

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: Deux Lions, Excelsior Road, Franschhoek

Application Property Number: Farm 1106 Division Paarl

Applicant: Emile van der Merwe Town Planning Consultants

Owner: Camp Properties (Pty) Ltd

Application Reference: LU/14682 (TP94/2022)

Application Type: Consent Use

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

Application in terms of Section 15 (2) (c) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for a Consent Use for the following:

- For a tourist facility to utilise the existing wine tasting facility ($\pm 190\text{m}^2$) and outside seating area ($\pm 210\text{m}^2$) for restaurant purposes and to utilise the said existing wine tasting area as a function venue.
- For additional use that exceeds the threshold in order to allow for the existing 3 cottages to be used as tourist dwelling units (8 bedrooms in total)

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: (Emile van der Merwe Town Planning Consultants: 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 26 January 2023.

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: Deux Lions, Excelsior Pad, Franscchoek

Aansoek eiendom beskrywing: Plaas 1106, Afdeling Paarl

Aansoeker: Emile van der Merwe Stadsbeplanningskonsultante

Eienaar: Weltevreden Camp Properties (Pty) Ltd

Aansoek Verwysing: LU/14682 (TP94/2022)

Tipe Aansoek: Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2015) vir Vergunningsgebruik vir die volgende:

- Vir 'n toeristefasiliteit ten einde die bestaande wynproe fasiliteit ($\pm 190\text{m}^2$) en buite area ($\pm 210\text{m}^2$) vir restaurant doeleindes aan te wend en om die gemelde bestaande wynproe area ook vir funksies aan te wend.
- Vir addisionele gebruik wat die drempelwaarde oorskry vir die aanwending van die bestaande 3 eenhede as toeriste-wooneenhede (8 kames in totaal).

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 tydsduur 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 aantoon 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. 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 ingedien word en moet ontvang word voor of op die sluitingsdatum van 26 Januarie 2023.

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 (0845566461/ 886 5050) gedurende normale kantoor ure/

Die uwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGSKONSULTANTE



EMILE VAN DER MERWE
town planning consultants

2022-09-12

My ref: Fam 1106 Paarl

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

APPLICATION FOR CONSENT USE: FARM 1106 PAARL DIVISION

Included hereby please find the formal application made in terms of Section 15 (2) (o) for Consent Use of the Land Use Planning By-law (2015) on the property.

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

Your assistance is appreciated.

Yours faithfully

EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

Stellenbosch Centre | Strand Road | PO Box 204 | Stellenbosch 7599
Tel: 021-884 5050 | Fax: 021-885 8965 | Email: emilevdmerwe@iepf.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 1106, Stellenbosch Paarl, to prepare and submit the required town planning application 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 to utilise the existing wine tasting area ($\pm 190\text{m}^2$) and outside seating area ($\pm 210\text{m}^2$) for restaurant and function purposes and to utilise the existing 3 cottages as a tourism accommodation establishment (8 bedrooms in total).

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.

2. LOCATION AND ACCESS – LOCATION PLAN ATTACHED AS APPENDIX 1

The property is situated approximately 5k m to the south Franschoek. Access is obtained via an approved access from Excelsior Road.

3. OWNERSHIP AND SIZE

The property is owned by Camp Properties Pty Ltd as held by Deed of Transfer T6970/2020. A copy of the Title Deed is attached as Appendix 2. The Company Resolution and Power of Attorney in favour of the applicant is attached as Appendix 3. The Surveyor – General diagram is attached. The property is 13.92 ha in extent and falls with the jurisdiction area of the Stellenbosch Municipality.

4. EXISTING INFRASTRUCTURE/LAND USE AND ZONINGS RIGHTS

The current infrastructure on the farm comprises the following:

1. Main Homestead and bona-fide agricultural outbuildings
2. Existing wine tasting and sales area
3. Existing cottages

- 4. Farm Managers house
- 5. Parking

Existing infrastructure



The Stellenbosch Municipality during 2011 granted approval for Consent Use to enable the utilisation of an existing outbuilding as a wine tasting and sales facility. Approval was also granted for a temporary departure to utilise the existing 3 cottages for guest/overnight accommodation purposes. The letter of approval is attached as Appendix 5.

