



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12926

Our File Reference Number: Farm 1054, Paarl Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

PER E-MAIL. [REDACTED]

Sir/Madam

## APPLICATION FOR CONSENT USE: FARM 1054 PAARL DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 An application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated October 2015, on Farm 1054, Paarl Division for the following;

- 2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said by-law, for tourist facility to utilise the existing farm shop as a wine cellar and wine tasting facility;

**BE APPROVED** in terms of Section 60 of the by law and subject to the following conditions in terms of Section 66 of the said Bylaw:

### 3. Conditions of approval

- 3.1 The approval applies only to the application under consideration as indicated on Drawing No: CD-01-100-00, dated 2020/11/12 & WD-02-100-01, WD-02-100-02, dated 2021/05/19, drawn by HB Architects, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 3.2 The development shall be implemented substantially in accordance with the Site Development Plan referenced as Drawing No: CD-01-100-00, dated 2020/11/12 & WD-

02-100-01, WD-02-100-02, dated 2021/05/19, drawn by HB Architects, and attached as **Annexure C**.

- 3.3 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.
  - 3.4 The agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms.
  - 3.5 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 12 October 2021, attached as **Annexure G**, be complied with.
  - 3.6 The conditions imposed by **Western Cape Government: Transport and Public Works** as contained in their letters dated 17 February 2022 attached as **Annexure H**, be complied with.
  - 3.7 The land use shall not create any undue traffic congestion on the road and those precautionary measures be taken in order to avoid noise congestion.
  - 3.8 Building plans must be generally in accordance with the layout plans as referenced Drawing No: CD-01-100-00, dated 2020/11/12 & WD-02-100-01, WD-02-100-02, dated 2021/05/19, drawn by HB Architects, and attached as **Annexure C**.
  - 3.9 The proposed tourist facility shall be limited to **1316 m<sup>2</sup>** in extent (wine cellar) and **393 m<sup>2</sup>** in extent (wine tasting facility).
  - 3.10 No directional signage may be erected without prior approval of the Provincial Road Engineer and Municipality.
  - 3.11 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.
  - 3.12 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
4. The reasons for the above decision are as follows:
- 4.1 The application would not negatively affect aesthetic appearance of the property or surrounding environment and the primary use of the property will still remain agricultural.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.
  
6. Appeals must be submitted 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. The following prescribed information is accordingly required:
  - (a) The personal particulars of the Appellant, including:
    - (I) First names and surname;
    - (II) ID number;
    - (III) Company of Legal person's name (if applicable)
    - (IV) Physical Address;
    - (V) Contact details, including a Cell number and E-Mail address;
  
  - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
  
  - (c) The grounds of the appeal which may include the following grounds:
    - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
  
    - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
  
  - (d) whether the appeal is lodged against the whole decision or a part of the decision;
  
  - (e) if the appeal is lodged against a part of the decision, a description of the part;
  
  - (f) if the appeal is lodged against a condition of approval, a description of the condition;
  
  - (g) the factual or legal findings that the appellant relies on;
  
  - (h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

7. 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](mailto:landuse.appeals@stellenbosch.gov.za)

8. 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.

9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

10. An applicant who lodge 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.

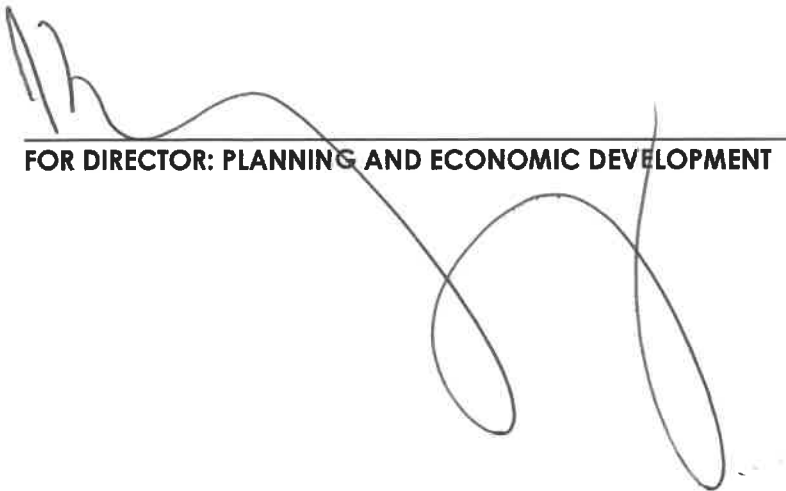
(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

(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.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision is suspended, and in the case of any approval, 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



A large, stylized handwritten signature in black ink, consisting of several loops and curves, positioned above a horizontal line.

