



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13326

Our File Reference Number: Farm 1674/10

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR THE AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM 1674/10, PAARL DIVISION

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

2.1 That the application for the amendment of conditions of approval on Farm 1674 Portion 10, Paarl, in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-Law 2015, to reconfigure the internal layout of the existing building, which is used as a tourist facility, for a restaurant, farm store for the sale of farm related goods, crafts and a wine tasting and sales area on Farm 1674 Portion 10, Paarl, as noted on the revised Site Development Plan, drawing no: 208_LAD.1011, dated 16.09.21, 208_LAD.2002 dated 26.08.21 and 208_LAD.1002, dated 14.09 .21 and attached as **Annexure B**.

BE APPROVED in terms of Section 60 of the said bylaw.

3. Conditions of approval:

3.1 The approval only applies to the 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.

3.2 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.

3.3 All Building Plans to be endorsed by Heritage Western Cape prior to being submitted to the Building Section for approval.

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

4. The reasons for the above decision are as follows:

4.1 The amendments of conditions of approval / Site Development Plan will not facilitate additional land use rights, but only the reconfiguring of the internal layout of the building to optimise the space available within the building.

4.2 Only the existing building area available will be used to facilitate the proposal.

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

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

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

26/7/2022

DATE



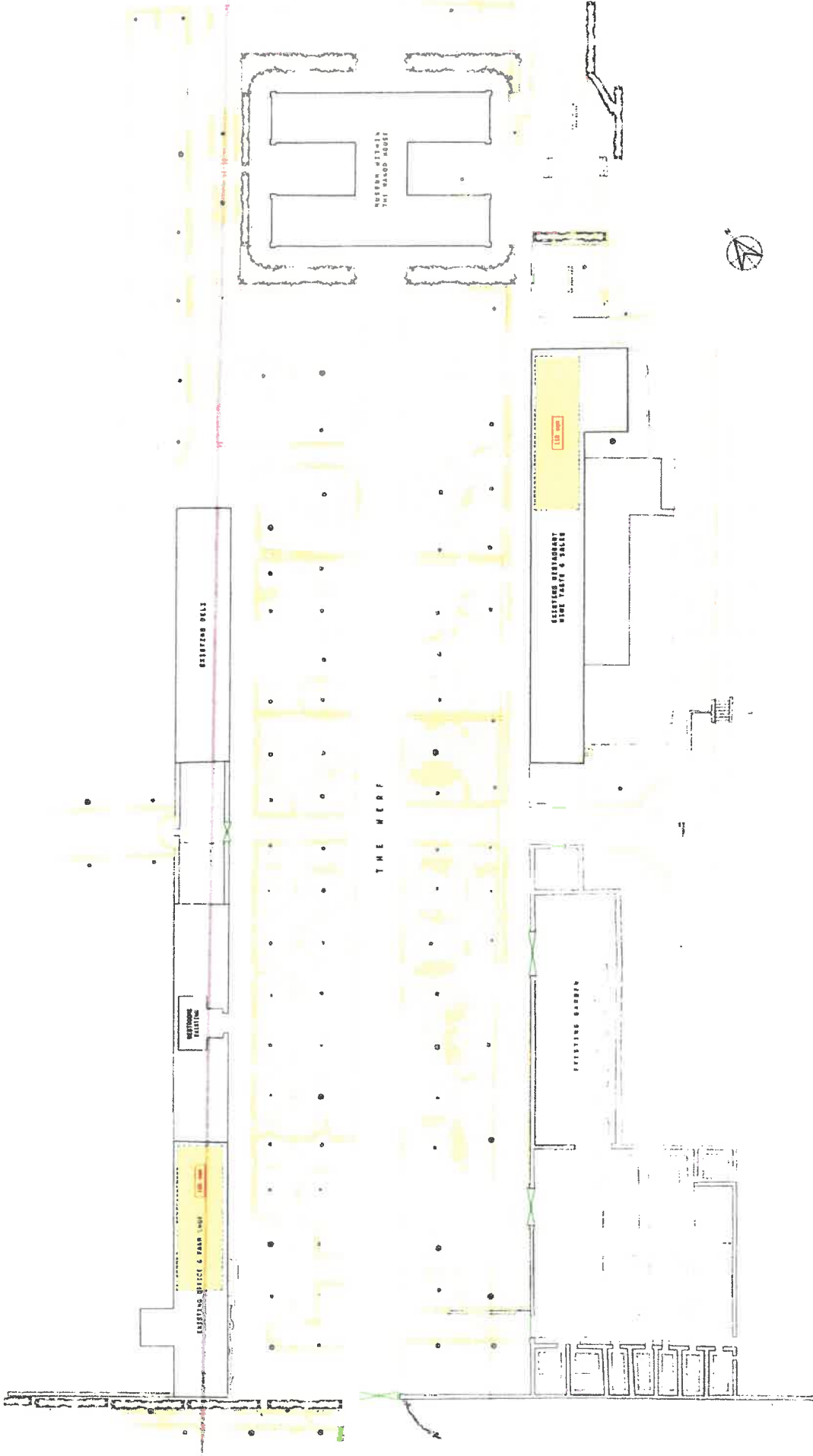
STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

