



**EMILE VAN DER MERWE**  
town planning consultants

2021-07-09

My ref: Farm 1054

Stellenbosch Municipality  
Department Planning and Development  
PO Box 17  
**STELLENBOSCH**  
7599

Dear Sir/Madam

**APPLICATION FOR CONSENT USE: FARM 1054 DIVISION PAARL**

Included hereby please find the necessary application documentation in respect of the application for consent use on the above-mentioned property.

The application follows on the pre-scrutiny application feedback that was provided to your office as per **Appendix 6** of the motivation report.

Your response is kindly awaited and this office awaits the formal invoice for payment in respect of the compulsory application fees (R2500).

Your assistance is appreciated.

Yours faithfully

**EMILE VAN DER MERWE**  
**EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS**

Doornbosch Centre | Strand Road | PO Box 204 | Stellenbosch 7599  
Tel: 021 - 886 5050 | Fax: 021 - 883 8965 | Email: emilevdm@adept.co.za

EvdM Town Planning Services CC Reg. No. 2005/162249/23  
Emile van der Merwe URP(SA) B. Hon. M(URP) MSAPI

## **1. BRIEF**

Emile van der Merwe Town Planning Consultants have been appointed by the registered owner of Farm 1054 Paarl Division, to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

- Application in terms of 15 (2) (0) of the Stellenbosch Municipal Land Use Planning By-Law read with the Stellenbosch Zoning Scheme By-Law (2019) for a consent use to utilise the approved farm store as an wine cellar (1316m<sup>2</sup>) and wine tasting facility (393m<sup>2</sup>).

The following report will show that the proposal is desirable from an integrated planning point of view and that it is line with the planning policies of National- and Provincial Government as well as the planning directives endorsed in terms of the Stellenbosch Municipal Integrated Development Plan and the Stellenbosch Spatial Development Framework. The report further will show that the proposal is compatible with the surrounding land use character of the area the broader rural Winelands area.

## **2. LOCATION AND ACCESS**

The property is situated approximately 5k m to the west of Franschhoek Town. The existing approved access from Main Road 191 will be used to gain access to the wine cellar.

### **LOCATION PLAN**



**3. OWNERSHIP AND SIZE**

The property is owned by Hornbill (Pty) Ltd as held by Deed of Transfer T 46053/2019. A copy of the Title Deed is attached as **Appendix 1**. The Company Resolution and Power of Attorney in favour of the applicant is attached as **Appendix 2**. The Surveyor – General diagram is attached as **Appendix 3**. The property is 9.8573 ha in extent and falls with the jurisdiction area of the Stellenbosch Municipality.

**4. CURRENT LAND USE**

The existing building infrastructure comprises the following:

- 1x Main Dwelling
- 1x Outbuilding (garage)
- 2x Labourers cottages

The remainder of the property is cultivated (vineyards and a small orchard ). The property is used for agricultural purposes.

The Stellenbosch Municipality Zoning Scheme By-Law as adopted by Council on 29 May 2019 has come into effect from 1 November 2019.

Farm 1054 in terms of Chapter 20 of the afore-mentioned By-Law is zoned **“Agricultural Rural Zone”**.

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> <li>• Agricultural building (<math>\leq 2000\text{m}^2</math>)</li> <li>• Agriculture</li> <li>• Dwelling house</li> <li>• Forestry</li> <li>• Natural environment</li> <li>• Occasional use (one event/year)</li> <li>• Private road</li> <li>• Polytunnel (<math>\leq 2000\text{m}^2</math>)</li> <li>• Second dwelling</li> <li>• Employee housing (one unit)</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural building (<math>&gt; 2000\text{m}^2</math>)</li> <li>• Agricultural industry (<math>&lt; 2000\text{m}^2</math>)</li> <li>• Bed and breakfast establishment</li> <li>• Employee housing (exceeding one unit)</li> <li>• Guest house</li> <li>• Home day care centre</li> <li>• Home occupation practice</li> <li>• Polytunnel (<math>\geq 2001\text{m}^2</math> and <math>\leq 5000\text{m}^2</math>)</li> <li>• Rooftop base telecommunication station</li> <li>• Tourist dwelling units</li> <li>• Tourist facility (existing buildings)</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Additional dwelling units (max 4)</li> <li>• Airfield</li> <li>• Airstrip</li> <li>• Agricultural industry (<math>\geq 2000\text{m}^2</math>)</li> <li>• Camping site</li> <li>• Day care centre</li> <li>• Freestanding base telecommunication station</li> <li>• Helicopter landing pad</li> <li>• Intensive feed farming</li> <li>• Kennel</li> <li>• Market</li> <li>• Occasional use (<math>&gt; one event/year</math>)</li> <li>• Plant nursery</li> <li>• Polytunnel (<math>&gt; 5000\text{m}^2</math>)</li> <li>• Renewable energy structure</li> <li>• Service trade</li> <li>• Tourist accommodation establishment</li> <li>• Tourist facility (new buildings or exceeding threshold)</li> <li>• Any additional use exceeding the threshold set out in this chapter</li> </ul>

An agricultural industry is defined as follows:

## **KLEIN GOEDERUST FARM**

“**agricultural industry**” (landbou nywerheid) is an industry for the processing of fresh agricultural products, and where the agricultural industry activity is subservient to the dominant agricultural production on the land unit or farm, and may include ancillary buildings such as storage, a point of sale, tasting facilities, staff facilities and/or administrative offices and examples thereof include a winery, wine cellar, distillery, cheese making industry, cannery, juice factory or fruit ripening plant facility;

“**tourist facilities**” (toerisme fasiliteite) describes land uses that provide facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, restaurants and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmer’s markets, farm deli’s, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;

The development parameters are provided in the table below.

