

**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## **SECOND NOTICE: LAND USE APPLICATION**

**PLEASE CONSULT THE PLANNING PORTAL FOR FURTHER DETAILS  
STELLENBOSCH MUNICIPAL WEBSITE ([www.stellenbosch.gov.za](http://www.stellenbosch.gov.za))**

**ADVERTISING PERIOD: 7 APRIL 2022 – 9 MAY 2022**

**FARM 1038/8 PAARL DIVISION**

**ENQUIRIES: P-J LE ROUX TOWN PLANNERS PTY LTD**

**([pi@pilleroux.co.za](mailto:pi@pilleroux.co.za) / or 0760317607)**

**TWEEDE KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN  
GEINTERESSEERDEEN GEAFFEKTEERDE PARTYE  
VIR KOMMENTAAR.**

Tweede kennis word hiermee gegee in terme van die voorskryfte van die Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging.

**Adres van aansoek eiendom:** Dennehof Plaas, R45, Franschoek  
**Aansoek eiendom:** Gedeelte 8 van Plaas La Motte Annex No. 1038 Paarl  
**Aansoeker:** P-J le Roux Stadsbeplanners Pty Ltd (cell: 0760317607)  
**Eienaar:** Dennehof Trust  
**Aansoek Verwysing:** LU/12698

**Tipe Aansoek:** Aansoek: word gedoen vir die volgende:

- a) *Kragtens Artikel 15(2)(a) van die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 vir die **Hersiening** van 'n gedeelte van ±8200m<sup>2</sup> vanaf "Agricultural and Rural Zone" na "Industrial Zone" ten einde 'n waterbottelingsfasiliteit op die bestaande plaaswerf van Gedeelte 8 van Plaas 1038, Afdeling Paarl te vestig.*

Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: P-J le Roux Stadsbeplanners Pty Ltd / [pl@pjlroux.co.za](mailto:pl@pjlroux.co.za). Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening en 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 **9 MEI 2022**.

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 veresies 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 0760317607 gedurende normale kantoor ure.

**DATUM VAN KENNISGEWING: 7 APRIL 2022**

**SLUITINGSDATUM VIR KOMMENTAAR: 9 MEI 2022**

**SECOND NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND  
AFFECTED PARTIES FOR COMMENT**

Second notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the following application has been submitted to the Stellenbosch Municipality for consideration.

**Application Property Address:** Dennehof Farm, R45, Franschoek  
**Application Property Number:** Portion 8 of Farm La Motte Annex No. 1038 Paarl  
**Applicant:** P-J le Roux Town Planners Pty Ltd (cell: 0760317607)  
**Owner:** Dennehof Trust  
**Application Reference:** LU/12698

**Application Type:** Following application:

- a) *In terms of **Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for **Rezoning***** of a portion ±8200m<sup>2</sup> in extent from "Agricultural & Rural Zone" to "Industrial Zone" to establish a water bottling facility on the existing farmstead on Portion 8 of Farm 1038, Paarl Division.

The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. The comments must be addressed to the applicant by electronic mail as follows: P-J le Roux Town Planners Pty Ltd / [pl@pjlroux.co.za](mailto:pl@pjlroux.co.za). The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **9 MAY 2022**.

It should be noted that 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 0760317607 during normal office hours.

**DATE OF NOTICE: 7 APRIL 2022**

**CLOSING DATE FOR COMMENTS: 9 MAY 2022**

**DIE STELLENBOSCH MUNISIPALE AREA**  
**AANSOEK OM HERSONERING OP GEDEELTE 8**  
**VAN PLAAS 1038 AFDELING PAARL**

Adres van eiendom: Dennehof Plaas, R45, Franschhoek / Gedeelte 8 van Plaas 1038  
Afdeling, Paarl

Aansoeker: P-J le Roux Stadsbeplanners Pty Ltd / Sel: 076 031 7607 /

pj@pjlroux.co.za

Eienaar: Dennehof Trust

Aansoek verwysing: LU/12698

Beskrywing van grondontwikkelingsaansoek:

a. **Kragtens Artikel 15(2)(a)** van die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 vir die Hersonering van 'n gedeelte van ±8200m<sup>2</sup> vanaf "Agricultural and Rural Zone" na "Industrial Zone" ten einde 'n waterbottelingsfasiliteit op die bestaande plaaswerf van Gedeelte 8 van Plaas 1038, Afdeling Paarl te vestig.

Kennis word hiermee gegee in terme 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 tydskuur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriflike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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, kan ingedien word in terme van Artikel 50 van genoemde Verordening aan die Aansoeker by wyse van elektroniese pos as volg: P-J le Roux Stadsbeplanners Pty Ltd / Sel: 0760317607 / E-pos: [pj@pjlroux.co.za](mailto:pj@pjlroux.co.za). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat infigting aan die publiek en aan die aansoeker beskikbaar gemaak kan word.

Die kommentaar moet binne **30** dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor **16:00** op die laaste dag van die sluitings datum van **9 Mei 2022**.

Indien daar enige navrae op die aansoek of bovermelde veristes 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 076 031 7607 gedurende normale kantoorure.

**STELLENBOSCH MUNICIPAL AREA**  
**APPLICATION FOR REZONING ON PORTION 8**  
**OF FARM 1038 PAARL DIVISION**

Application address: Dennehof Farm, R45, Franschhoek / Portion 8 of Farm 1038  
Paarl Division

Applicant: P-J le Roux Town Planners Pty Ltd / Cell: 076 031 7607 /

[pj@pjlroux.co.za](mailto:pj@pjlroux.co.za)

Owner: Dennehof Trust

Application reference: LU/12698

Description of land development/application:

a. Application in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for Rezoning of a portion ±8200m<sup>2</sup> in extent from "Agricultural & Rural Zone" to "Industrial Zone" to establish a water bottling facility on the existing farmstead on Portion 8 of Farm 1038, Paarl Division.

Notice is hereby given in terms 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 can be requested from the Applicant.

Written comments, 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 in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: P-J le Roux Town Planners Pty Ltd / Email: [pj@pjlroux.co.za](mailto:pj@pjlroux.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 **9 May 2022**.