ATC

ATC ENGINEERING & ARCHITECTURE
1000 15th Street, Suite 100
Berkeley, CA 94710
Tel: 415.863.1100
Fax: 415.863.1101
www.atc-engineering.com



ARCHITECT'S NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE REGULATIONS.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE REGULATIONS.

KEY

- EXISTING CONCRETE
- EXISTING MASONRY
- EXISTING METAL
- EXISTING WOOD
- EXISTING GLASS
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SAND
- EXISTING SOIL
- EXISTING VEGETATION
- EXISTING UTILITIES
- EXISTING FOUNDATION
- EXISTING STRUCTURE
- EXISTING EQUIPMENT
- EXISTING FURNITURE
- EXISTING FIXTURES
- EXISTING ACCESSORIES
- EXISTING FINISHES
- EXISTING MATERIALS
- EXISTING METHODS
- EXISTING TOOLS
- EXISTING EQUIPMENT
- EXISTING SUPPLIES
- EXISTING SERVICES
- EXISTING CONTRACTORS
- EXISTING SUBCONTRACTORS
- EXISTING VENDORS
- EXISTING DISTRIBUTORS
- EXISTING MANUFACTURERS
- EXISTING INSTALLERS
- EXISTING MAINTENANCE
- EXISTING REPAIRS
- EXISTING REPLACEMENTS
- EXISTING UPDATES
- EXISTING MODIFICATIONS
- EXISTING ALTERATIONS
- EXISTING ADDITIONS
- EXISTING DELETIONS
- EXISTING DEMOLITIONS
- EXISTING RESTORATIONS
- EXISTING PRESERVATIONS
- EXISTING RECONSTRUCTIONS
- EXISTING RENOVATIONS
- EXISTING REPAIRS
- EXISTING REPLACEMENTS
- EXISTING UPDATES
- EXISTING MODIFICATIONS
- EXISTING ALTERATIONS
- EXISTING ADDITIONS
- EXISTING DELETIONS
- EXISTING DEMOLITIONS
- EXISTING RESTORATIONS
- EXISTING PRESERVATIONS
- EXISTING RECONSTRUCTIONS
- EXISTING RENOVATIONS

PROJECT

BOSCHENDAL WERF
PHASE 1 INTERNAL CIRCULAR
TO THE EXISTING WERF FOUNDRY

DRAWING

PROPOSED SITE PLAN
BOSCHENDAL WERF
GENERAL ARRANGEMENT AT 1:250

DRAWN : JH/AM
CHECKED : JM

DATE : 10.09.21
SCALE : 1/250 (A1)

REVISION : 0
DOC. NO : 208_LAD.1011

FOR INFORMATION

ATC

ATC: ALL THINGS CONSIDERED
THESE NOTES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE NOTES.

ARCHITECT'S NOTES

- All openings in these walls shall be in accordance with the relevant code of practice.
- All dimensions are given in millimeters.

- All openings in these walls shall be in accordance with the relevant code of practice.
- All dimensions are given in millimeters.

REV	DATE	DESCRIPTION	DRAWN
A	11.03.21	Setup of notes	JM
B	15.07.21	Finalised notes	JM
C	28.08.21	Setup for final notes	JM

GENERAL NOTES :

- All dimensions are given in millimeters.