---

**FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

22/7/2022  
DATE:

## **ANNEXURE C: SITE DEVELOPMENT PLAN**

**NOTES:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 6. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 7. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 8. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 9. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.  
 10. ALL DIMENSIONS ARE TO BE TAKEN OFF ANY ONE PARTICULAR POINT UNLESS OTHERWISE SPECIFIED.

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY

**ADDITIONAL NOTES:**

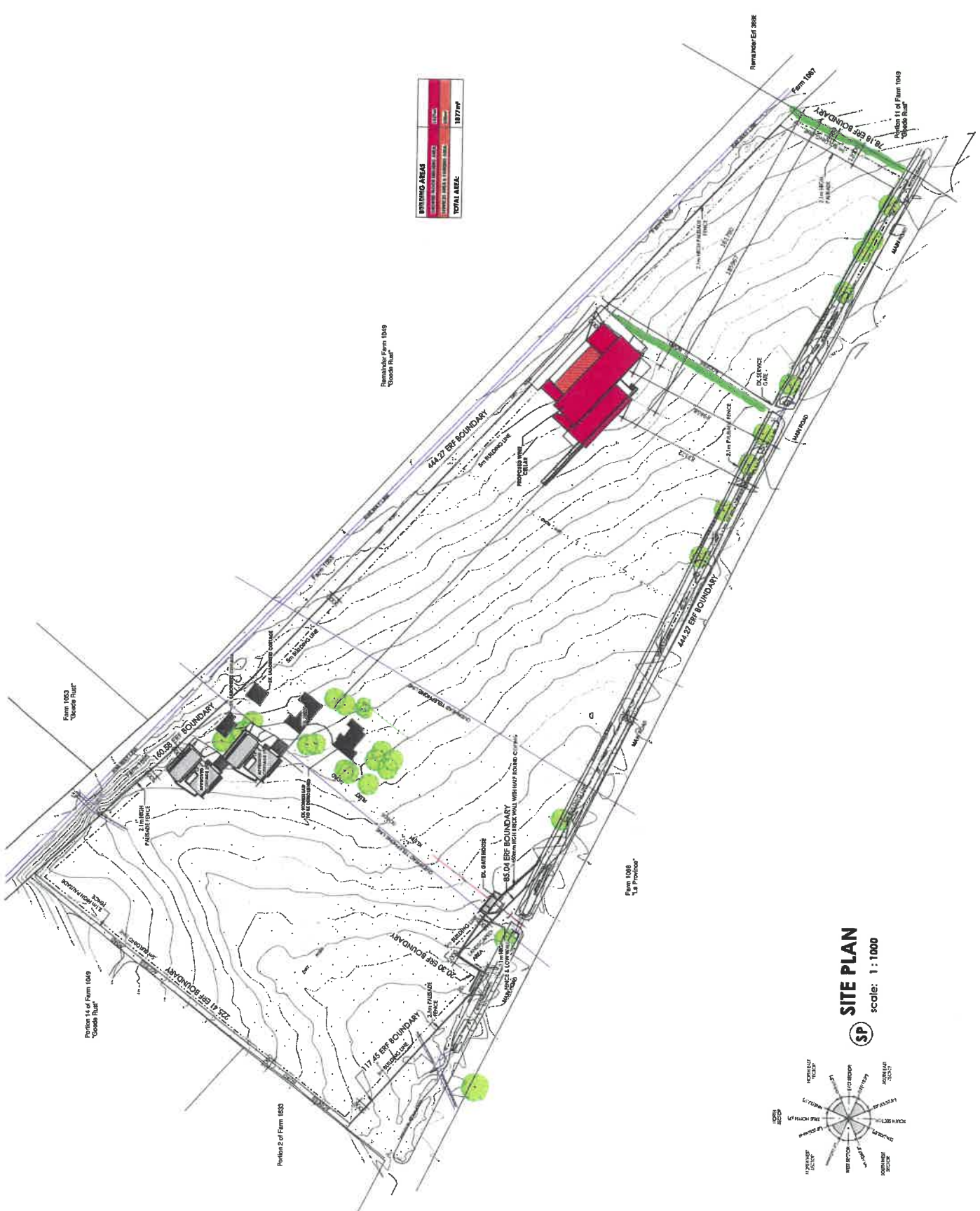