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 email address provided or telephonically at 076 031 7607 during normal office hours.

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**THIRD NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR  
COMMENT**

**7 APRIL 2022**

To Whom It May Concern

Being an abutting land owner in the vicinity of Portion 8 of Farm 1038, Paarl Division, you are hereby informed that the following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015 was submitted:

**Application Property Address:** Dennehof Farm, R45, Franschoek

**Application Property Number:** Portion 8 of Farm La Motte Annex No. 1038 Paarl

**Applicant:** P-J le Roux Town Planners Pty Ltd (cell: 0760317607)

**Owner:** Dennehof Trust

**Application Reference:** LU/12698

**Application Type:** Following applications:

- a) In terms of **Section 15(2)(a)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for **Rezoning** of a portion ±8200m<sup>2</sup> in extent from "Agricultural & Rural Zone" to "Industrial Zone" to establish a water bottling facility on the existing farmstead on Portion 8 of Farm 1038, Paarl Division.

Notice is hereby given in terms of the provisions of Section 46 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 can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

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

The comments must be addressed to the applicant by electronic mail as follows: P-J le Roux Town Planners Pty Ltd / [pi@pjlroux.co.za](mailto:pi@pjlroux.co.za).

The comments must be submitted within **30 days** from the date of this notice to be received on or before the closing date of **9 MAY 2022**.

It should be noted that 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 0760317607 during normal office hours.

Yours faithfully

**P-J LE ROUX TOWN PLANNERS PTY LTD**



**DERDE KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GÛNTERESSEERDE EN  
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**

**7 APRIL 2022**

Heil Die Leser

Aangesien u 'n aangrensende grondeienaar is in die omgewing van Gedeelte 8 van die Plaas 1038, Afdeling Paarl word u hiermee in kennis gestel dat die volgende grondgebruik aansoek kragtens die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 by Stellenbosch Munisipaliteit ingedien is vir goedkeuring.

**Adres van aansoek eiendom:** Dennehof Plaas, R45, Franschhoek

**Aansoek eiendom beskrywing:** Gedeelte 8 van Plaas La Motte Annex No. 1038 Paarl

**Aansoeker:** P-J le Roux Stadsbeplanners Pty Ltd (cell: 0760317607)

**Eienaar:** Dennehof Trust

**Aansoek Verwysing:** LU/12698

**Tipe Aansoek:** Aansoek word gedoen vir die volgende:

- a. *Kragtens Artikel 15(2)(a) van die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 vir die **Hersonering** van 'n gedeelte van ±8200m<sup>2</sup> vanaf "Agricultural and Rural Zone" na "Industrial Zone" ten einde 'n waterbottelingsfasiliteit op die bestaande plaaswerf van Gedeelte 8 van Plaas 1038, Afdeling Paarl te vestig.*

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: [\[https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements). Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
  - Die feite en omstandighede aantoon wat die kommentaar toelig;
  - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;

- o Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- o Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: P-J le Roux Stadsbeplanners Pty Ltd / [pj@pjeroux.co.za](mailto:pj@pjeroux.co.za).

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 **9 MEI 2022**.

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 0760317607 gedurende normale kantoor ure.

Die uwe

#### **P-J LE ROUX STADSBEPLANNERS PTY LTD**





07.02.2022

## **Dennehof production facility, Franschoek**

### **Architectural Design Motivation**

#### **DESIGN CHALLENGE**

Insertion of a relatively large industrial building located within the Cape Winelands cultural landscape.

#### **DESIGN INTENT**

- The design intent of the new development is to integrate the facility and its associated functions into a single building that has been sensitively designed in a contextually appropriate contemporary manner in relation to scale, proportion and materials.
- Contemporary contextual design solution should be sensitive to the cultural, historical & natural surroundings of the Franschoek valley area.
- Integration of the design solution with the surrounding landscape.

#### **Design & mitigation strategies**

- 1) Footprint:
  - Although admittedly large compared to pre-industrial farm buildings the proposed development footprint is comparable with that of modern Agri-tourist centered developments on agricultural land in the Franschoek valley today. It is common for a Franschoek farm development today to include primary, and secondary dwellings, a farm shed, a cellar, guest accommodation and a restaurant or shop.
- 2) Height:
  - Roof height kept to minimum within functional facility requirements.
  - Building platform cut into the site slope reducing elevational & roof apex heights relative to the existing surrounding ground levels.
- 3) Location:
  - Locate building on lower slopes of the property & relatively low into the valley section.
  - Development located on previously developed site, limiting impact on the natural landscape and agriculturally productive land.
- 4) Form making:
- 5) Building forms and volumetric/elevational components articulated avoiding monolithic form and flat facades.



- Strong articulation of horizontal roof elevation profiles aim to follow the directionality of the valley's natural landscape forms
  - Deep roof overhang loading areas accentuates eave roof line and articulates void spaces contrasting solid form of building envelope.
- 6) Screening & framing elements:
- Introduce visual screening through strategic tree clusters & avenues, landscaped berms.
  - Introduce strategic landscaped berms that mitigate the buildings visual exposure and reinforce focus on the horizontality of the elevation and roof profiles.
- 7) Material use:
- Roof, Mid-grey colour, concealed fix metal sheeting.
  - Solar panels will be installed on large extent of the roof. Glare reflection may be a perceived negative impact. PV panels are designed with anti-reflective glass and coatings. Studies in the aviation the safety field suggest that panels reflect between 2-3% of incoming light with reflectivity similar to water. Visibility and any glare can be ruled out from the R45 road.
  - Wall surfaces, Mid-grey colour concealed fix metal sheeting. Pre-cast concrete post & beam structure, Bagged & matt white painted brick infill
  - Openings, Mid or dark tone colour metal sectional roll-up doors. Mid or dark tone colour fire and access doors.
  - Steel structure, Mid or dark tone colour painted structural steel.
  - External floor surfaces, exposed aggregate pigmented concrete roads and pathways with river stone or clay brick edge detailing.

