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## **LU/13396 - APPLICATION FOR CONSENT USE ON FARM NO 1506 PAARL**

### **Executive Summary**

The owner of the Remainder of Farm No 1506 Paarl wishes to expand the wine tasting facilities by adding an additional wine tasting venue. The new facility is to be linked to the existing wine tasting room by an elevated walkway. The purpose of the application is to obtain the necessary consent use rights to permit the desired supplementary use on the property which has an Agriculture and Rural Zone zoning.

The property is extensively farmed primarily with vineyards. The buildings on the property consist of the Mullineux and Leeu wine cellar with a wine store and a wine tasting/sales facility, guest accommodation in the manor house and two guest cottages. There is also a farm administration building and a farm manager's dwelling. Provision is made for both staff and guest parking.

The well-established and renowned Leeu and Mullineux Family Winery located on Farm No 1506 makes up an important component of the agricultural activities. The winery produces award winning wines which are promoted and sold from the prestigious wine tasting and sales facility.

The owners have identified a need to create a separate wine tasting and sales facility for private tasting and sales to exclusive clients. To cater for this need, an additional small-scale facility is to be constructed which will be accessed from the existing facility via a raised walkway.

The existing buildings and intended new structure are all grouped together on the southeast section of the site which has historically been utilized for the making of wine and habitation. The new building will not impact on the productivity of the farming unit as the area where it is to be constructed is not currently productive.

The building will have an attractive façade with a gable compatible with that of the existing wine tasting/sales facility. The immediate area will be suitably landscaped with the addition of an herb garden.

Visitors visiting the new facility will utilise the parking area serving the current Mullineux and Leeu facility which contains 25 parking bays which is more than adequate.

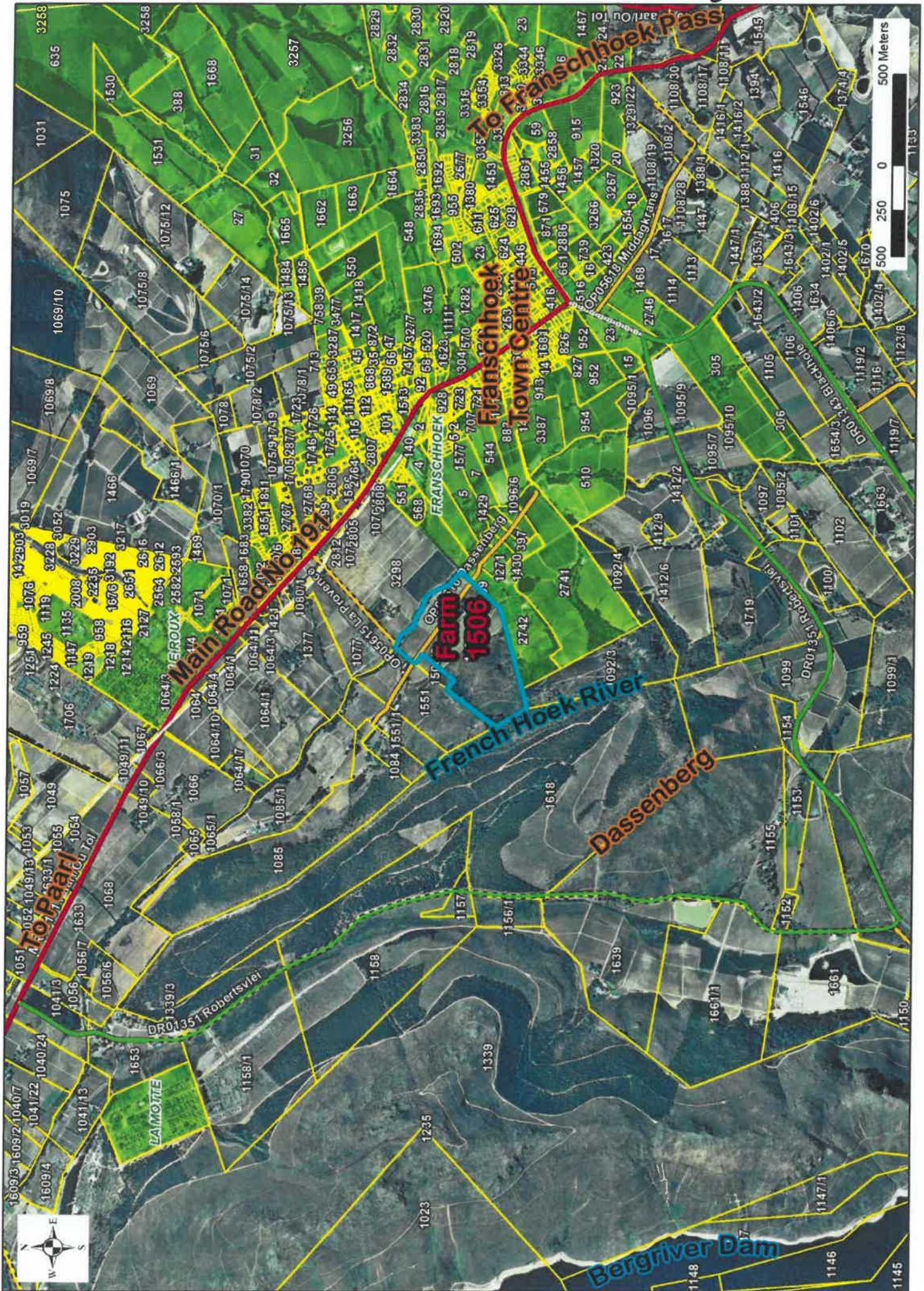
All the facilities are accessed off Minor Road No 5616 which passes through the property.

