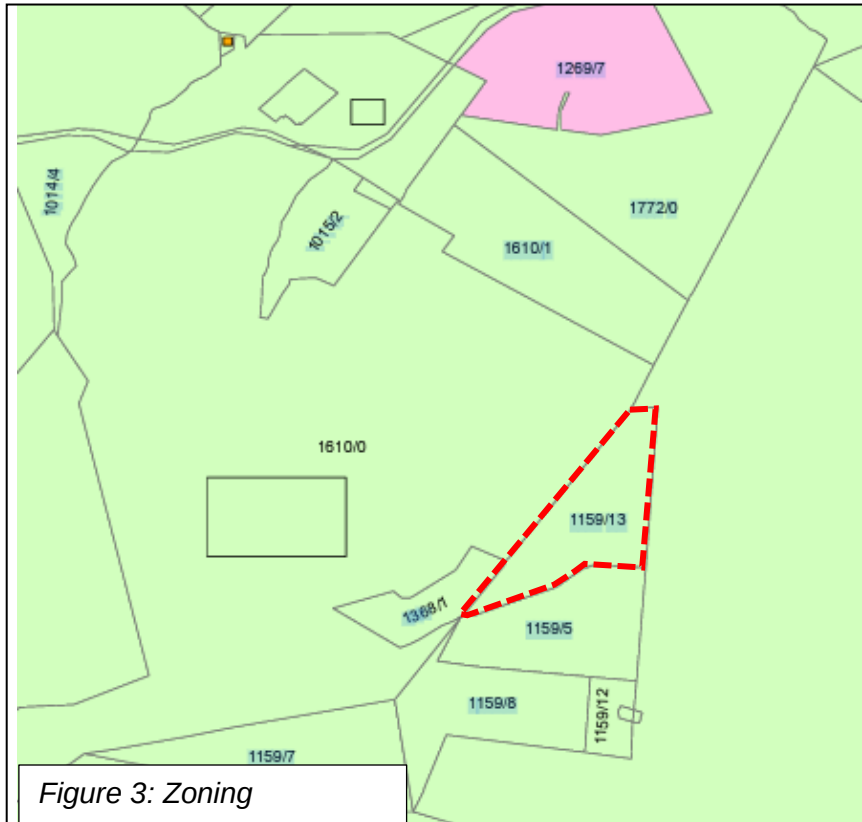
Figure 1: Location

As indicated by the aerial photo below, the property is developed with various structures including a main dwelling house, agricultural buildings, existing employee housing and outbuildings.



Figure 2: Aerial Photo

The property is zoned “Agriculture and Rural Zone” as indicated on Figure 3 in accordance with the current Zoning Scheme By-law for the Stellenbosch Municipality.



5 EXISTING APPROVALS

The farm changed hands in 2021 and the new owners have upgraded and improved both the farming activities and buildings on the farm since then. In terms of land use and building plan approvals, these approvals are recorded on the approved farm SDP that has been submitted with the various land use approvals.