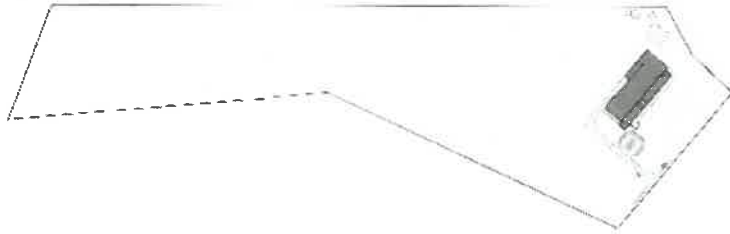
#### **Zoning Diagram development amendments:**

The zoning diagram has been updated with minor amendments. The amendments have been informed by specialist input (Heritage Impact Assessment & the Visual Study) as well as the natural progression to concept design development of the project. The amendments are:

- 1) The site entrance access road moved 25 meters North West.  
Reason – Base platform & road levels adjusted to detailed property survey contour levels received. Building platform level was reduced relative to the existing ground levels, this in turn required a longer road ramp length to comply with maximum ramp incline.
- 2) A portion of the concrete hardstand and canopy area on North East moved and added to the South East section of the building.  
Reason – building use development identified a need for hardstand and canopy area on two sides of the building. This amendment has altered the footprint form of the zoning diagram, but not the total use area.
- 3) Landscape screening elements as recommended in the Visual statement.

Regards





D



Denrehol Production Facility, Farm 1038 Portion 8

**Malherbe Rust Architects**  
 T +27 21 912 1623  
 E info@mrha.com  
 mrha@mrha.co.za

PROJECT: Upgrade existing to Water Bottling Facility		DRAWING: View from R44 entranceway	
NO: 1082	TY: C-	DATE: 04-02-2022	SK001



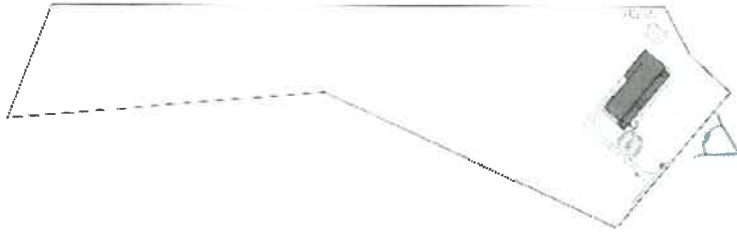


Dennenhof Production Facility, Farm 1038 Portion 8

**Malherbe Rust Architects**  
 T +27 21 822 1623  
 E info@malherberust.com  
 www.malherberust.com

Project: Upgrade existing to Water Bottling Facility		No. 1682		Year: CF		Scale: SK004		Revision: View from service entrance	
								DATE: 04-02-2022	





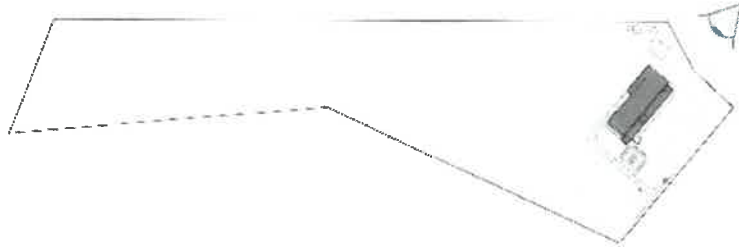
Dennehd Production Facility, Farm 1038 Portion 8

**Malherbe Rust  
Architects**

T -37 21 872 1625  
E info@malherberust.com  
www.malherberust.com

PROJECT: Upgrade existing to Water Bottling Facility		DRAWING South West View	
NO: 1682	DN: CE	DATE: SK001	DATE: 04-02-2022



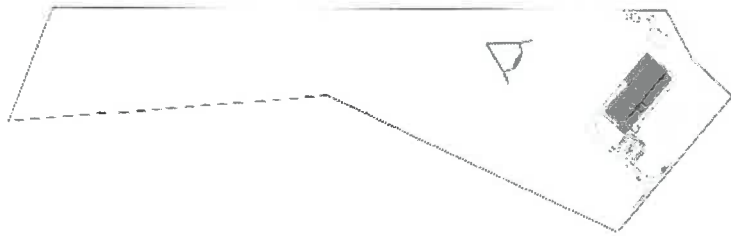


Denarshof Production Facility, Farm 1038 Portion 8

**Malherbe Rust Architects**  
 T +27 21 072 1623  
 E info@malherberust.com  
 www.malherberust.com

PROJECT: Upgrade existing to Water Botting Facility		DRAWING: South East View	
NO	Yr	NO	DATE
1682	C	58004	04-02-2022



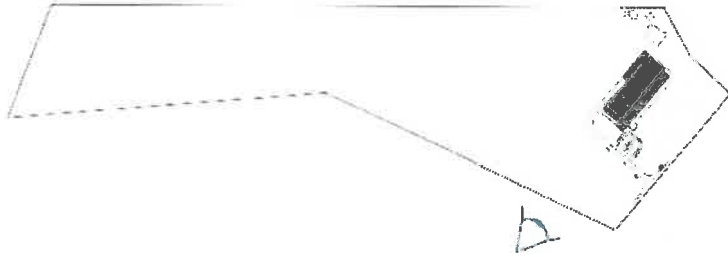


Dennehof Production Facility, Farm 1038 Portion 8

**Malherbe Rust Architects**  
 T -27 21 872 4623  
 E info@malra.com  
 www.malraets.co.za

Project: Upgrade existing to Water Bottling Facility		Drawing: North East View	
No.:	3 <sup>rd</sup>	Rev:	SK001
1682	C	Date:	04-02-2022