The proposal to add an additional exclusive supplementary wine tasting facility, is desirable and deserves the council's support.

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# Locality Plan





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

Affected person's Name

Affected persons Physical Address

Affected person's Title:

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers: **APPLICATION FOR CONSENT USE ON FARM NO 1506 PAARL**

Application Property Address: Leeu Estate, Dassenberg Road, Franschhoek

Application Property Number: Remainder of Farm No 1506 Paarl

Applicant: Peter Mons, Town Planning Consultant, P O Box 851, Robertson. 6705. Contact Number: 082 826 4000. Email: petergm@fibresky.co.za

Owner: Leeu Dassenberg Estates (Pty) Ltd, C/o Georgina Southey Brits, P O Box 341, Franschhoek. 7690. Contact number: 063 698 0348. Email: georgina.brits@leeucollection.com

Application Reference: LU/ 13996

Application Type: Application for a Consent Use

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

Application has been made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015, for a Consent Use for a tourist facility to permit a second wine tasting and sales facility on the property. The new facility is to be linked to the existing wine tasting room by an elevated walkway.

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;

- o Where relevant demonstrate the undesirable effect that the application will have if approved;
- o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Peter Mons E-mail: [petergm@fibresky.co.za](mailto:petergm@fibresky.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 **31 October 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 082 826 4000 during normal office hours.

Yours faithfully,



PETER MONS Pr. Pln  
29 September 2022

## KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEITRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys: **AANSOEK VIR VERGUNNINGSGEBRUIK OP PLAAS NR 1506 PAARL**

Adres van aansoek eiendom: Leeu Dassenberg Estates, Dassenbergpad, Franschhoek

Aansoek eiendom beskrywing: Restant van Plaas Nr 1506 Paarl Afdeling

Aansoeker: : Peter Mons – Konsultant Stadsbeplanner. Posbus 851, Robertson, 6705. Kontak nommer: 082 826 4000. E-pos: petergm@fibresky.co.za

Eienaar: Leeu Dassenberg Estates (Pty) Ltd, P/a Georgina Southey Brits, Posbus 341, Franschhoek. 7690. Kontak nommer: 063 698 0348. Epos: georgina.brits@leeucollection.com

Aansoek Verwysing: LU/ 13996

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 Verordeninge op Grondgebruikbeplanning (2015), soos afgekondig in kennisgewing 354/2015, gedateer 20 Oktober 2015, vir 'n Vergunningsgebruik vir 'n touriste fasiliteit ten einde 'n tweede wynproë en verkope fasiliteit toe te laat op die eiendom. Die nuwe fasiliteit sal gekoppel wees aan die bestaande wynproë kamer deurmeddel van 'n verhoogde wandelpad.