### **214. Building development parameters in this zone**

- (1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

<b>Building type</b>	<b>BUILDING LINES</b> (m) Street & common boundaries (incl. ROW servitudes)	<b>HEIGHT</b> (Storeys)	<b>PRIMARY USE</b> Maximum Coverage Threshold	<b>ADDITIONAL USE (SDP)</b> Maximum Coverage Threshold	<b>CONSENT USE</b> Maximum Coverage
<b>Tourist facilities</b>					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m <sup>2</sup>	As approved by Municipality
-Shop in tourist facility sub-limit				120m <sup>2</sup>	
-Manufacture and craft workshop sub-limit				50m <sup>2</sup>	
<b>Other Agricultural buildings</b>					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m <sup>2</sup>	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m <sup>2</sup>	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m <sup>2</sup>	≥2000m <sup>2</sup>
Polytunnels; including shade netting	5m	1 storey	≤2000m <sup>2</sup>	≤2000m <sup>2</sup> to 5000m <sup>2</sup>	>5000m <sup>2</sup>

## **5. PROPOSAL – SEE PLANS ATTACHED AS APPENDIX 5**

The owner has appointed HB Architects as lead consultant for the design and construction of the new wine cellar. The development proposal is attached as Appendix 5.

The proposed new winery will be established on a portion of the property that is least suited for cultivation purposes. The position of the wine cellar was further determined to provide a substantial setback line from Main Road 191 in order to minimize and mitigate the visual

impact). The building will appear a single storey that is in keeping with the rural landscape of the surrounding area. The existing entrance will be used.

### **Areas**

New wine cellar – 702m<sup>2</sup> (pressing and fermentation, barrel maturation and finished goods)

Hard surface & intake area, staff room, plant and generator room and storage – 614m<sup>2</sup>

**Total cellar = 1316m<sup>2</sup>**

Provision is also made for a wine tasting and sales area that comprises:

Closed stoep = 169m<sup>2</sup>

Open stoep = 168m<sup>2</sup>

Ablutions = 55m<sup>2</sup>

**Total = 392m<sup>2</sup>**

The property was acquired by the Hornbill Group during the end of 2019. The property was in a neglected state and it is the intention of the owner to optimize and revitalize the agricultural potential of the property in line with the provisions of the Stellenbosch zoning scheme by-law. Building plans for the new entrance gate and perimeter fencing as well for the construction of two bona-fide agricultural cottages have recently obtained.

The cellar will accommodate the harvest all the vineyards on the farm have. Additional grapes will be sources from surrounding farms

The establishment of agri-processing facilities are in line with the objectives of the Directorate: Sustainable Resource Management (LANDCARE): Department of Agriculture who's primary function is to conserve the regions agricultural resources. According to this Department's policy and recommendations the concept of sustainable agriculture is promoted taking the following criteria in mind, namely:

- ✓ Social acceptability
- ✓ Economic viability
- ✓ Ecological feasibility/Environmental integrity
- ✓ Reasonable production; and
- ✓ Sound security



The development proposal on the property conforms to the above criteria and it will not have any negative impact on the conservation of productive agricultural land and it will not impact on the long term viability of the farming unit.

One of the key initiatives of the Department of Agriculture relates to the diversification of the agricultural sector and the role that agri-processing can play in the economic development of the Western Cape. The department therefore recognizes the important role the agricultural and wine industry can play in the rural and economic development of farming enterprises of which the following are considered key components:

- Agricultural tourism – guesthouse and holiday accommodation
- Value adding – agricultural industries with associated tourist facilities
- Creating sustainable agricultural units - intensifying

The proposal significantly will contribute to the promotion and expansion of the area's resource base with multiplier economic and social benefits. The application is consistent with the planning principles as contained in the Municipal Spatial Development Framework.

## **6. STRATEGIC POLICY CONTEXT**

Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard is drawn to the following:

### **Western Cape Provincial Spatial Development Framework (WCPSPDF)**

The WCPSPDF serves as guideline and puts forward proposals and strategies aimed at achieving certain provincial wide goals. The policy document is informed by the National Development Plan and related spatial policies and takes its strategic direction from the Western Cape development strategy and related policy frameworks. It also serves to guide the location and form of public investment. An important factor in this regard relates to the role which the rural economy can play in the overall economy of the greater municipal are and is of particular relevance to the Stellenbosch area. The proposed agri-processing and related tourist facility

presents an opportunity that is aligned with the policy to allow for compatible and sustainable rural activities to the benefit of the broader good of society with positive socio-economic returns.

As far as the application is concerned, the principles contained in the WCPSDF will have to be considered to ascertain whether sustainable development is promoted. Sustainable development encompasses the integration of social, economic and ecological factors into planning, decision-making and implementation so as to ensure that development serves present and future generations.

**WESTERN CAPE STRATEGIC PLAN 2014-2019**

**Vision**

*"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected High Opportunity Society For All"*

**Provincial Strategic Goals**



**Western Cape Economic Drivers**

**PSG 1: Create opportunities for growth and jobs**

**PROJECT KHULISA ("to grow")**

**Productive Sectors:**



**Enablers:**

- Energy
- Water
- Broadband
- Skills



### **Significance of the Agricultural Sector**

- The agricultural Sector remains a key component of the regional economy – particularly in non-Metro districts;
- Value added in WC agriculture (R 14,7 billion in 2011) accounts for 23% of national agriculture value added (R 64 billion)
- WC economy only accounts for 14,2% of national GDP
- 30% of agricultural sector production is exported
- Nearly 50% of wine production is exported
- Sectoral focus in 2015-2020 will be on Agri-Processing (in addition to Tourism and Oil & Gas)

From the above information it is clear that the Provincial Government Western Cape in terms of their Provincial Spatial Development Framework and Strategic Plan has placed as specific emphasis on the importance of the agricultural and wine industry as key sector in growing and sustaining the economic base of the region.

### **STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK**

The Stellenbosch SDF has been approved as a guiding document to direct the future growth development in the Stellenbosch area of jurisdiction. In terms of the SDF and with reference to the proposal your attention is drawn to the following strategic directive:

- *Promoting the development of retail activities related to, and agricultural industries for the beneficiation of natural produce on farms, e.g. meat curing, beer breweries, wineries, packing sheds, bottling plants, jam factories, cheese making, milling, honey beneficiation, etcetera;*

The IDP will be used as a basis for making all development decisions in future within the Framework of the Stellenbosch Planning Bylaw, 2015.

The development proposal in relation to the strategic objectives set out in the SDF will enable and comply with the following:



**Inclusive growth** – The agri-processing will provide a substantial number of employment opportunities across a wide spectrum. This can be of specific benefit to the rural community where a large degree of unemployment is present

**Resource custodianship** – the sustainable future of Stellenbosch and its rural area to a large degree depend on the available and optimal use of resources of the benefit of all. The development proposal is largely self-sufficient with regard to service provision and it will not impose an additional burden on the service level capacities of the town.