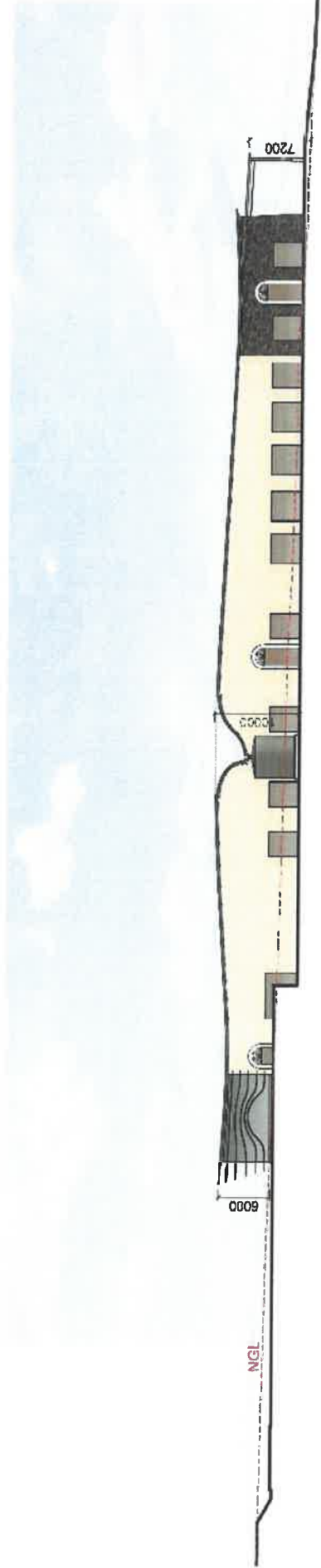


Detachof Production Facility, Farm 1038 Portion 8

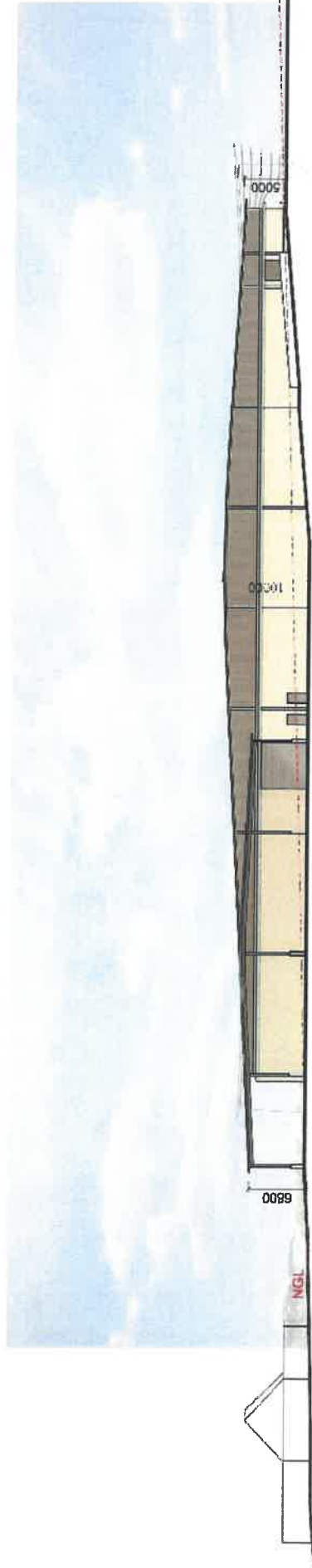
**Malherbe Rust Architects**  
 T +27 21 872 1623  
 E info@malherberust.com  
 www.malherberust.com

PROJECT: Upgrade existing to Water Bottling Facility		LOCATION: North West View	
NO.:	1682	PROJ. NO.:	58004
DATE:	CS	DATE:	09-02-2022





South West Elevation  
1:500



North East Elevation  
1:500

Derranahof Production Facility, Farm 1038 Portion 8

T +27 21 972 1623  
E info@malherberust.com  
www.malherberust.com

**Malherbe Rust Architects**

Project: Upgrade existing to Water Bottling Facility		Drawing: Elevations	
No. 1682	Rev. C	Drawn: SK004	Date: 04-02-2022





REVISIONS TO THE CONTRACT OR THE SPECIFICATIONS OR ANY ADDITIONAL WORK SHALL BE THE RESPONSIBILITY OF THE CLIENT. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK.

