

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

Sir / Madam:

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

Application Property Address: Warwick Wine Estate, Main Road 27 (R44) between Stellenbosch and Klapmuts

Application Property Number: Farm No 43

Applicant: TV3 Projects (Pty) Ltd – A. Prinsloo (Contact Details: 021- 861 3800)

Owner: Warwick Wine Estate (Pty) Ltd - Me C. von Arnim (Contact Details: 021 -884 4410)

Application Reference: LU/ 15039 (TP221/2022)

Application Type: Application for Consent Uses, Amendment of a Condition of Approval, approval of Typical Site Plan and Departures Farm No 43, Stellenbosch Division.

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

The intention of the land use application is to obtain Stellenbosch Municipal approval for existing land uses that are conducted on the subject property and for extensions made to the existing Agricultural Industry building.

The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, for the following on Farm No. 43, Stellenbosch Division:

1. Amendment of a Condition of Approval in terms of section 15(2)(h) of the said bylaw to delete condition No. 3(c) of letter of decision dated 06 July 2006 in order to permit the land owner to purchase grapes to be processed that are not produced on the subject property. The condition reads as follows: "that only grapes produced on the farm may be processed in the wine cellar".
2. Consent Use in terms of section 15(2)(o) of the said bylaw for an Agricultural Industry larger than 2000m² in order to permit the winery building extension constructed after 01 July 1986, and external loading/ circulation area as indicated on Plan No. 5.
3. Consent Use in terms of section 15(2)(o) of the said bylaw for tourist facilities within existing buildings exceeding the threshold:
 - 3.1 extension of the existing wine tasting facility in order to permit a wine tasting and sales facility of ±221m² within the original wine cellar building with a capacity of 70 guests / visitors, as indicated on Plan No 6;
 - 3.2 deli/restaurant within the original wine cellar building of ±383m² with a capacity of 110 visitors / guests, as indicated on Plan No. 6.
 - 3.3 Outdoor picnic / tourist area (outside lawn and seated area equating to ±9800m²) linked and associated to the deli / restaurant and function venue with a capacity of 300 guests / visitors as indicated on Plan No. 6.

- 3.4 Function venue and receptions, consisting of birthday functions, weddings, bridal showers/ baby showers and year-end functions to be held at / within the following areas:
- Outdoor picnic area (outside lawn and seated area).
 - Delhi/restaurant (within the existing structure).
 - Wine tasting area (within the existing structure).
4. Consent Use in terms of section 15(2)(o) of the said bylaw for an additional dwelling unit of $\pm 90\text{m}^2$ regarding the existing building depicted as K on Plan No. 3.
5. Departure in terms of section 15(2)(b) of the said bylaw to exceed the permissible height of one (1) storey in order to permit the additional dwelling unit consisting of two (2) storeys (ground floor and mezzanine level) as depicted on Plan No. 3 (building No. K).
6. Departure in terms of section 15(2)(b) of the said bylaw to exceed the permissible coverage of 120m^2 of an employee house in order to permit an employee house of $\pm 145\text{m}^2$, as depicted as P on Plan No. 3.
7. Approval of the Typical Site Plan in terms of Section 216 of the said bylaw indicated as Plan No. 3 (existing structures / buildings)

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-notice/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: **TV3 Projects (Pty) Ltd – A. Prinsloo; email address: anton@tv3.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 **14 April 2023**

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided (anton@tv3.co.za) or telephonically at **021- 861 3800** during normal office hours.

Yours faithfully

ANTON PRINSLOO
TV3 PROJECTS (PTY)LTD

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

Meneer / Dame:

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

Adres van aansoek eiendom: Warwick Wine Estate, Hoofpad 27 (R44) tussen Stellenbosch en Klappmuts

Aansoek eiendom beskrywing: Plaas Nr 43, Stellenbosch Rd (Warwick Wine Estate)

Aansoeker: TV3 Projects (Pty)Ltd – A. Prinsloo (kontak besonderhede: 021- 861 3800; epos adres: anton@tv3.co.za)

Eienaar: Warwick Wine Estate (Pty)Ltd - Me C. von Arnim (kontak besonderhede: 021 -884 4410)

Aansoek Verwysing: LU/ 15039 (TP221/2022)

Tipe Aansoek: Aansoek word gemaak vir Vergunningsgebruik, Wysiging van Goedkeuringsvoorwaarde, Afwykings en goedkeuring van Tipiese Terrein Plan.

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Die aansoek het ten doel die verkryging vir die goedkeuring van die Stellenbosch Munisipaliteit ten einde bestaande onwettige grondgebruik wat op die aansoekgebied bedryf word te normaliseer, asook vir die normalisering van uitbreidings / aanbouings wat aan die bestaande wynkelder aangebring is.

Aansoek word gemaak in terme van Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015, afgekondig deur kennisgewing nommer 354/2015 gedateer 20 Oktober 2015, vir die volgende op Plaas Nr 43, Stellenbosch:

1. Aansoek word gemaak in terme van Afdeling 15(2)(h) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir die Wysiging van 'n Goedkeuringvoorwaarde vir die verwydering / skraping van voorwaarde Nr. 3(c) van Munisipale Skrywe van Besluit gedateer 06 Julie 2006 ten einde die grondeienaar toe te laat om druiwe aan te koop wat nie op die aansoekgebied geproduseer word nie. Die vermelde voorwaarde lees as volg: "dat slegs druiwe wat op die plaas geproduseer word in die wynkelder geprosesseer mag word."
2. Aansoek word gemaak in terme van Afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n vergunningsgebruik vir 'n landbou industrie groter as 2000m² ten einde die wynkelder uitbreiding aangebring na 01 Julie 1986, en eksterne laai- en sirkulasie area toe te laat soos aangedui op Plan Nr. 5
3. Aansoek word gemaak in terme van Afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning vir 'n vergunningsgebruik vir toeriste fasiliteite binne bestaande geboue wat die drempel oorskry bestaande uit:
 - 3.1 Uitbreiding van die bestaande wynproe fasiliteit ten einde 'n wynproe en verkope fasiliteit van ±221m² binne die bestaande wynkelder gebou toe te laat, met 'n kapasiteit van 70 gaste/besoekers, soos aangedui op Plan Nr. 6.

- 3.2 Deli/restaurant binne die bestaande wynkelder gebou van $\pm 383\text{m}^2$ met 'n kapasiteit van 110 besoekers/ gaste, soos aangedui op Plan Nr. 6.
- 3.3 Buite-area piekniek/ toeriste area (buite grasperk and buitelig sitplek area van $\pm 9800\text{m}^2$) verbandhoudend en geassosieer met die delhi/restaurant en funksie fasiliteit met 'n kapasiteit van 300gaste/ besoekers soos aangedui op Plan Nr. 6.
- 3.4 Funksie lokaal en onthale, bestaande uit verjaarsdae funksies, troues, henneparty/ ooievaarstee funksies en besigheid jaareind funksies wat by of in die volgende areas gehou word:
 - Buitelug piekniek area (buitre grasperk- en buitelug sitplek area).
 - Delhi / Restaurant (binne die bestaande gebou).
 - Wynproe area (binne die bestaande gebou)
4. Aansoek word gemaak in terme van Afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n vergunningsgebruik ten einde 'n addisionele wooneenheid van $\pm 90\text{m}^2$ rakende die bestaande struktuur aangedui as K op Plan Nr. 3 toe te laat.
5. Aansoek word gemaak in terme van Afdeling 15(2)(b) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n afwyking van die hoogtebeperking van een verdieping, ten einde die addisionele wooneenheid bestaande uit twee (2) verdiepings (grondvloer en tussenverdieping vlak) soos aangedui op Plan Nr 3 (gebou Nr K) toe te laat.
6. Aansoek word gemaak in terme van Afdeling 15(2)(b) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n afwyking van die toelaatbare dekking van 120m^2 vir 'n werknemer wooneenheid, ten einde 'n werknemers wooneenheid van $\pm 145\text{m}^2$ toe te laat.
7. Goedkeuring van die Tipiese Terreinplan in terme van Afdeling 216 van die Stellenbosch Soneringskema, 2019 en ingevolge die Stellenbosch Munisipaliteit Verordening op Grondgebruikgeplanning aangedui as Plan Nr.3 (bestaande strukture/ geboue) en Plan Nr 6. (landbou industrie en toeriste fasiliteite).