**Food and Agriculture** –. The farming unit significantly contributes to food security and conservation of scarce resources to the sustainable benefit of up- and downstream economic activities. The development proposal will ensure and will practical effect to this strategic objective.

**Heritage:** The proposed facility will be located on a portion of the farm in order to mitigate the heritage and visual impact as far as possible.

### **Consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

The subject property is located in an area where a number of agri-processing exists and the proposed use is considered compatible with the surrounding land uses and rural infrastructure. The proposal complies with the IDP which aims to promote local economic development. The establishment of agri-processing and tourism related facilities are supported and strongly encouraged on national, provincial and local policy level.

### **Consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)**

The proposed development is consistent with the proposals of the spatial development framework and the other policies of the Municipality. The proposal complies with the land use planning principles referred to in section 59 (spatial justice, spatial sustainability, efficiency and good administration) of LUPA

## **7. SERVICES**

A services report will be provided to the Engineering Department by separate cover.



**8. CONCLUSION**

The wine cellar will furtherance the growth of the agricultural industry by means of agri-processing that has been identified as one of the key strategies of the Western Cape Government and the Stellenbosch Municipality in achieving accelerate growth and economic development especially in the rural areas. The development will not detract from the historic character and scenic quality of the area and it will not have any negative impact on productive agricultural land. The envisaged development will give practical effect to the strategic outcomes and objectives of the Stellenbosch Municipality as endorsed in terms of the Integrated Development Plan and Spatial Development Framework as well as those adopted on National and Provincial Government level.

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Farm 1054 Paarl Division.

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**APPENDIX 1**  
**LOCATION PLAN**

# Location Plan: Farm 1054 Paarl

## Legend

- Parent Farms
- Farm Portions



Scale: 1:9 028

Date created: June 9, 2021

Compiled with CapeFarmMapper



Western Cape Government  
Agriculture

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community  
Department of Rural Development and Land Reform, Cape Town  
Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors, Swatch Images, Mapbox, and the GIS User Community

## **APPENDIX 2**

### **TITLE DEED**

1506

MHI  
P O BOX 4073  
TYGERVALLEY  
7536

Prepared by me

CONVEYANCER  
MICHELLE TALJAARD

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 12700 000,00	R. 3190,00
Reason for exemption	Category Exemption	Exemption n o. Sec/Reg. Act/Proc.

T 000046052 / 2019

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**TERTIA LIZETTE KRIEL**

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

**GRAHAM FRANKLYN SEVERN**  
Identity Number 400723 5085 08 2  
Married out of community of property

**DATA / VERIFY**  
08 -11- 2019  
**ELIZABETH VAN TONDER**

**DATA / CAPTURE**  
05 -11- 2019  
**BELINDA GONCALVES**

which said Power of Attorney was signed at BELLVILLE on 25 September 2019

And the appearer declared that his/her said principal had, on 1 August 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**HORNBILL GROUP PROPRIETARY LIMITED**  
**Registration Number 2019/232243/07**

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

FARM NUMBER 1054  
IN THE MUNICIPALITY OF STELLENBOSCH  
DIVISION PAARL  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 9,8573 (NINE COMMA EIGHT FIVE SEVEN THREE) Hectares

**FIRST TRANSFERRED** by Deed of Transfer Number 2133 dated 14 March 1905 with diagram attached thereto and held by Deed of Transfer Number T13729/1981

- A. **SUBJECT** to the conditions as referred to in Deed of Transfer Number 3644 dated 6 June 1910.
- B. **SUBJECT FURTHER** to the following special condition as contained in said Deed of Transfer Number 3644 dated 6 June 1910 namely:

"That the Transferee and his successors in Title shall only be entitled to two consecutive hours water per week, namely on every Wednesday at sunset – the Transferor retaining for himself and his Successors in Title all the rest of the water to which the property hereby transferred and the other portion of the farm "Goede Rust" still owned by him (the Transferor) are entitled".

- C. **SUBJECT FURTHER**, as contained in Deed of Transfer Number T13729/1981, to the expropriation of a portion of the herein mentioned property measuring 2 720 square metres in favour of the Afdelingsraad Paarl, as contained in expropriation note Number EX242/85.



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

**GRAHAM FRANKLYN SEVERN, Married as aforesaid**

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

**HORNBILL GROUP PROPRIETARY LIMITED**  
**Registration Number 2019/232243/07**

or 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 R12 700 000,00 (TWELVE MILLION SEVEN HUNDRED THOUSAND RAND) excluding VAT in the sum of R0,00 (NIL RAND), total consideration paid by the transferee to the transferor being the amount of R12 700 000,00 (TWELVE MILLION SEVEN HUNDRED THOUSAND RAND).

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

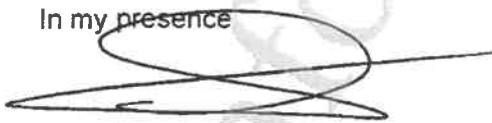
30 OCT 2019

~~2019~~ TM



q.q.

In my presence



REGISTRAR OF DEEDS





**APPENDIX 3**  
**RESOLUTION AND POWER OF ATTORNEY**

**RESOLUTION**

**PASSED AT THE MEETING OF HORNBILL GROUP (PTY) LTD**

**(REG NO 2019/232243/07)**

**HELD AT FRANSCHHOEK ON 7 JULY 2021**

Paul Siguqa in his capacity as Director is hereby authorized to sign on behalf of the Company pertaining to the application for consent use on Farm 1054 Division Paarl.

**DIRECTOR**

A handwritten signature in black ink, appearing to be 'PS', with several horizontal lines drawn over it for emphasis.

## POWER OF ATTORNEY

HORNBILL GROUP (PTY) LTD, the registered owner of Farm 1054 Division Paarl held by Deed of Transfer T46052/2019

Do hereby nominate and constitute

**Emile van der Merwe Town Planning Consultants**

With the power of substitution, to be my/our lawful Agent in my/our name, place and stead and to make the necessary applications to the Stellenbosch Municipality for the following:

- **APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15 (2) (O) OF THE STELLENBOSCH LAND USE PLANNING BY-LAW (2015)**

On the above mentioned property and to proceed with any required work to the final end and termination thereof and generally of effecting the purpose aforesaid, to do our cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Agent(s) shall lawfully do, or cause to be done ; by virtue of these present.