NO.	DATE	DESCRIPTION
1	2021-05-01	ISSUE FOR PERMIT
2	2021-05-01	ISSUE FOR PERMIT
3	2021-05-01	ISSUE FOR PERMIT
4	2021-05-01	ISSUE FOR PERMIT
5	2021-05-01	ISSUE FOR PERMIT
6	2021-05-01	ISSUE FOR PERMIT
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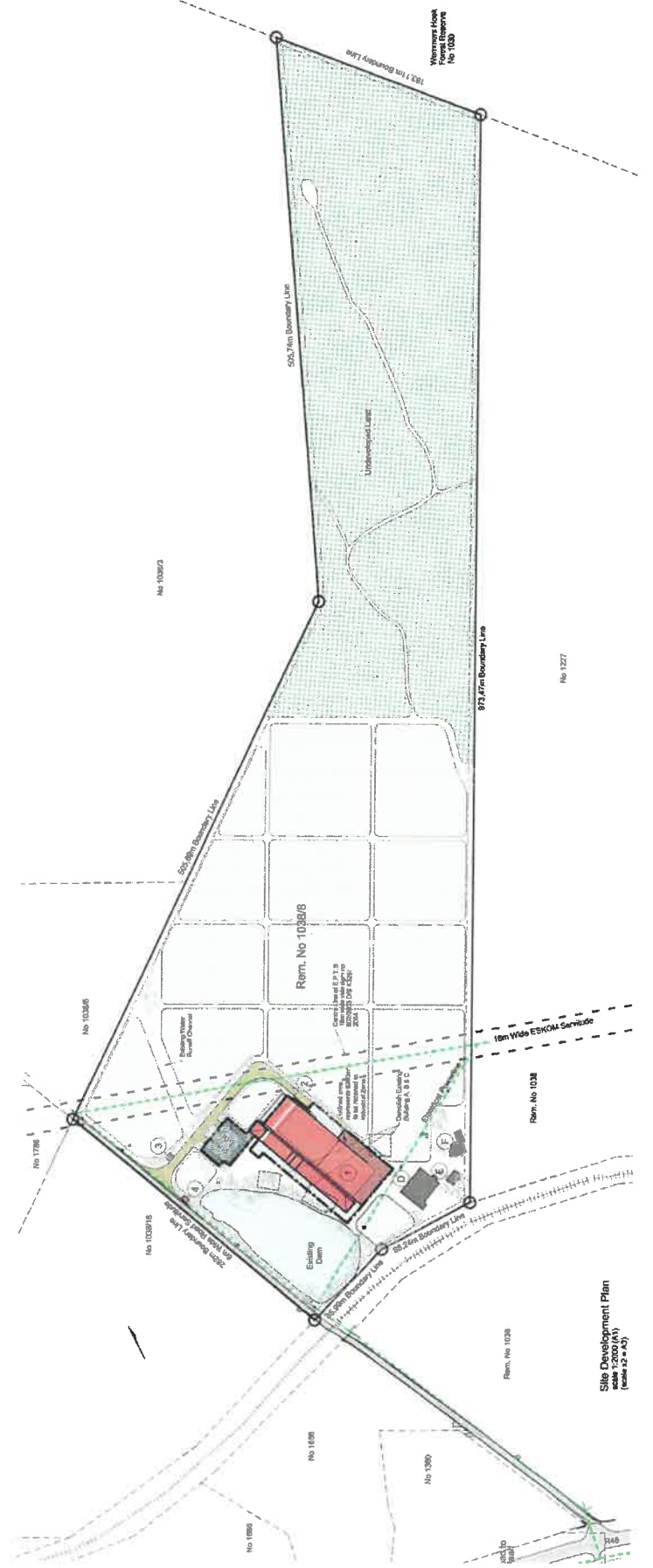
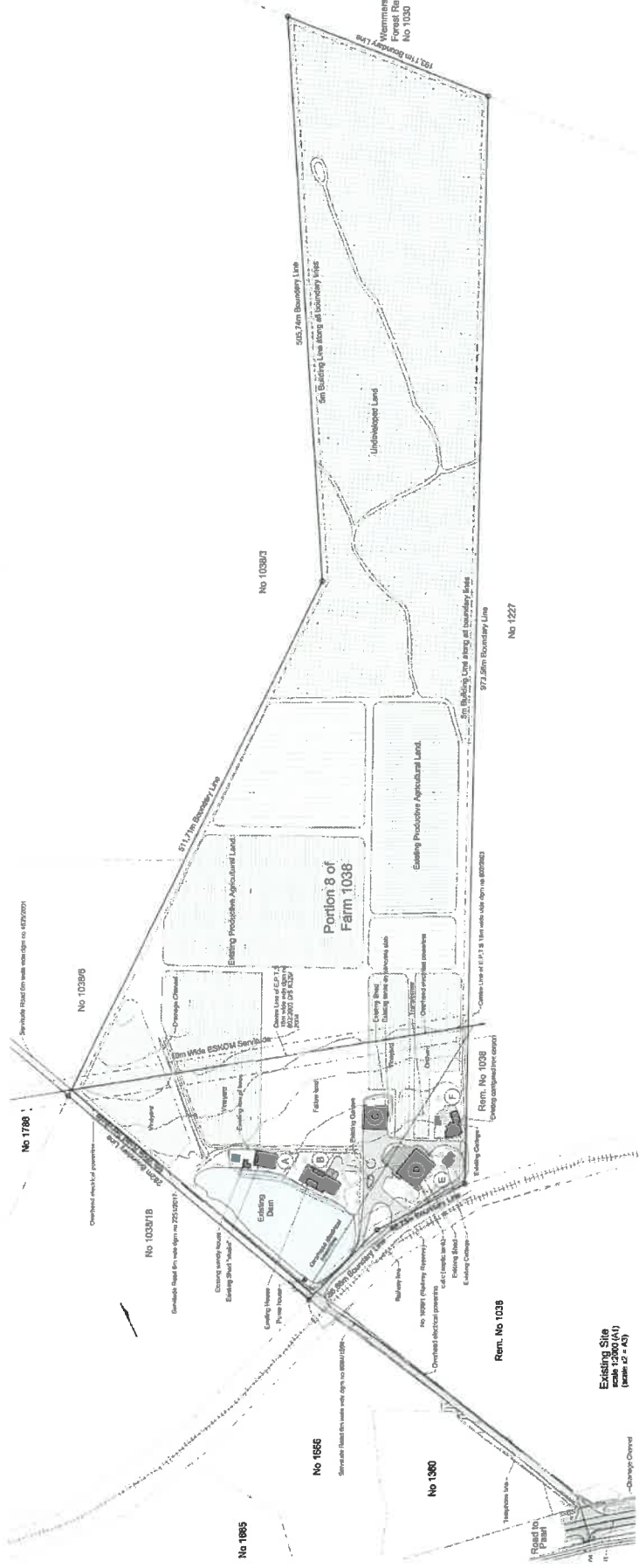
**Malherbe Rust Architects**

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**Boon Aquia**  
 P.O. Box 8 of the Farm La Motte Avenue No. 1038

**UPGRADE TO EXISTING WATER BOTTLING FACILITY**  
 Site Development Plan - For Submission

Scale: 1:2000  
 Date: 2021-05-01  
 Project No: 1662  
 Drawing No: 100  
 E



Site Development Plan  
 Scale: 1:2000 (A1)  
 (Scale 2:1 A3)

