

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: La Motte Wine Estate, R45, Franschhoek

Application Property Number: Farm 1227 Paarl Division

Applicant: Emile van der Merwe Town Planning Consultants

Owner: La Motte Wine Estate (Pty) Ltd

Application Reference: LU/13834

Application Type: Consent Use

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

- Application is made in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for a Consent Use for tourist facilities to utilise the existing Jonkershuis as proposed bakery ($\pm 165\text{m}^2$) and tea room ($\pm 140\text{m}^2$) with an outside seating area ($\pm 350\text{m}^2$) on Farm 1227, 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: (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 17 June 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 (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: La Motte Wine Estate, R45, Franschhoek

Aansoek eiendom beskrywing: Plaas 1227 Afdeling Paarl

Aansoeker: Emile van der Merwe Stadsbeplanningskonsultante

Eienaar: La Motte Wine Estate (Pty) Ltd

Aansoek Verwysing: LU/13834

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) vir Vergunningsgebruik vir toeristefasiliteite ten einde die bestaande Jonkershuis as 'n voorgestelde bakery ($\pm 165\text{m}^2$) en teekamer ($\pm 140\text{m}^2$) met 'n buite sitplek area ($\pm 350\text{m}^2$) op Plaas 1227 Afdeling Paarl, 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 tydskedule van die publieke deelname proses by die volgende adres:

<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 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 17 Junie 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 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

TAX INVOICE



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2022-03-14	DOCUMENT NO:	726303
ERF / FARM NO:	1227	CREATED BY:	Nicole Katts
LOCALITY:	R45 Main Road , PAARL FARMS	APPLICATION NO:	LU/13834
OWNER'S NAME:	La Motte Wines Pty Ltd	APPLICATION VAT NO:	4740239944
ADDRESS:	PO Box 204 Stellenbosch 7599	VAT NO:	4700102181
		APPLICANT:	Emile van der Merwe Town Planning Consultants
		TEL NO:	0218865050

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE/OCCASIONAL USE OF LAND/CONSENT USE IN TERMS OF THE ZONING SCHEME/TECHNICAL APPROVAL/PERMISSION IN TERMS OF ZONING SCHEME/PERMISSION REQUIRED IN TERMS OF THE TITLE DEED: Submitted in urban and rural areas - Submitted in urban and rural areas, Per application per property	2500.00	1	20180711011476	2500.00

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
18 MAR 2022
RECEIVED

TOTAL AMOUNT PAYABLE	2500.00
VAT INCLUDED @ 15%	326.09

ALL TARIFFS INCLUDE 15% VAT FROM 1 JULY 2021 TO 30 JUNE 2022

CALCULATED BY
NAME: Nicole Katts
SIGNATURE: *Nicole Katts*

DATE: 14.03.2022

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VERIFIED BY
NAME: _____
SIGNATURE: _____
DATE: _____

FILE NR: _____
SCAN NR: *E1227P*
COLLABORATOR NR: _____

BANKING DETAILS FOR EFT PAYMENT: _____

ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00
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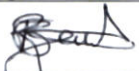


PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015			Date of Submission of Application	10/03/2022	
Erf / Erven/ Farm no	1227	Portion(s) if farm	Allotment Area	Paarl	
Owner / Applicant	Emile van der Merwe Town Planning Consultants		Contact number	084 556 6461	
Email address	emilevdm@adept.co.za				
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION			ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
			YES	NO	
1. Completed application form that is signed			✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent			✓		
3. Bondholders' consent					
4. Proof that applicant is authorized to act on behalf of an entity					
5. Proof of ownership or rights held in land					
6. Motivation based on criteria in s65					
7. SG diagram or General Plan			✓		✓
8. Locality plan			✓		✓
9. Site development plan or plan showing the land development			✓		✓
10. Subdivision plan					
11. Permission for required servitude					
12. Title Deed			✓		✓
13. Conveyancer's certificate					
14. Feedback on Pre-application scrutiny			✓		✓
15. Minutes of Pre-consultation Meeting					
16. Consolidation plan					
17. Street name and numbering plan					

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION		ADMIN TO VERIFY	PLANNER TO VERIFY
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate		✓	✓
28. Other documents Specify:.....			
VERIFIED & SIGNED BY ADMIN	NAME: Nicole Katts		
VERIFIED & SIGNED BY PLANNER	NAME: Bongwe Zondo		

Outstanding information (to be completed by Planner):

NOTES:

- The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.
- Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].
- Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].
- Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].



La Motte

a culture of excellence

**APPLICATION FOR CONSENT USE:
FARM 1227, DIVISION PAARL**

PREPARED BY



EMILE VAN DER MERWE

landscape architecture



**Malherbe Rust
Architects**



EMILE VAN DER MERWE

town planning consultants

2022-03-09

My ref: Farm 1227 Paarl

Stellenbosch Municipality
Department Planning and Development
PO Box 17
STELLENBOSCH
7599

Dear Sir/Madam

APPLICATION FOR CONSENT USE : FARM 1227 LA MOTTE: DIVISION PAARL

Included hereby please find the formal submission documentation in respect of the above-mentioned application.

The application follows on the feedback received from the town planner attached as **Appendix 6**.

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

Doornkraaihoek Centre | Strand Road | PO Box 214 | Stellenbosch / 779
Tel: 021 884 5050 | Fax: 021 883 8965 | Email: emilevan@edmerwe.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 in consultation with Malherbe Rust Architects have been appointed by the registered owner of Farm 1227, Paarl Division, 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(2015) for tourist facilities in order to use the existing Jonkershuis and proposed extension thereto as a bakery ($\pm 165m^2$) and tea room ($\pm 140m^2$) with an outside seating area ($\pm 350m^2$).

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 4k m to the north west south east of Franschhoek with access from the R45 (Main Road 191). A location plan is attached as **Appendix 1**.

3. OWNERSHIP AND SIZE

The property is owned by La Motte Wine Estate (Pty) Ltd as held by Deed of Transfer T35400/1970. 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 as **Appendix 4**. The property is 120.7174 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:

- La Mott Winery and wine tasting and sales area
- Restaurant and museum
- Parking Areas
- Old winery
- Manor house
- Jonkershuis (consent use application)



- Farm stores
- Remainder agriculture (±80 ha)

FARM WERF BUILDINGS



The approved zonings (refer to zoning certificate – **Appendix 5**) are as follows:

- Winery complex – 3558m²
- Wine tasting and sales facility (±200m²)
- Restaurant – 913m²
- Museum – 463m²
- Remainder Agriculture

5. DEVELOPMENT PROPOSAL – SEE PLANS ATTACHED AS APPENDIX 7

La Motte Farm was bought by Dr Anton Rupert in 1970. The farm as result of the Rupert's family vision has since been developed as a leading global wine producer and sought-after tourist destination. The farm is currently owned by Dr Rupert's daughter Hanneli Rupert-Koeglenberg.

The property is one of the largest farming units in the area with an approved access off Main Road 191. The property is planted with approximately 80 ha of vineyards and accommodates the La Motte Winery, a number of tourist facilities and other bona-fide agricultural buildings.

In order to further enhance the tourism experience on the property it is the intention of the owner to revitalize and optimize the potential of the existing Jonkershuis by accommodating a bakery and tea

room as per the drawings of Malherbe Rust Architects attached as **Appendix 7**. The proposal entails the following:

- Utilisation of a portion of the existing Jonkershuis as a bakery (165m²)
- New extension to accommodate a tea room (140m²)
- Outside seating areas (350m²).

The proposals set out above require approval in terms of Section 60 of the Stellenbosch Municipal Planning By-Law (2015) and can be accommodated a consent use (tourist facility) in terms of the Stellenbosch Zoning Scheme By-Law that came into effect on 1 November 2019. A tourist facility in terms of the Zoning Scheme By-Law 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;

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

- The tourist facility will be undertaken from a land unit where the primary use of the land is for bona-fide agriculture (±80 ha planted with vineyards)
- 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 and the scale as is such that it will not dominate the farming activities and existing built form
- The primary use of the land will be for bona-fide agriculture and the proposal will be subservient to the land use activities on the farm.
- 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 with no impact on the daily running of the farming operations.
- Sufficient parking is available on the property
- The proposal will not adversely affect the character of the surrounding area.

Parking requirement as per zoning scheme

Existing wine tasting and sales (4/100m ²)	10 bays required
Existing Museum (2/100m ²)	10 bays required

Existing Restaurant (4/100m ²)	37 required
New tourist facility (4/100m ²)	26 required
Parking required	83
Existing parking	96 provided

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 use of 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.