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 gediën 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 opsite van die volgende aspekte:
  - o Die feite en omstandighede aantoon wat die die kommentaar toelig;
  - o Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
  - o Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
  - o Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

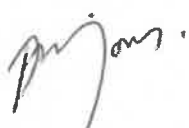
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Peter Mons, Epos: petergm@fibresky.co. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **31 Oktober 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

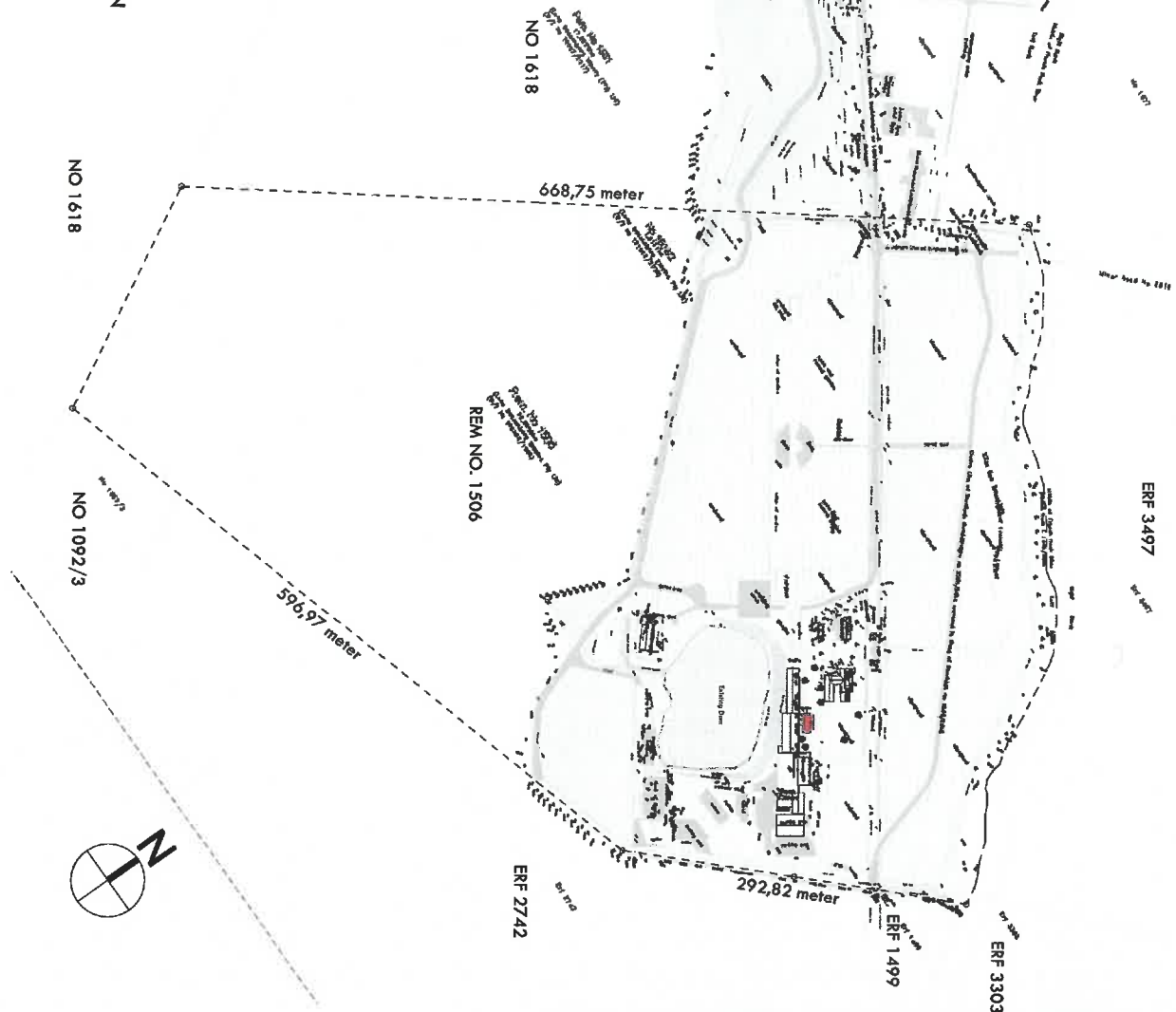
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 082 826 4000 gedurende normale kantoor ure.

