



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10915

Our File Reference Number: Farm 93/7, Stellenbosch 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:** [bradleysimpson13@gmail.com](mailto:bradleysimpson13@gmail.com)

Sir

## **APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME (TECHNICAL APPROVAL), CONSENT USE AND DEPARTURE ON PORTION 7 OF FARM NO 93, STELLENBOSCH DIVISION**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That **APPROVAL BE GRANTED** in terms of Section 45(6) of SPLUMA to allow for additional uses and the erection of new buildings or structures on Farm 93/7, Stellenbosch Division in terms of the relevant title deed no. T.19081/2002, Condition C.(2) – (4).
  - 2.2 The following applications in terms of Section 15(2)(g) & (o) of the Stellenbosch Municipality Land Use Planning By-Law as Promulgated by Notice No. 354/2015 dated 20 October, 2015 on Farm No. 93/7 Stellenbosch Division, as indicated on Plan No. PL003, dated 11 November 2019 and drawn by BBS Urban and Regional Planning consultant:
    - 2.2.1 Permission required in terms of the zoning scheme (technical approval) to obtain the following additional uses:
      - a) An Agricultural industry for a Wine cellar and associated buildings on the property.
      - b) For a guesthouse to allow for the ground floor of the manor house to operate as 2x guest rooms, as well as the former labourer's cottages to operate as 2x guest rooms, combining to a total of 4 guest rooms on the property.

2.2.2 A Consent Use for the following tourist facilities:

- a) a new wine tasting facility (36m<sup>2</sup>)
- b) a new Function venue/Conservancy (±156m<sup>2</sup>).

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

3. Conditions of approval

- 3.1 The approval applies only to Technical approval, Consent Use & Departure in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
- 3.2 The guesthouse be limited to four (4) bedrooms;
- 3.3 The functions venue be limited to fifty (50) seats with a total floor area of 156m<sup>2</sup>;
- 3.4 The area for the wine tasting and sales facility be limited to 110m<sup>2</sup>;
- 3.5 The conditions as imposed by the Department: Engineering Services in their memo dated 19 August 2020 must be complied with (See **Annexure F**);
- 3.6 The conditions as imposed by the Manager: Spatial Planning in their memo dated 30 September 2020 must be complied with (See **Annexure G**);
- 3.7 The conditions as imposed by the Department: Transport & Public Works in their letter dated 4 January 2021 must be complied with (See **Annexure H**);
- 3.8 Building plans must be submitted to this Municipality for approval.

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

- 4.1 ~~The proposal will not have an impact on the existing agricultural activities on the property as~~ the proposal and existing buildings are clustered in an area that is not used for vineyards.
  - 4.2 The proposal will diversify the existing uses on the farm without impacting the agricultural viability of the subject property.
  - 4.3 The proposal is in line with the MSDF Guidelines.
  - 4.4 The proposed land uses are in keeping with the existing agricultural and tourist related character of the area.
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

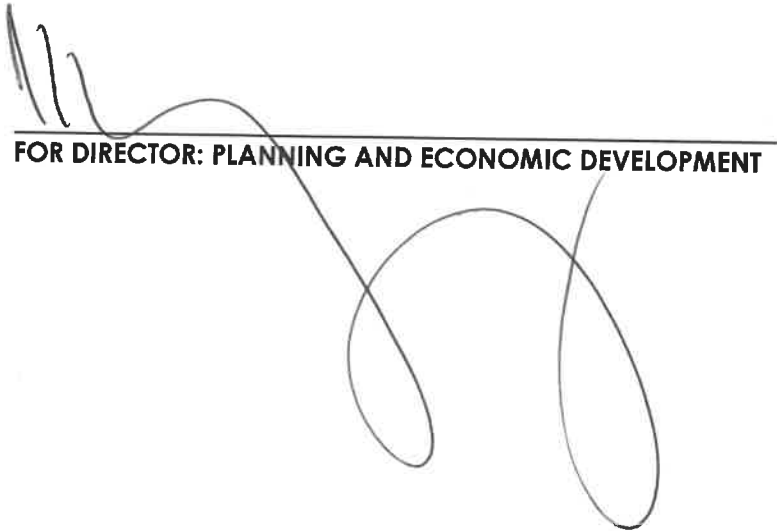
(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(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. An applicant 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.