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 area 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 pro-active 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

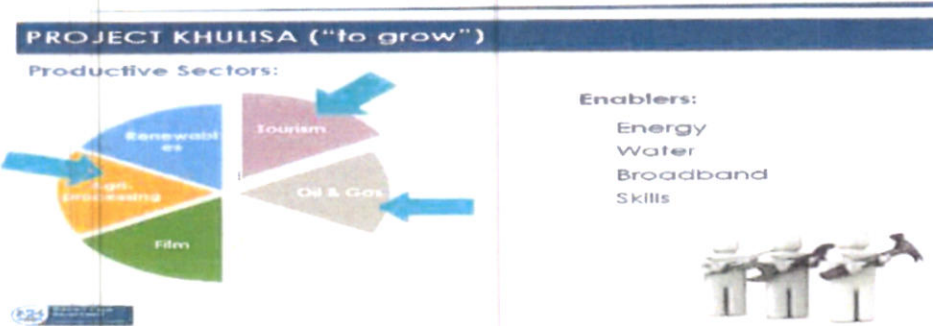
"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected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

Provincial Strategic Goals



Western Cape Economic Drivers

PSG 1: Create opportunities for growth and jobs



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. HERITAGE IMPACT

The required permit from Heritage Western Cape (**see Appendix 8**) has been obtained for the proposed additions, alterations, partial demolition and restoration of the existing structure (Jonkershuis) on Farm 1227 Division Paarl in accordance with the drawings prepared by Malherbe Rust Architects. In terms of the permit it is clear that there is no objection from a Heritage point of view to the use of the building for bakery as well as for the new tea room.

7. TRAFFIC IMPACT

Access to the facility will be obtained from the existing approved access off Main Road 191. The access provide sufficient distances to the east and west and the bell mouth conforms to the requirement of the Provincial Roads Authority. The entrance gate provides more than sufficient stacking distance and is located approximately 35m from the entrance off Main Road 191

Sight distance to the west



Sight distance to the east



Given the existing entrance and internal parking road with parking area it is envisaged that the proposal will have a negative impact on the traffic volume and traffic flow on the surrounding road network.

8. SERVICES

Potable water to the facility is obtained from the La Motte water scheme. Electricity is provided by Eskom. Sewerage will be accommodated by means of the existing conservancy tank. The proposal will not impact on municipal services level capacities.

9. 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 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

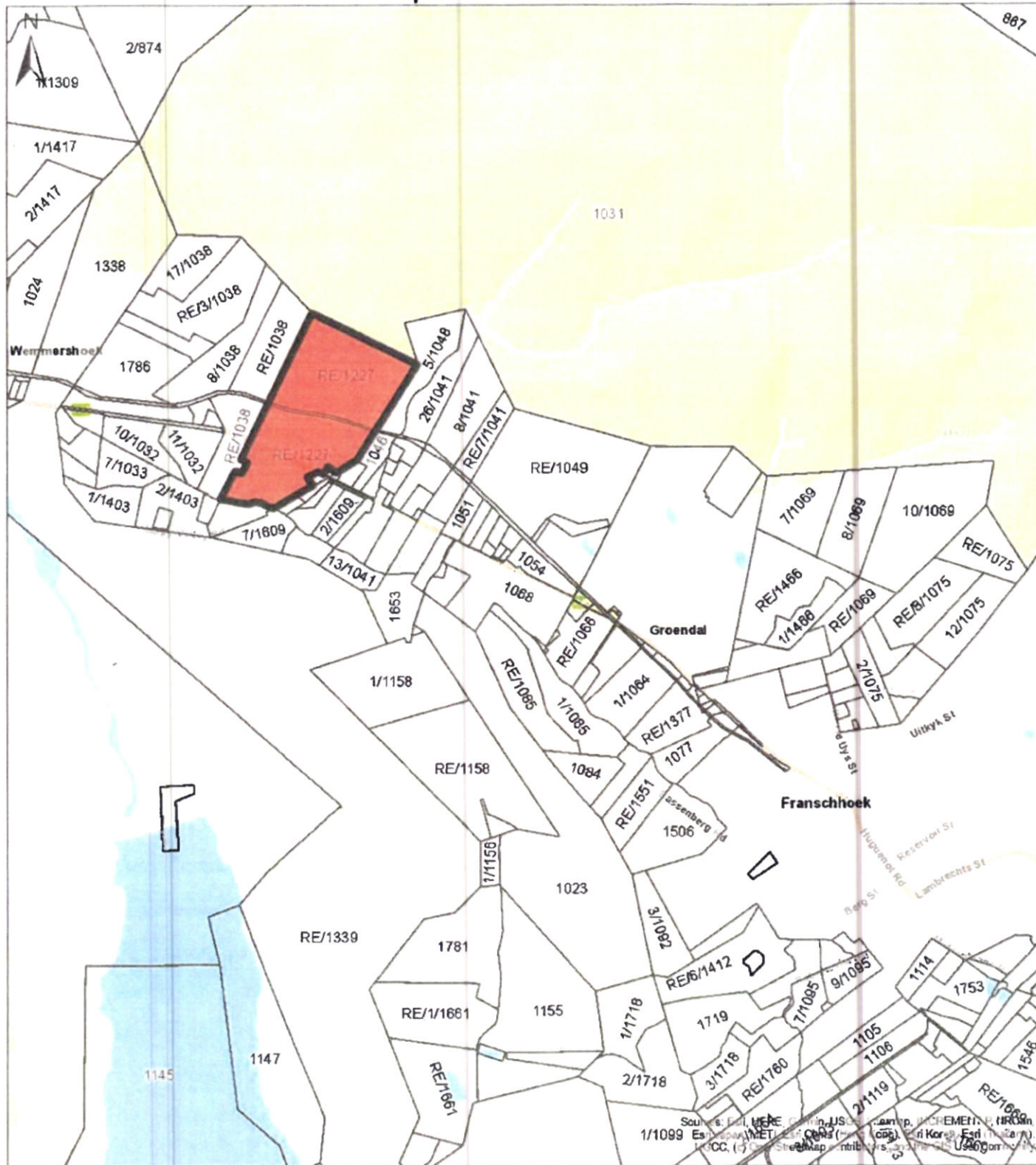
- The proposal conforms to the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act and the principles referred to in Chapter VI of the Land Use Management Act, and
- The proposal is in line with the provisions of the Stellenbosch Zoning Scheme By-Law and associated development parameters.
- The proposal will not impact on any Heritage resources

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Farm 1227 Paarl Division.

.....

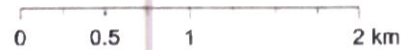
APPENDIX 1
LOCATION PLAN

Location Map: Farm 1227 Division Paarl



Legend

 Farm Portions



Scale: 1:49 732

Date created: November 9, 2021

Compiled with CapE-farmMapper



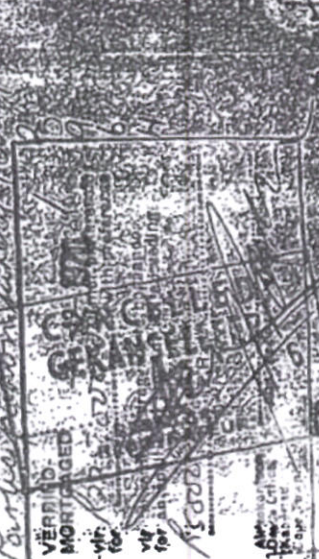
**Western Cape
Government**
FOR YOU

APPENDIX 2
COPY OF TITLE DEED

157
Boy Louw, Inc.
1500, 1000



35400



REGISTERED IN THE
OFFICE OF THE REGISTRAR OF DEEDS
AT CAPE TOWN
No. 157 of 1970

18-9-70

DEED OF TRANSFER 1970

BY VIRTUE OF A POWER OF ATTORNEY

prepared by me.
[Signature]
Conveyancer.

SONNENBERG, HOFMANN & GALOMIRK,
Attorneys, Notaries & Conveyancers,
54 Shortmarket Street,
CAPE TOWN

Know all Men whom it may concern

That **MARTIN BARRY FRIEDMAN**
appeared before me, Registrar of Deeds, at Cape Town, He the said Appearer being duly
authorised thereto by a Power of Attorney executed at **PAARL**, Cape Province,

on the **2nd** day of **September**, 19**70**, by

THOMAS GERMAINE COCHRANE

(born on 1st November, 1914)

White Group

1977

which power(s), witnessed in accordance with law, was (were) exhibited to me on this
day.

And the Appearer declared that his Principal had truly and

on 15th February, 1905, No. 1239

and lastly held by Apparent

Principal by Deed of Transfer

No. 6109 dated 30th July, 1968

SUBJECT to such conditions as

are referred to in Deed of

Transfer No. 353 dated 26th

January, 1915.

to the conditions referred to in Deed of Transfer No. 2582 dated 21st March, 1902;

and insofar as concerns the remainder of Figure 2582 (excluding Figure 2582) and the said diagram 1697/70;

to such conditions as are referred to in Deed of Transfer No. 2582 dated 21st March, 1902;

and to the terms of a Servitude, a reference whereof dated 9th December, 1965, is endorsed on Deed of Transfer No. 1899 of 1st April, 1932, which endorsement reads as follows :-

"REGISTRATION OF SERVITUDE:

By Notarial Deed No. 952 dd 2/9/1965 the Rem. Ext. of La Motte, meas. 40 mgn 47 sq. rds, 24 sq. ft. is made subject to a servitude which entitles the owners or their successors in title of La Motte A, meas. 29712 sq. ft. held by Tfr.No.31214 dd this day, to the use of all the siphon water in the fountain situated on the Remdr of La Motte A, marked A on Servitude diagram No. 5378/65, annexed to the said Notarial Deed and to lay a pipeline for that purpose along a route the middle of which is marked AB on the said diagram. Subject to conditions more fully set out in the said Notarial Deed."