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

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - 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: **TV3 Projects (Pty)Ltd – A. Prinsloo (epos adres: anton@tv3.co.za)**

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 **14 April 2023**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres (anton@tv3.co.za) of telefones by **021- 861 3800** gedurende normale kantoor ure.

Die uwe

ANTON PRINSLOO
TV3 PROJECTS (PTY)LTD

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

External Departments:

- Department of Agriculture (Elsenburg)
- Department of Transport and Public Roads
- Heritage Western Cape
- Department of Environmental Affairs and Development Planning (Me Mare-Liez Oosthuizen)
- Department of Environmental Affairs and Development Planning (Development Management Region 2)

Sir / Madam:

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

Application Property Address: Warwick Wine Estate, Main Road 27 (R44) between Stellenbosch and Klapmuts

Application Property Number: Farm No 43

Applicant: TV3 Projects (Pty) Ltd – A. Prinsloo (Contact Details: 021- 861 3800)

Owner: Warwick Wine Estate (Pty) Ltd - Me C. von Arnim (Contact Details: 021 -884 4410)

Application Reference: LU/ 15039 (TP221/2022)

Application Type: Application for Consent Uses, Amendment of a Condition of Approval, approval of Typical Site Plan and Departures Farm No 43, Stellenbosch Division.

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

The intention of the land use application is to obtain Stellenbosch Municipal approval for existing land uses that are conducted on the subject property and for extensions made to the existing Agricultural Industry building.

The application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, for the following on Farm No. 43, Stellenbosch Division:

1. Amendment of a Condition of Approval in terms of section 15(2)(h) of the said bylaw to delete condition No. 3(c) of letter of decision dated 06 July 2006 in order to permit the land owner to purchase grapes to be processed that are not produced on the subject property. The condition reads as follows: "that only grapes produced on the farm may be processed in the wine cellar".
2. Consent Use in terms of section 15(2)(o) of the said bylaw for an Agricultural Industry larger than 2000m² in order to permit the winery building extension constructed after 01 July 1986, and external loading/ circulation area as indicated on Plan No. 5.

3. Consent Use in terms of section 15(2)(o) of the said bylaw for tourist facilities within existing buildings exceeding the threshold:
 - 3.1 extension of the existing wine tasting facility in order to permit a wine tasting and sales facility of $\pm 221\text{m}^2$ within the original wine cellar building with a capacity of 70 guests / visitors, as indicated on Plan No 6;
 - 3.2 deli/restaurant within the original wine cellar building of $\pm 383\text{m}^2$ with a capacity of 110 visitors / guests, as indicated on Plan No. 6.
 - 3.3 Outdoor picnic / tourist area (outside lawn and seated area equating to $\pm 9800\text{m}^2$) linked and associated to the deli / restaurant and function venue with a capacity of 300 guests / visitors as indicated on Plan No. 6.
 - 3.4 Function venue and receptions, consisting of birthday functions, weddings, bridal showers/ baby showers and year-end functions to be held at / within the following areas:
 - Outdoor picnic area (outside lawn and seated area).
 - Deli/restaurant (within the existing structure).
 - Wine tasting area (within the existing structure).
4. Consent Use in terms of section 15(2)(o) of the said bylaw for an additional dwelling unit of $\pm 90\text{m}^2$ regarding the existing building depicted as K on Plan No. 3.
5. Departure in terms of section 15(2)(b) of the said bylaw to exceed the permissible height of one (1) storey in order to permit the additional dwelling unit consisting of two (2) storeys (ground floor and mezzanine level) as depicted on Plan No. 3 (building No. K).
6. Departure in terms of section 15(2)(b) of the said bylaw to exceed the permissible coverage of 120m^2 of an employee house in order to permit an employee house of $\pm 145\text{m}^2$, as depicted as P on Plan No. 3.
7. Approval of the Typical Site Plan in terms of Section 216 of the said bylaw indicated as Plan No. 3 (existing structures / buildings)

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-notice/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: **TV3 Projects (Pty) Ltd – A. Prinsloo; email address: anton@tv3.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 **60 days** from the date of this notice to be received on or before the closing date of **15 May 2023**

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided (anton@tv3.co.za) or telephonically at **021- 861 3800** during normal office hours.

Yours faithfully

ANTON PRINSLOO
TV3 PROJECTS (PTY)LTD

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

- Department van Landbou (Elsenburg)
- Department van Vervoer en Publieke Paaie
- Erfenis Wes-Kaap
- Departement van Omgewingsake en Ontwikkelingsbeplanning (Me Mare-Liez Oosthuizen)
- Departement van Omgewingsake en Ontwikkelingsbeplanning (Ontwikkelingsbestuur Streek 2)

Meneer / Dame:

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

Adres van aansoek eiendom: Warwick Wine Estate, Hoofpad 27 (R44) tussen Stellenbosch and Klapmuts

Aansoek eiendom beskrywing: Plaas Nr 43, Stellenbosch Rd (Warwick Wine Estate)

Aansoeker: TV3 Projects (Pty)Ltd – A. Prinsloo (kontak besonderhede: 021- 861 3800; epos adres: anton@tv3.co.za)

Eienaar: Warwick Wine Estate (Pty)Ltd - Me C. von Arnim (kontak besonderhede: 021 -884 4410)

Aansoek Verwysing: LU/ 15039 (TP221/2022)

Tipe Aansoek: Aansoek word gemaak vir Vergunningsgebruike, Wysiging van Goedkeurings voorwaarde, Afwykings en goedkeuring van Tipiese Terrein Plan.

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:
Die aansoek het ten doel die verkryging vir die goedkeuring van die Stellenbosch Munisipaliteit ten einde bestaande onwettige grondgebruike wat op die aansoekgebied bedryf word te normaliseer, asook vir die normalisering van uitbreidings / aanbouings wat aan die bestaande wyndelder aangebring is.

Aansoek word gemaak in terme van Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015, afgekondig deur kennisgewing nommer 354/2015 gedateer 20 Oktober 2015, vir die volgende op Plaas Nr 43, Stellenbosch:

1. Aansoek word gemaak in terme van Afdeling 15(2)h) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir die Wysiging van 'n Goedkeuringvoorwaarde vir die verwydering / skrapping van voorwaarde Nr. 3(c) van Munisipale Skrywe van Besluit gedateer 06 Julie 2006 ten einde die grondeienaar toe te laat om duiwe aan te koop wat nie op die aansoekgebied geproduseer word nie. Die vermelde voorwaarde lees as volg: "dat slegs duiwe wat op die plaas geproduseer word in die wyndelder geproseseer mag word."