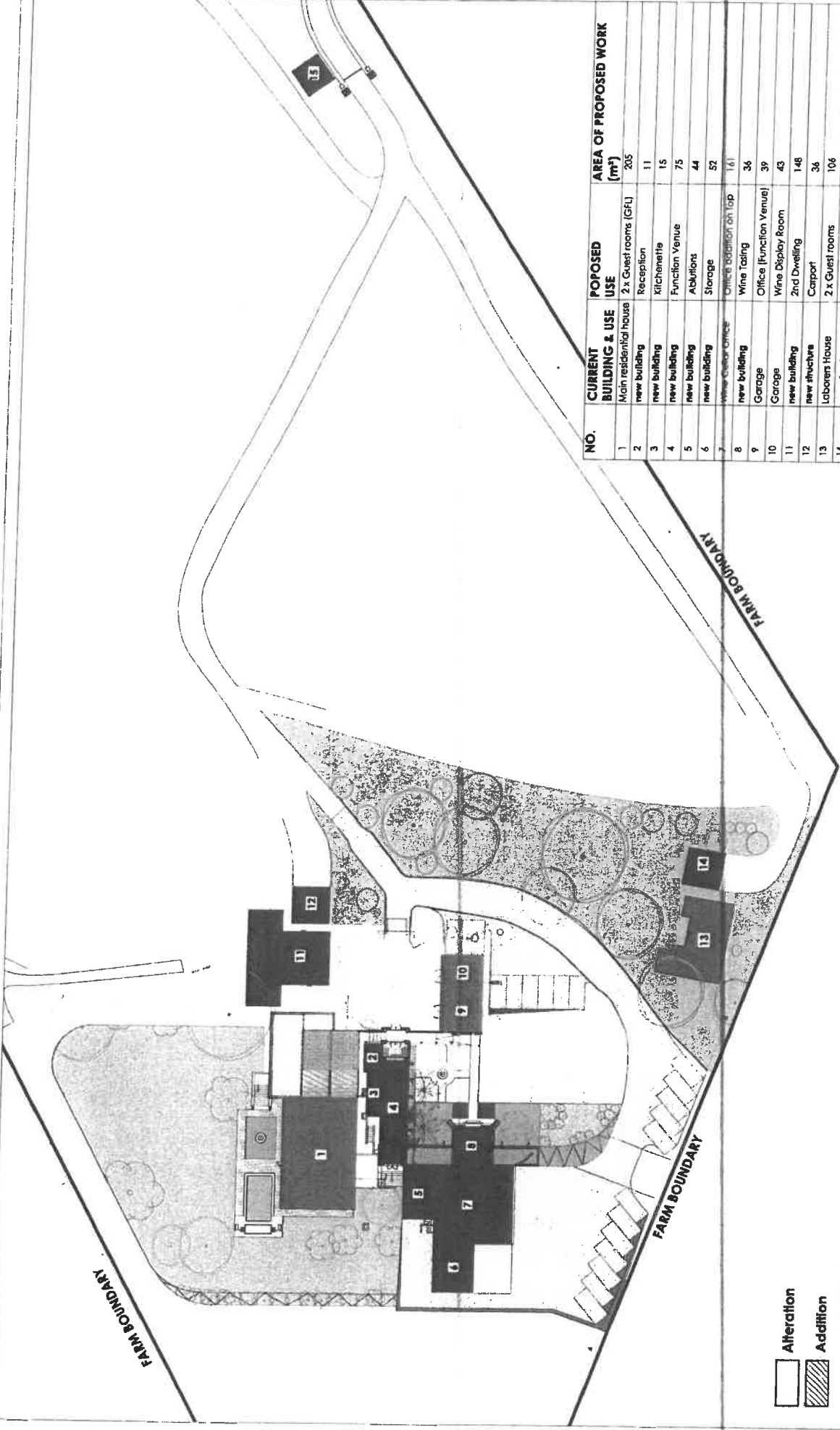
12. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