**SIGNATURES:**

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

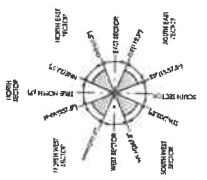
**FOR INFORMATION:**

**hb**

PROJECT NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_  
 DATE: \_\_\_\_\_



**SITE PLAN**  
 scale: 1 : 1000



**NOTES:**

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.


**REVISIONS:**

REV	DATE	DESCRIPTION	BY	CHKD
1	10/10/2023	ISSUED FOR PERMIT	...	...
2	10/10/2023	ISSUED FOR PERMIT	...	...
3	10/10/2023	ISSUED FOR PERMIT	...	...

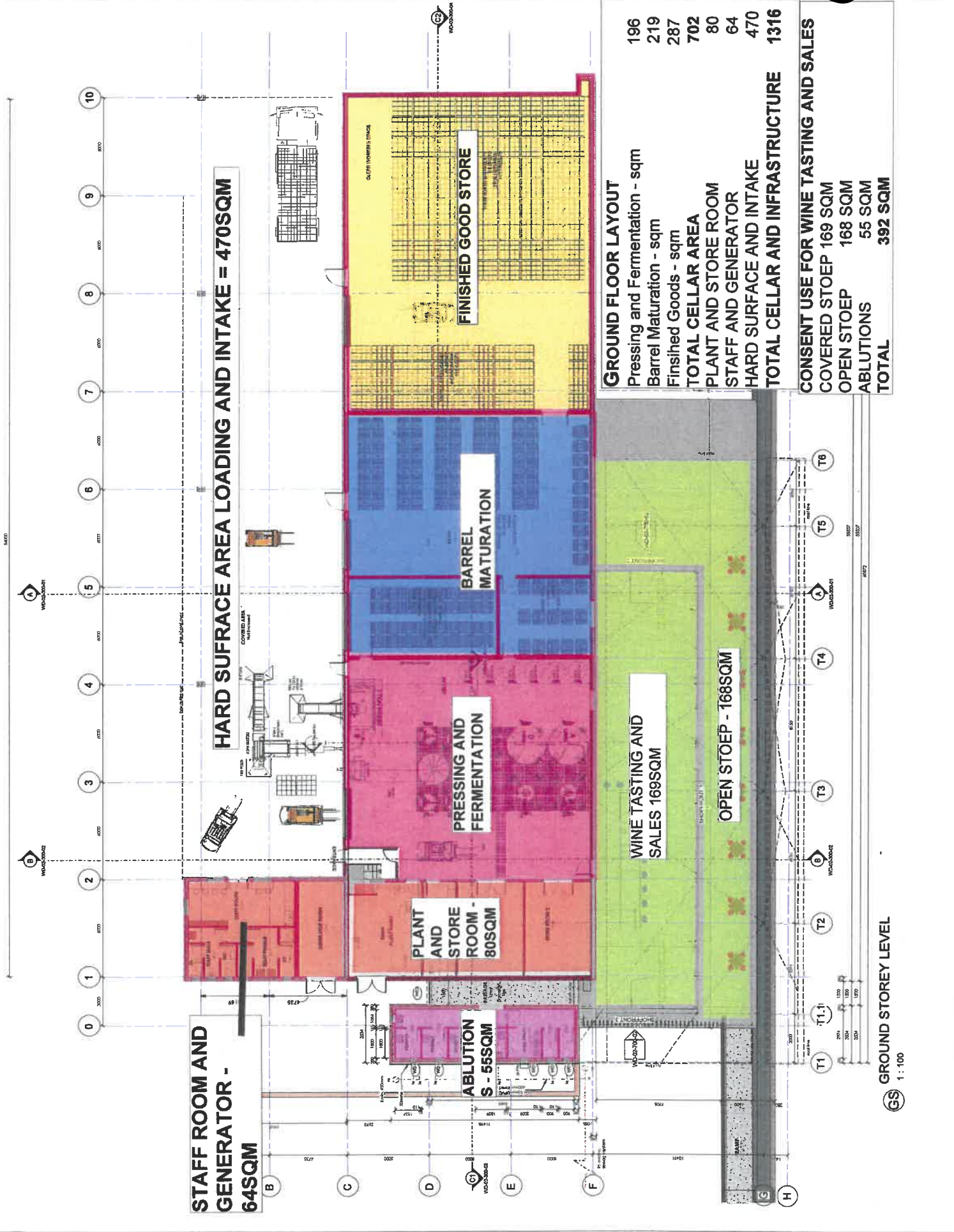
PROJECT No: 214  
 DRAWING No: 214-01  
 SHEET No: 01