SIGNED AT FRANSCHHOEK ON THIS 7<sup>TH</sup> DAY OF JULY 2021.

**PAUL SIGUQA  
DIRECTOR**



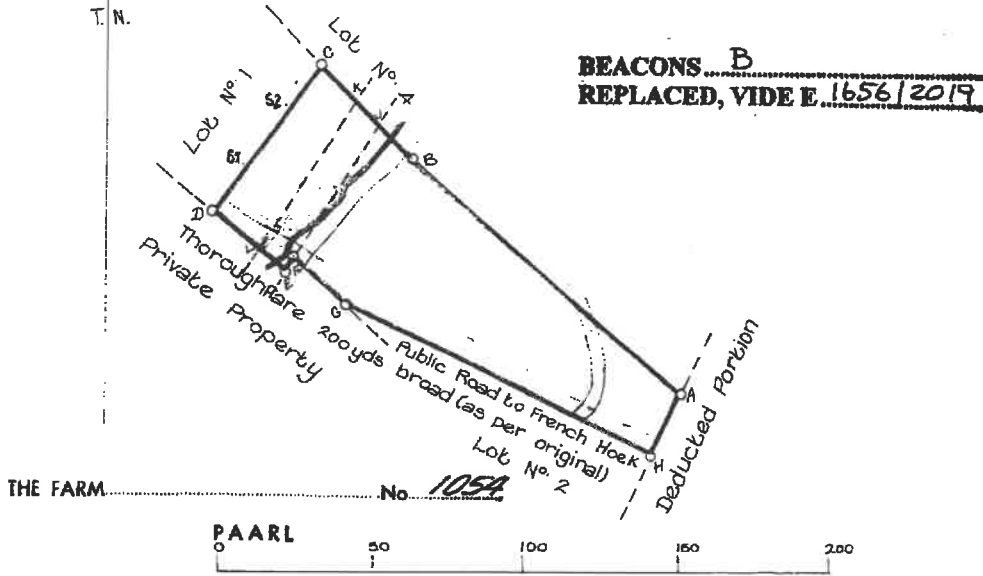
**APPENDIX 4**  
**SG DIAGRAM**

The numerical data of this diagram are sufficiently consistent.

(Sgd) M.O. Vos.  
Examiner.

78

Sides	C. Rds.		Angles			Co-ordinates	
						Y's	X's
AB	117	96	104	18	40	+ 217.47	+ 82.35
BC	12	65	184	7	20	+ 130.70	+ 162.26
CD	59	22	87	20	30	+ 101.49	+ 193.33
DE	31	26	94	23	0	+ 64.94	+ 146.73
EF	5	39	80	33	0	+ 87.99	+ 125.61
FG	22	57	280	50	20	+ 90.93	+ 130.13
GH	112	34	163	14	50	+ 107.16	+ 114.44
HA	22	04	07	3	20	+ 207.01	+ 62.95



Scale: 50 Cape Roods - 1 Inch.

\*NOW THE FARM LOT NO. 3

The above diagram lettered A.B.C.D.E.F.G.H represents 11 morgen 305 square roods of land situate in the Field-Cornetcy of French Hoek Division of the Paarl, being Lot No. 3, a portion of the farm Goede Rust, comprising: (1) The fig. E.F.J.K.L. in extent 1 Morgen 40 Sq. Rds. a portion of the old Perpetual Quitrent, granted to P.J. de Villiers on the 15th August, 1822. (2) The figures A.B.J.F.G.H. & C.D.L.K. - 10 Morgen 265 Sq. Rds. a portion of the Quitrent, granted to Hendrik Lodewyk Penler (H.L. son) on the 15th October, 1838.

- Bounded NW by Lot No. 1.
- NE " Lot No. 4.
- SE " Deducted Portion.
- SW " Lot No. 2 & Private Property.

I hereby certify that the survey from which the above diagram is framed has been made by me.

(Sgd) A.A.D. Malherbe.  
Government Land Surveyor.  
March, 1904.

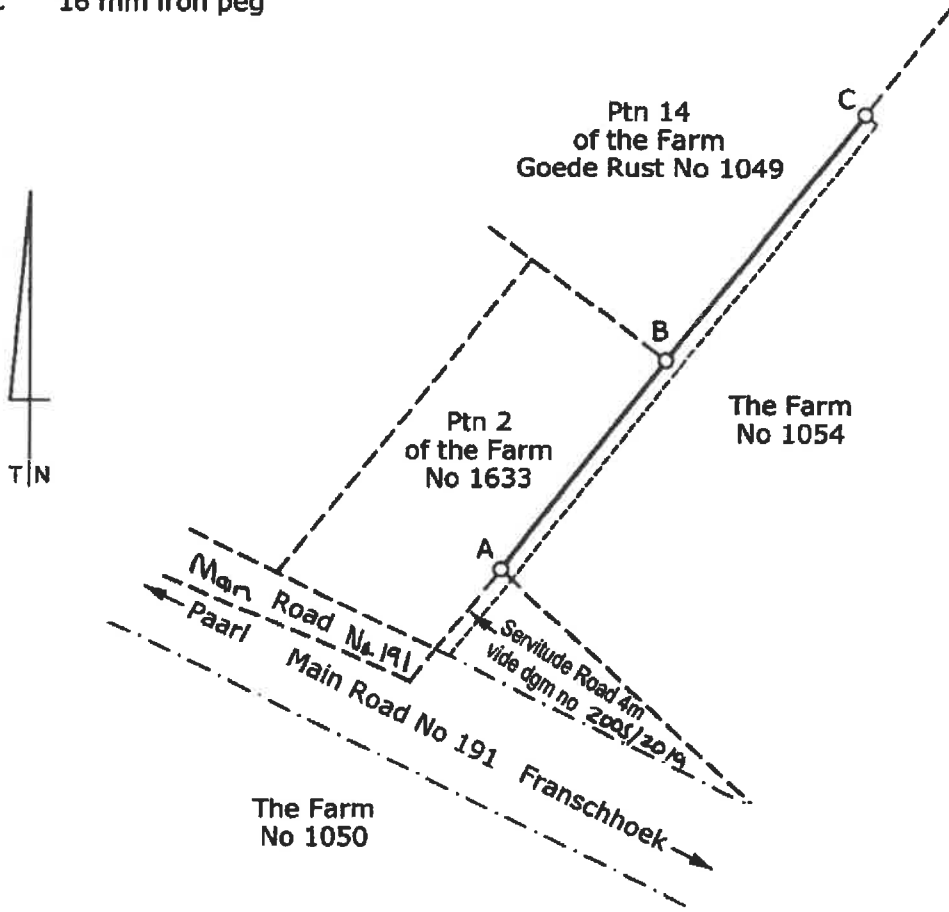
...Transfer --- 2133...  
dated 14th March, 1905 in favour of  
Henry T. Page  
*A.A.D. Malherbe*  
26.5.1904.