2. Aansoek word gemaak in terme van Afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n vergunningsgebruik vir 'n landbou industrie groter as 2000m² ten einde die wynkelder uitbreiding aangebring na 01 Julie 1986, en eksterne laai- en sirkulasie area toe te laat soos aangedui op Plan Nr. 5
3. Aansoek word gemaak in terme van Afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning vir 'n vergunningsgebruik vir toeriste fasiliteite binne bestaande geboue wat die drempel oorskry bestaande uit:
 - 3.1 Uitbreiding van die bestaande wynproe fasiliteit ten einde 'n wynproe en verkope fasiliteit van ±221m² binne die bestaande wynkelder gebou toe te laat, met 'n kapasiteit van 70 gaste/besoekers, soos aangedui op Plan Nr. 6.
 - 3.2 Deli/restaurant binne die bestaande wynkelder gebou van ±383m² met 'n kapasiteit van 110 besoekers/ gaste, soos aangedui op Plan Nr. 6.
 - 3.3 Buite-area piekniek/ toeriste area (buite grasperk and buitelig sitplek area van ±9800m²) verbandhoudend en geassosieer met die delhi/restaurant en funksie fasiliteit met 'n kapasiteit van 300gaste/ besoekers soos aangedui op Plan Nr. 6.
 - 3.4 Funksie lokaal en onthale, bestaande uit verjaarsdae funksies, troues, henneparty/ ooeivaarstee funksies en besigheid jaareind funksies wat by of in die volgende areas gehou word:
 - Buitelug piekniek area (buitre grasperk- en buitelug sitplek area).
 - Delhi / Restaurant (binne die bestaande gebou).
 - Wynproe area (binne die bestaande gebou)
4. Aansoek word gemaak in terme van Afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n vergunningsgebruik ten einde 'n addisionele wooneenheid van ±90m² rakende die bestaande struktuur aangedui as K op Plan Nr. 3 toe te laat.
5. Aansoek word gemaak in terme van Afdeling 15(2)(b) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n afwyking van die hoogtebeperking van een verdieping, ten einde die addisionele wooneenheid bestaande uit twee (2) verdiepings (grondvloer en tussenverdieping vlak) soos aangedui op Plan Nr 3 (gebou Nr K) toe te laat.
6. Aansoek word gemaak in terme van Afdeling 15(2)(b) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir 'n afwyking van die toelaatbare dekking van 120m² vir 'n werknemer wooneenheid, ten einde 'n werknemers wooneenheid van ±145m² toe te laat.
7. Goedkeuring van die Tipiese Terreinplan in terme van Afdeling 216 van die Stellenbosch Soneringskema, 2019 en ingevolge die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning aangedui as Plan Nr.3 (bestaande strukture/ geboue) en Plan Nr 6. (landbou industrie en toeriste fasiliteite).

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:
 - 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: **TV3 Projects (Pty)Ltd – A. Prinsloo (epos adres: anton@tv3.co.za)**

Deur 'n beswaar, kommentaar of verhoër 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 **60 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **15 Mei 2023**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres (anton@tv3.co.za) of telefonies by **021- 861 3800** gedurende normale kantoor ure.

Die uwe

ANTON PRINSLOO
TV3 PROJECTS (PTY)LTD

PUBLIC PARTICIPATION PROCESS – INTERESTED & AFFECTED PARTIES INFORMED

GOVERNMENT DEPARTMENTS (60 Days to Comment): EMAIL / ELECTRONIC

1. Department of Agriculture
Private Bag X1
ELSENBURG
7607

2. Department of Transport and Public Roads
Deputy Director-General: Roads Infrastructure
PO Box 2603
CAPE TOWN
8000
Attention: Vanessa Stoffels
Vanessa.Stoffels@westerncape.gov.za

3. Heritage Western Cape
Department of Cultural Affairs and Sport
Private Bag X9067
CAPE TOWN
8000
ceoheritage@westerncape.gov.za

4. Department of Environmental Affairs & Development Planning
Private Bag X9086
CAPE TOWN
8000
Attention: Mare-Liez Oosthuizen
DEADPEIAadmin@westerncape.gov.za

5. Department of Environmental Affairs & Development Planning
Director: Development Management Region 2
Private Bag X 9086
CAPE TOWN
8000
Attention: Kobus Munro
kobus.munro@westerncape.gov.za

COMMUNITY ORGANISATIONS (30 days to comment: Email Notice)

1. Stellenbosch Ratepayers Association
PO Box 399
Stellenbosch
7599
Email: info@stellenboschratedpayers.org

2. Stellenbosch Interest Group
PO Box 2217
Dennesig
7601
Email: interestgroupstellenbosch@gmail.com

3. Stellenbosch Agricultural Society
PO Box 204
STELLENBOSCH
7599
Email: stlandbo@mweb.co.za

4. Stellenbosch Wine Routes
47 Church Street
STELLENBOSCH
7600
Email: elmarie@wineroute.co.za

SURROUNDING LANDOWNERS / I&As (30 days to comment)

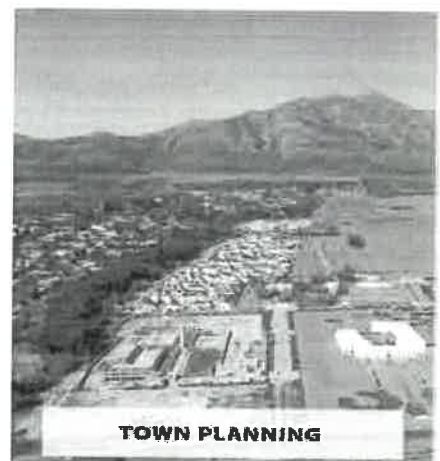
1. **Farm No 41**
Kanonkop Wynlandgoed Pty Ltd (Farm No 41)
PO Box 19
Elsenburg
STELLENBOSCH
7607
Email: marcia@kanonkop.co.za
2. **Portion 2 of Farm No 41**
Goede Sukses Trust
PO Box 17
ELSENBURG
7607
3. **Farm No 42**
Le Bonheur Wine Estate (Pty)Ltd
PO Box 7267
STELLENBOSCH
7599
Email: rebekka.swiegers@lavenir.co.za
4. **Farm No 744**
Le Bonheur Wine Estate (Pty)Ltd
PO Box 7267
STELLENBOSCH
7599
Email: rebekka.swiegers@lavenir.co.za
5. **Portion 1 of Farm No 1063**
Delheim Wines (Pty)Ltd
PO Box 210
STELLENBOSCH
7599
Email: accounts@delheim.com
6. **Farm No 1311**
MAN VINTNERS (PTY)LTD
PO Box 37
KLAPMUTS
7625
Email: accounts@manwines.com

**APPLICATION FOR:
CONSENT USES, DEPARTURES AND APPROVAL
OF SITE DEVELOPMENT PLAN**

The Farm Warwick Number 43, Stellenbosch

tv3

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS



Date: 30 November 2022

Our ref: 3680-P

APPLICATION FOR:
CONSENT USES, DEPARTURES AND APPROVAL OF SITE
PLAN

The Farm Warwick Number 43, Stellenbosch

Prepared on behalf of:

Warwick Wine Estate Pty Ltd

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SECTION 1

This Section sets out the application made in terms of the relevant Sections of the Stellenbosch Land Use Planning Bylaw (2015).

1. THE PURPOSE AND BACKGROUND OF THE APPLICATION

The intention of this land use application is to obtain Council's consent / approval in order to regularise / permit existing land use(s), structures and extensions to the Agricultural Industry building that was undertaken, and which land uses are currently being operated on the subject property within existing buildings / structures.

A Zoning Determination application was submitted in terms of the repealed Land Use Planning Ordinance (Ordinance 15 of 1985) in 2006, which was subsequently approved depicting the Original Wine Cellar and Wine Tasting Facility (Agricultural Industry) which was required in order to confirm that the Agricultural Zone II (Wine Cellar) and Wine Tasting Facility was in use and operational before 01 July 1986 and to be zoned accordingly, as indicated on Plan No 4 attached hereto. Copies of the letters of approval, dated 2006/07/06 and 2006/09/21 respectively are attached hereto as Annexure F.

The Zoning Certificate for the subject property was issued by the Stellenbosch Municipality, depicting the Agricultural Zone II (Wine Cellar) with a consent use for a tourist facility (wine tasting) with regard to the then existing Agriculture Industry buildings on the property, as indicated on Plan 4 attached hereto. A copy of the Zoning Certificate is attached hereto as Annexure E.

The above Zoning Certificate dated 08 November 2018, was requested subsequent to the Zoning Certificate that was issued and duly dated 22 July 2009, and 2014 respectively that confirmed that the subject property is zoned Agriculture Zone I and Agriculture Zone II (Wine Cellar and Wine Tasting Facility - ±5400m²) which included the original Agricultural Industry Building and Administration / Farm Office building (as indicated on Plan 4 attached hereto) in terms of the repealed Section 8 Zoning Scheme Regulations.