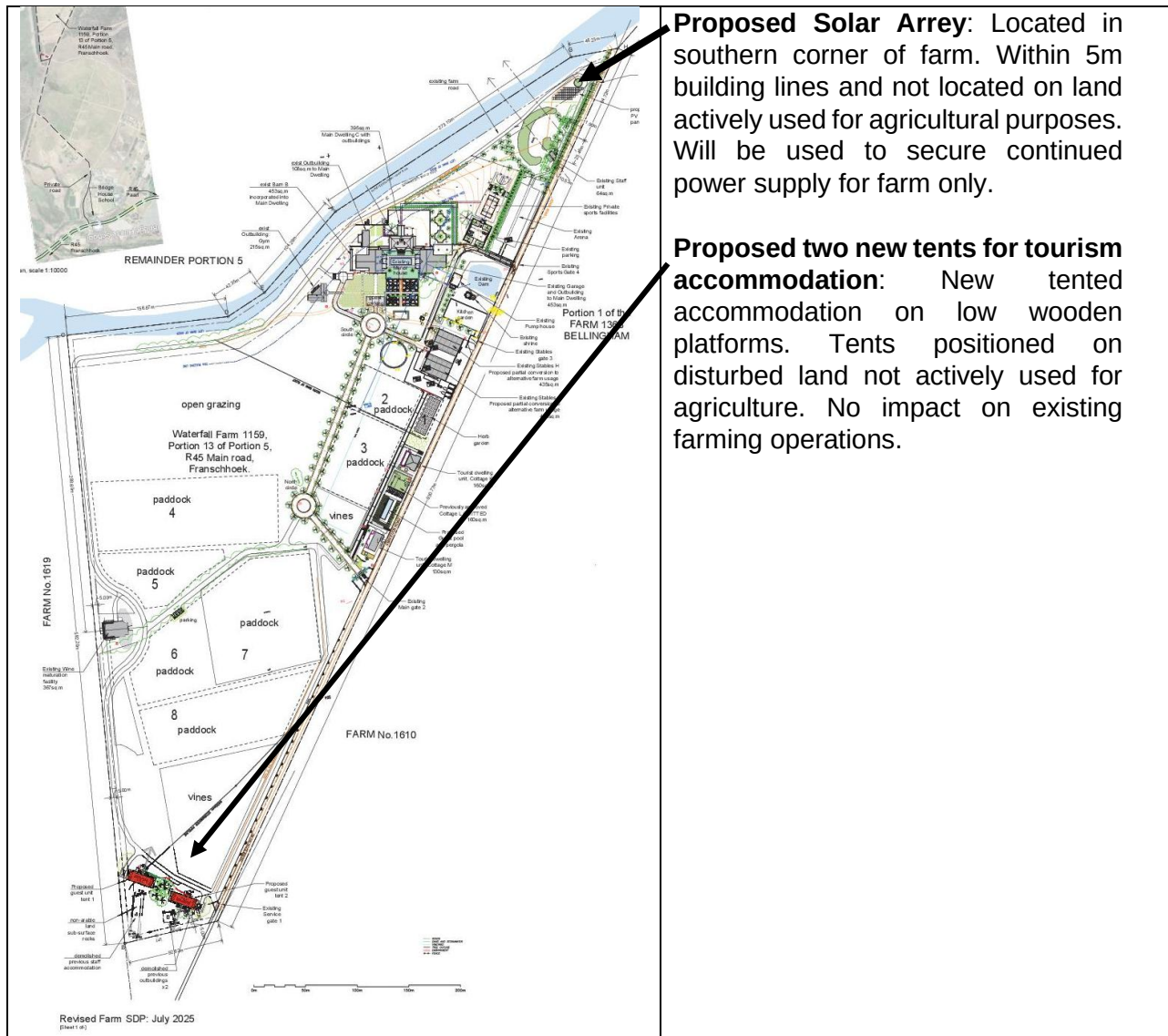
The agricultural diversification of the farm included the construction of a wine maturation cellar and the introduction of managed paddocks and vineyards.

In terms of the economic diversification, the new owners have converted two existing dwelling units to tourism units with a total of 4 bedrooms. A new staff housing unit was also approved.

The current proposal, to develop two new tourism units in the northern corner of the farm and the construction of a solar panel array in the southern portion, will complete the development intention for making the farm a multi-dimensional economic entity that will future-proof the income generating capabilities of the farm. It will also ensure that reliable and uninterrupted electricity can be supplied to the farm.

6 DEVELOPMENT PROPOSALS and REVISED SDP

The Revised Farm SDP, to include the proposed additional uses, has been prepared by **S J Mayers Architects**, "**Revised Farm SDP: July 2025 - sheet 1 and sheet 2**", and is attached for approval. The SDP includes the plans for the new tents and proposed solar panel array.