**ADDITIONAL NOTES:**

COUNCIL SUBMISSION



PROJECT No: 214  
 DRAWING No: 214-01  
 SHEET No: 01



**GROUND FLOOR LAYOUT**

Pressing and Fermentation - sqm	196
Barrel Maturation - sqm	219
Finished Goods - sqm	287
<b>TOTAL CELLAR AREA</b>	<b>702</b>
PLANT AND STORE ROOM	80
STAFF AND GENERATOR	64
HARD SURFACE AND INTAKE	470
<b>TOTAL CELLAR AND INFRASTRUCTURE</b>	<b>1316</b>

<b>CONSENT USE FOR WINE TASTING AND SALES</b>	
COVERED STOEP	169 SQM
OPEN STOEP	168 SQM
ABLUTIONS	55 SQM
<b>TOTAL</b>	<b>392 SQM</b>

GS 1:100  
 GROUND STOREY LEVEL



**NOTES:**


ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY
1	08/01/2024	ISSUED FOR PERMITS	DAAC

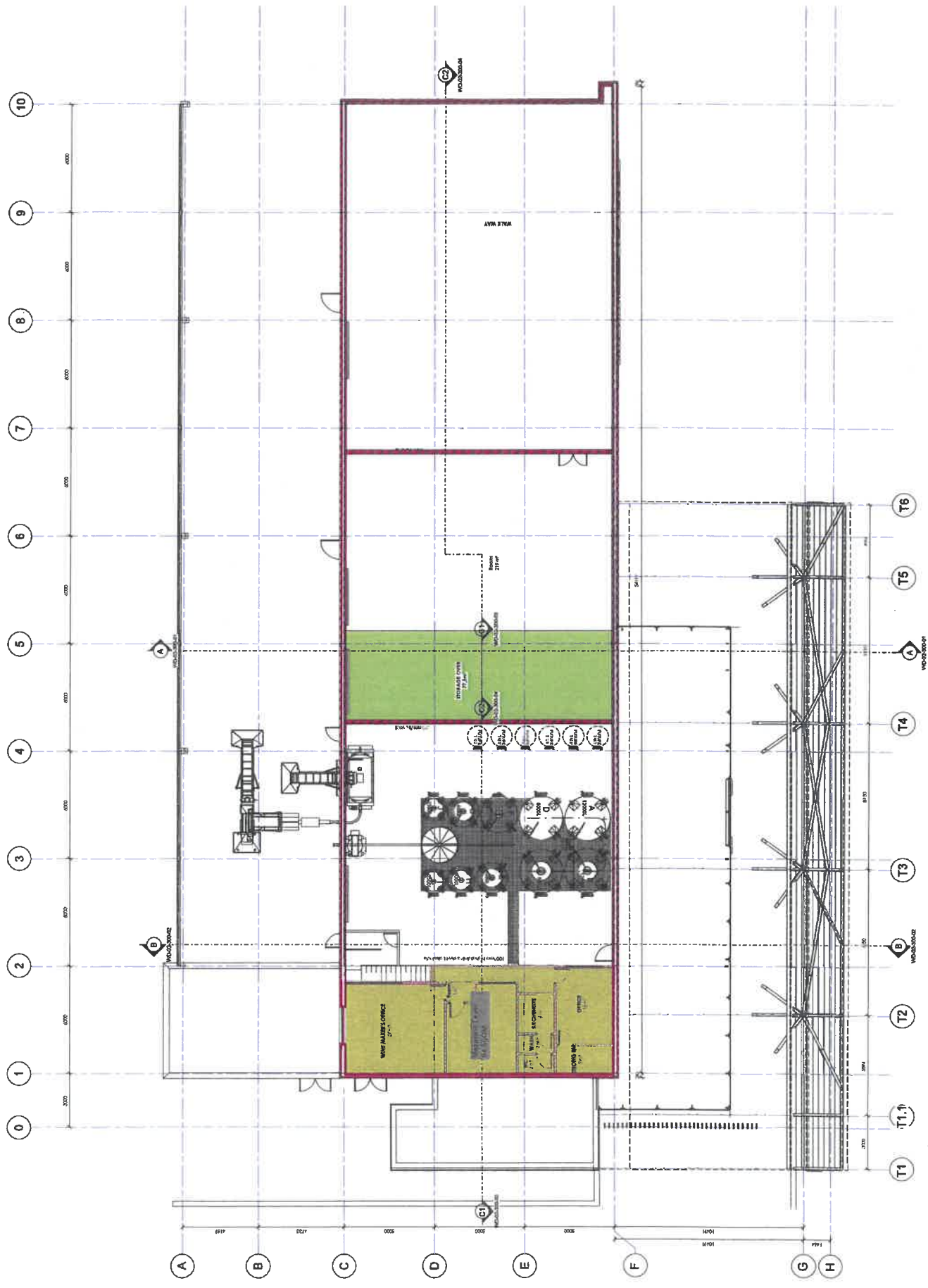
**ADDITIONAL NOTES:**

**FOR INFORMATION**



MEZZANINE LEVEL

DATE	BY
08/01/2024	DAAC



**MZ** MEZZANINE LEVEL  
1 : 100

**ANNEXURE G: COMMENT FROM DIRECTOR: ENGINEERING SERVICES**



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# MEMORANDUM

**DIREKTEUR: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

---

<b>To ▫ Aan:</b>	<b>Director: Planning + Economic Development</b>
<b>Att Aandag</b>	<b>Salome Newman</b>
<b>From ▫ Van:</b>	<b>Manager: Development (Infrastructure Services)</b>
<b>Author ▫ Skrywer:</b>	<b>Tyrone King</b>
<b>Date ▫ Datum:</b>	<b>12 Oct 2021</b>
<b>Our Ref ▫ Ons Verw:</b>	<b>Civil LU 2211</b>
<b>Your Ref:</b>	<b>LU/12926</b>
<b>Re ▫ Insake:</b>	<b>Farm 1054, Paar: Consent Use on Farm 1054/0, Franschhoek to utilise the existing farm store as wine cellar (1316m<sup>2</sup>) and wine tasting facility (393m<sup>2</sup>)</b>

---

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

**1. Water**

- 1.1 The municipality does not have a reticulation main in the vicinity of the site – only a bulk supply line that cannot accommodate a water connection. Therefore, water provision to remain from non-municipal sources, - La Provence water pipeline and boreholes.
- 1.2 The owner is responsible to ensure that potable water complies with SANS 241 standards.

**2. Sewer**

- 2.1 A package plant to treat the domestic sewer from the ablution facilities of the wine cellar and tasting facilities is proposed. A biological retention pond is proposed for the treatment of the cellar effluent. However, the municipality prefers that all the sewer be connected to the municipal network, since there is a 500mm dia bulk

- 4.2 The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 4.3 The appropriate DC's are payable before a Section 28 Clearance certificate can be issued.
- 4.4 The appropriate DC's are payable before building plan approval (consent use/sectional title).