Subsequent thereto, as indicated on Plan No's 4 and 5 attached hereto as Annexure G, the Wine Cellar (Agricultural Zone II) and Wine Tasting building infrastructure was altered and extended as depicted on Plan No 5. These extensions / alterations to the Agricultural Industry

building gave rise to the following land uses;

- The existing Wine Tasting Facility was extended.
- The inclusion of a Delhi / Restaurant within the existing building.
- A Tourist picnic area (outside lawn and seated area) equating to $\pm 9800\text{m}^2$ surrounding the dam area which is linked and associated with the Delhi / Restaurant, and occasionally used for Functions

The existing structures / buildings on the property are indicated on Plan No 3 attached hereto, of which it is deemed that the only structures that have approved building plans are the employee (farmworker houses). To this effect, Pretplan has drafted As Built Building Plans for the existing structures on the property, attached hereto as Annexure H. Therefore in order to permit (rectify) the Agricultural Industry (Wine Cellar extension(s), existing land uses and existing structures that do not conform to the Zoning Scheme Regulations, the following Land Use Planning application is required.

2. THE APPLICATION

Pertaining to Farm No 43, Stellenbosch the following land use planning applications are hereby made in order to obtain planning approval in order to permit the current land use(s) / structures on the subject property:

- 2.1 Application i.t.o Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Permanent Departure to exceed the permissible coverage of 120m^2 of an employee house in order to permit an employee house of $\pm 145\text{m}^2$, as depicted as P on Plan No 3 attached hereto.
- 2.2 Application i.t.o Section 15(2)(o) for the Consent Use for an Agricultural Industry larger than 2000m^2 in order to permit the Agricultural Industry (Winery Building Extension) constructed after 01 July 1986, and external loading/ circulation area as indicated on Plan No 5 attached hereto.
- 2.3 Application i.t.o Section 15(2)(o) for a *Consent Use for Tourist Facilities* within existing buildings exceeding the threshold consisting of the following:
 - 2.3.1 Extension of the Existing Wine Tasting facility, in order to permit a Wine Tasting facility and Wine Sales Facility of $\pm 221\text{m}^2$ within the original Wine

Cellar building with a capacity of 70 guests / visitors as indicated on Plan No 6 attached hereto

- 2.3.2** Delhi / Restaurant within the original Wine Cellar building of $\pm 383\text{m}^2$ with a capacity of 110 visitors / guests as indicated on Plan No 6 attached hereto.
- 2.3.3** Outdoor Picnic / Tourist Area (outside lawn and seated area equating to $\pm 9\,800\text{m}^2$) linked and associated to the Delhi / Restaurant and Function Venue with a capacity of 300 guests / visitors as indicated on Plan No 6 attached hereto.
- 2.3.4** Function Venue and receptions, consisting of birthday functions, weddings, bridal showers / baby showers and year-end functions to be held at / within the following areas:
- Outdoor picnic area (outside lawn and seated area),
 - Deli / Restaurant (within the existing structure),
 - Wine Tasting area (within the existing structure).
- 2.4** Application i.t.o Section 15(2)(o) for a Consent Use for an Additional Dwelling Unit of $\pm 90\text{m}^2$ regarding the existing building depicted as K on Plan No 3.
- 2.5** Application i.t.o Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Permanent Departure of Section 214(1) to exceed the permissible height of 1 storey in order to permit the Additional dwelling unit consisting of 2 storeys (groundfloor and mezzanine level) as depicted on Plan No 3 (Building No K).
- 2.6** Approval of the Typical Site Plan in terms of Section 216 the Stellenbosch Zoning Scheme, 2019 indicated as Plan No 3 (Existing Structures / Buildings) and Plan No 6 (Agricultural Industry and Tourist Facilities);
- 2.7** Application i.t.o Section 15(2)(h) for the deletion / amendment of Condition No 3(c) of Letter of Decision dated 2006/07/06 so as to delete the Condition imposed in order to permit the land owner to purchase grapes to be processed that are not produced on the subject property.
- 2.8** Approval from the Provincial Department of Transport and Public Works for access

from the R44- Provincial Main Road (MR27), and in terms of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) for the relaxation of the 95m building line along Main Road 27 to ± 30 metres to permit the existing farmworker housing structures as indicated on Plan No 3.

SECTION 2

This section provides the relevant property information; the proposed development controls and motivates the merits of the development proposal from a development planning perspective, taking into consideration the physical characteristics of the subject property, as well as the engineering services and infrastructure implications of the proposed development.

3. PROPERTY INFORMATION

3.1 Locality

The subject property is located within the Stellenbosch Municipal area, gaining access from the R44 (Main Road 27) to the north of Stellenbosch and south of Klapmuts.

The Regional-and Local locality of the subject property is depicted on Plan Nos 1 and 2 attached hereto as Annexure F respectively, and duly depicted in the Figure above.



Figure 1: Locality Plan

3.2 Property description, ownership and extent

Details relating to the description, ownership and extent of the subject property is depicted below:

Property Description	The Farm Warwick Number 43, in the Municipality and Division of Stellenbosch, Province of the Western Cape
Registered Owner	Warwick Wine Estate Proprietary Limited
Deed of Transfer Number	T70081/2017
Size (Ha)	109,4177ha

Table 1: Property particulars

A copy of the Title Deed depicting the above is attached hereto as Annexure A.

The respective Surveyor-General diagram and Noting Sheet Nos.3761 and 3763 for the subject property is attached hereto as **Annexure B**.

A Power of Attorney is attached hereto as **Annexure C**, in order for this office to prepare and submit the application as indicated above to Stellenbosch Municipality.

3.3 Mortgage Bonds, Conditions of Title

No bonds are registered over the property.

A Conveyancer Certificate has been duly prepared for the application property by Mr Louis Paul van Schalkwyk practicing at Bellingan Muller Hanekom Incorporated, a copy of which is attached hereto as **Annexure D**, indicating that there are no conditions of title restricting the proposed application.

4. EXISTING ZONING AND LAND USE

4.1 Existing Zoning

The Zoning Certificate, attached hereto as **Annexure E** was issued in terms of the Zoning Scheme Regulations (PN 1048/1988) promulgated in terms of Section 8 of the Land Use Planning Ordinance (No 15 of 1985) for Farm No 43, Stellenbosch depicts the zoning as Agriculture Zone I and Agriculture Zone II (with a consent use for a tourist facility (±5400m²) for wine tasting.

The above is indicated on Plan No 4 attached hereto regarding the Agricultural Zone II

(Wine Cellar and Office) and Consent for a Tourist Facility (Wine Tasting) that was operational before 01 July 1986. As depicted on Plan No 4 the total building area that was utilised equates to ±920m² (Winery and Admin / Farm Office) excluding the external area consisting of the courtyard and wooden deck that equates to ±620m²

Subsequent to the above issuing of the Zoning Certificate, the Stellenbosch Municipality adopted the Stellenbosch Municipality: Zoning Scheme By-Law (2019) which indicates the above zoning of the property in terms of the converted zoning to be Agriculture and Rural Zone with deemed consent for approved uses.

Figure 2 below depicts the property in terms of the Stellenbosch Zoning Scheme, 2019 as being Agriculture and Rural Zone accordingly.