PROJECT :
BOSCHENDAL FARMSHOP & OFFICE

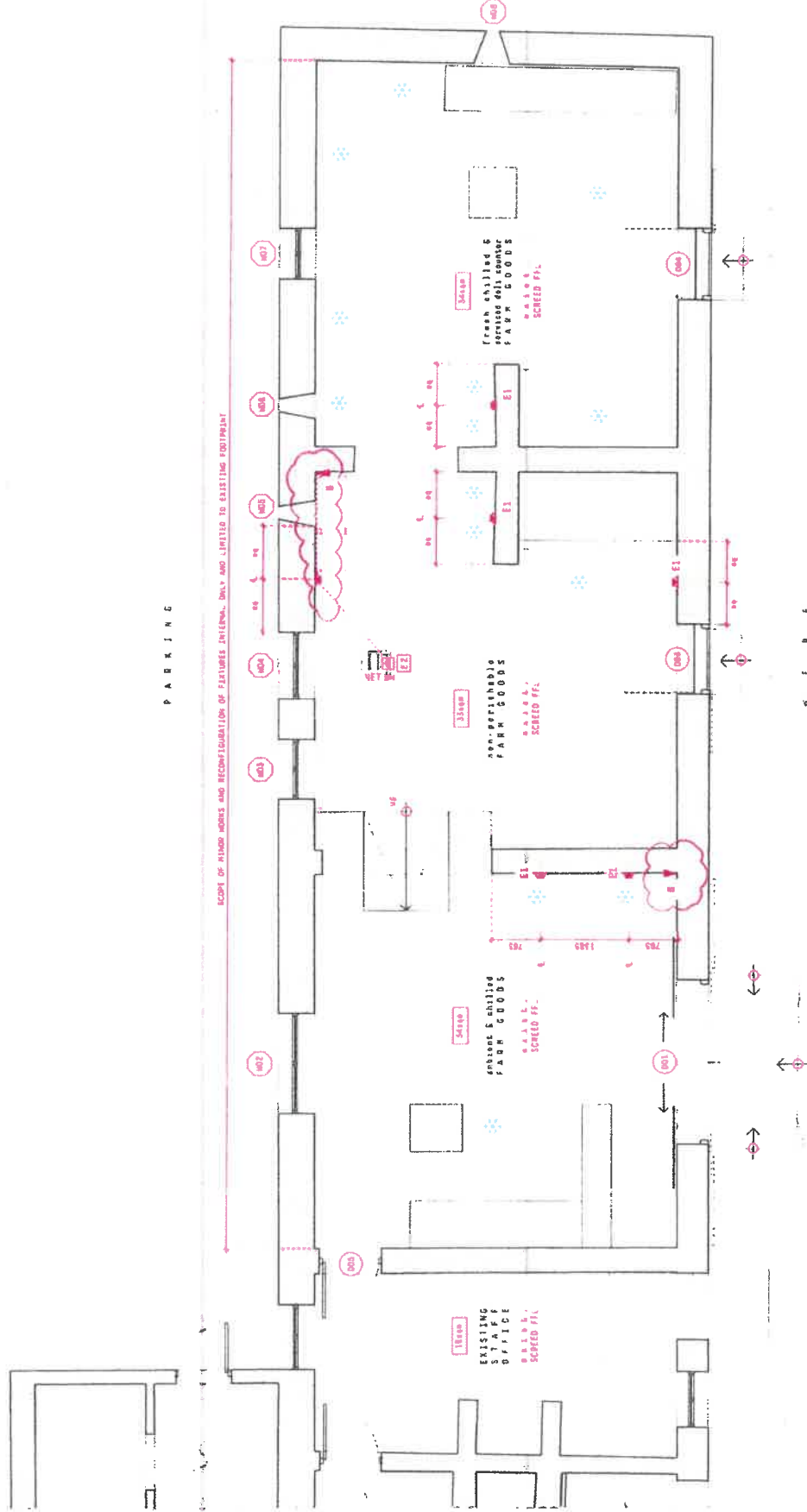
DRAWING :

**GENERAL ARRANGEMENT
PROPOSED LAYOUT**
GROUND FLOOR PLAN at 1:50
RECONFIGURATION OF INTERNAL FIT-OUT

DRAWN : JM
CHECKED : JM/GB

DATE : 28.08.21
SCALE : 1:50 on A2

REVISION : C
DWG. NO : 208_LAD_2002



FARMSHOP UPGRADE GROUND FLOOR PLAN
scale 1:50



STUDY AREA

ANNOTATION LEGEND:

EXISTING STRUCTURE

DEMOLITION

EXISTING LODGE-STANDING FIGURES

SELF-CONTAINED RETAIL FRIDGES

EXISTING WINDOWS to be retained and

revised only where required

EXISTING OOD DRAINAGES to be retained and

revised where required

DOUBLE SOCKET OUTLET

Inset: unless otherwise specified, all new installation to be surface mounted with space to match exit