(The centre of the servitude fountain is represented by the point H' and the centre line of the pipe line servitude is represented by the line H' G' on the said diagram No. 1697/70).

2. CERTAIN piece of land being Lot D, portion of the farm "La Motte" and called "L'Etoile" situate in the Division of Paris (ARRONDISSEMENT DE LA MOTTE IRRIGATION DISTRICT)

MEASURING six decimal six eight four two (6.6842) hectares

EXTENDING as appears from deed of Transfer with a diagram annexed made in favour of T. M. Steiff

legally sold on 22nd May 1969 to James Mathias acting as Trustee for the undermentioned Transferee Company (in formation) which sale was ratified and adopted by the Transferee Company by a resolution at a meeting of the Board of Directors thereof held at Cape Town on the 15th day of September, 1970 after its incorporation on the 23rd day of July, 1969, and that he in his aforesaid capacity did, by these Presents, cede and transfer in full and free property to and on behalf of

MALOTTE INVESTMENTS (PROPRIETARY) LIMITED

(No. 69/11254) White Group

or its Assigns :-

1. CERTAIN partly freehold and partly redeemed quitrent land, situate in the Division of Paarl, being the remainder of the farm LA MOTTE No.1227; (A RATEABLE AREA IN THE LA MOTTE IRRIGATION DISTRICT) MEASURING: as such: One hundred and twelve decimal seven five four seven (112.7547) hectares;

EXTENDING as appears from Certificate of Consolidated Title dated this day, No. 1697/70 made in favour of Appearer's Principal, with diagram No. 1697/70 annexed;

SUBJECT

- I. Insofar as concerns the figure A B C i O P Q R (excluding figure S T U V W X-g h A' B' C') on the said diagram No. 1697/70:-

to the

Wherefore the Appearer waiving all the Right and Title which

his Principal

heretofore had to the premises on behalf as aforesaid did in consequence, also acknowledge

his said Principal

to be lawfully dispossessed of and disentitled to the same, and that by virtue of these Presents the said

TRANSFER COMPANY

of its Assign now is and henceforth shall be entitled thereto conformably to local custom State however reserving its Rights and finally acknowledging the said Transferor to have been satisfactorily paid or secured the whole of the purchase money amounting to the sum of ONE HUNDRED THOUSAND RAND (R100,000-00)

(TRANSFER DUTY having been paid on the sum of

ONE HUNDRED AND THIRTY TWO THOUSAND AND

FIFTY RAND (R132,050-00)

being the Fair Value in terms of Section 5(6)

of Act 40/1949)

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 the 4th Day of the Month of December in the year of Our Lord, One Thousand Nine Hundred and Seventy (1970).

In my presence,

ADJUNE

[Signature]
q.q.
Registrar of Deeds

Registered in the FORM Register

of Paarl Book 838 folio

[Signature]
Clerk-in-Charge

APPENDIX 3
RESOLUTION AND POWER OF ATTORNEY

POWER OF ATTORNEY

I, **Hein Frederik Koegelenberg**, the undersigned, acting for **La Motte Wynlandgoed (Pty) Ltd.**, duly authorised thereto, in my capacity as the lawful agent of the registered owner of **La Motte Farm, farm 1227-RE, R45, Franschhoek**, do hereby nominate, constitute and appoint

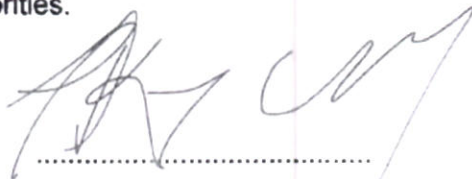
Nicolene Visser (ID 7902250026085) on behalf of Malherbe Rust Architects
and

Servaas WL de Kock (ID 840810 5048 083) on behalf of Malherbe Rust Architects

with the power of substitution, to be my lawful agents in its capacity, and in my stead, to:

- 1) obtain the necessary documentation regarding any current or previous statutory approvals or existing rights or restrictions pertaining to the above-mentioned property from the relevant municipal or statutory authorities.
- 2) submit, and sign on my behalf, the necessary statutory land use and building plan application documentation to the relevant municipal or statutory authorities.

Signed



.....

Date

13 October 2021
.....

POWER OF ATTORNEY


I, **Servaas Willem Lourens de Kock**, the undersigned, acting for **La Motte Wynlandgoed (Pty) Ltd**, duly authorised thereto, in my capacity as the lawful agent of the registered owner of **La Motte Farm, farm 1227-RE, R45, Franschhoek**, do hereby nominate, constitute and appoint

Emile van der Merwe (ID: 700321 5189 082)

with the power of substitution, to be my lawful agents in its capacity, and in my stead, to:

- 1) obtain the necessary documentation regarding any current or previous statutory approvals or existing rights or restrictions pertaining to the above-mentioned property from the relevant municipal or statutory authorities.
- 2) submit, and sign on my behalf, the necessary statutory land use and building plan application documentation to the relevant municipal or statutory authorities.

Signed



Date

09 March 2021

La Motte Wynlandgoed (Pty) Ltd
Registration number 1969/011254/07

Written resolution taken by the directors of La Motte Wynlandgoed (Pty) Ltd ("the Company")

RESOLVED:

APPOINTMENT OF AUTHORISED SIGNATORY

1. THAT Hein Frederik Koegelenberg (ID 601015 5047 080), as director of the Company, be appointed as the authorised signatory of the Company and to act on behalf of the Company to authorise the plaster inspection on the Jonkershuis on the old site of La Motte Wynlandgoed, to determine the age and development.

Signed:		
Leon Roché Cronje	13/10/2021
	Signature	Date signed
Hein Frederik Koegelenberg		13/10/2021
	Signature	Date signed
Marius Wilhelm Kotze		13/10/2021
	Signature	Date signed
Paul Johannes Neethling		13/10/2021
	Signature	Date signed
Hanneli Rupert-Koegelenberg		13/10/2021
	Signature	Date signed

APPENDIX 4
SG DIAGRAM

SIDES Cape-Form	ANGLES OF DIRECTION	Y System Ld.	CO-ORDINATES X

The figure ABCDOPQR excluding the figure STUVWXYZA'B'C'D'E'F'G' represents the quitrent land, the remainder represents the Preehold, excluding the figure hgiZ.

1. Figure ABCDOPQR excluding figure STUVWXYZA'B'C'D'E'F'G' being Rem. of the quitrent farm La Motte No. 1032 vide diagram 298/1834, D/G.Stall.q.2.1. (Stell.S.3.209)
2. Figure ICDERFHJKLNM excluding figure hYg h g Y Z being Rem. of the Preehold farm Lamotte No. 1037 vide diagram 12/1695, D/G.O.S.F.1B-401 (Stell.S.3.209)

The point 'H' represents the Centre of a Servitude Fountain and the line 'H'G' represents the Centre line of a Pipe Line Servitude, vide diagram 5378/65 annexed to D/S.

The figure ABCDEFGHIJKLMNOPQR, excluding the figure STUVWXYZA'B'C'D'E'F'G' of land, being 120.7147 hectares