**5. Electrical Engineering (Martin Slabber – Supt Dwarsrivier Elect)**

- 5.1 Outside electrical network area - ESKOM



**Tyrone King Pr Tech Eng**  
**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2.0 DEVELOPMENT\00 Developments\2211 (TK) Farm 1054 Paarl (LU-12926)\2211 (TK) Farm 1054 Paarl (LU-12926).doc

# Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION	
Application Number	DC 2211 (TK) Farm 1054 Paarl (LU-12926)
Date	Thursday, 09/Sep/2021
Financial Year	2021/22
Erf Location	Paarl
Erf No	Farm 1054
Erf Size (m <sup>2</sup> )	
Suburb	
Applicant	
Approved Building Plan No.	Land use motivation report - page 4 - 392m2 (tourist facility)

SUMMARY OF DC CALCULATION							
Unit(s)	Water kl/day	Sewer kl/day	Storm-water ha°C	Solid-Waste t/week	Roads trips/day	Community Facilities person	Totals
Total Increased Services Usage	1.372	1.568	0.031	0.157	35.28	35.3	
Total Development Charges before Deductions	R 22 966.72	R 22 966.72		R 9 020.87	R 262 399.76	R 5 844.36	R 300 231.70
Total Deductions							
Total Payable (excluding VAT)		R 22 966.72		R 9 020.87	R 262 399.76	R 5 844.36	R 300 231.70
VAT		R 3 445.01		R 1 351.13	R 39 359.96	R 876.65	R 45 034.76
Total Payable (including VAT)		R 26 411.72		R 10 374.00	R 301 759.73	R 6 721.01	R 345 266.46

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	



**ANNEXURE H: COMMENT FROM THE WESTERN CAPE GOVERNMENT:  
TRANSPORT AND PUBLIC WORKS**



Ref: TPW/CFS/RP/LUD/ACC-25/27 (Job28258)

---

Emile van der Merwe Town Planning Consultants

Attention: Mr E van der Merwe

Dear Sir

**FARM KLEIN GOEDERUST 1054 PAARL (FRANSCHHOEK): MAIN ROAD 191 FRANSCHHOEK ROAD:  
ADDENDUM TO WCG COMMENTS ON CONSENT USE APPLICATION**

1. The following refer:
  - 1.1 Your undated letter of ±16 September 2021 giving notice of land application, Stellenbosch Municipality ref. LU/12926, and attached land use application documents;
  - 1.2 Your e-mail to Harry Thompson of this Branch dated 16 November 2021 and attached drawings by hb Architects of the proposed gatehouse for Klein Goederust (no drawing number or date) and Site Development Plan, Project no. 1935, Drawing no. LAD-000-01 Rev. E dated 14 May 2021, but with undated annotations;
  - 1.3 E-mail correspondence between yourself, Harry Thompson of this Branch, and Stuart Hermansen of HB Architects between 10 November 2021 and 11 January 2022;
  - 1.4 This Branch's letter TPW/CFS/RP/LUD/ACC-25/27 (Job 28258) dated 17 January 2022 to you.
2. Following concerns expressed regarding the safety of the access from Main Road 191 (the R45), the site was revisited and it was concluded that the width of the access driveway between MR191 and the gatehouse and in particular over the piped drainage culvert, is insufficient at present for the unhindered passage of two vehicles, one entering and the other leaving.
3. It is clearly possible and even likely, that vehicles turning right out of the driveway onto the R45 will be positioned such that it would be difficult and/or unsafe for other vehicles to enter over the piped culvert. Given the high numbers of vehicles travelling in either direction on the R45, it is likely that right turners could have a lengthy wait for a suitable gap in the passing traffic, delaying entering vehicles. If the entering vehicle is a right turner (ie. coming from the Franschhoek direction), other vehicles would likely pass on the left, which the exiting right turner might not expect. This could increase the risk of crashes.
4. In light of the above, this Branch considers it essential that the access driveway be widened to ensure that there is sufficient width for two light vehicles to pass one



another without hindrance. It may be feasible to make the headwalls higher, with appropriate reinforcing, but the integrity of the drainage channel, both the piped culvert and the open channel, must be preserved and the safety of passing vehicles in the event of an off-road vehicle if impacting the headwall should also be considered. If the paved access road surface includes the entire width between headwalls, this may exceed the usual 6.8m main farm access width at the end of the bellmouth, as usually required in terms of this Department's standard designs; however, the closeness of the piped culvert and the edge of the open drainage channel to the edge of the pavement of the R45 may prevent the usual 12m bellmouth radius from being used.