NOTE:  
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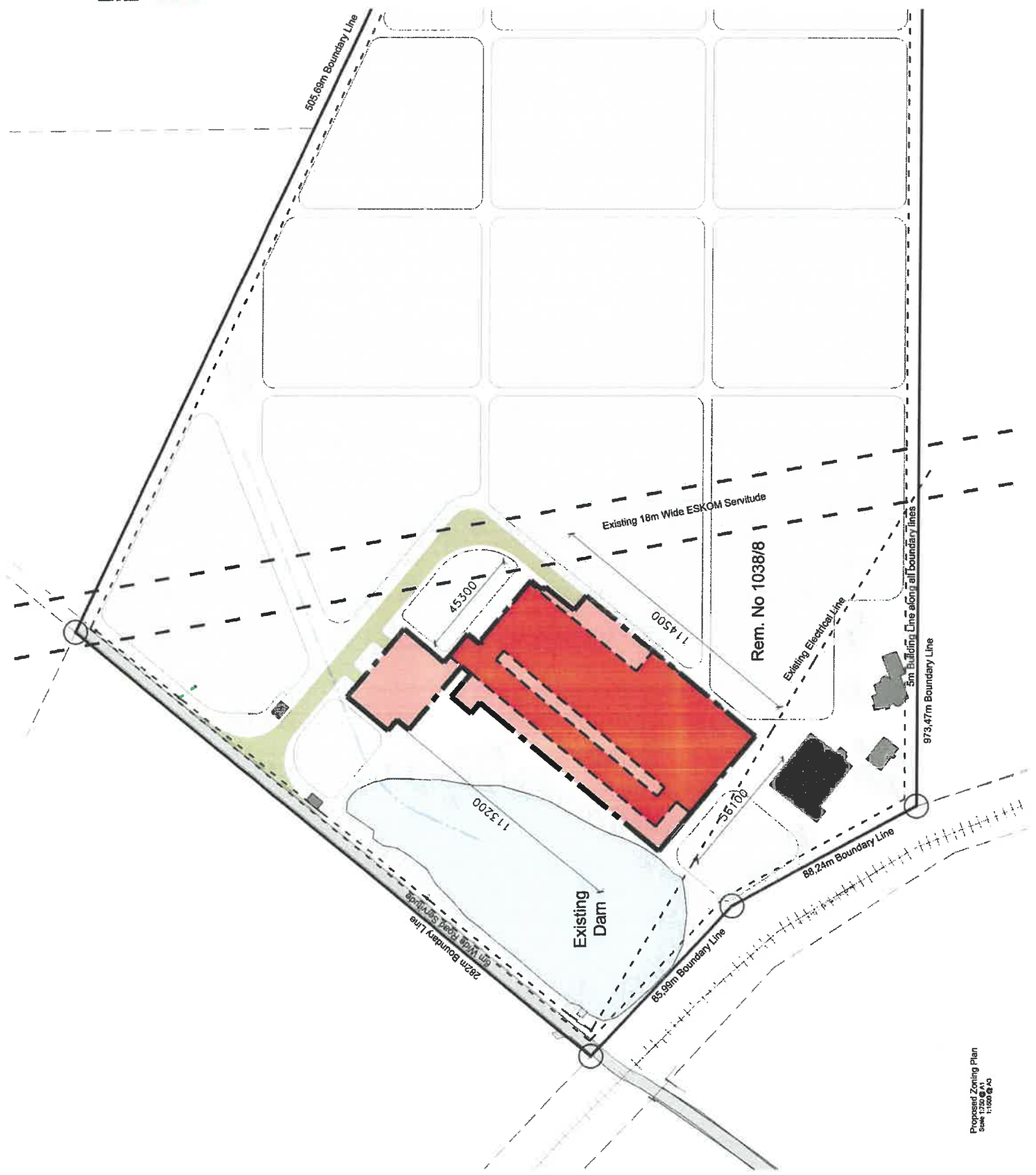
Total area to be rezoned to Industrial Zone: 8200m<sup>2</sup>  
 Total covered building area: 5170m<sup>2</sup>



SCALE  
 1:1000  
 DATE: 2021-03-26  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 PROJECT NO.: 1682

**Malherbe Rust Architects**  
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**Bon Aqua**  
 Part of the Farm La Motte Area No. 1039  
 PROPOSED ZONING PLAN  
 UPGRADE TO EXISTING WATER BOTTLING FACILITY  
 Proposed Zoning Plan - For Submission -  
 DATE: 2021-03-26  
 SCALE: 1:500  
 PROJECT NO.: 1682  
 DRAWING NO.: 101  
 SHEET NO.: E



Proposed Zoning Plan  
 Scale 1:1000 03/2021

## 5. DEVELOPMENT CONCEPT

The intention with this application and the purpose of this report is to enable the applicant to continue optimizing the subject land unit to the fullest potential by utilizing the existing natural water resource from existing boreholes to bottle it on site and to dispatch from the subject land unit. This new initiative will remain subservient to the existing agricultural practices on the land unit and will not compromise the existing or future agricultural practices. The existing borehole is located on the edge of the natural area and is connected with the farmstead via existing pipelines which will be upgraded to serve the new facility. The new proposed water bottling facility will be located within 1km from the borehole to obtain certain accreditation. Tests have shown that the existing water resource is of good quality and sufficient quantity for the intended purposes. This will be elaborated on later in this report.

Although the extraction and bottling of water is common to the Boland area due to the numerous water recourses and groundwater from the mountain ranges, the existing Stellenbosch Municipality Zoning Scheme By-Law, 2019 does not make provision for such activity as a primary or consent use right on agriculture land and therefore formal land use application is required to facilitate this intended use.

The development proposal comprises the construction of a **new building** for the purposes of a **water bottling facility**. This new facility will bottle and dispatch the water obtained from the existing boreholes and will create **20 new permanent and 15 temporary/seasonal employment opportunities**. The intention is to position the new building as much as possible on previously disturbed land which forms part of the existing farmstead and to minimize any impact on the existing agricultural lands.



*P-J le Roux*

STADS- EN STREEKBEPLANNERS / TOWN AND REGIONAL PLANNERS

*Portion 8 of the Farm La Motte Annex No. 1038 Paarl*

*April 2021*

In order to achieve this, the intention is to **demolish** some of the existing buildings on the farmstead to make way for the new building. The intention is to demolish the existing **main house, cottage and one of the agricultural sheds** measuring collectively  $\pm 1098\text{m}^2$  in extent. It is noteworthy that although some buildings will be demolished, an existing **farm shed and two dwelling units** measuring  $\pm 902\text{m}^2$  in extent will be **retained as primary agricultural buildings** to facilitate the uninterrupted continuation of the agricultural operations on the land unit. It is evident that the existing farmstead is large enough to accommodate the new structure and that only minimal intrusion onto agricultural land is therefore required. In fact with the new layout and design some land on the farmstead will be re-introduced back into agriculture. According to calculations the existing productive lands measures  $\pm 12,5\text{ha}$  in extent before the development proposal and  $\pm 11,8\text{ha}$  with the new proposed development. This represents a loss of only  $\pm 700\text{m}^2$  of fallow land which is negligible from an agricultural point of view, especially since the expected new capital investment will be significant and beneficial to agriculture.