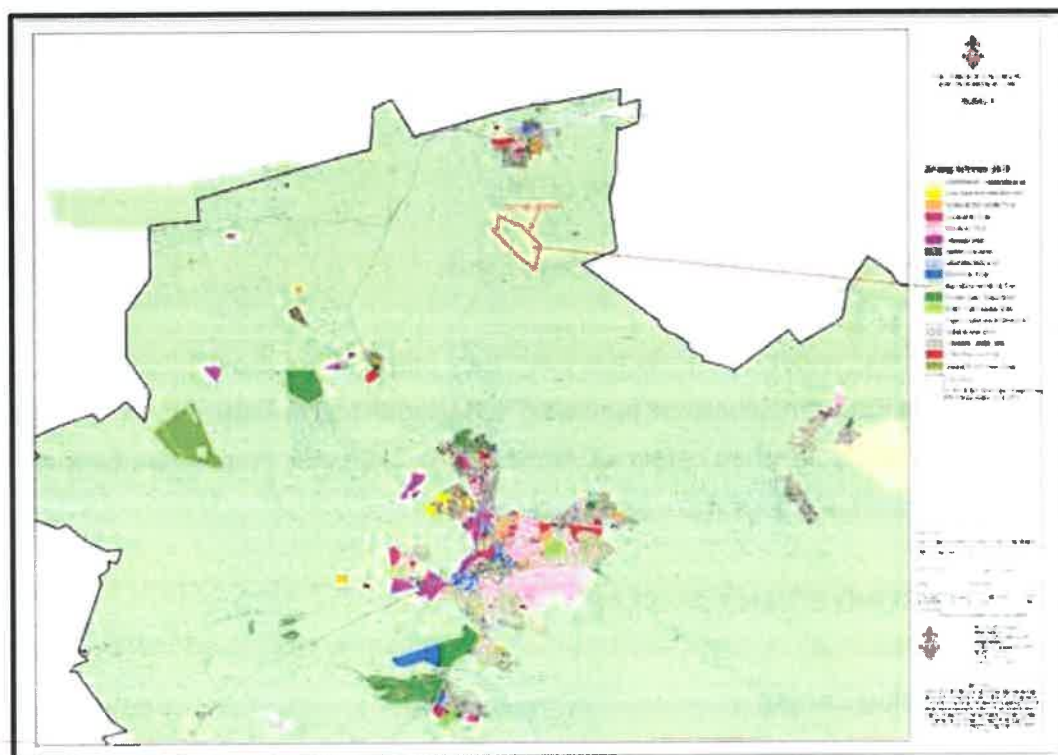


Figure 2: Stellenbosch Municipality Zoning Scheme Extract (Plan No G(023))

4.2 Existing and Surrounding Land Uses

4.2.1 Land Uses

Farm No. 43, Stellenbosch (Warwick Estate), is a well-known Wine Cellar (Agricultural Industry) both nationally and internationally. Since 1964, it took the previous winemaker, Mrs Norma Ratcliffe alongside her husband (Mr Stan Ratcliffe), twenty

years before they released their first wine. Warwick's La Femme Bleu Cabernet Sauvignon, which was released in 1984, after which the Estate went on to bottle the first ever 'Cape Blend' in the world that won multiple international wine awards.

In this regard the original Wine Cellar (Agricultural Zone II), administrative office and Wine Tasting area that was conducted on the property before 01 July 1986 are depicted on Plan No 4 attached hereto as Annexure F.

The total area that was utilised accordingly equates to approximately:

- Wine Cellar = $\pm 560\text{m}^2$, including a Wine Tasting Facility of $\pm 126\text{m}^2$
- Administration Office Building = $\pm 360\text{m}^2$
- External Area (Courtyard and Wooden Deck) = $\pm 620\text{m}^2$

Therefore the total area that was utilised as Wine Cellar (Agricultural Zone II) equated to $\pm 920\text{m}^2$ excluding the $\pm 620\text{m}^2$ external area.

The property is actively utilised for Wine Making, by virtue of the Wine Cellar and Wine Tasting facility, as well as for Tourist orientated facilities. The latter includes a delhi/restaurant that provides visitors with food baskets / platters to make use of whether within the setting of the Wine Cellar or around the dam on the lawn being used as an outdoor picnic site- the locality of the internal seating arrangements / outdoor picnic area is indicated on Plan 6.

The existing uses indicated above, forms part of the working environment of Warwick Estate, and indeed provides tourist to the area with an exceptional experience of enjoying the hospitality of the Winelands area, inter alia the wine tasting, delhi/restaurant and picnic area – whilst being surrounded by an active Wine Cellar, and being exposed to the operational side of an award winning Wine Cellar.

The farm lends itself towards a scenic tourist attraction, and is often frequented by visitors as the Warwick Wine Estate produces award winning wines, in combination of offering a relaxing atmosphere for visitors. Apart from the Wine Cellar and associated infrastructure, the remainder of the farm is primarily utilised for agricultural purposes, mainly vineyards. The plans annexed hereto indicate the extent of the existing infrastructure associated with the Wine Cellar activities as well as for the remainder of the property.

The property is currently a working farm, and managed and operated as the Warwick Estate, that includes the following land uses that are operated from within existing structures/ buildings on the property:

- Winery / Cellar and Agricultural related uses;
- Wine Tasting [including sales]
- Delhi / Restaurant that is operated from the existing Wine Cellar building
- Outdoor picnic area (lawn and seated area) which is linked to the Delhi / Restaurant.
- Venue facility accommodating the following, of which are operated from the Wine Tasting area, Deli/Restaurant area or from the Outside Picnic area:
 - Weddings, functions, birthdays, bridal showers, baby showers and / or corporate year-end functions.



Photo 1: Access

Photo 1 above depicts the existing access towards Warwick Estate from the R44, with the vineyards in the foreground.

The following existing structures / buildings are located on the property, as depicted on Plan No 3 (Site / Land Use Plan) attached hereto as Annexure F.

NO	EXISTING STRUCTURES / BUILDINGS	±AREA (m ²)
A	Second Dwelling	±324m ²
B.	Wine Cellar Extension (Agricultural Industry)	±2410m ²
C	Original Wine Cellar and Wine Tasting (pre 1986)	±560m ²

	[Including Wine Tasting facility ($\pm 126\text{m}^2$)]	
D	Delhi / Restaurant	$\pm 383\text{m}^2$
E	Wine Tasting	$\pm 221\text{m}^2$
F	Winery External Loading / Circulation	$\pm 2220\text{m}^2$
G	Farm / Winery Administration / Offices	$\pm 360\text{m}^2$
	Including 5 covered parking bays	
H	Ablution facilities	$\pm 80\text{m}^2$
I	Farm Workshop	$\pm 580\text{m}^2$
J	Farm Storage	$\pm 80\text{m}^2$
K	Additional Dwelling (double storey $\pm 156\text{m}^2$)	$\pm 90\text{m}^2$
L	Main Dwelling House (including stoeps/ pergolas)	$\pm 554\text{m}^2$
M	Garage / Storage	$\pm 230\text{m}^2$
N	Outdoor Picnic / lawn and seated area	$\pm 9800\text{m}^2$
O	Entrance Security Kiosk	$\pm 8\text{m}^2$
P	Employee Housing	$\pm 145\text{m}^2$
	[Double garage detached from dwelling]	$\pm 40\text{m}^2$
Q	Farm Worker Housing – 11 Dwellings	

Table 1: Existing Structures / Buildings

In this regard a Land Use Planning application is made in terms of the Stellenbosch By-Law on Municipal Land Use Planning for the normalising (permitting) of existing land uses and extensions to the Agricultural Industry building, which land uses are currently being operated from existing buildings on the property, as indicated on Plan 3.

4.2.1.1 Farm / Winery Office and Administration Building

The Farm / Winery Office and Administration building equating to $\pm 360\text{m}^2$ (including 5 covered parking bays) was operational before 01 July 1986, and was included within the Zoning Determination application in terms of the repealed Section 8 Scheme Regulations (see Photos 2 and 3 below).

The Administrative office is depicted as G in the table above and on Plan 3 accordingly



Photo 2: View towards the Farm / Winery Office/ Administration building



Photo 3: View towards the Farm / Winery Office / Administration Building

4.2.1.2 Original Winery / Wine Cellar (Agricultural Industry)

The original Agricultural Industry (Wine Cellar) is indicated on Plan No 4 attached hereto, which included the Wine Tasting area.