5. This Branch therefore amends paragraph 8 of our 17 January 2022 letter (paragraph 1.4 above) to add the following sub-paragraphs:
  - 8.5 An amended design to the main access at  $\pm$ km21.02 on Main Road 191, (the R45 Franschoek Road), shall be prepared by an appropriately qualified and registered road designer and submitted for approval to this Branch's Chief Directorate: Design (Mr M Hendrickse: [Michael.Hendrickse2@westerncape.gov.za](mailto:Michael.Hendrickse2@westerncape.gov.za)). The designer may wish to consult with the Chief Directorate: Design at an early stage regarding acceptable design standards for the specific circumstances at this access. The design of the access road widening shall be carried out in accordance with this Department's design guidelines and requirements and shall include detailed drawings of the road geometry, pavement/materials, drainage, culvert headwall structural details and road markings;
  - 8.6 Detailed construction drawings and proposals for traffic accommodation during construction shall be submitted for approval to the District Roads Engineer, Paarl (Mr Elroy Smith: [Elroy.Smith@westerncape.gov.za](mailto:Elroy.Smith@westerncape.gov.za)) prior to construction;
  - 8.7 The consultant shall give the District Roads Engineer two weeks' notice of an intention to commence the works;
  - 8.8 After completion of the construction phases to the satisfaction of the District Roads Engineer, the Road Authority shall accept in writing the handing over of the site from the Applicant's consultant or contractor. In this instance too, two weeks' advance notice shall be given of an intention to complete the works;
  - 8.9 As built drawings shall be sent to this Branch (Ms GD Swanepoel), the District Roads Engineer (Mr Elroy Smith) and the Roads Department of Cape Winelands District Municipality (Mr F van Eck: [Francois@capewinelands.gov.za](mailto:Francois@capewinelands.gov.za)).

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**

**DATE: 17 February 2022**

**ENDORSEMENTS**

1. Stellenbosch Municipality  
Attention: Mr U von Molendorff (e-mail: [Ulrich.vonMolendorff@stellenbosch.gov.za](mailto:Ulrich.vonMolendorff@stellenbosch.gov.za))
2. Emile van der Merwe Town Planning Consultants  
Attention: Mr E van der Merwe (e-mail: [EmilevdM@adept.co.za](mailto:EmilevdM@adept.co.za))
3. hb Architects  
Attention: Mr S Hermansen (e-mail: [stuart@hermansen.co.za](mailto:stuart@hermansen.co.za))
4. District Roads Engineer  
Paarl
5. Mr E Smith (e-mail)
6. Cape Winelands District Municipality  
Attention: Mr F van Eck ([Francois@capewinelands.gov.za](mailto:Francois@capewinelands.gov.za)):  
Mr I Van der Westhuizen ([Izak@capewinelands.gov.za](mailto:Izak@capewinelands.gov.za))
7. Mr J van der Merwe (e-mail)
8. Mr M Hendrickse (e-mail)
9. Mr H Thompson (e-mail)
10. Mr SW Carstens (e-mail)



Ref: TPW/CFS/RP/LUD/ACC-25/27 (Job 28258)

---

Emile van der Merwe Town Planning Consultants

Attention: Mr E van der Merwe

Dear Sir

**FARM KLEIN GOEDERUST 1054 PAARL (FRANSCHHOEK): MAIN ROAD 191 (FRANSCHHOEK ROAD): APPLICATION FOR CONSENT USE FOR A WINE CELLAR AND WINE TASTING FACILITY**