The intention is to construct one contemporary building measuring  $\pm 4200\text{m}^2$  in extent and with a maximum height of 11m comprising a **production facility** ( $\pm 3780\text{m}^2$ ) and a **production office** ( $\pm 420\text{m}^2$ ). The **production facility** being the largest component of the new building comprises all the infrastructure and equipment required for the processing including water treatment area, bottling, labeling and dispatching of the final product. This component also accommodates a generator room, compressor rooms, workshop, stores, boiler room and a warehouse area for raw and finished goods.

The **production office** comprises the administrative component of the facility and will also include reception, administrative offices, first aid room, laboratory, boardrooms, ablution facilities and canteen. It is noteworthy that the potential of the proposed facility will be extended beyond the primary industrial use by



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making it available for education purposes in the form of school group visits as well as tours for the general public. This will not only contribute to the tourism sector in the Valley but will also create new entrepreneurial opportunities.

This building design and final position will respect the cultural landscape and existing rural character and will not compromise the existing agricultural operations on the land unit. The new building will be located east of the existing dam on the land unit and will be orientated parallel with the servitude road and the dam. This area is partly screened by large trees which will remain. This orientation represents the most optimal use of the farmstead and will also respect the existing Eskom servitude traversing the subject land unit in a north south direction. New landscaping and tree planting will be introduced as part of the development proposal. In addition to the new building, provision is also made for a total area measuring  $\pm 4000\text{m}^2$  in extent which comprises a **landscaped parking area** (according to the final GLA and zoning scheme requirements of 1,5 bays/100m<sup>2</sup> GLA) to the North West thereof as well as a covered hardened area located to the east of the new building for delivery and dispatch purposes. Collectively the **total development area and footprint to be rezoned** measures  $\pm 8200\text{m}^2$  in extent as depicted on the attached *Site Development Plan: Plan 100 REV B dated 26 March 2021*. This area represents  $\pm 3\%$  of the total land unit and is well below the threshold of 10 000m<sup>2</sup> for industrial buildings to trigger an environmental process (see *confirmation form Environmental Practitioner* attached). A visual perspective of the proposed new building is depicted below.



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Access to the subject land unit will remain from the 6m wide servitude road which intersects with the R45 approximately 340m to the south. Since the proposed facility will be frequented by heavy vehicles the intention is to upgrade the existing servitude road to a hardened surface to a standard acceptable for both the local authority as well as the other users of the road. The intention is however to construct a new farm entrance north of the existing entrance almost in the centre of the land unit since the current entrance is not to standard. This new entrance will still gain access from the existing 6m wide servitude road at a position almost in the centre of the western boundary of the land unit. A new **Gate House (20m<sup>2</sup>)** and **Electrical utility (24m<sup>2</sup>)** are proposed near the new entrance which will serve both the existing agricultural operations on the land unit as well as the new water bottling facility and will therefore not be included into the zoned footprint area. This has been confirmed with the senior official at the Stellenbosch Municipality.

The building closest to the existing farmstead is located more than ±298m to the north thereof. Apart from agricultural crops in between, an existing tree line with large trees are present along the common boundary with the abutting land unit which partly screens it from the farmstead. This has been taken into account in the layout and orientation of the new building with the narrow side facing north and thereby minimizing any potential impacts on the abutting land unit.

Since the proposed facility will focus primarily on the processing and bottling of water obtained from the existing boreholes, it is necessary to confirm the availability of water on the subject land unit in terms of quantity and quality. Many scientific studies have been done to determine the quantity as well as quality of the water source. According to the attached **Water Balance Report from Messrs GEOSS South Africa**, the existing water rights to the subject property comprise **two (2) boreholes** with a capacity of **195 523m<sup>3</sup>** per annum. However, only a total of **153 026m<sup>3</sup>** per annum is being applied for in the water



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use license application for both industrial and domestic purposes (see proof of submission attached).

A total of 18 229m<sup>3</sup> per annum water is therefore available for irrigation purposes which is sufficient for the existing and future agricultural practices on the land unit.

In conclusion; from detail investigations and scientific research it is confirmed that there is sufficient natural water on the subject land unit from the existing two (2) boreholes for both the new water bottling facility as well as for the continuation and future expansion of the agricultural practices thereon.

The following should also be noted as part of the proposed water bottling facility:

- **Operating Hours** – Day and night shifts. No activities of traffic outside building after normal business hours.
- **Height of Buildings** – maximum of 11m
- **Frequency of traffic** – Maximum of 6 trucks per day
- **Social Compact** - 20 new permanent and 15 new seasonal employment opportunities (in addition to the agricultural opportunities)
- **Noise Levels** - Comply to legislated standards with all noise, except traffic, confined to the inside of the new building

### **Architectural statement**

The appointed project Architect, Mr Johan Malherbe from Malherbe Rust Architects has made the following statement with regards to the architectural design and theme:

*"The architectural design will follow a contemporary approach with the intent at meaningful integration of scale and materials. This will contextualize with the*



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*surrounding historic farmsteads and contemporary agricultural structures of the Cape Winelands. The project approach will be similar to the design of a contemporary wine cellar in the cultural landscape. The intent is to integrate the facility and its associated functions into a single building that has been sensitively designed in a contemporary manner referenced to scale, proportion and materials.*



**Figure 1 Example of a contemporary wine cellar.**

*The architectural design will be informed by a phase 1 Visual Impact Assessment (VIA) which will provide guidance in the form of visual impact indicators. Once the initial architectural design has been finalized a full VIA will be undertaken to assess the visual impact and identify the need, if any, for visual impact mitigation through landscaping or a revised architectural design.*

#### **Architectural Indicators:**

- *The facility will be composed of three distinct elements: a plinth of stone gabions, concrete panel walls, and a “floating” flat roof.*
- *The architectural elements of the facility will be of contemporary design and will not include exaggerated references to Cape Dutch gables or moldings.*
- *Building height will not exceed 11m. The building height for the facility will be tied to one base level.*
- *The parking area will be landscaped.*
- *The impact on the cultural landscape must be minimal and views onto the site from the R45 and R301 must be considered.*