The total area that was utilised accordingly equates to approximately:

- Wine Cellar = $\pm 560\text{m}^2$, including a Wine Tasting Facility of $\pm 126\text{m}^2$
- External Area (Courtyard and Wooden Deck) = $\pm 620\text{m}^2$

Photo 4 below depicts the Original Wine Cellar as indicated on Plan No 4 attached

hereto, viewed in a westerly direction towards the Picnic Area. This section is currently used as the Wine Tasting Area equating to approximately 221m² and indicated as E in Table 1 above and on Plan No 3.

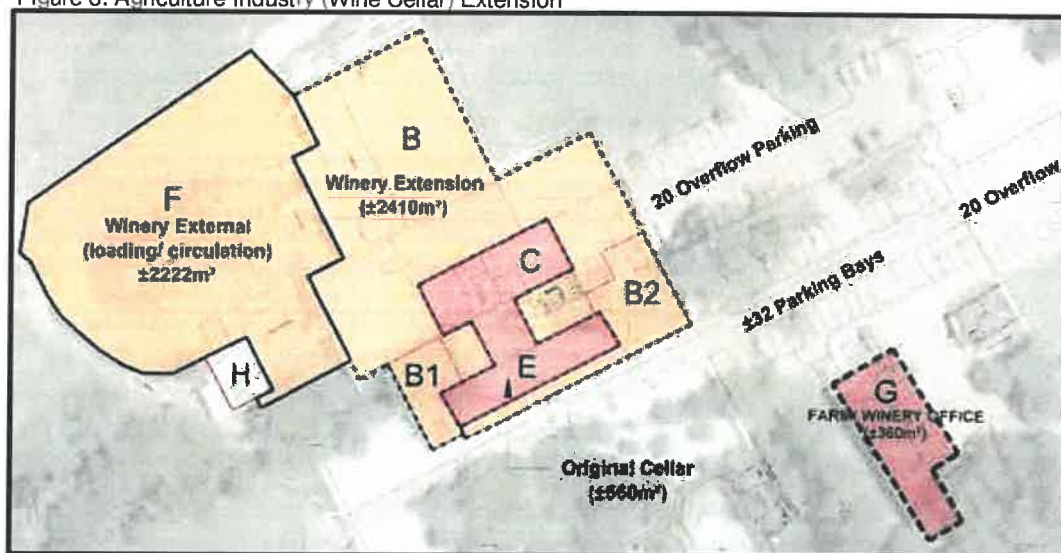


Photo 4: View towards the Original Wine Cellar

As depicted on Plan No 3 (A) Existing Old Cellar prepared by Pretplan the height of the Original Cellar is ±6.5m measured from the existing surface bed, consisting of a first floor and Roof space

Figure 3 below indicates the original Winery / Wine Cellar infrastructure in relation to the extension that was constructed after 01 July 1986. The Original Cellar (including Tasting facility), with the Farm / Winery Office is indicated as C, E and G respectively, and also indicated on Plan No 5 attached hereto. Notation B (B1,B2- wooden deck and courtyard) depicts the Winery (Agricultural Industry Building) extensions post 01 July 1986, and notation F depicts the external loading and circulation pertaining to the

Figure 3: Agriculture Industry (Wine Cellar) Extension



Agricultural Industry.

Figure 4 below depicts an extract of Plan No 3 (Existing Cellar as of 1986) as prepared by Pretplan, and attached hereto as Annexure H.

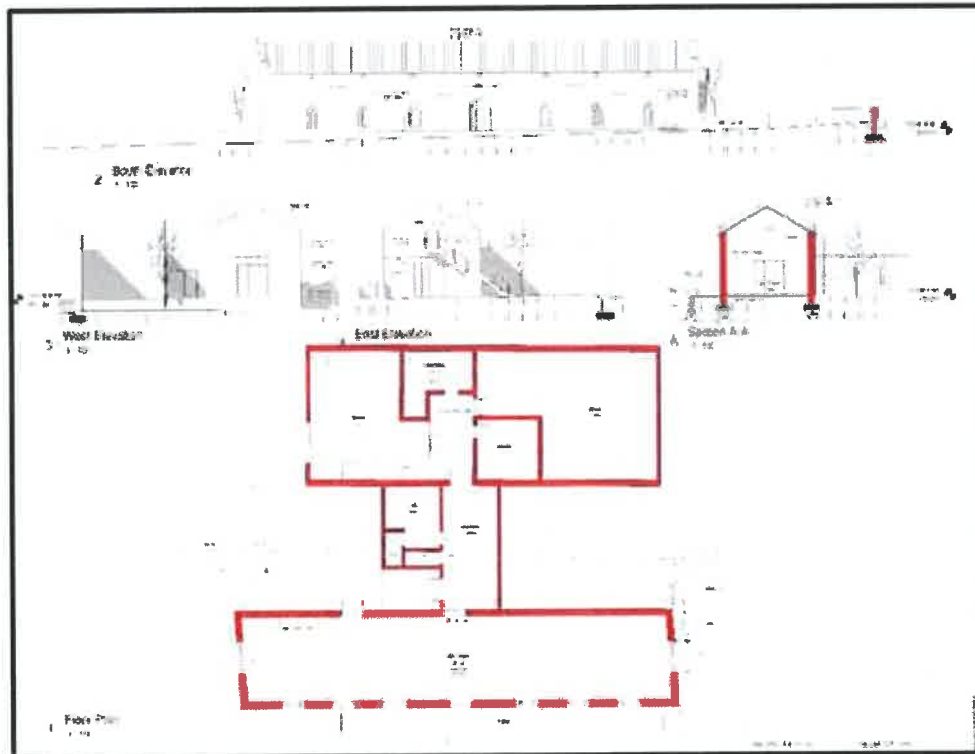


Figure 4: Original Wine Cellar as prepared by Pretplan

4.2.1.3 Winery / Wine Cellar (Agricultural Industry) Extension

Extensions / Alterations to the Agricultural Industry Building was done in a phased manner which first alterations date to 1994 and completion of the current building/ structures during 2011. Figures 5 and 6 below indicates the Agricultural Industry Building (Winery / Wine Cellar) infrastructure extension in relation to the original Winery that was operational before 01 July 1986.

The Agricultural Industry (Winery) extension component is depicted as B ($\pm 2410\text{m}^2$) and D ($\pm 2222\text{m}^2$ - external loading /circulation) in Figure 3 above indicating the combined Agricultural Industry, representing the Original Winery / Wine Cellar (including the Administrative Office) with the Cellar extensions, and also indicated on Plan No 5 attached hereto.

The above $\pm 2410\text{m}^2$ extension includes a Wooden Deck area of $\pm 150\text{m}^2$ and the Winery Courtyard and stoep of $\pm 290\text{m}^2$.

As depicted on the As Built Plan (Plan C New Cellar) prepared by Pretplan the extension consists of a 1 storey structure of $\pm 6\text{m}$ height measured from existing surface bed. Included within the finished product storage section, an administrative office is located on a mezzanine level – as depicted in Plan C- (Plan No/s 5 and 6) New Cellar attached hereto. Similarly, a mezzanine office is located within the maturation cellar and also in the finished product storage section as depicted in Figure 5 below.