Die uwe



PETER MONS Pr. Pln  
29 September 2022

1 SITE PLAN  
1 : 2000



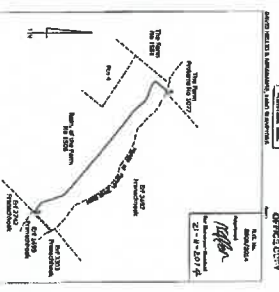
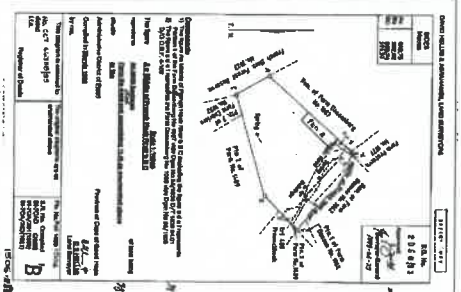
**Coverage**

Building Footprint	3228 m <sup>2</sup>	Building Footprint	9200 m <sup>2</sup>
Wine Tasting Building	789 m <sup>2</sup>	Wine Tasting Building	789 m <sup>2</sup>
Wine Tasting Terrace	111 m <sup>2</sup>	Wine Tasting Terrace	111 m <sup>2</sup>
Wine Tasting Veranda	458 m <sup>2</sup>	Wine Tasting Veranda	458 m <sup>2</sup>
Wine Tasting Walkway	16,0 m <sup>2</sup>	Wine Tasting Walkway	16,0 m <sup>2</sup>
<b>Total</b>	<b>90 m<sup>2</sup></b>	<b>Total</b>	<b>90 m<sup>2</sup></b>

Notes SANS 10252/1 and SANS 10254

Ground Floor Fabric Heat Gain Calculations  
 The heat loss is 1,3 Temperature-Corrected and is 1,3°C = 1,3°C  
 The heat gain is 1,3°C = 1,3°C  
 The heat loss is 1,3°C = 1,3°C  
 The heat gain is 1,3°C = 1,3°C

Fenestration 204 Calculation  
 Area of Glass Fenestration = 41,9 m<sup>2</sup>  
 U-value = 1,5 Temperature-Corrected and is 1,5°C = 1,5°C  
 The heat loss is 1,5°C = 1,5°C  
 The heat gain is 1,5°C = 1,5°C



Item	Description	Quantity	Unit
1	Concrete	100	m <sup>3</sup>
2	Brick	1000	m <sup>2</sup>
3	Steel	100	kg
4	Paint	100	kg
5	Plaster	100	m <sup>2</sup>
6	Roofing	100	m <sup>2</sup>
7	Windows	100	m <sup>2</sup>
8	Doors	100	m <sup>2</sup>
9	Lighting	100	kg
10	Sanitary	100	kg
11	Electrical	100	kg
12	Plumbing	100	kg
13	Painting	100	kg
14	Roofing	100	m <sup>2</sup>
15	Windows	100	m <sup>2</sup>
16	Doors	100	m <sup>2</sup>
17	Lighting	100	kg
18	Sanitary	100	kg
19	Electrical	100	kg
20	Plumbing	100	kg

Item	Description	Quantity	Unit
1	Concrete	100	m <sup>3</sup>
2	Brick	1000	m <sup>2</sup>
3	Steel	100	kg
4	Paint	100	kg
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8	Doors	100	m <sup>2</sup>
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11	Electrical	100	kg
12	Plumbing	100	kg
13	Painting	100	kg
14	Roofing	100	m <sup>2</sup>
15	Windows	100	m <sup>2</sup>
16	Doors	100	m <sup>2</sup>
17	Lighting	100	kg
18	Sanitary	100	kg
19	Electrical	100	kg
20	Plumbing	100	kg