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

Farm 1106 in terms of Chapter 20 of the afore-mentioned By-Law is zoned "Agricultural Rural Zone". The primary, additional and consent uses is listed in the table below

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"> • Agricultural building ($\leq 2000m^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000m^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000m^2$) • Agricultural industry ($< 2000m^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001m^2$ and $\leq 5000m^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000m^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> one event/year$) • Plant nursery • Polytunnel ($> 5000m^2$) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

The newly adopted zoning scheme now makes provision for tourism facilities and tourist dwelling units that is defined as follows:

“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;

“tourist dwelling unit” (toerisme-wooneenheid) means the use of a furnished dwelling house and/or second dwelling and/or a dwelling unit in flats, where the entire dwelling unit is rented out for the accommodation of transient guests and where accommodation is only provided on a self-catering basis, provided that if more than 4 dwelling units on the same property are rented out by the same owner or proprietor as an enterprise it is deemed to be a **tourist accommodation establishment**;

The proposal can be accommodated and is in line with the provisions of the Stellenbosch Zoning Scheme By-Law.

Consistency with regards to provisions of the Stellenbosch Zoning Scheme By-Law

- The tourist facility and tourism dwelling units will be undertaken from a land unit where the primary use of the land is for bona-fide agriculture.
- The facilities are servient to the primary farming activities.

- The application will not have a detrimental impact on the preservation of agricultural land and the continued use of the agricultural activities (vineyards on the farm)
- The tourist facility will be in keeping with the character of the buildings on the farm the scale as is such that it will not dominate the farming activities and existing built form
- The proposed facility is considered to be a rural place bound activity and is of small scale that will complement the farming operations whilst not compromising the agricultural sustainability, scenic and heritage and cultural landscape
- The proposed facility is accessible from the existing internal farm road. The proposal will not interfere with the daily running of the farming operations
- The proposal will not adversely affect the agricultural potential of the farming unit.

5. PROPOSAL – SEE PLANS ATTACHED AS APPENDIX 6

The development proposals are confined to the existing buildings to which previous planning approvals were granted. The existing wine tasting and sales facility will remain and provision is now made to allow the facility to be used for restaurant as well. The said proposal include an outside seating area of ±210m².

The tourism dwelling units are confined and limited to the existing 3 cottages that have been used for the same purposes for the last number of years. A total of 8 guest bedrooms can be accommodated.

Parking is provided in terms of the provisions of the zoning scheme (16 parking bays in total – wine tasting and sales). Parking for the tourism dwellings is provided adjacent to the said units.

Access to the facilities is obtained from the existing approved access.

The establishment of agri-tourism 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-tourism 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. LEGISLATIVE AND POLICY CONTEXT

6.1 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Western Cape Land Use Management Act (2014)

The legislative framework provides the norms and standards and guiding principles to which development applications must comply and assessed. The application inter-alia is consistent with the following guiding principles.

- Promote land development that is spatially compact, resource -frugal and within the fiscal, institutional and administrative means of the Stellenbosch Municipality.
- Protection of prime unique and high potential agricultural land
- Uphold consistency of land use measures in accordance with environmental management instruments
- Promote land development in locations that are sustainable and limit urban sprawl

- Protection of high biodiversity areas and heritage and tourism resources
- Optimise the use of resources, infrastructure, agriculture and land
- Integrate social, economic and institutional aspects of land development

The Western Cape Land Use Management Act, 2014 and the Spatial Planning and Land Use Management Act, 2013 serves as platform to guide decision-making in relation to land use and development. In this regard are the following 5 principles applicable

Spatial Justice

The proposal will not have a negative impact on the agricultural potential and farming activities.

Spatial efficiency

The proposal will make of use resources in a just and efficient manner.

Spatial resilience

The proposal is deemed compatible with the rural character of the area and is in line with the municipal IDP and spatial development framework.

Good Administration

The proposal conforms to the requirements of the Stellenbosch Planning Zoning Scheme By-Law and Stellenbosch Land Use Planning By-Law. 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

LUPA

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 applicable provincial and local planning guidelines

and spatial frameworks. With reference to the development proposal your attentions in this regard is drawn to the following:

6.2 Western Cape Provincial Spatial Development Framework (WCPSDFP)

The WCPSDF 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 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. The three pillars of sustainable development, also referred to as the triple bottom line are:

- Ecological integrity
- Social Justice
- Economic efficiency

These three pillars of sustainability can be viewed as providers of the capital necessary for each subsequent pillar to function. In order to determine the desirability of a proposed development one should thus consider whether or not it is socially, economically and ecologically sustainable. The application will not have a negative impact on the 3 pillars of sustainability

Western Cape Land Use Planning Guidelines (2019): Rural Areas

The Western Cape Land Use Planning Guidelines forms part of the approved Western Cape Government: Provincial Spatial Development Framework. The objectives of the Rural Areas Guideline are to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the Province's life supporting ecological infrastructure and ecosystem services (i.e. environmental goods and services).
- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a proactive manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.