Sheet BI 70R/142 (6410) B U  
FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM  
E.R.  
1052

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19° X			S.G. No.
		Constant		± 0,00	+3 700 000,00	2004/2019
AB	72,43	218 07 30	A	-8 094,60	+ 51 423,46	Approved <i>[Signature]</i> for Surveyor-General 03.10.2019
BC	85,77	218 12 00	B	-8 139,32	+ 51 366,48	
			C	-8 192,36	+ 51 299,08	
		22 French Hoek	Δ	-9 204,04	+ 48 235,46	
		49 Middenberg	Δ	-6 818,33	+ 53 264,23	

**Beacon Description:**

- A B iron standard
- C 16 mm iron peg



Scale 1: 2000

The line **ABC** represents **the North Western Boundary of a Servitude Road 4m wide, as shown over the Farm No 1054** Situate in **the Stellenbosch Municipality** Administrative District of **Paarl** Province of the Western Cape

Surveyed in **July 2018** by me

*[Signature]*  
**S G DREYER**  
Professional Land Surveyor  
(PLS1028)

This diagram is annexed to No. dated i.f.o.

The original diagram is No. 3615/1904 annexed to Transfer No. 2133. .1905

File No. Parl 1054 vol 1  
S.R. No. 1304/2019  
Comp. BI-7CA/W42 (6410)  
LPI C0550000

Registrar of Deeds

Exempt i.t.o. Section 24 of Municipal Land Use Planning Bylaw Ref: 1050P Date: 5/09/2019

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 6 A (1)(a)

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	ACRES
120412019	2004/2019	The line D, S1, S2 represents the North western boundary of a 4m wide servitude road.		-

**APPENDIX 5**  
**SITE AND LAYOUT PLAN**



**NOTES:**

ALL WORK TO BE COMPLETED AS PER THE  
 QUANTITIES AND SPECIFICATIONS  
 PROVIDED IN THE CONTRACT DOCUMENTS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE RELEVANT AUTHORITIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE RELEVANT AUTHORITIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE RELEVANT AUTHORITIES.

DATE: 15/08/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:1000

**REVISIONS:**

REV.	DATE	DESCRIPTION	REVISION

**ADDITIONAL NOTES:**

**SIGNATURES:**

DESIGNER	
CHECKED	
DATE	

**FOR INFORMATION**

**A.C.H. M. G. C. S.**  
 Agricultural Consulting & Surveying  
 100/11000 Kingsford Road, Perth, WA 6005  
 Phone: (08) 9447 1111  
 Email: info@achmgs.com.au  
 Website: www.achmgs.com.au

**PROPOSED INCLUDES ON BEHALF OF THE CONTRACTOR:**  
 ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.  
 ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