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*The proposed development site has been placed in relation to the 200 m above mean ocean level contour. The building was placed as low down on the site as possible in reaction to the high visual impact of the existing water bottling facility on a neighboring land unit to the north east which sits on the 220m contour.*



**Figure 2 Neighboring facility viewed from the R301**

- *illustrating high placement, no landscape mitigation and problematic colour choice*
- *The proposed development site is set back +/- 415m from the R45. The building will thus not be as intrusive on travelers along the R45 as the brewery to the south east of the facility which is set back +/-60m.*



**Figure 3 Neighboring brewery viewed from the R45**



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- *Illustrating a central roof height of more than 11m.*
- *The existing trees on the site will be retained as far as possible and additional landscaping will be done based on the outcome of the final VIA.*

### **Summary**

*The design of the new water processing facility (bottling of water on source) will be informed by the different studies to be undertaken, such as VIA, Heritage Statement in NID, and the Cape architectural idiom found in the Cape Winelands cultural landscape.*

*The building will be designed as a typical modern wine cellar, and not have an industrial appearance at all. The building will also be set in a landscaped area to mitigate exposed walls and height. Lower sections of the building will also mitigate the maximum height envisaged of 11 meters. (modern cellars conform mostly to this height, compared to a Cape Dutch Homestead that is 10,5 meters at the roof ridge)”*

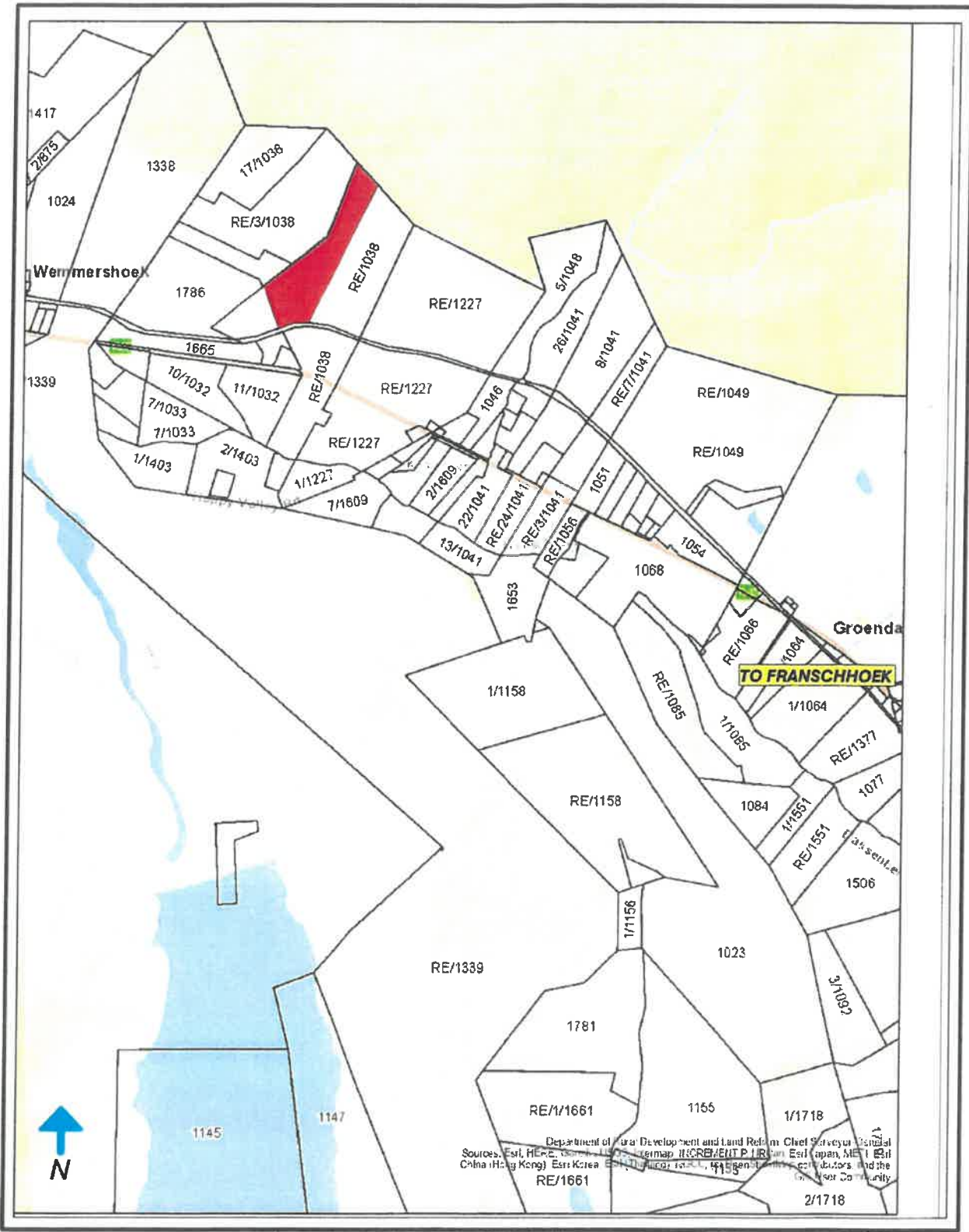


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*April 2021*



Department of Rural Development and Land Reform, Chief Surveyor General  
 Sources: East, H.E.C. (1978), 1:50,000, Topographic Map, INCREMENT P.L.R., East (open, ME 1) East  
 China (Hong Kong), East Korea, East, 1:50,000, Topographic Map, INCREMENT P.L.R., East (open, ME 1) East  
 RE/1661 1155 1/1718 2/1718

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**Project:**  
 Application for  
 Rezoning: Portion 8  
 of Farm No. 1038  
 Paarl

**Description:**  
 Locality Plan

**DENNEHOF TRUST**

Drawn	N.T.S.	Lansat	H 10-154
Drawn	P/JLR	Drawn	APRIL 2021
Drawn	P/JLR	Timing of	2