The Guidelines supports the following:

- Accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape.
- Activities or land uses of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products, e.g.: farm tourism; Restaurant and function venue facility;

The proposal conforms to the following guidelines:

- The proposed facility is located in an area that does not impact on the agricultural activities as well as wetlands, floodplains and other important natural vegetation.
- The facility adjacent to the existing farm access roads and the services network.
- The cumulative effect of all ancillary and non-agricultural land uses will not detract from the rural character of the landscape and the primary agricultural activities.
- The facility will not detract from the functionality and integrity of farming practices and landscapes and is considered to be of an appropriate scale and form.
- The facility is appropriate in a rural context and it will generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate.

- The facility is of appropriate scale compatible with the farmstead precinct and the surrounding rural context

The development proposal put forward in the application is consistent, in line and will give practical effect to the Rural Land Use Guidelines that have been adopted by the Western Cape Government: Department of Environmental Affairs and Development Planning.

6.3 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



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 tourism industry as key sector in growing and sustaining the economic base of the region.

6.4 Stellenbosch Spatial Development Framework

The Stellenbosch SDF has been approved by Council during November 2019 is founded on the principles of the Spatial Planning and Land Use Management Act, the Western Cape Land Use Planning Act, the National Development Plan, the National Heritage Resources Act, the Environmental Management Act, as well as the Stellenbosch Municipal Integrated Development Plan. The SDF places a renewed and key focus on the protection of agricultural and farming land and the conservation of the natural and biodiversity areas. The property is located outside the urban to which the following principles apply:

- Land outside the urban edge should be used for agricultural production, biodiversity, conservation, scenic quality and agri-tourism;
- Intensification of agriculture, biodiversity, conservation and agri-tourism should be promoted in farming areas outside of urban settlements
- Tourism facilities preferably should make use of existing buildings or new buildings on disturbed footprints and these should take the natural and heritage significance of the site into account.

The proposal is consistent with the above principles and objectives of the SDF. It in fact in is in support with the development principles of spatial justice, spatial sustainability, efficiency and spatial resilience.

7. SERVICES

Potable water to the facility is obtained from the existing borehole on the property. Electricity is provided by Eskom. Sewerage will be accommodated by means of the existing conservancy tank.

8. CONCLUSION

The development proposal is consistent and complies with the criteria set out in Chapter V of the Stellenbosch Land Use Planning By-Law (2015) with reference to the following:

- The proposal is consistent with the Integrated Development plan and the Spatial Development Framework of the Stellenbosch Municipality;

- The proposals are confined to existing buildings on the property
- The proposal will not impact on the production capacity of the farming unit.
- The proposal is subservient to the main farming agricultural activities;
- The proposal conforms to the objectives of the National Development Plan and the Provincial Spatial Development Framework and Strategic Action Plan with reference to growing the local economy by means of tourism related development
- The proposal conforms to the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act and the principles referred to in Chapter VI of the Land Use Management Act, and
- The proposal is in line with the provisions of the Stellenbosch Zoning Scheme By-Law and associated development parameters.

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Farm 1106 Paarl Division.