E1 - existing outlets height 1000mm AIL

DOUBLE SOCKET OUTLET

Inset: primary socket power supply to plug in

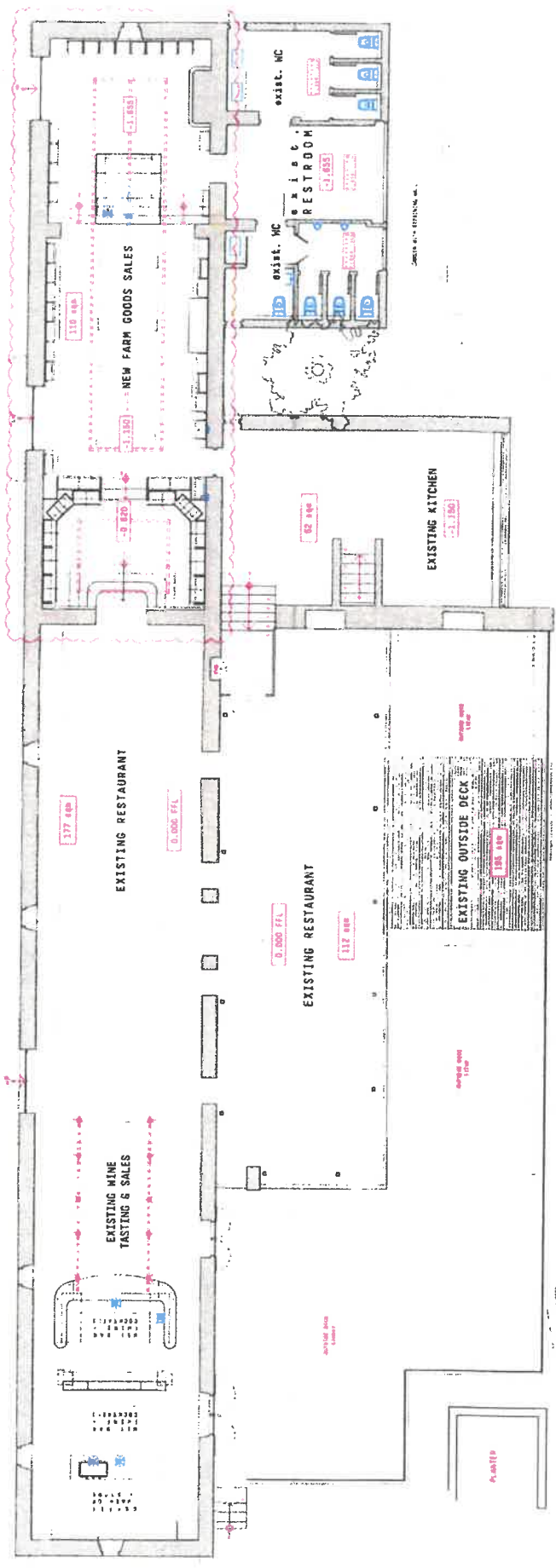
ELECTRICAL INSTALLATION to be surface-mounted with galvanneal steel piping to desired location on wall elevation

FOR INFORMATION



HERF LOCALITY PLAN
NTS

ATC



ARCHITECT'S NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.
 2. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.

NO.	DATE	DESCRIPTION
1	11/17/20	ISSUED FOR PERMITS
2	01/15/21	REVISED TO REFLECT OWNER COMMENTS
3	03/05/21	REVISED TO REFLECT OWNER COMMENTS
4	03/25/21	REVISED TO REFLECT OWNER COMMENTS
5	04/15/21	REVISED TO REFLECT OWNER COMMENTS
6	04/30/21	REVISED TO REFLECT OWNER COMMENTS
7	05/15/21	REVISED TO REFLECT OWNER COMMENTS
8	05/25/21	REVISED TO REFLECT OWNER COMMENTS
9	06/15/21	REVISED TO REFLECT OWNER COMMENTS
10	06/30/21	REVISED TO REFLECT OWNER COMMENTS

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.
 3. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.
- 2. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND LOCAL ORDINANCES.

ARCHITECT
**THE BOSCHENDAL HERF
 CELLAR BUILDING**
 GENERAL ARRANGEMENT LAYOUT
 SCALE 1:75

DATE: 14.09.21
 SCALE: 1:75
 REVISION: 8
 DRAWN BY: J.P.H.
 CHECKED BY: J.M.
 PROJECT: 208_LAD_1002

THE BOSCHENDAL HERF CELLAR BUILDING
 PROPOSED GROUND FLOOR PLAN
 GENERAL ARRANGEMENT LAYOUT
 SCALE 1:75