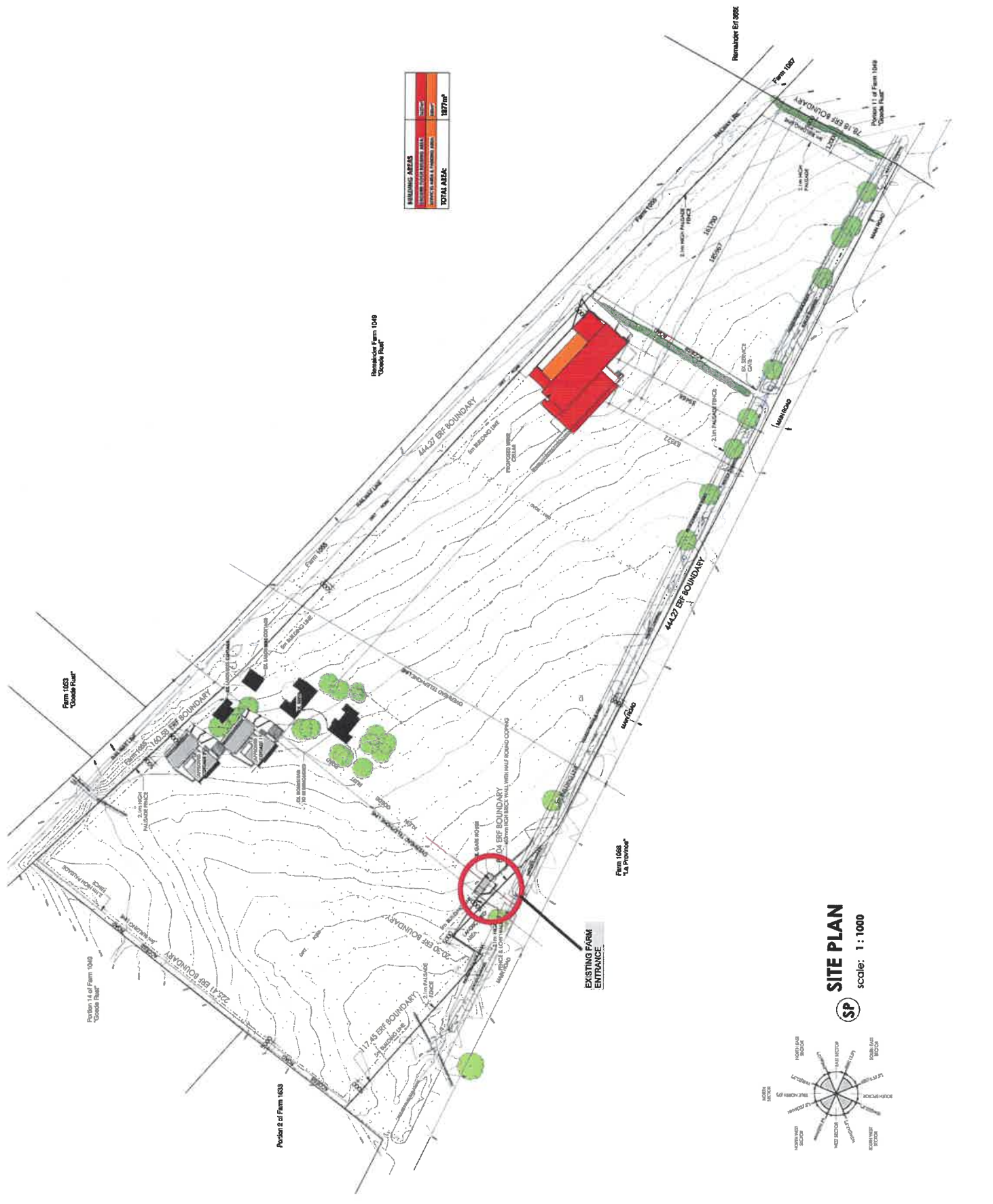
**PERFORMER: GROUP PTY LTD**

**PROJECT: [Name]**

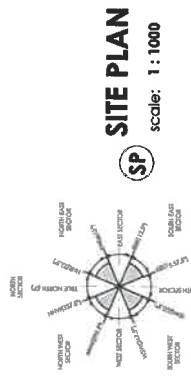
**DATE: [Date]**

**SCALE: 1:1000**

**LOCALITY: [Location]**



REVISION AREAS	AREA
<b>TOTAL AREA:</b>	<b>1277m²</b>



**SITE PLAN**  
 scale: 1:1000



**NOTES:**  
 ALL WORK TO BE COMPLETED BY 31/03/2024.  
 ALL WORK TO BE COMPLETED BY 31/03/2024.  
 ALL WORK TO BE COMPLETED BY 31/03/2024.  
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**REVISIONS:**

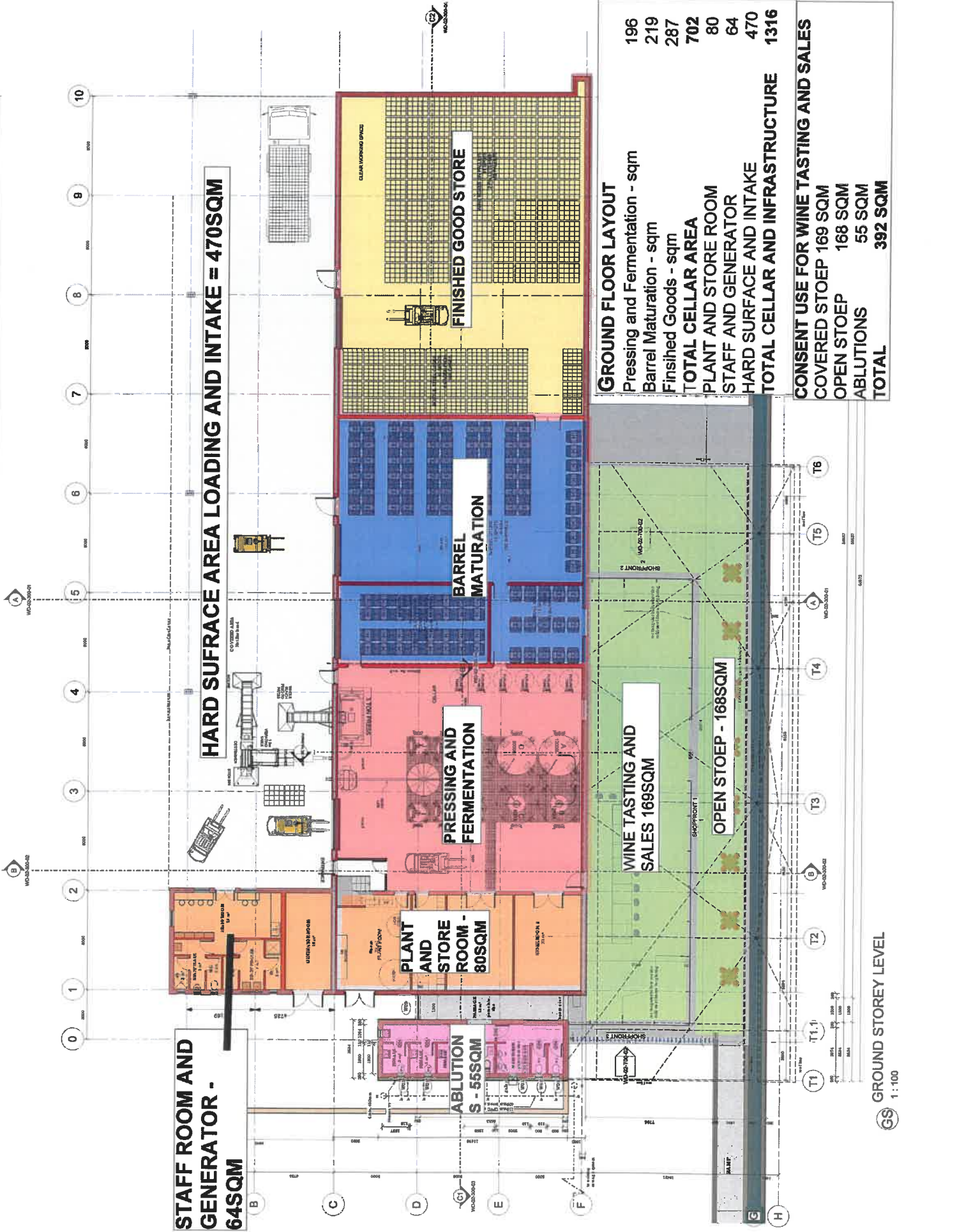
REV	DATE	DESCRIPTION	BY	CHECKED
A	05/10/23	ISSUED	DA.O.	DA.O.
B	18/04/23	REVISED	DA.O.	DA.O.
C	18/05/23	LAYOUT REVISED	DA.O.	DA.O.