7 MOTIVATION

7.1 Section 65 of the By-Law lists the general adjudication criteria (*in cursive*) when considering a proposal as listed below. The supporting motivation or compliance statement for each criterion is provided where applicable:

(c) the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses and which relevant desirability considerations for the assessment of the proposed use or development of land includes the –

(i) socio-economic impact;

Compliance statement: The proposed addition of 2 new tourism units will allow the owners to expand to economic basis of the farm. This will improve economic sustainability of the whole farm and allow continued employment of workers on the farm. The proposed tented units will not compromise the economic viability of the other farming operations as the site is not used for agriculture or any other economic activity. The solar panels will make the farm self-sustainable in terms of electricity and improve the economic viability.

(ii) compatibility with surrounding uses;

Compatibility statement: The proposed uses are compatible with the surrounding uses in as much as the larger area contains a mix of non-agricultural uses such a school, car museum and car race track. The introduction of 2 tented accommodation units at a secluded location, as well as solar panels will not detract from the surrounding farm utilisation pattern.

(iii) impact on the external engineering services;

Compliance statement: The solar plant will have a positive impact on external engineering services as it will reduce the demand on the existing electricity grid. The farm is self sufficient with respect to water and sewerage and the two tented units will easily be provided for within the exiting farm network., In terms of solid waste removal, the waste generated by the two tented units will be disposed of through the existing waste removal contract that services the farm.

(iv) impact on safety, health and wellbeing of the surrounding community;

Impact statement: The proposals will not impact the safety, health and wellbeing of the surrounding community. In fact, the utilisation of the property for tourism accommodation has resulted in increased security measures on the farm which will be beneficial to the surrounding community.

(v) impact on heritage;

Impact statement: As the tented structures are new and located on already disturbed land, they will not impact on the character of the heritage landscape.

(vi) impact on the biophysical environment;

Impact statement: The development occurs on already disturbed land and there will be no negative impact on the biophysical environment.

(vii) traffic impacts, parking, access and other transport related considerations;

Impact statement: The solar panels do not generate traffic. In terms of the two tented units, these will not generate significant traffic and adequate parking is provided for the units. As they are located at one of the access gates to the farm, and next to an existing road, no new road infrastructure will be required as a result of the tents.

(viii) whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.

Statement: The development proposals are considered to be low-impact proposals and will in our view not result in adverse impacts. No specific conditions are required other than the standard conditions and the approval of the revised farm SDP.

7.2 When considering a consent use application, the Municipality shall have regard for the assessment criteria and other requirements as set out in **Section 213 of the By-Law** as discussed below:

- 1) *Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.*

Comment: The existing approved farm SDP has been updated with the proposals and is submitted for approval.

- 2) *When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farmland for agriculture.*

Comment: The proposed uses are small additions to the property and will enable the further economic viability of the operations on the site. There is no loss in farmland due to the proposals.

- 3) *The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.*

Comment: The two tented units are small low structures that are positioned behind existing vegetation with additional planting proposed around the tents. The organic roof structure is very suitable for the rural landscape and integrates well with the landscape. They do not dominate the landscape and will blend into the surrounding landscape.

- 4) *A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, **tourist accommodation establishment** and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.*

Comment: The development proposal remains very much subservient to the main agricultural activities on the farm and will not diminish the agricultural potential of the property. In fact, the solar panels will assist in providing secured electricity for farming operations.

- 5) *These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.*

Comment: The tented units will be on wooden platforms of 209 m² each thus requiring a coverage of 418m². This confirms that the use remains very much subservient to the primary use of the property.

- 6) *If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.*

Comment: Agriculture is conducted on the farm and no rezoning is required.

- 7) *As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme. New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.*

Comment: The site for the tents was previously used for farm buildings, now demolished. All other buildings on the farm are utilised and the erection of two tents on previously disturbed land is considered as a better use of the land than the current situation, which does not add to the economic activity of the farm.

- 8) *The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.*

Comment: The proposed 418m² coverage of the proposed decked areas can be recorded as the maximum extent of the proposed tented accommodation.