8/6/2021  
DATE:



Alteration  
 Addition

NO.	CURRENT BUILDING & USE	POSED USE	AREA OF PROPOSED WORK (m <sup>2</sup> )
1	Main residential house	2 x Guest rooms (GFU)	205
2	new building	Reception	11
3	new building	Kitchenette	15
4	new building	Function Venue	75
5	new building	Abutions	44
6	new building	Storage	52
7	Office Addition	Office Addition on top	161
8	new building	Wine Tasting	36
9	Garage	Office (Function Venue)	39
10	Garage	Wine Display Room	43
11	new building	2nd Dwelling	148
12	new structure	Carport	36
13	Labors House	2 x Guest rooms	106
14	new structure	Carport	36
15	new structure	Entrance Gate Tower	25

**DRAINING NOTES/REVISIONS:**

DATE	CLIENT RE.	SUBMISSION DATE

DRAWING NO: **BB SIMPSON**  
 DATE: **11 NOV 2019**  
 SCALE: **1:200 (A0)**  
 PROJECT NO: **PL003**

This drawing and all the information contained thereon is the property of BBS Consultants and may not be copied without their written consent.

**FOR APPROVAL**

**ADDITIONAL USE APPLICATION**  
**FARM 93/7 STELLENBOSCH**

**PROPOSED ADDITIONS AND ALTERATIONS**

**LE PRESENT INV C C**  
  
**DEUX FRÈRES**  
 STELLENBOSCH

**BBS**  
 PRIVATE URBAN AND REGIONAL  
 PLANNING CONSULTANT





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# **ANNEXURE C**

**(TECHNICAL APPROVAL, CONSENT USE AND DEPARTURE ON FARM No. 93/7,  
STELLENBOSCH DIVISION)**

**COPY OF TITLE DEED**

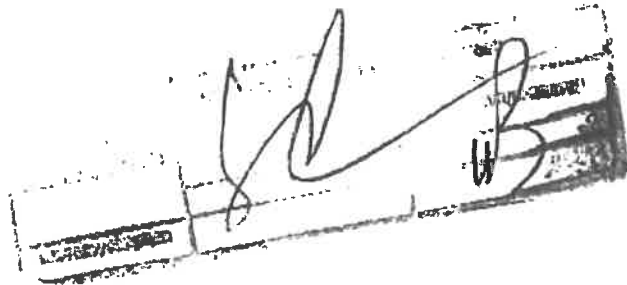
12  
Jan S de Villiers  
Zomerlust Estate  
Berg River Boulevard  
Paarl  
7646

Prepared by me

*H.A. Louw*

CONVEYANCER  
LOUW H A

SEELREG DUTY	R. _____
FOOI FEE	R. <u>500.00</u>



T 019081/2002

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**AIDAN KENNY**

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said  
appearer being duly authorised thereto by a Power of Attorney granted to him by

**VREDENHOF ESTATES (PROPRIETARY) LIMITED**  
No. 1989/007156/07

which said Power of Attorney was signed at PAARL on 7 FEBRUARY 2002



And the appearer declared that his said principal had, on 7 FEBRUARY 2002, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

**LE PRESENT INVESTMENTS CC**  
**No. CK2000/041772/23**

its Successors in Title or Assigns, in full and free property

PORTION 7 (PORTION OF PORTION 3) OF THE FARM  
WELTEVREDEN NO 93  
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH  
WESTERN CAPE PROVINCE;

IN EXTENT 4,2827 (FOUR COMMA TWO EIGHT TWO SEVEN) Hectares

FIRST TRANSFERRED by Deed of Transfer No T18543/1953 with Diagram No 4224/53 relating thereto and held by Deed of Transfer No T8206/1999.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T2498/1934;
- B. **SUBJECT FURTHER** to the following condition referred to in Deed of Transfer No T9057/1937, namely:

That the property is not entitled to any right to water to which the land held under Deed of Transfer No T8881/1926, may be entitled.