The farm La Motte No. 1227 and comprises 1. & 2. above

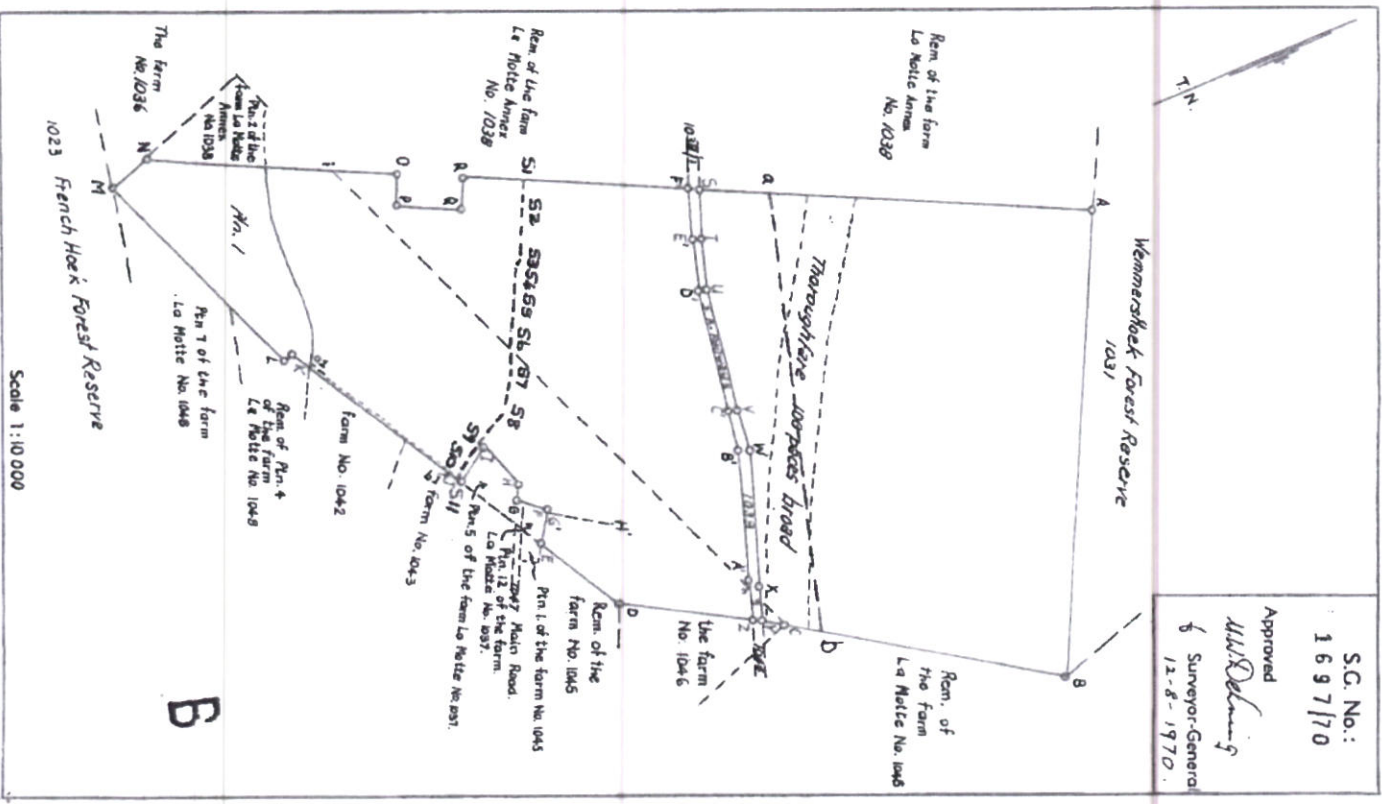
situate in the Province of Cape of Good Hope.
Administrative District of Paarl
Compiled and Surveyed in February 1970
by me, *M. J. Bell*
Land Surveyor

This diagram is annexed to the original diagrams as quoted above.

No. *5378/70* as quoted above. *annexed to*
The original diagrams are as quoted above.
I.f.o. *as quoted above.*
Registrar of Deeds

File No. 6-953/7-5.8435.
S.R. No. *Completed*

Camp DI-7A
BI-7CA & 7CAB
FOR ENDORSEMENTS
SEE BACK OF DGM



S.G. No.: 1697/70
Approved *M. J. Bell*
Surveyor-General
12-8-1970

C
S

B

C

APPENDIX 5
ZONING CERTIFICATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Ref: 1227 P
Contact number: (021) 808 8640
Contact Person: N Dafeti
Date: 25 February 2021

ZONING CERTIFICATE FARM No. 1227, PAARL DIVISION

It is hereby certified that the zoning of Farm No. 1227, Paarl Division, in terms of the Stellenbosch Municipality Zoning Scheme By-Law, November 2019 is:

AGRICULTURE AND RURAL ZONE

With the following Consent Uses:

Agricultural industry for a 3588m² wine cellar
Tourist facility for a restaurant (913m²), a museum (463m²) and
an existing wine testing and sales facility

PRIMARY USES	ADDITIONAL USES (Not exceeding threshold in this chapter and subject to technical approval)	CONSENT USES (Application required)
Agricultural building (≤2000m ²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel(≤2000m ²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m ²) Agricultural industry (≤2000m ²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home daycare centre Home occupation practice Polytunnel (≥2001m ² and ≤5000m ²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (maximum of 4) Airfield Airstrip Agricultural industry (≥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 station Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter


Director: Planning and Economic Development

Please Note: Where discrepancies exist between the zoning information contained in this certificate and any Council decision, Council's decision override the contents of this zoning certificate.

APPENDIX 6
PRE-SCRUTINY FEEDBACK



Emile van der Merwe Town Planning Consultants
emilevdm@adept.co.za
084 5566 461

31 January 2022

SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK, FARM 1227 PAARL DIVISION

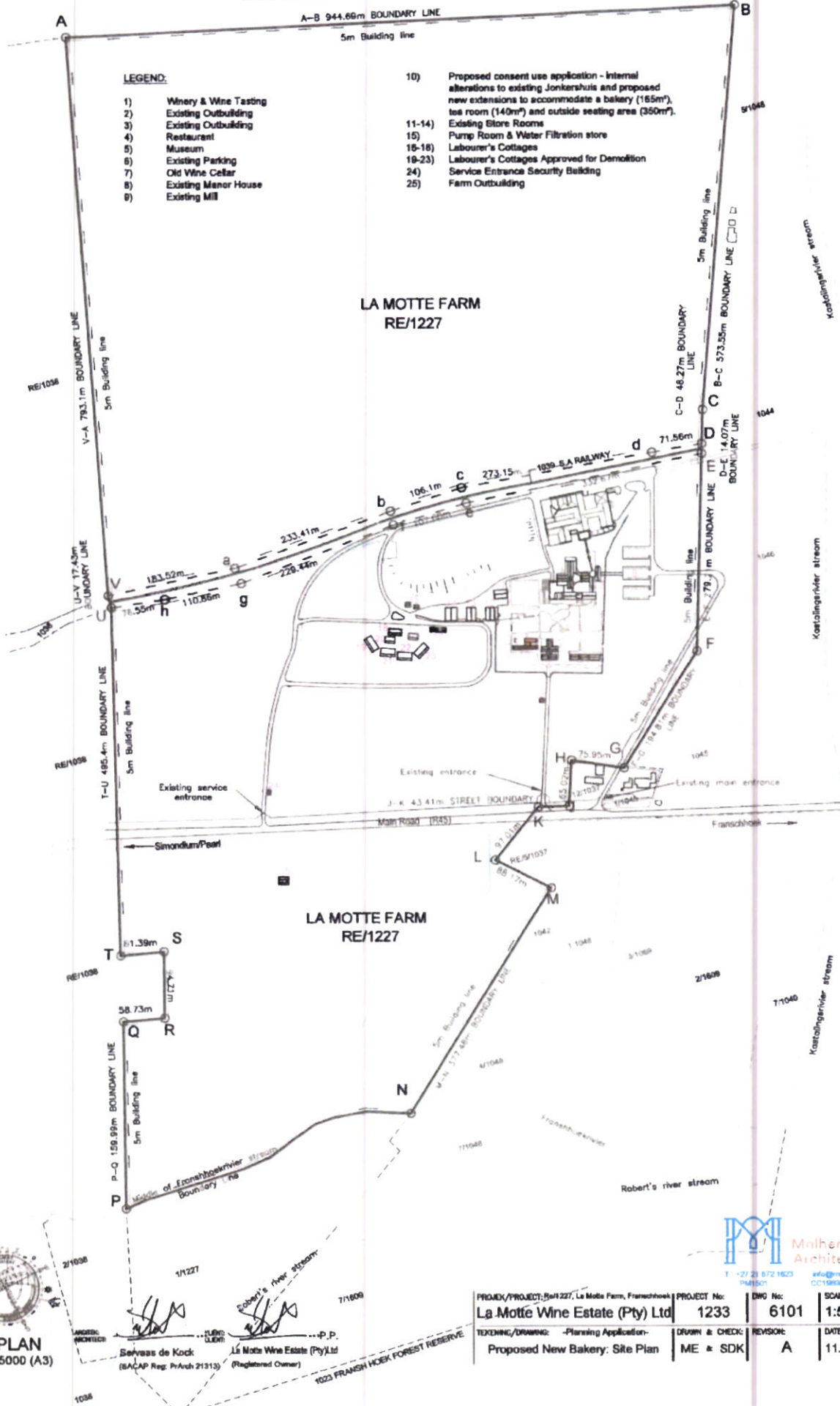
1. Your pre-application scrutiny submission on the above property dated **15 December 2021**, refers.
2. Your submission has been duly scrutinized for your intended land use application.
3. Your intended land use application as depicted in the submission represents on face value an accurate approach 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

APPENDIX 7
PLANS

1031 WEMMERSHOEK FOREST RESERVE



LEGEND:

- 1) Winery & Wine Tasting
- 2) Existing Outbuilding
- 3) Existing Outbuilding
- 4) Restaurant
- 5) Museum
- 6) Existing Parking
- 7) Old Wine Cellar
- 8) Existing Manor House
- 9) Existing Mill
- 10) Proposed consent use application - Internal alterations to existing Jonkershuis and proposed new extensions to accommodate a bakery (165m²), tea room (140m²) and outside seating area (350m²).
- 11-14) Existing Store Rooms
- 15) Pump Room & Water Filtration store
- 16-18) Labourer's Cottages
- 19-23) Labourer's Cottages Approved for Demolition
- 24) Service Entrance Security Building
- 25) Farm Outbuilding

**LA MOTTE FARM
RE/1227**

**LA MOTTE FARM
RE/1227**





SITE PLAN
scale 1:5000 (A3)

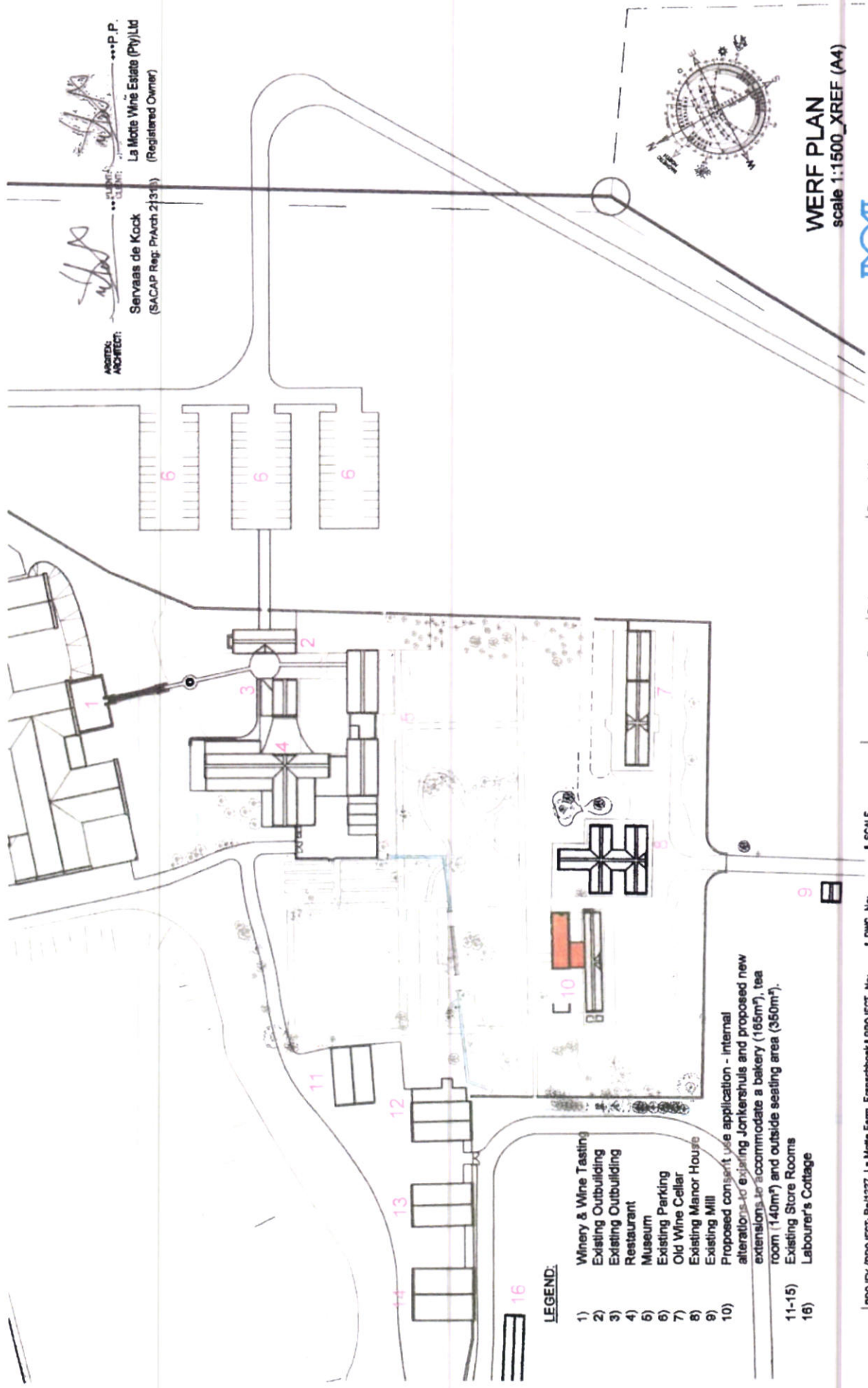
APPROVED BY: *[Signature]*
 CLIENT: *[Signature]*
 P.P. *[Signature]*
 Services de Kock (SACAP Reg. PrArch 21313)
 La Motte Wine Estate (Pty)Ltd (Registered Owner)



Mulherbe Rust Architects
 T +27 21 872 1823 info@mulherberust.co.za
 PM1501 CC1989001578203

PROJECT/PROJECT No: La Motte Wine Estate (Pty) Ltd	PROJECT No: 1233	DWG No: 6101	SCALE: 1:5000 (A3)
REVISION/DRAWING: -Planning Application- Proposed New Bakery: Site Plan	DRWEN & CHECK: ME & SDK	REVISION: A	DATE: 11.11.2021

ARCHT: 
 ARCHT: Servaas de Kock
 (SACAP Reg: PA/Arch 21314)
 CLIENT: 
 CLIENT: La Motte Wine Estate (Pty)Ltd
 (Registered Owner)

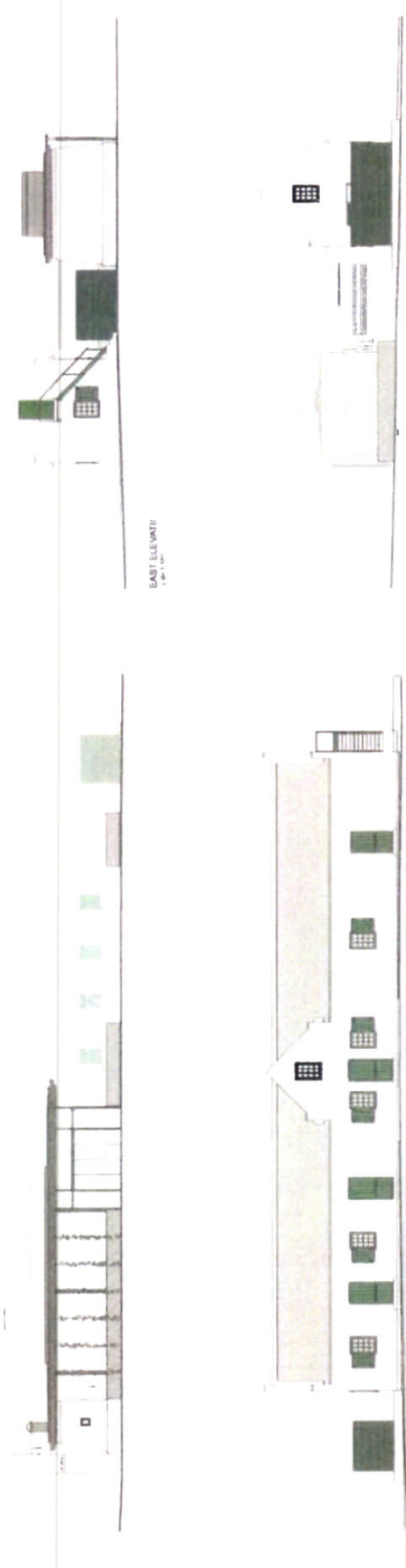


WERF PLAN
 scale 1:1500_XREF (A4)