TOMMY BRÜMMER TOWN PLANNERS

ANNEXURE A: LOCATION MAPS

The property is located 1,8 km to the south of the R45, a regional road connecting Paarl and Franschhoek and is situated some 10 km from Franschhoek and 18 km from Paarl and approximately 20 km from Stellenbosch via the Helshoogte Road.



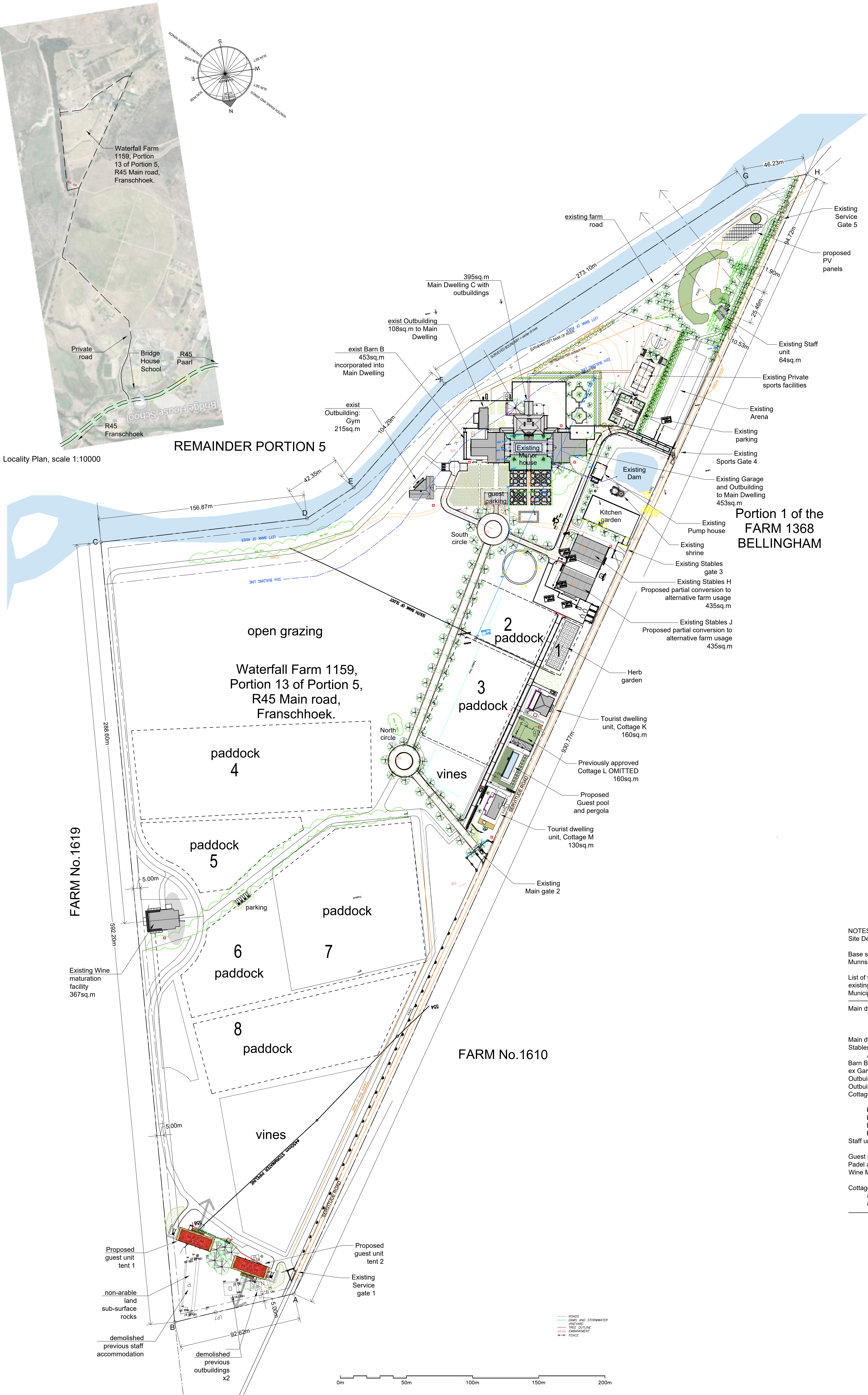
Figure 1: Location

As indicated by the aerial photo below, the property is developed with various structures including a main dwelling house, agricultural buildings, existing employee housing and outbuildings.