- C. **SUBJECT FURTHER** to the following conditions referred to in Deed of Transfer No T18543/1953 laid down by the Divisional Council of Stellenbosch as the Controlling Authority as defined in Act No 21 of 1940, namely:

- (2) The land shall be used for residential and agricultural purposes only and no store or other place of business or industry what so ever may be opened or conducted on the land without the written approval of the controlling authority as defined in Act 21 of 1940.
- (3) No building or structure whatsoever shall be erected on the land without the written approval of the controlling authority as defined in Act No 21 of 1940.
- (4) No building or structure whatsoever shall be erected within a distance of 94,46 metres of the centre line of the trunk road from Stellenbosch to Klappmuts which passes along the eastern boundary of the subdivision in question without the written approval of the controlling authority as defined in Act No 21 of 1940.

*ihh*

- D. **SUBJECT FURTHER** to the expropriation referred to in the following endorsement dated 4 August 1971 on Deed of Transfer No T26063/1970, namely:

**"ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET 47 VAN 1937 (SOOS GEWYSIG)**

'n Gedeelte van die eiendom hierin vermeld groot +- 0,681 HA is onteien deur die Afdelingsraad van Stellenbosch kragtens Artikel 130 van Ord 15 van 1952 soos gewysig. Vide Onteieningskennisgewing Nr H/9/2 d.d. 13/7/71 geliasseer as onteieningscaveat Nr 959/71 planne in tweevoud geliasseer hiermee."

1/HA

WHEREFORE the said Appearer, renouncing all right and title which the said

**VREDENHOF ESTATES (PROPRIETARY) LIMITED**  
No. 1989/007156/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

**LE PRESENT INVESTMENTS CC**  
No. CK2000/041772/23

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 426 452,56 (ONE MILLION FOUR HUNDRED AND TWENTY SIX THOUSAND FOUR HUNDRED AND FIFTY TWO RANDS AND SIXTY SIX CENTS).

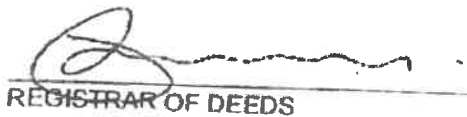
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 14 March 2002.



q.q.

In my presence

  
REGISTRAR OF DEEDS

17A



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# ANNEXURE F

**(TECHNICAL APPROVAL, CONSENT USE AND DEPARTURE ON FARM No. 93/7,  
STELLENBOSCH DIVISION)**

**COMMENTS FROM THE ENGINEERING SERVICES**

Confidential



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# **MEMORANDUM**

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

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<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>19 August 2020</b>
<b>Our Ref ▫ Ons Verw:</b>	<b>Civil LU 2030</b>
<b>Your Ref:</b>	<b>LU/10915</b>
<b>Re ▫ Insake:</b>	<b>Farm 93/7: Application for departure and technical approval</b>

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

- 1. Water (to be supplied via private borehole)**
  - 1.1 The potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.
  
- 2. Waste Water and Sewage**
  - 2.1 The motivation report refers to a French drain system (septic tanks). Please note that septic tanks will not be acceptable and must be replaced with conservancy tanks or a package plant (Package plants are to be approved by Department of Water and Sanitation (DWS)). This must be indicated on the building plans submitted for approval. Building plans indicating septic tanks / French drains for the management of sewage will not be approved.
  - 2.2 Wastewater and sewage may not pollute any groundwater, stormwater or surface water.

### 3. Solid Waste

- 3.1 The Developer will be responsible for the removal of solid waste from the Development. Solid waste must be removed from the site to a legal solid waste disposal site in accordance with the requirements of section 20 of the Environmental Conservation Act 1989 (Act 73 of 1989).