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APPENDIX 1
LOCATION PLAN

APPENDIX 6
SITE AND FLOOR PLANS

FRANSCHHOEK

PORTION 4 OF FARM 1855

PORTION 2 OF FARM 1645

FARM 1106
LA BOURGOGNE

FARM 1834-RE

LA BOURGOGNE DELI

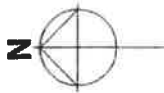
ENTRANCE DELIVERED

FARM 1157

FARM 1100

PORTION 2 OF FARM 1119

PORTION 3 OF FARM 1654

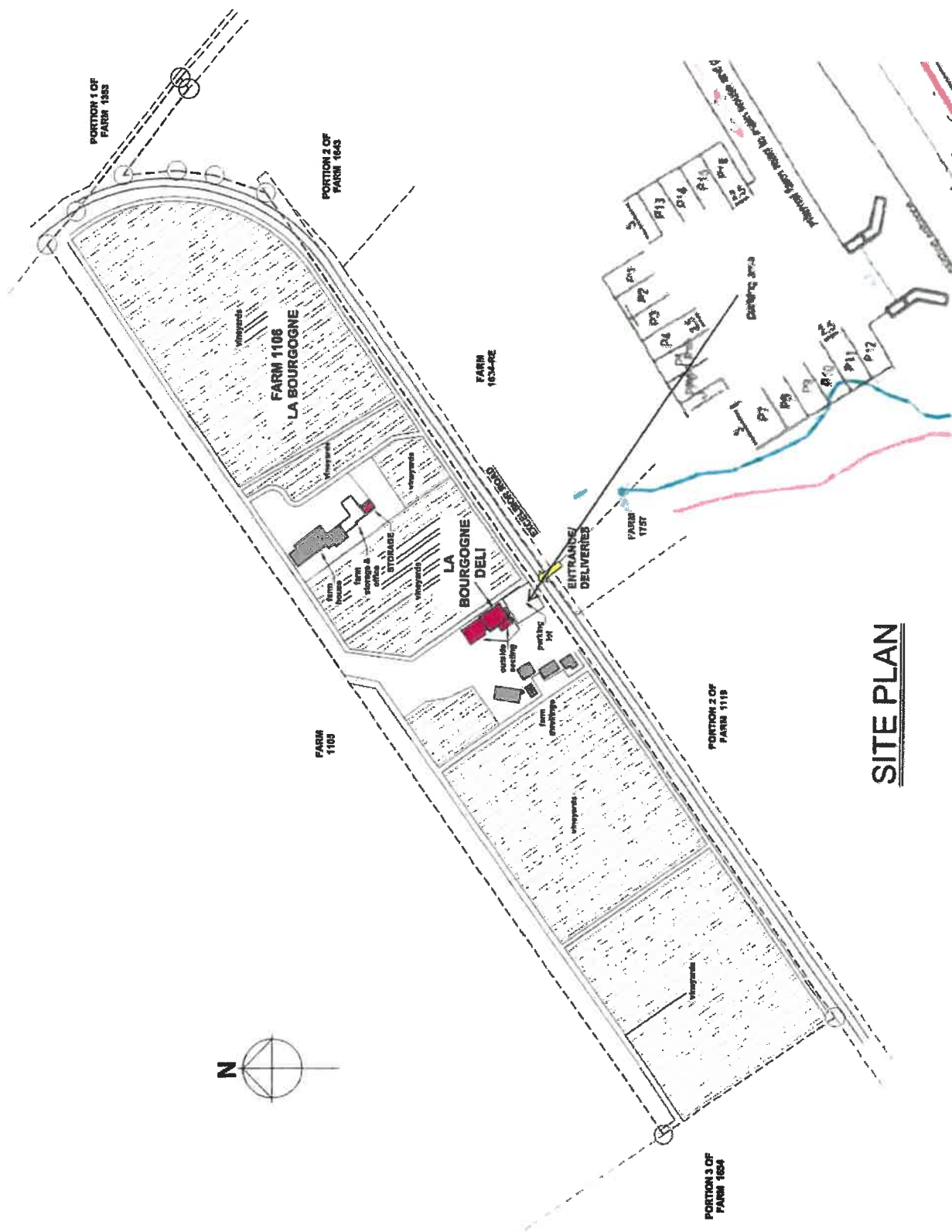


LA BOURGOGNE
FARM 1106
EXCELSIOR ROAD
FRANSCHHOEK
7690

Date: 03 February 2022
Drawn: D. van Diek
Cell: 0728819745
Burgundy Estate
Burgundy Estate
dr.vanchoke@gmail.com

DWG. NO. LB01-3/5

SITE PLAN



NOTES

This drawing is for Liquor license application. It is, consequently not to be used for submission to municipality as a working drawing or to be used for construction purposes.