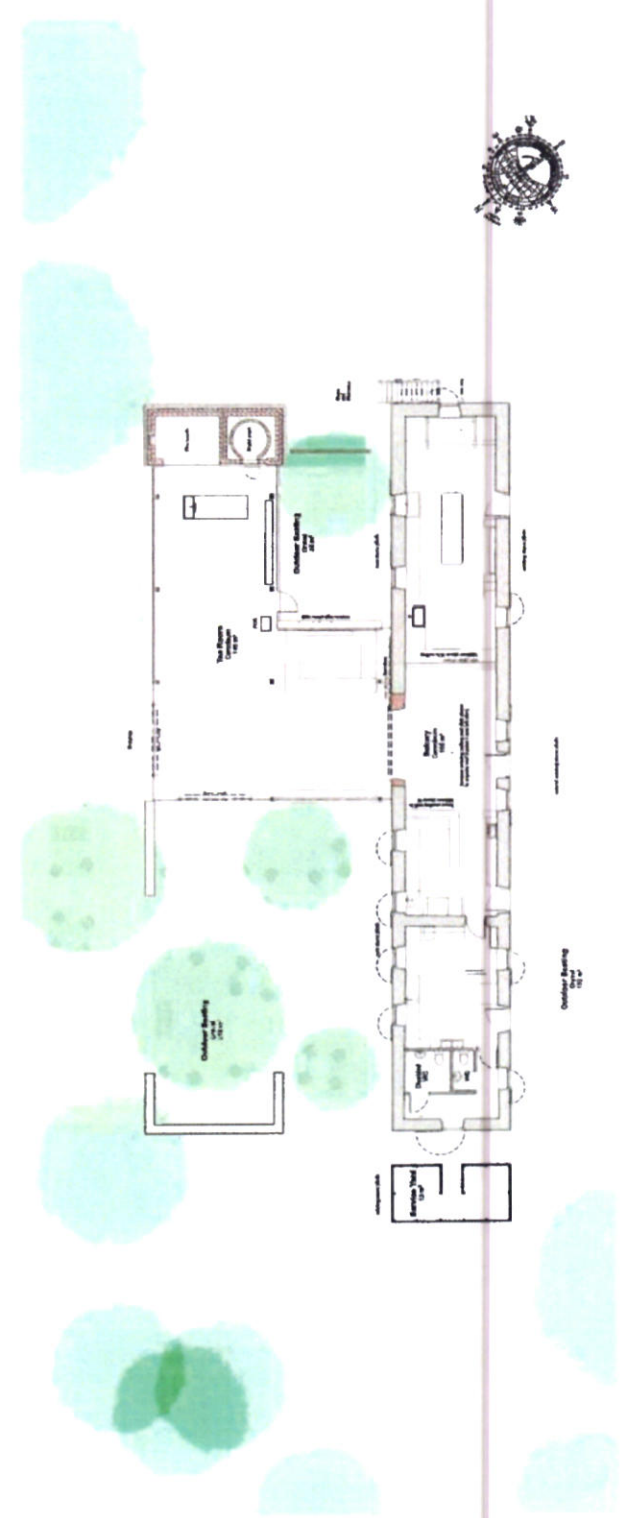

Malherbe Rust
 Architects
 info@malherberust.co.za
 T +27 21 872 1623
 PA/1501 CC:198900378/23

- LEGEND:**
- 1) Winery & Wine Tasting
 - 2) Existing Outbuilding
 - 3) Existing Outbuilding
 - 4) Restaurant
 - 5) Museum
 - 6) Existing Parking
 - 7) Old Wine Cellar
 - 8) Existing Manor House
 - 9) Existing Mill
 - 10) Proposed consent use application - internal alterations to existing Jonkershul and proposed new extensions to accommodate a bakery (165m²), tea room (140m²) and outside seating area (350m²).
 - 11-15) Existing Store Rooms
 - 16) Labourer's Cottage

PROJECT/PROJECT: Re:1227, La Motte Farm, Franschoek	PROJECT No:	1233	DWG No:	6102	SCALE:	1:1500(A4)
La Motte Wine Estate (Pty) Ltd	DRAWN & CHECK:	ME & SDK	REVISION:	A	DATE:	11.11.2021
TEKING/DRAWING: -Planning Submission-	DESCRIPTION:	SKETCH DESIGN				
Proposed New Bakery: Werf Plan	Rev.	A	Date	2021.11.11		



EAST ELEVATION
1:50



THE ARCHITECTS TO BE EMPLOYED BY THE APPLICANT, SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

1:50
1:100
1:200
1:500
1:1000

Malherbe Rust Architects

LA MOTTE WINE ESTATE (PTY) LTD
18/1/2017, La Motte Farm, Priesburch
LA Motte - Jockheimsburg
Proposed new winery
Ground Floor Plan & Elevations
- Planning Submission -
1:50 AS 1:100 1:200 1:500 1:1000
1:11-1-2017 1:20 As shown @ A1
1:233 1:5201 A

APPENDIX 8

APPROVAL HERITAGE WESTERN CAPE

Our Ref: HM / CAPE WINELANDS / STELLENBOSCH/ FRANSCHHOEK/ FARM RE-1227

Case No.: 2111107SJ1213E

Enquiries: Sneha Jhupsee

E-mail: sneha.jhupsee@westerncape.gov.za

Tel 021 483 5959

Nicolene Visser
nv@mrarch.co.za



PERMIT

CASE NUMBER 2111107SJ1213E

Issued in terms of Section 27(18) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

This matter was discussed at the Built Environment and Landscape Committee meeting held on 10 February 2022.

RECORD OF DECISION

The Committee resolved to approve the application as indicated on drawings numbered 6101, 6201, 6202, 6301, 6302, dated 11 November 2021, prepared by Malherbe Rust Architects as it does not impact heritage resource and significance.

The Committee has no objections to the use of the new extension as a tearoom.

This permit is issued for:

Proposed Action: Additions, Alterations, Partial Demotion and Restoration to existing structure

Site: Farm RE-1227: Jonkershuis, La Motte Farm, R45, Franschhoek, Stellenbosch

Graded: II

Permit issued in accordance with Drawings:

No: 6101, 6201, 6202, 6301, 6302

Dated: 11 November 2021

Drawings prepared by: Malherbe Rust Architects

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

- This decision is subject to an **appeal period of 14 working days**.
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

Colette Scheermeyer
Deputy Director

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000
• Tel: +27 (0)21 483 5959 • E-mail: caoheritage@westerncape.gov.za

Straatadres: Protea Assuransiegebou, Groenemarkplein, Kaapstad, 8000 • Posadres: Posbus 1665, Kaapstad, 8000
• Tel: +27 (0)21 483 5959 • E-pos: caoheritage@westerncape.gov.za

Idilesi yendawo: Kumpangatho 3, kwisakhiwo protea Assurance, Greenmarket Square, eKapa, 8000 • Idilesi yeposi: Inombolo yebhokisi yeposi: 1665, eKapa, 8000 • Inombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: caoheritage@westerncape.gov.za



15 February 2022

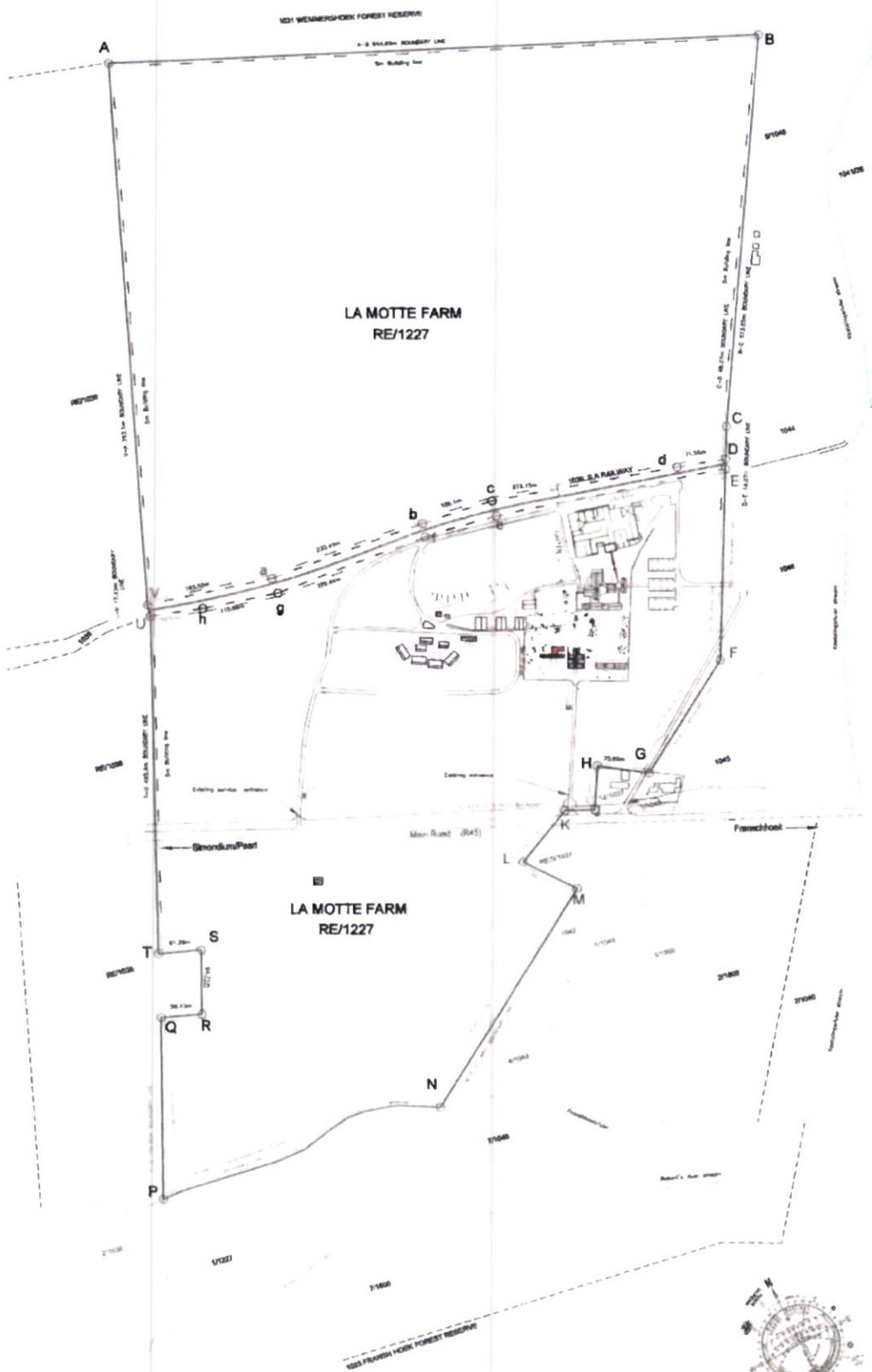
APPROVED

THE ENGINEER THE CONTRACTOR AND ARCHITECT, SO NOT BEING AND
OTHER TO PROVIDE PROFESSIONAL SERVICES, ALL LINES AND DIMENSIONS MUST
BE ACCURATELY SHOWN ON THE DRAWING. ANY DISCREPANCIES MUST
BE REPORTED TO THE ARCHITECT IMMEDIATELY.