### 4. Roads

- 4.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 4.2 All the conditions set by the District Roads Engineer will be applicable.
- 4.3 Sufficient parking must be provided and indicated on the SDP at building plan submission stage.

### 5. Development Charges (DCs)

- 5.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 5.2 The DCs are based on the information provided in the motivation report, specifically **Drawing No PL003, dated 11 Nov 2019 by BBS**. The DCs may be re-calculated at building plan stage, should additional information become available or be requested at building plan stage.
- 5.3 The DC's were calculated by using the 2020/2021 tariff structure. If DC's are paid after 30 June 2021 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 5.4 The appropriate DC's are payable before building plan approval.

### 6. Electrical Engineering

- 6.1 For comments and conditions refer to Annexure: Electrical Engineering



**TYRONE KING Pr Tech Eng**  
**MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

W:\2.0 DEVELOPMENT\00 Developments\2030 (I) Farm 93-7 Stellenbosch (LU-10915)\2030 (TK) Farm 93-7 Stellenbosch (LU-10915).doc

**APPLICATION INFORMATION**

Civil LU 2030 (LU-10915)

Wednesday, 19/Aug/2020

2020/21

Stellenbosch Town

Farm 93-7

0. Proposed Additions and alterations Drawing No PL003, dated 11 Nov 2019 by BBS

**SUMMARY OF DC CALCULATION**

	Water		Sewer		Storm-water		Solid-Waste		Roads		Community Facilities	
	kl/day	kl/day	kl/day	ha°C	l/week	trips/day	trips/day	person				
Usage before Deductions	2.264	1.966	0.046	0.220	R 11 377.52	R 318 423.30	R 318 423.30					
VAT)					R 11 377.52	R 318 423.30	R 318 423.30					R 13 415.35
AT)					R 1 706.63	R 47 763.49	R 2 012.30					R 15 427.65