1. The following refer:
  - 1.1 Your undated letter giving notice of land application, Stellenbosch Municipality ref. LU/12926, apparently sent ±16 September 2021 but only received by this Branch on 27<sup>th</sup> October 2021 and attached land use application documents;
  - 1.2 Your e-mail to Harry Thompson of this Branch dated 16 November 2021 and attached drawings by hb Architects of the proposed gatehouse for Klein Goederust (no drawing number or date) and Site Development Plan, Project no. 1935, Drawing no. LAD-000-01Rev. E dated 14 May 2021, but with undated annotations;
  - 1.3 E-mail correspondence between yourself, Harry Thompson of this Branch, and Stuart Hermansen of HB Architects between 10 November 2021 and 11 January 2022.
2. The subject property is located on the north-east side of Main Road 191, (R45 Franschhoek Road), ±5km north-west of the town of Franschhoek.
3. The application is for a Consent Use, to enable the use of an approved farm store as a wine cellar and wine tasting facility.
4. Access to the property is off Main Road 191 at ±km.21.02, which will continue to serve as the access to the entire property. There is adequate sight distance in both directions from this access. There is also a camp access at ±km.21.34, which will be closed.
5. The proposed gatehouse and security are to be located ±25m from the road reserve boundary, which should provide storage capacity for 4 to 5 entering vehicles. This will be ample storage capacity most of the time; however, it is important that measures are put in place for any such occasions when more vehicles arrive at the same time, to ensure that queues do not tail back into MR191.
6. The capacity of the wine tasting facility is ±50 guests, so it is unlikely that the number of arriving and departing vehicles will exceed 25 vehicles per hour in the peak direction (ie. inbound or outbound), or that vehicle movements will cause congestion

or safety concerns for either trips to/from the subject property or other traffic on Main Road 191. The access has adequate width to accommodate two-way traffic.

7. Remainder Farm Goede Rust 1049, Farm Goede Rust 1053 and Farm Goede Rust 1057, Paarl are all located to the north-east of Farm 1054, are under common ownership and have for many years taken access through Farm 1054, Paarl. To date this has been by agreement between the owners and the Applicant has indicated that this will continue to be the case. However, this does not guarantee permanent legal access to these properties should the current or future owners of Farm Goede Rust 1054 decide to withhold access. It is therefore essential that servitude access be registered over Farm 1054, Paarl in favour of Farms Remainder 1049, 1053 and 1057, Paarl.
8. This Branch offers no objection to the proposed Consent Use described above in respect of on Farm Klein Goederust 1054 Paarl, subject to the following:
  - 8.1 The camp access at  $\pm$ km.21.34 on Main Road 191, (R45 Franschhoek Road) shall be closed and fenced to prevent future access;
  - 8.2 All access to and through the subject property from Main Road 191 shall be by way of the existing main access to the property at  $\pm$ km.21.02;
  - 8.3 The registration of a servitude right of way over Farm 1054 Paarl in favour of Remainder Farm 1049, Paarl and Farms 1053 and 1057 Paarl, utilising the existing main access at  $\pm$ km.21.02 on MR191 and
  - 8.4 The applicant shall ensure that security measures at the gatehouse are managed in such a manner as to ensure that no queue of entering vehicles extends into the carriageway of Main Road 191 at any time.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: ROADS**

**DATE: 17 January 2022**

**ENDORSEMENTS**

1. Stellenbosch Municipality  
Attention: Mr U von Molendorff (e-mail: [Ulrich.vonMolendorff@stellenbosch.gov.za](mailto:Ulrich.vonMolendorff@stellenbosch.gov.za))
  
2. Emile van der Merwe Town Planning Consultants  
Attention: Mr E van der Merwe (e-mail: [EmilevdM@adept.co.za](mailto:EmilevdM@adept.co.za))
  
3. hb Architects  
Attention: Mr S Hermansen (e-mail: [stuart@hermansen.co.za](mailto:stuart@hermansen.co.za))
  
4. District Roads Engineer  
Paarl
  
5. Mr E Smith (e-mail)
  
6. Mr J van der Merwe (e-mail)
  
7. Mr H Thompson (e-mail)
  
8. Mr SW Carstens (e-mail)