DATE: 15/02/2022
BY: [Signature]
FOR: [Signature]
PROJECT: La Motte Wine Estate (Pty) Ltd
REGISTERED DRAWING

Site Area	11317.7425m ²
Outstanding Coverage	0m ²
Overall Coverage	0m ²
Existing Total All Building Coverage	18820m ²
Jonkershuis Building	
Existing Building Covered Area	18200m ²
Area to be Demolished	14800m ²
Total New Covered Kalkbuis	14800m ²
Allowed Total Covered Area	33000m ²
New Wine Cellar (Minimum Height)	2.8m
New Wine Storage (Min. Height)	2.8m
AREA OF OTHER WORK	0m ²
AREA OF ALTERATIONS	14800m ²
AREA OF ADDITIONS	14800m ²

- LEGEND**
- 1) Vineyard & Wine Tasting
 - 2) Existing Outbuilding
 - 3) Existing Outbuilding
 - 4) Outbuilding
 - 5) Museum
 - 6) Existing Farming
 - 7) Old Wine Cellar
 - 8) Existing Wine House
 - 9) Existing Mill
 - 10) Existing Jonkershuis (Application Building)
 - 11-14) Existing Stone Rooms
 - 15) Pump House & Motor Filtration store
 - 16-18) Labourer's Cottages
 - 19-20) Labourer's Cottages Approval for Demolition
 - 21) Harsho Enterprise Security Building
 - 22) Farm Outbuilding



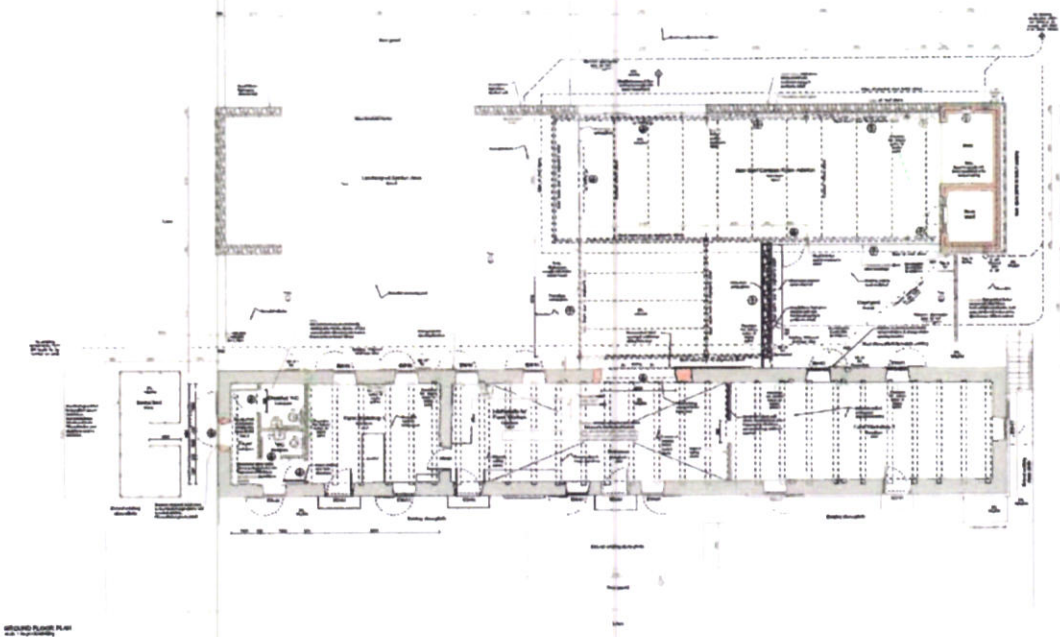
SITE PLAN
scale 1:3000 (A1)
scale 1:1800 (A2)

LA MOTTE WINE ESTATE (PTY) LTD
FARM 1227, R45 ROAD, FRANSCHHOEK

Matherbe Rust Architects
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LA MOTTE WINE ESTATE (PTY) LTD
Farm 1227, R45 Road, Franschoek
Jonkershuis
Alterations & Additions to Historic Building

DATE	11/11/2021	REVISION	HERITAGE & COUNCIL SUBMISSION
DATE	11/11/2021	REVISION	MEAS
DATE	11/11/2021	REVISION	SOB
DATE	11/11/2021	REVISION	As shown
DATE	12/33	REVISION	6101
DATE		REVISION	A



GROUND FLOOR PLAN
with landscaping

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

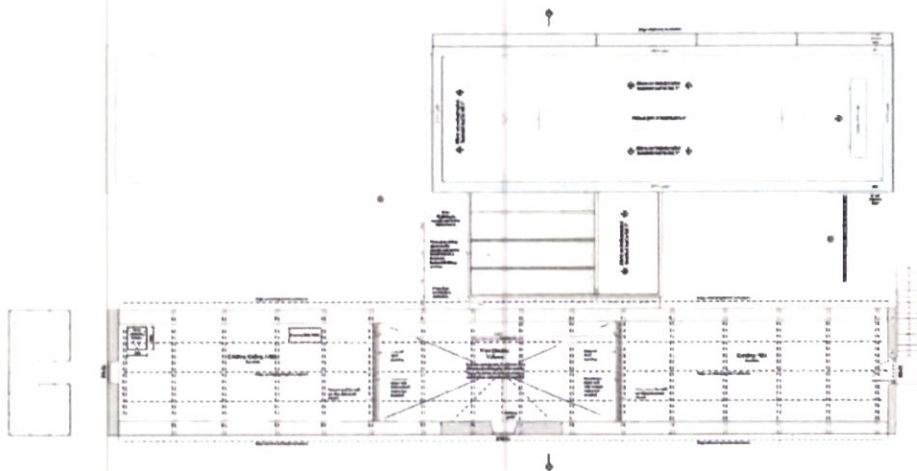
15 February 2022

APPROVED



M M
Mudhar & Mudhar
 Architects
 P.O. Box 11111, Doha, Qatar
 Phone: +974 4411 1111
 Fax: +974 4411 1112
 Email: info@mudhar.com.qa
 Website: www.mudhar.com.qa

STEEL FRAME & ROOF PLAN
1:100 (SEE DRAWING)



15 February 2022

APPROVED

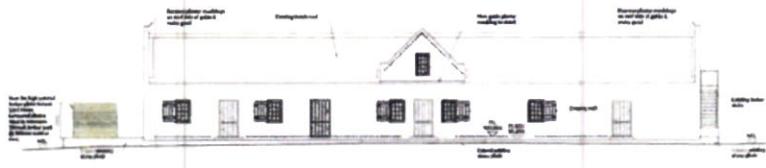


M Muller & Partners
Structural Engineers
100, The Quadrant, London, SE1 1QX
Tel: 020 7463 4000
Fax: 020 7463 4001
www.mullerpartners.com

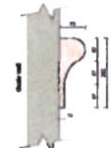
NO.	DATE	BY	CHKD.
100	15 FEB 2022

1:200
 Scale of drawing
 1:500 1:1000
 1:2000 1:5000

James de Ruig
 LEVIE VERBODEN TOEGANG
 06-20-2022 12:00:00



SOUTH ELEVATION
 1:100 (A3)

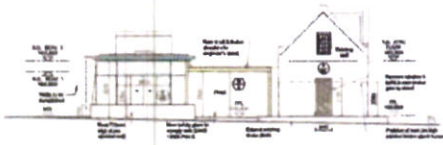


GABLE ROLL-OVER DETAIL
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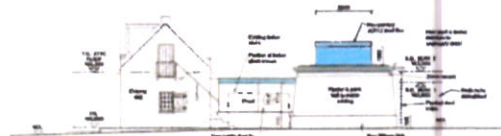
Nedreger Workshop Coörd
 Schiedamschen Waard
 6,13a Beethovenkade 103-105
 1075 XH Amsterdam