**APPLICANT INFORMATION**

Tyrone King

As above



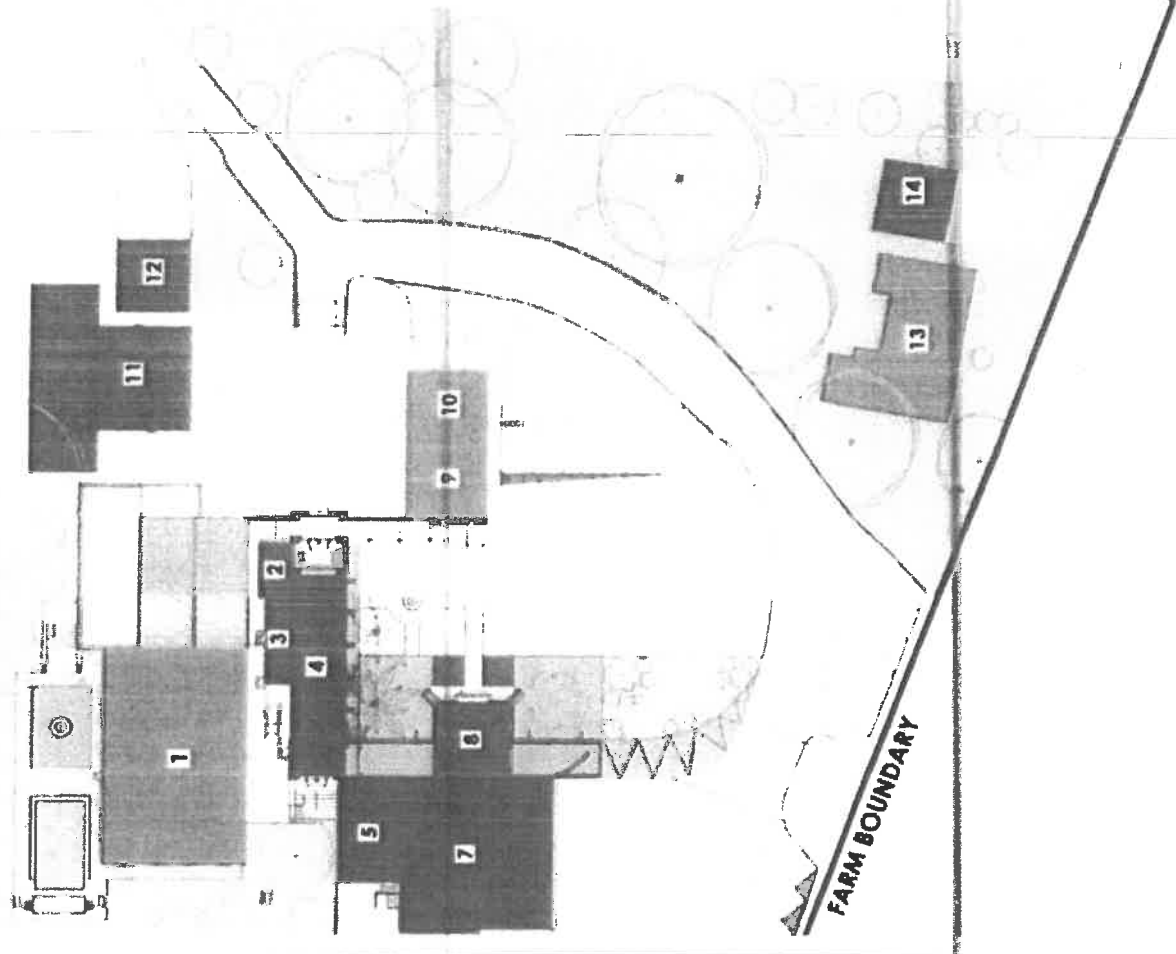


General Business DC:

$$2+3+4+6+7+8+9+10 = 11+15+75+44+52+161+36+39+43 = 476$$

Residential DC:

11 2nd Dwelling - 2 guest rooms - calculate as 2x stdnt rooms



NO.	CURRENT BUILDING & USE	POPOSED USE
1	Main residential house	2 x Guest rooms (GFL)
2	new building	Reception
3	new building	Kitchenette
4	new building	Function Venue
5	new building	Abutions
6	new building	Storage
7	new central office	Office addition on top
8	new building	Wine Tasting
9	Garage	Office (Function Venue)
10	Garage	Wine Display Room
11	new building	2nd Dwelling
12	new structure	Carport
13	Laboret House	2 x Guest rooms
14	new structure	Carport
15	new structure	Entrance Gate Tower





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# ANNEXURE G

**(TECHNICAL APPROVAL, CONSENT USE AND DEPARTURE ON FARM No. 93/7,  
STELLENBOSCH DIVISION)**

**COMMENTS FROM THE MANAGER: SPATIAL PLANNING**



# STELLENBOSCH

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## Spatial Planning

To : Manager: Land Use Management  
From : Manager: Spatial Planning  
Reference : Farm 93/7 Stellenbosch  
LU No : LU/10915  
Date : 30 September 2020  
Re : Application for additional uses and departure on Farm 93/7, Stellenbosch

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES

06 OCT 2020

RECEIVED

I refer to your request for comment on the above application.

### Application is made for the following:

- Permission to obtain the following additional uses:
  - Agricultural industry in the form of wine cellar ( $\pm 170m^2$ )
  - Tourist facility in the form of a functions venue ( $\pm 20m^2$ )
  - Utilise ground floor of the existing main dwelling (2 bedrooms) and existing labours cottages for guest house purposes
- Departure to relax the common building line (adjacent to Farm 93/9) from 5m to 3m in order to accommodate renovations to the existing labourer's cottages to be utilised for guest house purposes.