**ARCHITECT: Cf. Grobler**

NAME: P. And 21339

CLIENT: THE LERU ESTATE

REVISIONS:

Revision Number	Revision Description
1	Issue for Tender
2	Issue for Construction

**ERIK GROBLER**  
 ARCHITECT (EDMS) BPK  
 REG NO. 2017/09770/07 342 KALAN ROAD, KALAN, 7444  
 DIRECTOR: C.F. GROBLER 388@CGROBLER.CO.ZA

**COUNCIL**

**OCCUPANCY CLASSIFICATION: A1**

**WINE TASTING ROOM**

**ADDRESS:** THE LERU ESTATE, REM NO. 1506, FRANSCHHOEK

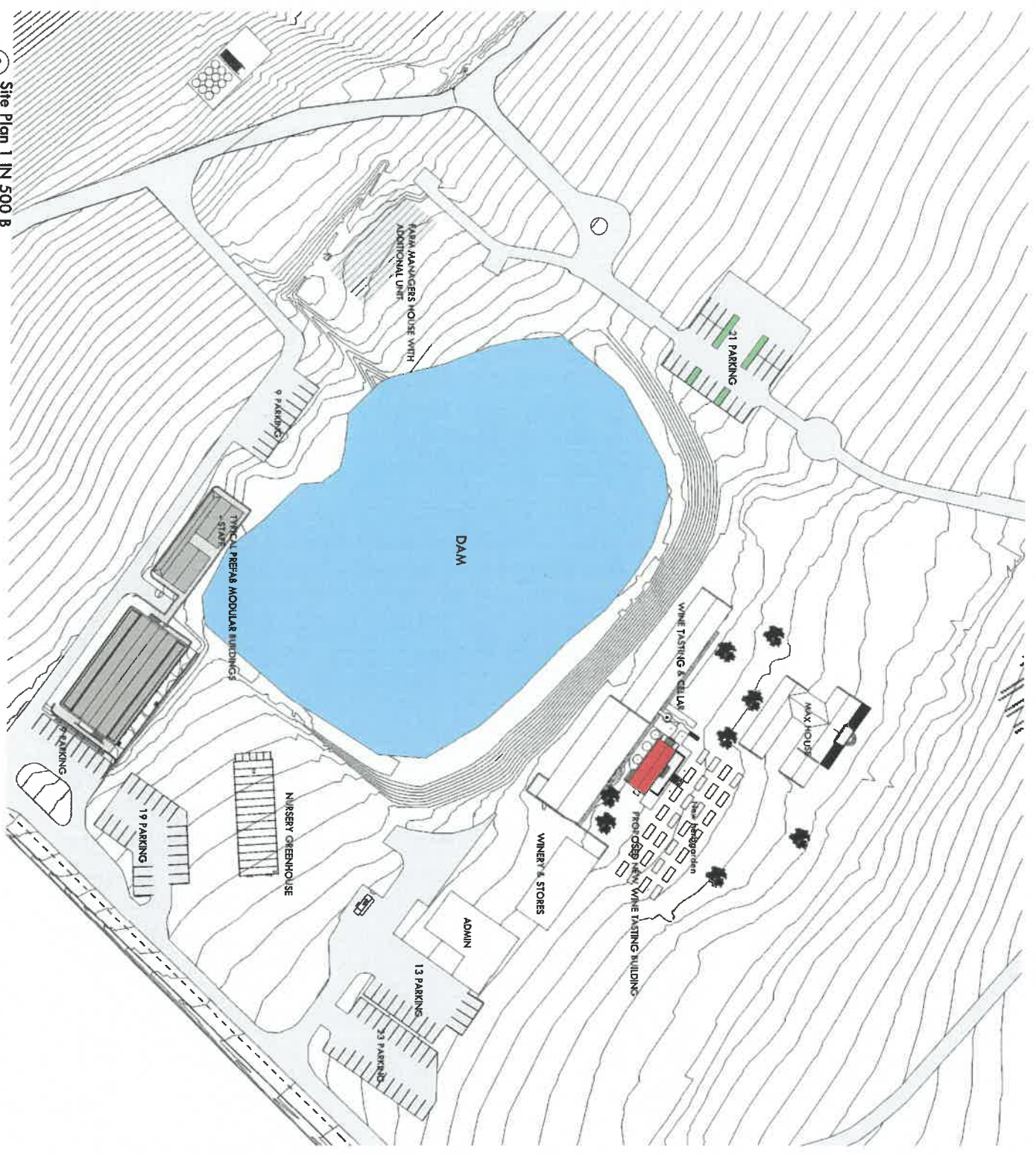
**SHEET NAME:** SITE PLAN

**PROJECT NO:** A02-01

**DATE:** 2021/1/15 09:34:28

**A02-01**





1 Site Plan 1 IN 500 B  
1 : 500

ARCHITECT: **C.E. Grobler**  
 Project: Pr. Arch 21339  
 CLIENT: \_\_\_\_\_  
 Site: \_\_\_\_\_

Revision Schedule

Revision Number	Revision Description

Information

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**ERIK GROBLER**  
**ARCITEK (EDMS) BPK**

REG. NO. 2019/070770/07 265 MAIN ROAD, PAAL, 7464  