**ADDITIONAL NOTES:**

**COUNCIL SUBMISSION**



PROJECT NO.	10/23/00000
CLIENT	HH HOLDINGS PTY LTD
DATE	18/05/23
SCALE	1:100
PROJECT NO.	10/23/00000
DATE	18/05/23
SCALE	1:100



<b>GROUND FLOOR LAYOUT</b>	
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 SUFRACE 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>

**GROUND STOREY LEVEL**  
 1:100

**NOTES:**

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

**REVISIONS:**

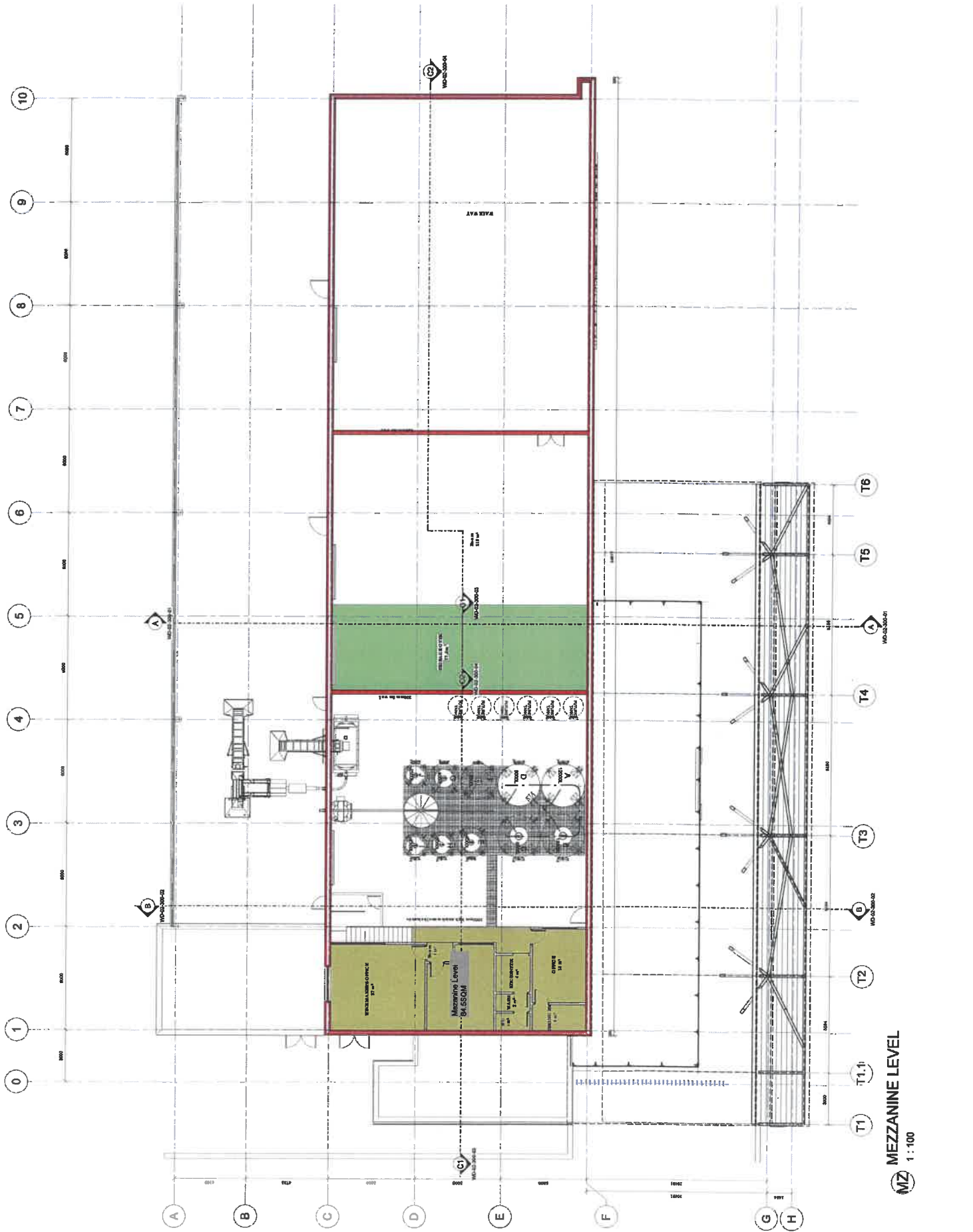
NO.	DATE	DESCRIPTION	REVISION
1	10/05/2024	ISSUED FOR TENDERS	DLA/G

**ADDITIONAL NOTES:**

FOR INFORMATION



<p>PROJECT: MEZZANINE LEVEL          CLIENT: HONG KONG AIRPORT AUTHORITY          CONTRACT NO: HKAA/2019/001</p>	<p>DATE: 10/05/2024          DRAWN BY: [Name]          CHECKED BY: [Name]</p>
--	---



**MZ MEZZANINE LEVEL**  
1 : 100

**APPENDIX 6**  
**PRE-SCRUTINY FEEDBACK**



Emile van der Merwe Town Planning Consultants  
emilevdm@adept.co.za  
0845566461

07 July 2021

**SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK, FARM NO.1054, PAARL DIVISION**

1. Your pre-application scrutiny submission on the above property dated **10 June 2021**, refers.
2. Your submission has been duly scrutinized for your intended land use application.
3. Your intended land use application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2015) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB].
4. The intended land use and/ or land development application also needs to fulfil the requirements as stipulated in Section 38 of the SLUPB. The required application documents and related information on any applicable Bylaws, Policies and Spatial Plans are available on the Planning Portal of the Municipal Website. (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>).
5. Please note that the sole purpose of this pre-application scrutiny feedback is to facilitate an accurate approach for the intended land use and/ or land development application. The feedback should consequently not be interpreted to represent any position on the merit nor desirability of such intended land use and/ or land development application, which can only be determined once a complete application has been received and duly processed and decided on by the authorised decision maker.
6. It should also be noted that the complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Once proof of payment is received, the application will be regarded as duly submitted in accordance with a notice as contemplated in terms of Section 41(1)(c)(i) of the SLUPB.
7. For any enquiries on this correspondence please respond by e-mail to the writer hereof.