Figure 2: Aerial Photo

© These drawings are copyright.
NOTES
All work to be in accordance with the
Tender Document
NOTES
Contractors must verify all levels and dimensions on site
before making any site drawings or commencing work
Notify the Architect of any discrepancies before proceeding



NOTES
Site Development Plan:

Base survey information prepared by Diesel and Munns: dwg no: 5088dc, dated February 2014

List of the last approved drawing for each of the existing buildings on the farm per Stellenbosch Municipality records:

Main dwelling C:	BP/13/353/2013 BP/1866/2022 LU/14947 TP72/2022
Main dwelling and outbuildings Stables H and J:	BP/1866/2022 BP/13/353/2013
Alternative farm use	LU/161/64
Barn B:	BP/14/411/2014
ex Garage:	BP/15/432/2015
Outbuilding A - Gym:	BP/15/1005/2015
Outbuilding C - Cottage:	BP/15/1009/2015
Cottage K and L:	BP/16/219/2016 BP/1866/2022
K as guest cottage	LU/161/64
K as tourist dwelling unit	LU/17055
L omitted.	LU/17055
K gable airts	BP/5104/2024
Staff unit	LU/17055
Guest pool:	BP/5104/2024
Padel and sports court	BP/1844/2022
Wine Maturation Facility	LU/161/64
Cottage M	BP/6050/2024
as guest cottage	LU/161/64
as tourist dwelling unit	LU/17055

for Puroform South Africa (Pty) Ltd.

Client:

Architect:
sacap 7803

D 20.07.2025 Revised Site Development
plan to incorporate x2
additional tourist dwelling
units: Tents.

R DATE REVISION BY

s.j.mayers.
Architect.

10 JAMES STREET,
OBSERVATORY, CAPE TOWN, 7925
CELL: +27 82 708 5036,
s.j.mayers@puroform.co.za

PROJECT:
Oakvale Estate
CLIENT:
Puroform South Africa (Pty) Ltd.

DESCRIPTION:
Local Authority Submission:
Site Development Plan - Tourist
facilities.

NO:
Waterfall Farm 1159, Portion 13 of
Portion 5, R45 Main road, Franschoek.