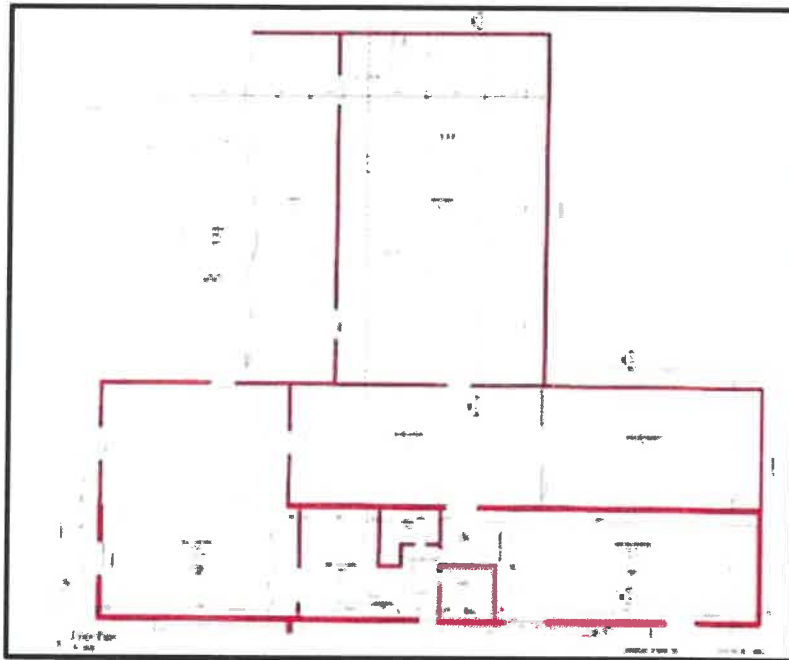


Figure 5: As Built Plan – Winery Extension

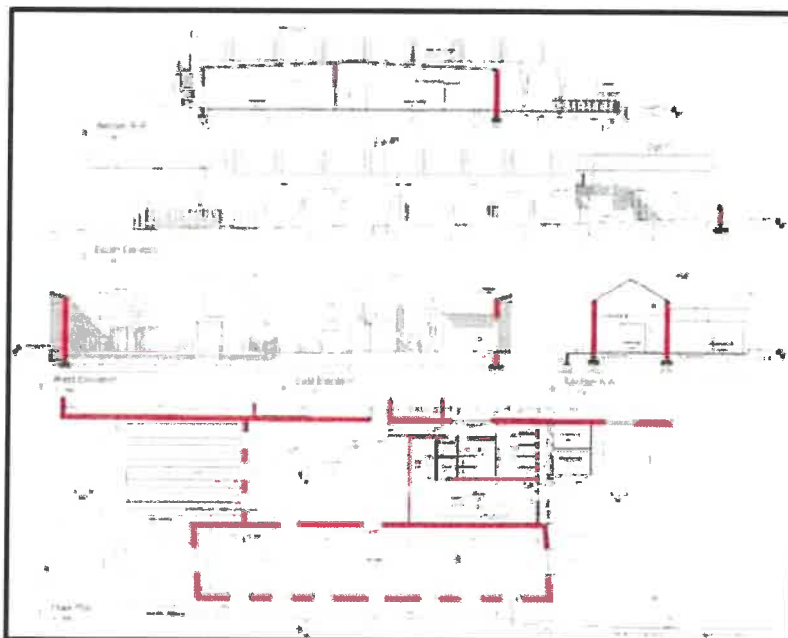


Figure 6: As Built Plan – Winery extension

Photos 8 and 9 indicate the Agricultural Industry (Winery) Extension and external loading and circulation as depicted on Plan No 5. In the foreground the courtyard area of $\pm 290\text{m}^2$



Photo 8: View towards the Winery Extension



Photo 9: View of the external loading / circulation

As depicted on the As Built Building Plan No C – (Plan No's 5 and 6) New Cellar, prepared by Pretplan the Winery extension consists of the following internal sections:

- Maturation section(s) – Photos 10 and 11

- Wine Barrel Store
- Mezzanine office
- Fermentation Cellar; (Photo 12)
- Bottling and labelling section; (Photo 13)
- Pallet Store / Finished product storage and distribution. (Photo 14)



Photo 10: Maturation section



Photo 11: Wine Barrel Store / Maturation



Photo 12: Fermentation Cellar



Photo 13: Bottling and Labelling



Photo 14: Finished product storage /dispatch

4.2.1.4 Wine Tasting and Sales Facility

The photos below depicts the section of the Wine Cellar of approximately 221m² that is used for Wine Tasting and Sales.

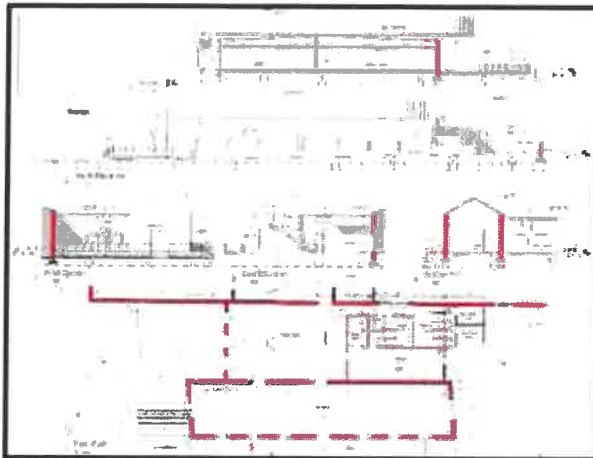


Figure 6 and 7 depicts the area within the Winery that is used for Wine Tasting and Sales in relation to the complete Winery.

This section is also used as a Function Venue consisting birthday functions, weddings, bridal showers or for year-end functions.

Figure 6: As Built Plan No A



Photo 15: View of Wine Tasting Entrance



Photo 16: Side of Original Cellar used for Wine Tasting

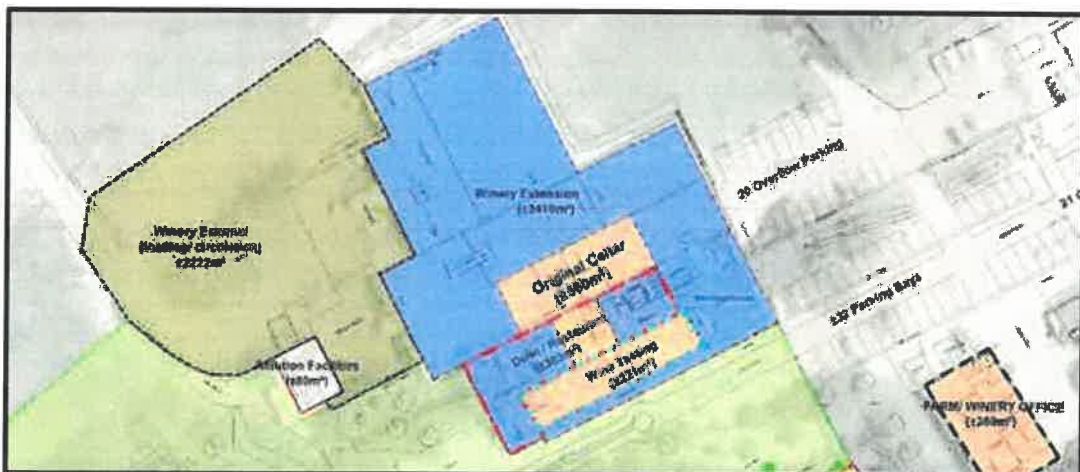


Figure 6: Wine Tasting facility



Photo 17: Internal layout of Wine Tasting and Sales facility

The photos above depicts the Wine Tasting and Sales area located within a section of the Original Wine Cellar indicated as E on Plan No 3 and indicated on Plan No 6, equating to approximately 221m² with a capacity of 70 guests / visitors.

4.2.1.5 Restaurant / Delhi

The photos below depicts the section of the Agricultural Industry Building (Winery) equating to approximately 383m² that is utilised as the Restaurant /Delhi.

Food (platters / picnic basket) is prepared in the kitchen area and duly served to patrons that have the following optional seating available:

- *Within the existing Building depicted as D on Plan No 3, or the wooden deck area;*
- *Outdoor picnic lawn as indicated as N on Plan No 3 and depicted on Plan No 6; or*
- *Under the trees on the picnic benches as indicated on Plan No 6; or*
- *One of the picnic pods that are located on the outside lawn area, as depicted on Plan No. 6.*

Photos 17 and 18 depicts the view towards the entrance to the Restaurant / Delhi, and internal layout where orders for the respective Platters are made to be served according to the preferred seating as indicated above.