FILE NR:

SCAN NR:

LABORATOR NR:

F 93/7 S

### 1) Opinion/reasoning:

The new approved Municipal Spatial Development Framework for the WC024 area was approved by Council in November 2019 and recognises that the spatial decisions and actions of many make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas;
2. Respect and grow cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
4. Clarify and respect the different roles and potentials of existing settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on a few catalytic lead projects.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

In terms of the approved MSDF the following guidelines are applicable to this specific application:

- Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.
- Rural place-bound businesses (including farm stalls and farm shops, restaurants and venue facilities) of appropriate location and scale to complement farming operations, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Rural place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Support for various forms of leisure and tourism activities across the rural landscape, of appropriate location, scale, and form not to compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms.

- All place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, should be located within the farmstead precinct in the agricultural area.
- Industry in rural areas should not adversely affect the agricultural potential of the property.
- Activities and uses directly related to the primary agricultural enterprise are permitted, including farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.), as well as additional dwelling units to support rural tourism opportunities and to diversify farm income, comprising
  - 1 additional non-alienable dwelling unit per 10ha, up to a maximum of 5 per farm.
- Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products (e.g. restaurant and function venue facility, farmstall and farm store, home occupation, local product processing, and rural recreational facilities).

2) **Supported / not supported:**

This department therefore supports the application subject to the following condition:

- The agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms;

Please note that access to be determined by comment from the Provincial Roads Engineer.



**BJG de la Bat**  
**MANAGER: SPATIAL PLANNING**



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# ANNEXURE H

~~(TECHNICAL APPROVAL, CONSENT USE AND DEPARTURE ON FARM No. 93/7,  
STELLENBOSCH DIVISION)~~

COMMENTS FROM THE DEPARTMENT: TRANSPORT & PUBLIC WORKS



**REFERENCE: TPW/CFS/RP/LUD/REZ/SUB-25 (Job 28271)**

**ENQUIRIES: Ms GD Swanepoel**

**DATE: 4 January 2021**

Director: Planning and Economic Development  
Stellenbosch Municipality  
PO Box 17  
**STELLENBOSCH**  
7599

Attention: Mr U von Molendorff

Dear Sir,

**MAIN ROAD 27 (R44): PORTION 7 OF FARM 93, STELLENBOSCH: APPLICATION FOR PERMANENT DEPARTURE, TECHNICAL APPROVAL AND CONSENT USES**

1. Letter from Mr Bradley Simpson, Town Planning Consultant, ref STBF93/7, to Head of Department: Transport & Public Works, sent by e-mail to Mr Schalk Carstens of this Branch, dated 14 August 2020, with attached land use application, Stellenbosch Municipality ref. LU/10915 refers.
2. The subject property is located  $\pm 6$ km north of Stellenbosch on the west side of Main Road 27, the R44, with access at  $\pm 41.32$ .
3. The application is for:
  - 3.1 Technical Consent for an agricultural industry (wine cellar), tourist facility (function venue) and 4 guest rooms in an existing residential building;
  - 3.2 Consent Uses for wine tasting, a kitchenette and reception; and
  - 3.3 Permanent departure to relax the building line between the subject property and adjacent Portion 9 of Farm 93.
4. In terms of the title deed conditions associated with the property, the consent of this Branch as Road Authority in terms of Act 21 of 1940 is required for any uses other than residential or agricultural, and for the erection of any buildings on the subject property.



5. This Branch offers no objection to the land use application for Portion 7 of Farm 93, Stellenbosch as detailed above and in the land use application to Stellenbosch Municipality.
6. In terms of Act 21 of 1940, as required in terms of the Title Deed of Farm 93/7, this Branch offers no objection to the proposed land uses and the erection of various buildings pursuant to the application.

Yours faithfully,



**SW CARSTENS**  
For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

## **ENDORSEMENTS**

1. Stellenbosch Municipality  
Attention: Mr Ulrich von Molendorff (e-mail)
2. Bradley Simpson, Town Planning Consultant  
(e-mail: bradleybsimpson13@gmail.com)
3. District Roads Engineer  
Paarl
4. Mr Elroy Smith (e-mail)
5. Cape Winelands District Municipality  
Attention: Mr Aubrey Stevens (email)
6. Mr SW Carstens (e-mail)
7. Mr HW Thompson (e-mail)