Kind regards  
Bongiwe Zondo  
[bongiwe.zondo@stellenbosch.gov.za](mailto:bongiwe.zondo@stellenbosch.gov.za)

**APPENDIX 7**  
**APPLICATION FORM**



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

**KINDLY NOTE:** Please complete this form using BLOCK letters and ticking the appropriate boxes.

### PART A: APPLICANT DETAILS

First name(s)	Emile				
Surname	van der Merwe				
Company name (if applicable)	Emile van der Merwe Town Planning Consultants				
Postal Address	PO Box 204				
	Stellenbosch			Postal Code	7599
Email	emilevdm@adept.co.za				
Tel	021 886 5050	Fax	021 8838965	Cell	0845566461

### PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Hornbill Group (Pty) Ltd				
Physical address	Klein Goederust Farm				
	Franschhoek			Postal code	7690
E-mail	tracey@hornbillgroup.co.za				
Tel		Fax		Cell	0829408962

### PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	Farm 1054	Portion(s) if Farm		Allotment area	Franschhoek		
Physical Address	As above						
Current Zoning	Agricultural and Rural Zone	Extent	9.8573ha	m <sup>2</sup> / ha	Are there existing buildings?	y	N

Applicable Zoning Scheme	Stellenbosch Zoning Scheme By-Law (2019)										
Current Land Use	Agriculture										
Title Deed number and date	T		46052/2019								
Attached Conveyance's Certificate	Y	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):								
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):								
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management								
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup>	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use <sup>2</sup> ?			Y	N				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N				
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.								
<b>PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE</b>											
<b>APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)</b>											
Tick	<b>Type of application: Cost are obtainable from the Council Approved tariffs<sup>3</sup></b>										
	15(2)(a) Rezoning of Land										
	15(2)(b) a permanent departure from the development parameters of the zoning scheme										
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the <u>primary rights of the zoning applicable to the land</u> ;										
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;										
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;										

<sup>1</sup> All applications triggered by section 38(1)(a)-(e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

<sup>2</sup> No application may be submitted to legalize unauthorised building work and or land use on the property if a notice have been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

<sup>3</sup> <http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>



	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;
X	15(2)(g) a permission required in terms of the zoning scheme;
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram ;
	15(2)(l) a permission required in terms of a condition of approval;
	15(2)(m) a determination of a zoning;
	15(2)(n) a closure of a public place or part thereof;
X	15(2)(o) a consent use contemplated in the zoning scheme;
	15(2)(p) an occasional use of land;
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) Amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

**OTHER APPLICATIONS**

	Deviation from Council Policies/By-laws;	R
	Other (specify) : _____	R
<b>TOTAL A:</b>		<b>R</b>

**PRESCRIBED NOTICE AND FEES\*\* (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	<b>SERVING OF NOTICES</b>	Delivering by hand; registered post; data messages	R
	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	<b>ADDITIONAL PUBLICATION OF NOTICES</b>	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	<b>NOTICE OF DECISION</b>	<i>Provincial Gazette</i>	R
	<b>INTEGRATED PROCEDURES</b>	T.B.C	R
<b>TOTAL B:</b>			<b>R2500</b>
<b>TOTAL APPLICATION FEES* (TOTAL A + B)</b>			<b>R</b>

\* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

\*\* The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

**BANKING DETAILS**

Name:	Stellenbosch Municipality
Bank:	NEDBANK
Branch no.:	198765
Account no.:	1152271679
SWIFT	NEDSZAJJ
<b>Payment reference:</b> (Erf/Farm number)	.....

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	EVDM Town Planning Services
Postal Address	PO Box 204
Vat Number (where applicable)	4740239944

**PART F: DETAILS OF PROPOSAL**

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
Consent/Conditional Use/Special Development						
To permit.....\n in terms of Section.....of the.....Zoning Scheme Regulations						
Other (please specify)	_____ _____ _____					

**Brief description of proposed development / intent of application:**

See motivation attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		Y	N	Proof of registered ownership ( <b>Full copy of the title deed</b> )	
Y	N	Conveyancer's certificate		Y	N	Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies	Y	N	N/A	

**PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION**

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
			Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
			Y	N/A	National Water Act, 1998 (Act 36 of 1998)
			Y	N/A	Other (specify)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

**SECTION I: DECLARATION**

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or

declarations made as to his or her qualification as a Competent person and/or registration as a professional.

- 12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
- 13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
- 14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature:  Date: 2021-07-09

Full name: EMILE VAN DER MERWE

Professional capacity: PROFESSIONAL PLANNER A1149/1996

**FOR OFFICE USE ONLY**

Date received: \_\_\_\_\_

Received By: \_\_\_\_\_



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

Affected person's Name

Affected persons Physical Address

Dear Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Main Road 191 (R45) Klein Goederust Farm, Franscchoek

Application Property Number: Farm 1054 Division Paarl

Applicant: Emile van der Merwe Town Planning Consultants, PO Box 204, Stellenbosch, 7599

Owner: Hornbill Group (Pty) Ltd

Application Reference: LU/12926

Application Type: Consent Use

### **Detailed description of land use or development proposal, including its intent and purpose:**

Application has been made for a Consent Use (Agricultural Industry) in terms of section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) in order to utilise the approved farm store as an wine cellar (1316m<sup>2</sup>) with associated wine tasting facility (393m<sup>2</sup>).

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

- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: (Emile van der Merwe Town Planning Consultants: [emilevdm@adept.co.za](mailto:emilevdm@adept.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 13 October 2021.

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 (0845566461/021-8865050) during normal office hours. )

Yours faithfully

**EMILE VAN DER MERWE**  
**EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS**

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Geagte Meneer/Mevrou

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Hoofpad 191 (R45) Klein Goederust Plaas, Franschhoek

Aansoek eiendom beskrywing: Plaas 1054, Afdeling Paarl

Aansoeker: Emile van der Merwe Stadsbeplanningskonsultante, Posbus 204 Stellenbosch, 7599

Eienaar: Hornbill Group (Pty) Ltd, Klein Goederust Farm, R45 Franschhoek, 7690

Aansoek Verwysing: LU/12926

Tipe Aansoek: Vergunningsgebruik

**Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:**

Aansoek word gedoen in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening of Grondgebruikbeplanning (2015) ten einde die bestaande goedgekeurde stoor as 'n wynkelder (1316m<sup>2</sup>) met verwant wynproe fasiliteit (393m<sup>2</sup>) aan te wend.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening 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 aanton wat die die kommentaar toelig;



- Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- 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: (Emile van der Merwe Stadsbeplanningskonsultante: [emilevdm@adept.co.za](mailto:emilevdm@adept.co.za). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 13 Oktober 2021.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (0845566461/ 886 5050) gedurende normale kantoor ure/

Die uwe

**EMILE VAN DER MERWE**  
**EMILE VAN DER MERWE STADSBEPLANNINGSKONSULTANTE**