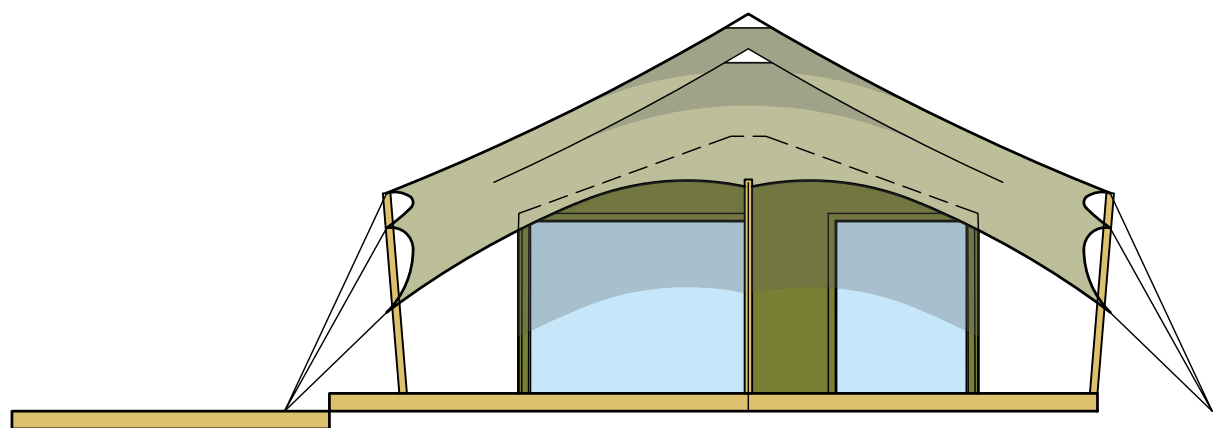
DATE:
20 July 2025

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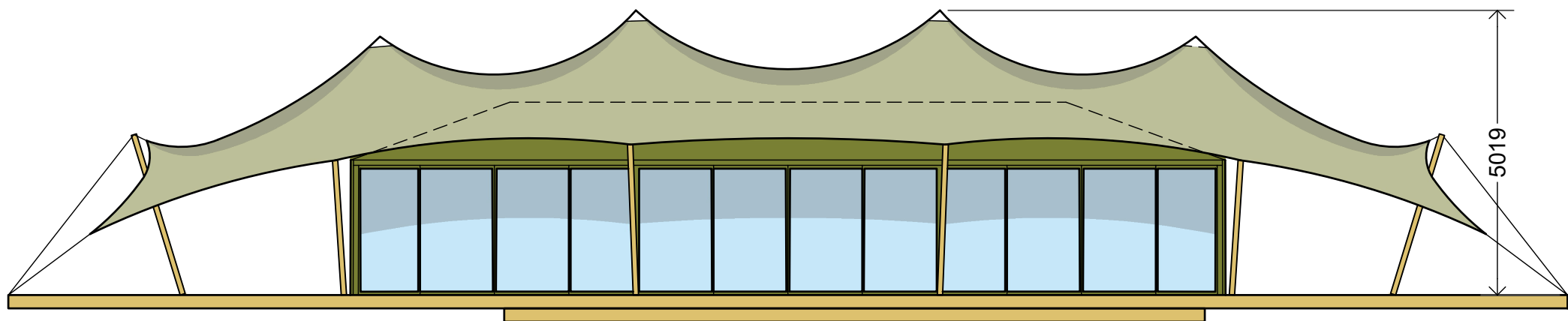
DRAWN BY:
s.j.mayers