15 February 2022

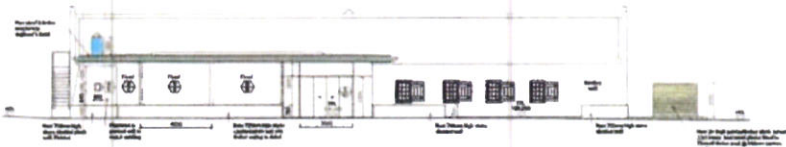
APPROVED



WEST ELEVATION
 1:100 (A3)



EAST ELEVATION
 1:100 (A3)



NORTH ELEVATION
 1:100 (A3)



DAGLICHT ELEVATION
 1:100 (A3)

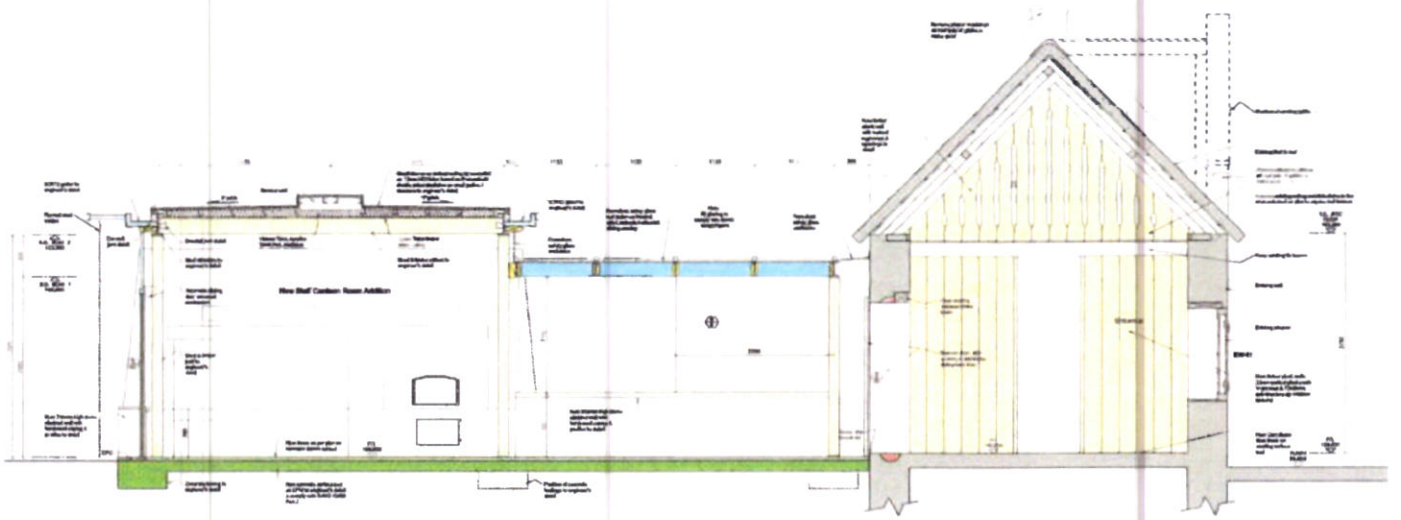
1:100 1:200 1:500 1:1000

Mulherbe Rust Architects

DE LANGSTREVE ESTATE (Pty) LM
 Pous 1227, B&B Road, Franschoof
 Jonkersburg

Heritage & Council Submission
 As FAV 15-11-2021 1.300 A4 1:200 A3
 1:200 1:500 1:1000 A

LA 1584-2021-0001
LA 1584-2021-0001
LA 1584-2021-0001
LA 1584-2021-0001



SECTION AA
width 1.50 (60")
width 1.50 (60")

15 February 2022
APPROVED

Malherbe Rust Architects
121 LA MOYNE VINEYARD (Pty) Ltd
Johannesburg
1230 1230 1230
1230 1230 1230

APPENDIX 9
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		Postal Code
	Stellenbosch		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)	La Motte Wines Pty Ltd		
Physical address	R45 Main Road		Postal code
	Franschhoek		7690
E-mail	info@la-motte.co.za		
Tel	021-8768000	Fax	021 8763447
		Cell	

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

Erf / Erven / Farm No.	Farm 1227	Portion(s) if Farm		Allotment area	Paarl
Physical Address	As above				
Current Zoning	Agricultural Rural Zone	Extent	120.7147 ha m ² / ha	Are there buildings?	existing <input type="checkbox"/> Y <input type="checkbox"/> N

Applicable Zoning Scheme	Stellenbosch																				
Current Land Use	Agriculture, wine cellar, restaurant, museum, wine tasting and agriculture																				
Title number and date	Deed and		T		35400/1970																
Attached Conveyance's Certificate			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)?			N		If Yes, list the party(ies):																
Is the property encumbered by a bond?			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) ¹			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)?					N		If yes, is this application to legalize the building / land use ² ?					N									
Are there any pending court case(s) / order(s) relating to the subject property(ies)?					N		Are there any land claim(s) registered on the subject property(ies)?					N									
PART D: PRE-APPLICATION CONSULTATION																					
Has there been any pre-application consultation?			Y		If Yes, please attach the minutes of the pre-application consultation.																
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE																					
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)																					
Tick	Type of application: Cost are obtainable from the Council Approved tariffs³																				
	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 primary rights of the zoning applicable to the land;																				
	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;																				

¹ 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

² 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)

³ <http://www.stellenbosch.gov.za/documents.cfm?budget/2017-24/4873-appendix-3-tariff-book-2017-2018.pdf>

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	
	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;	R2500
	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;	R2500
	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	
x	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
TOTAL A:		R2500

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

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

* 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
 Payment reference:
 (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..... in terms of Section.....of the.....Zoning Scheme Regulations							
Other (please specify)		<hr/> <hr/> <hr/>					

Brief description of proposed development / intent of application:
See motivation attached

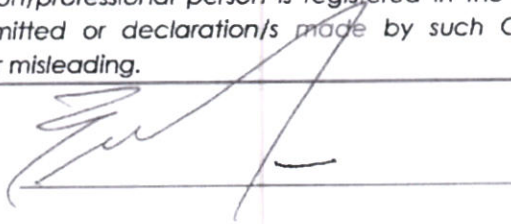
PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION									
Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.									
Information and documentation required									
Y			Power of attorney / Owner's consent if applicant is not owner	Y	N		Bondholder's consent (if applicable)		
Y			Resolution or other proof that applicant is authorised to act on behalf of a juristic person		N		Proof of any other relevant right held in the land concerned		
Y			Written motivation pertaining to the need and desirability of the proposal	Y			S.G. diagram / General plan extract (A4 or A3 only)		
Y			Locality plan (A4 or A3 only) to scale	Y			Site development plan or conceptual layout plan (A4 or A3 only) to scale		
		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 (Full copy of the title deed)		
Y		N	Conveyancer's certificate	Y	N		Minutes of pre-application consultation meeting (if applicable)		
		N/A	Consolidation plan (A4 or A3 only) to scale						
		N/A	Street name and numbering plan (A4 or A3 only) to scale			N/A	Land use plan / Zoning plan (A4 or A3 only) to scale		
		N/A	Landscaping / Tree plan (A4 or A3 only) to scale		N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale		
		N	Abutting owner's consent		N	N/A	Home Owners' Association consent		
Y			Heritage permit attached 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)		N	N/A	Services Report or indication of all municipal services / registered servitudes		
		N	Copy of original approval and conditions of approval	Y	N	N/A	Proof of failure of Home owner's association		
Y		N	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		
Y		N	Required number of documentation copies	Y	N	N/A	Other (specify)		

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	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)		N/A	National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
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					
<p>I hereby wish to confirm the following :</p> <ol style="list-style-type: none"> That the information contained in this application form and accompanying documentation is complete and correct. 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. 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. 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. 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. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property. 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. 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. 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. 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. 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:

2022/03/09

Full name:

EMILE VAN DER MERWE

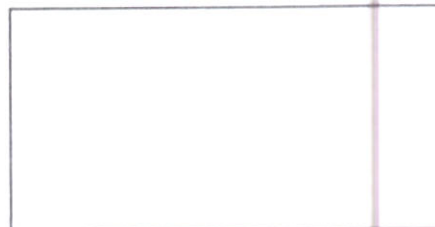
Professional capacity:

PROFESSIONAL PLANNER A1149/1996

FOR OFFICE USE ONLY

Date received: _____

Received By: _____





STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

AMPTELIKE KWITANSIE / OFFICIAL RECEIPT

✉ 17, STELLENBOSCH 7599

☎ 021 808-8578 / 8547 / 8546

📠 021 886 7318

DUPPLICATE RECEIPT

Receipt M/c: DIRI Duplicate Rec.No:1000192959 Date: 14/03/2022

Local Authority: Stellenbosch Municipality

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ABSA BANK

DIRECT 200103520000 ABSA BANK LU/13834Fa LU/13834 FARM 1227

X100 Key: STB -009-20220314-00000059

X10 Key: STB D100019295900000