 BUCHEN, CT 08018  
 ERIG@GROBLER.CO.ZA

THE LEBU ESTATE  
 FRANSCHHOEK

SHEET NAME  
**SITEPLAN NEW WINE STUDIO**  
 EXTENSION

PROJECT NO.  
 DATE  
 DRAWING NO.  
**HG02-02**

ARCHITECT: **CF Grobler**  
 NUMBER: **PT Arch 21339**  
 SIGNATURE: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

Revision Schedule	
Revision Number	Revision Description

**E02-01**

**COUNCIL**

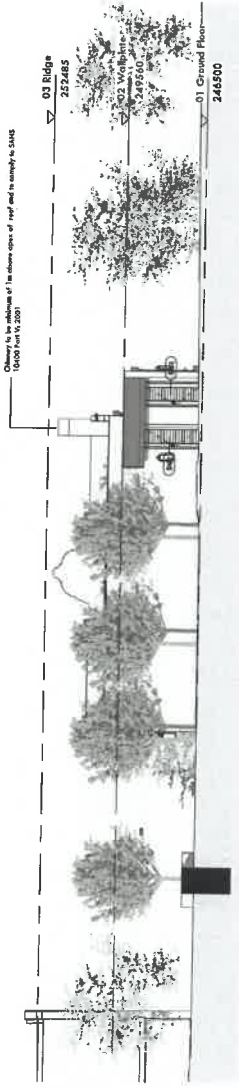
**ERIK GROBLER**  
**ARGITEK (EDMS) BPK**  
 REG NO: 2013/0070/07 262 MAIN ROAD, PAARL, 7646  
 REGISTRATION NO: 2013/0070/07  
 REGISTERED ARCHITECT

**PROJECT: WINE TASTING ROOM**

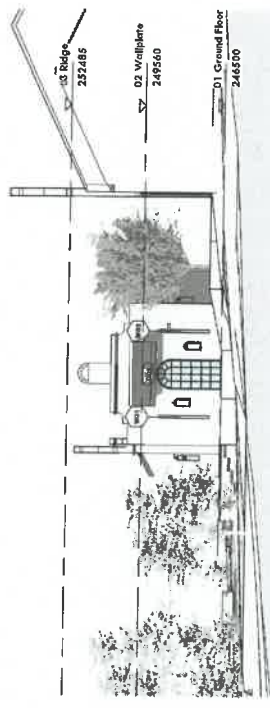
**THE LEU ESTATE**  
**REM NO. 1506**  
**FRANSCHHOEK**

**ELEVATIONS**

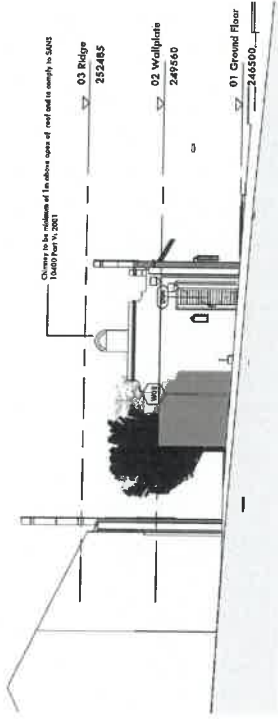
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 FILE: 3144 PROJECT 011 2013 01 15  
 PROJECT DATE: 2013/01/15  
 DRAWING NO: 2013/01/15 09:18 02