DRAWING NO:
OE 2021 - LA.1.21

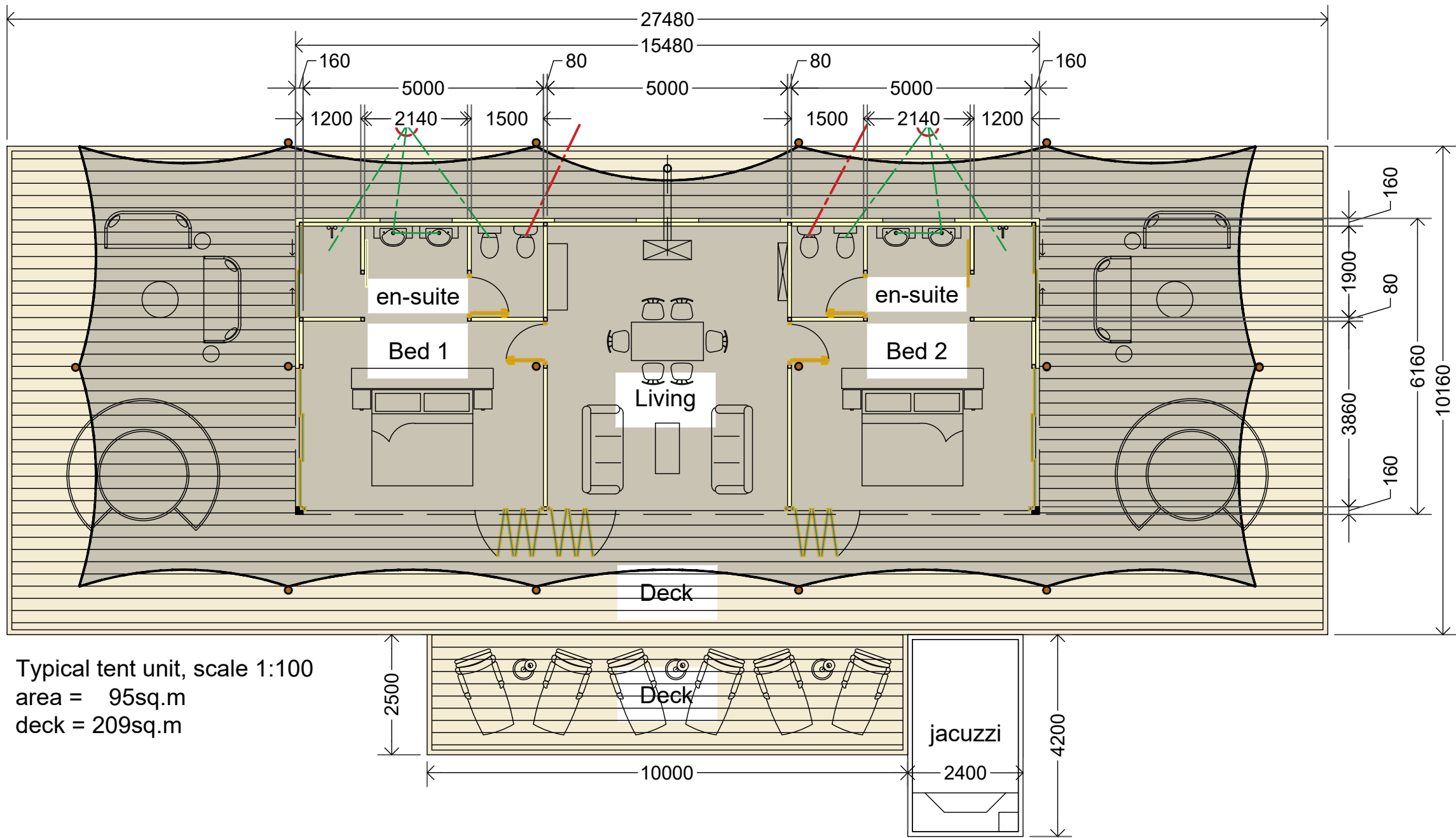
Revised Farm SDP: July 2025
[Sheet 1 of-]



Side elevation tent unit, scale 1:100



Front elevation tent unit, scale 1:100



Typical tent unit, scale 1:100
area = 95sq.m
deck = 209sq.m

NOTES:

BORA XXL - CLIMATE
CONTROL
TYPE B

NO	DATE	BY	DESCRIPTION
-	---	DP	-
-	---	DP	-

Contract Number:

Description of drawing:
FLOOR PLAN LAYOUT
OAKVALE ESTATE
BORA XXL - CLIMATE CONTROL - TYPE B

DESIGN DRAWING

Scale	1:100	Location	FRANSCHHOEK
Date	2025/07/27	Drawn by	DP
Job No		Checked by	GB
		Approved by	MS

Drawing No
LT 2023 (P)



TENTICKLE
bespoke luxury tents

s.j.mayers.
Architect.

10 JAMES STREET,
OBSERVATORY, CAPE TOWN. 7925
CELL: +27 82 708 5036.
sjmayers.architect@gmail.com

PROJECT:
Oakvale Estate

CLIENT:
Puroform South Africa (Pty) Ltd.

DESCRIPTION:
Local Authority Submission:
Site Development Plan - Tourist facilities
- Plan, elevation.

ERF:
Waterfall Farm 1159, Portion 13 of
Portion 5, R45 Main road, Franschhoek

DATE:	20 July 2025	SCALE:	1: 1000
DRAWN BY:	s.j.mayers	DRAWING NO.:	OE.2021 - L4.1.26

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