FLOOR PLAN

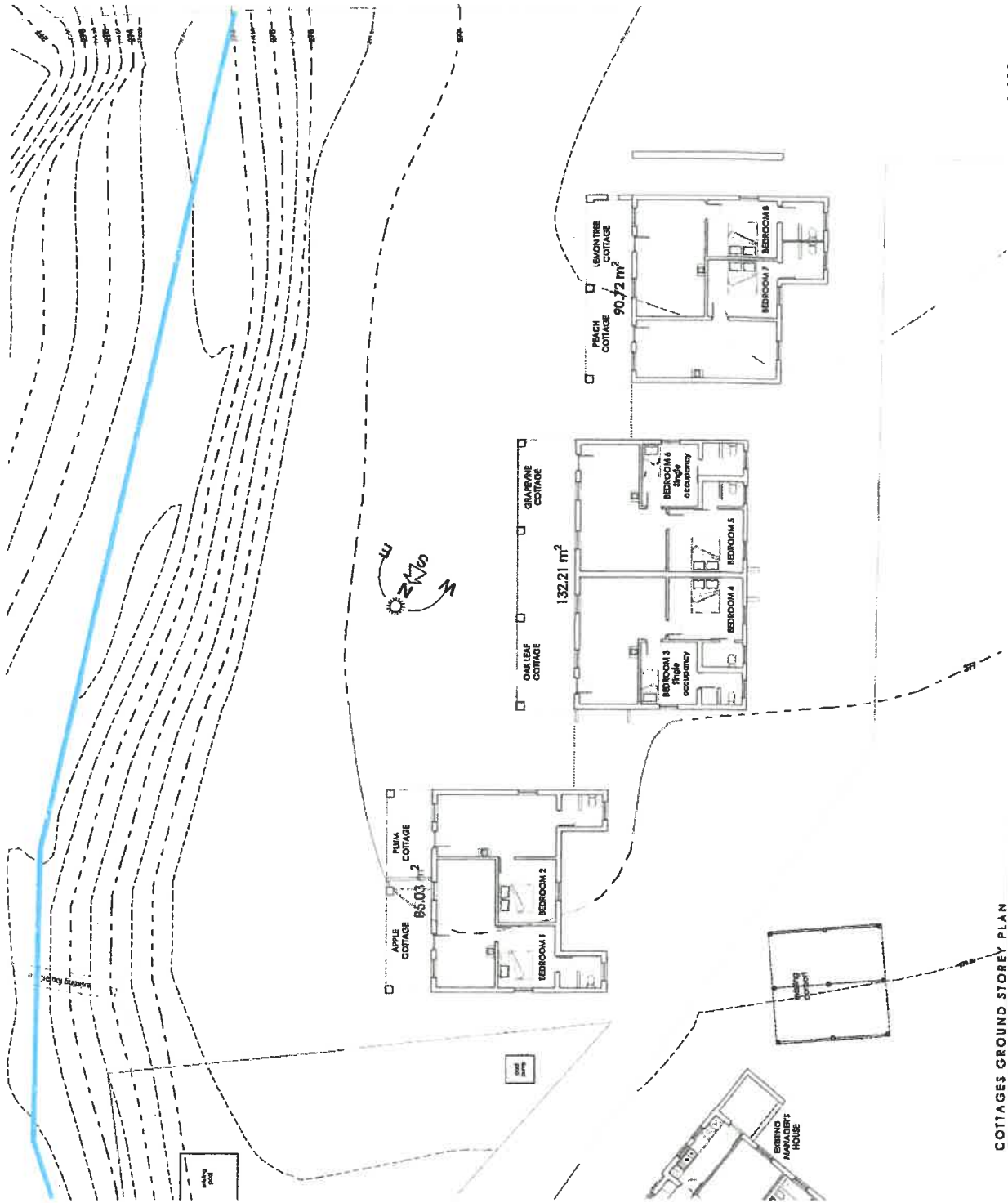
TOTAL GLA INCLUDING OUTSIDE SEATING = 400SQM
 NEW GLA 210 SQM (OUTSIDE SEATING)
 EXISTING GLA 190SQM

Parking requirement : 4/100sqm
 Parking required = 16
 Parking provided = 16

LA BOURGOGNE
 FARM 1106
 EXCELSIOR ROAD
 FRANSCHHOEK
 7690

Date: 03 February 2022
 Scale: 1:150 @ A3
 Drawn: D. van Diep
 Cell: 0724819745
 15 Smalville on Burgundy, 2 Amber Rd.
 Burgundy Estate
 dr.vandiepe@gmail.com

DWG. NO. LB01-1/5



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 THIS DRAWING. NO PART OF THIS
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 OR BY ANY INFORMATION STORAGE AND
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 WRITTEN PERMISSION OF THE ARCHITECT.

DESSEYN ARCHITECTS
 111 BROADWAY, SUITE 100
 NEW YORK, NY 10038
 TEL: 212 512 1234
 FAX: 212 512 1235
 WWW.DESSEYNARCHITECTS.COM

**EXISTING GUEST COTTAGES:
 CAMP PROPERTIES PTY LTD
 LA BOURGOGNE FARM
 REMINDER OF FARM HOES
 PAARL (FRANSCHHOEK)**

AS BUILT DRAWINGS

PROJECT NO.	19/008	DATE	AS BUILT
DRAWING NO.	102	SCALE	1:100
DATE PLOTTED		BY	