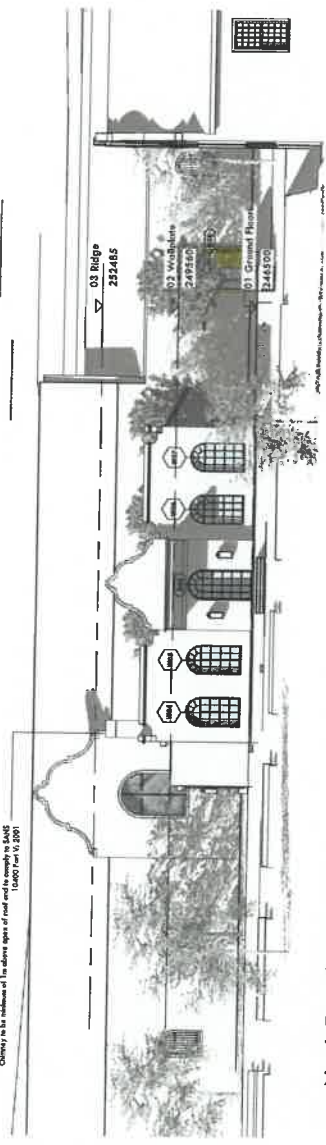
**4** South West Elevation 3  
 1 : 100



**2** North West Elevation 3  
 1 : 100



**3** South East Elevation 3  
 1 : 100



**1** North East Elevation 3  
 1 : 100



ARCHITECT: C.F. Grobler  
 NAME: P. A. 21339  
 CLIENT: [Signature]  
 DATE: [Signature]

Revision Schedule	
Revision Number	Revision Description

A02-02

**COUNCIL**

**ERIK GROBLER**  
 ARGITEK (EDMS) BPK  
 DIRECTOR, C.F. GROBLER ERG@ARGITEK.CO.ZA  
 REG NO. 2013/07076/07 265 MAIN ROAD, FAIRB, 7646

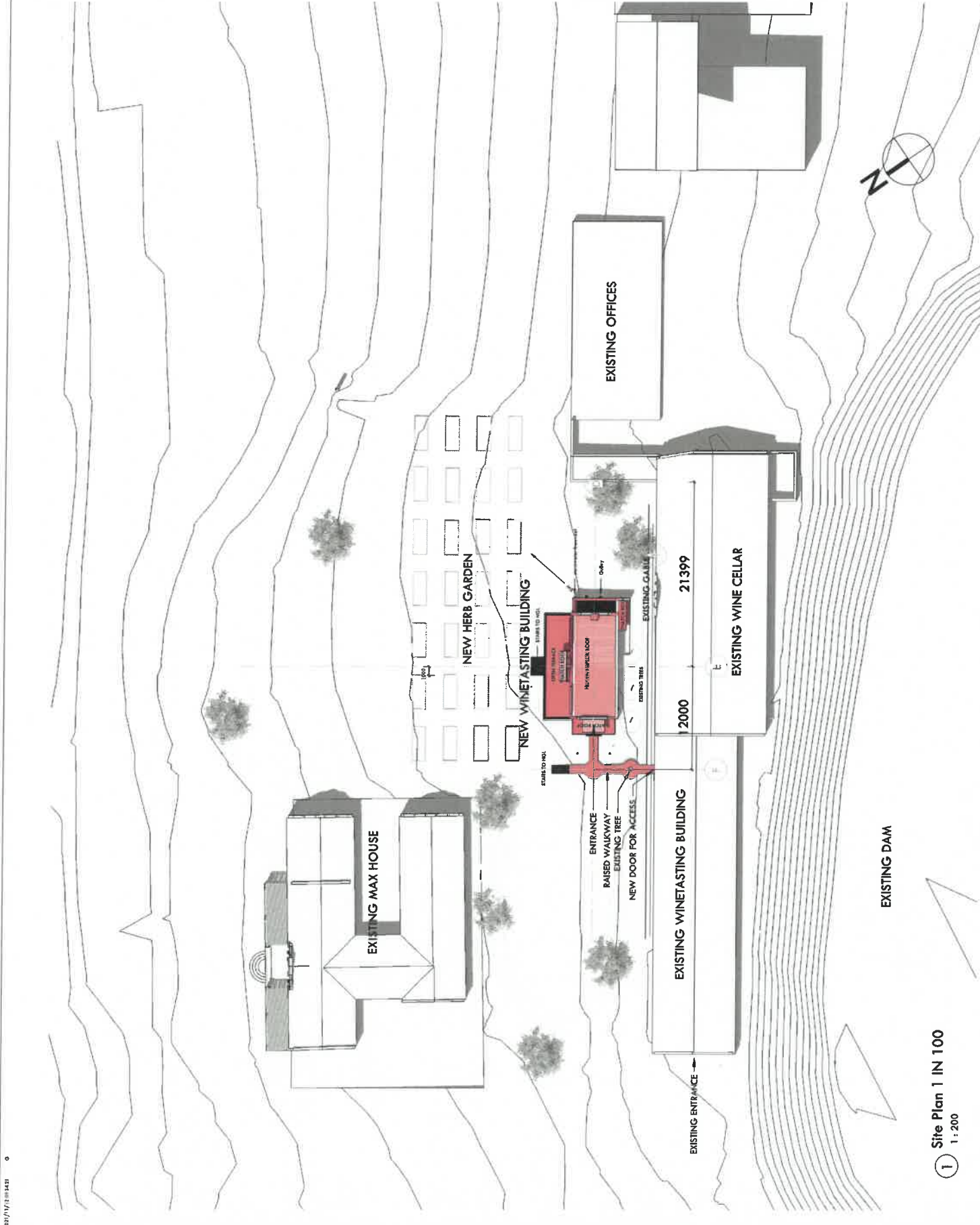
ALL EXISTING ENCLOSURES MUST BE ABANDONED TO AVOID THE IMPACT OF THE NEW DEVELOPMENT. ALL EXISTING ENCLOSURES MUST BE ABANDONED TO AVOID THE IMPACT OF THE NEW DEVELOPMENT. ALL EXISTING ENCLOSURES MUST BE ABANDONED TO AVOID THE IMPACT OF THE NEW DEVELOPMENT.

PROJECT: WINE TASTING ROOM

ADDRESS: THE LEEU ESTATE  
 REM NO. 1 506  
 FRANSCHHOEK

SHEET NAME: AREA PLAN

PROJECT NO: 000  
 FILE: [Path]  
 PLOT DATE: 2017/11/09 10:31  
 DRAWING NO: A02-02



1 Site Plan 1 IN 100  
 1:200





ARCHITECT: **CF Grotzer**  
 License: **17401133**  
 ARCHITECT:  
 License:

CF Grotzer is a registered professional architect in the State of California. He is a member of the American Institute of Architects (AIA) and the California Institute of Architects (CAIA). He has been practicing architecture since 1985 and has completed over 100 projects. He is currently the principal architect at CF Grotzer Architects, a firm that specializes in residential and commercial architecture. He is also a frequent speaker at architectural conferences and seminars.

Project Name	Project Location	Project Completion

**ERIK GROBLER**  
 ARCHITECT  
 TEL: 973.147.3180  
 FAX: 973.147.3180  
 500 GARDEN LANE, SUITE 200  
 NEWTON, NJ 07840  
 www.groblers.com

**COUNCIL**

Project No: 000  
 Date: 2/21/17  
 Project Name: VINE TASTING ROOM  
 Project Location: FANNINGBORO

ARCHITECT: **THE BIRD STAIR**  
 1800 N. 15th St  
 FANNINGBORO, VA

PROJECT NAME: **FLOOR PLAN**  
 DRAWING NO: **002.01**