Photo 17: Internal View of Restaurant / Delhi



Photo 18: Restaurant / Delhi Wooden Deck entrance



Photo 19: View of Lawn Picnic Area



Photo 20: View towards Lawn area from Winery

Photos 19 and 20 depicts the view from the Lawn area towards the Winery, and from the Winery towards the dam area across the lawn where patrons can be seated on the lawn and be served with Picnic baskets from the Restaurant / Delhi.



Photo 21: View of Picnic Pod on the Picnic area



Photo 22: View of Shaded Seating next to Winery



Photo 23: View towards Winery (Wine Tasting) and Outside Seating

4.3 Building Plans

Pretplan Building Plans (Mr Botha Pretorius) was appointed to prepare the relevant building plans for the respective buildings on the property that do not have approved building plans.

The only records that could be obtained from the Stellenbosch Municipality with regard to approved Building Plans, are the building plans that were approved for the 11 Farmworker housing units that are located to the east of the R44 Main Road.

Accordingly, Pretplan has prepared *Existing As Built Plans* with regard to the existing structures / buildings on the property, attached hereto as Annexure H, and depicted in Table 2 below.

Table 2 provides a reference to the *As Built Plan No's* attached hereto as Annexure H, as it relates to the Site Plan No 3. Dates of construction and/ alterations to these respective buildings are also depicted in the Table below.

The As Built Building plans have been drafted in order to be submitted to the Stellenbosch Municipality as a Condition of Approval:

PRETPLAN [AS BUILT PLAN REFERENCES]		Construction / Alteration Date	Land Use Site Plan Reference (Plan No 3)
Plan No	Sheet Description (Pretplan)		
1.	Locality Plan	n/a	Plan No 3
2	Site Plan	n/a	Plan No 3
3	Old Cellar and Tasting Area	±1926 - 1930	Plan No 3 [C and E]
	Existing Old Cellar as of 1986		Plan No 3[C and E] and Plan No. 4
4	Administration Building / Office (B)	±1940 [alterations in 2019]	Plan No 3 [G] and Plan No 4
5	New Cellar (C)	1994 - 1995	Plan No 3 [B] and Plan No 5
6	New Cellar (C)	1994 -1995	Plan No 3 [B] and Plan No 5
7	Workshop (D)	2006	Plan No 3 [I] – Workshop (Agricultural Building)
8	Pool House (E)	±1970	Plan No 3 [K] – Additional Dwelling
8	Cottage [F]	1940 [alterations in 2001]	Plan No 3 [J] –Farm Storage (Agricultural Building)
9	Main House [G]	±1965 [Main House] ±1940 [Garage / Store]	Plan No 3 [L & M] – Main Dwelling House and Garage/ Storage
10	Main House [G]	±1965	Plan No 3 [L] – Main Dwelling House
11	House 2 [H]	1996	Plan No 3 [A] – Second Dwelling House
12	Entrance House [I]	1996	Plan No 3 [P] – Employee House
13	Staff Quarters	1990 [alterations in 1994]	Plan No 3 [Q]– 11 Farmworker Housing Units

Table 2: Existing Structures / Buildings

In the above regard, and in terms of the primary use defined under the Agriculture and Rural Zone, the following structures are deemed to be permitted as Primary Uses:

- Agricultural buildings;
- Dwelling House (Main Dwelling house depicted as M on Plan No 3)
- Second Dwelling (depicted as A on Plan No 3);
- Employee House (depicted as P on Plan No 3);

- Existing farmworker housing (11 units – depicted as Q on Plan No 3)

4.4 Agricultural Component

The Warwick Wine Cellar has a current capacity of 300tons, of which approximately 80% of the grapes are produced on the property, and approximately 20% is purchased elsewhere.

The agricultural area consists of the following, as indicated on Plan No. 4.

No.	Agricultural Land Use	± Area (ha)
A	Vineyard – Cabernet Sauvignon	79ha
B	Vineyard – Cabernet Franc	
C	Vineyard – Merlot	
D	Vineyard – Pinotage	
E	Vineyard – Chardonnay	
F	Fallow Area	
G	Various – Grassland /Wheat/ baling/ composting	
H	Non-Productive Agricultural area- trees/ bushes/ R44/ Slope/ Grassland	19ha
I	Agriculture Infrastructure	9ha
J	Irrigation Dam	2ha
	TOTAL	109

Table 3: Agricultural Land Use

4.5 Surrounding Land Use

The subject property is one of many agricultural properties situated to the north-east of Stellenbosch along the R44 (Main Road 27), and approximately 3km south of Klapmuts. Many of these agricultural properties have existing tourist related facilities thereon, which is a common phenomenon along this Main Road from Stellenbosch towards the town of Klapmuts.

The zonings of the surroundings properties correspond to the land uses evident within the area, as depicted in Figure 5 regarding the immediate surrounding properties.



Figure 3: Surrounding Land Use context

5. POLICY CONTEXT

5.1 Stellenbosch Municipality: Spatial Development Framework, 2019

In terms of the Stellenbosch Municipal SDF high value agricultural land should be protected. These areas of nature and agriculture are critical in delivering various ecological and economic services and opportunity. In agricultural areas, associated building structures are permitted, as well as dwelling units to support rural tourism, and ancillary rural activities that serves to diversify farm income. However these should not undermine the sustainability of agricultural production.

Large tracts of Stellenbosch Municipality comprise unique agricultural areas which provide life-supporting ecosystem services. These areas also have qualities and are used for activities critical to sustaining key economic sectors including food and wine production and tourism.

The greater part of the Stellenbosch Municipal area comprises fertile soils, constituting some of the country's highest yielding agricultural land (in terms of income and employment generation). The region's extensive agricultural areas attribute scenic

value and character to the area, valued by both local inhabitants and visitors. Nature, scenic value and agriculture add significantly to the value of the area as one of South Africa's premier tourist destinations.

The following actions are promoted by the MSDF:

- High Potential agricultural land must be protected;
- Subdivision of agricultural land or changes in land use must not lead to the creation of uneconomical or sub-economical agricultural units.
- Building structures associated with agricultural, dwelling units to support rural tourism, and ancillary rural activities that serve to diversify farm income, are permitted and should adhere to the guidelines contained in the Stellenbosch Environmental Management Framework and Western Cape Land Use Planning: Rural Guidelines

In this regard the proposed application supports the above as it will not have negative impact on the conservation of productive agricultural land and will not impact on the long term viability of the farming unit.

- *The proposed land uses are subservient to the main agricultural component of the application property.*
- *It is deemed that the scenic and heritage values not be negatively impacted, as the application is proposed with regarding to existing structures / buildings on the property.*

5.2 Stellenbosch Environmental Management Framework

Environmental Management Frameworks is used as a tool in guiding land use decision making, and is based on an analysis of biophysical and socio-economic attributes of an area, and an identification of where specific land uses should be practiced based on these attributes .

In recognition of the intrinsic value of its nature and land assets, Stellenbosch Municipality has developed broad Spatial Planning Categories – outlined in the Strategic Management Framework (SEMF)- as a broad guide to land use planning

Figure 5 below provides an extract of the MSDF, depicting the subject property within

the Spatial Planning Category Cb, with the existing infrastructure. SPC C.b is defined as Agricultural areas used for intensive agricultural practices.

Activities and uses directly related to the primary agricultural enterprise are permitted, including farm buildings and associated infrastructure in order to support local tourism opportunities and to diversify farm income.

Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products, i.e restaurant, function facilities, local product processing and rural recreational facilities.

Ancillary activities should be located within or peripheral to the farmstead precinct – preferably in re-used or replaced farm buildings and disturbed areas, and linked to existing farm road access and the services network.

Facilities for ancillary on farm activities should be in scale with and reinforce the farmstead precinct, and enhance the historic built fabric.

High potential agricultural land must be excluded from non-agricultural development and must be appropriately used in accordance with sustainable agriculture principles.

Changes in land use of agricultural land must not lead to the creation of uneconomical or sub-economical agricultural units.

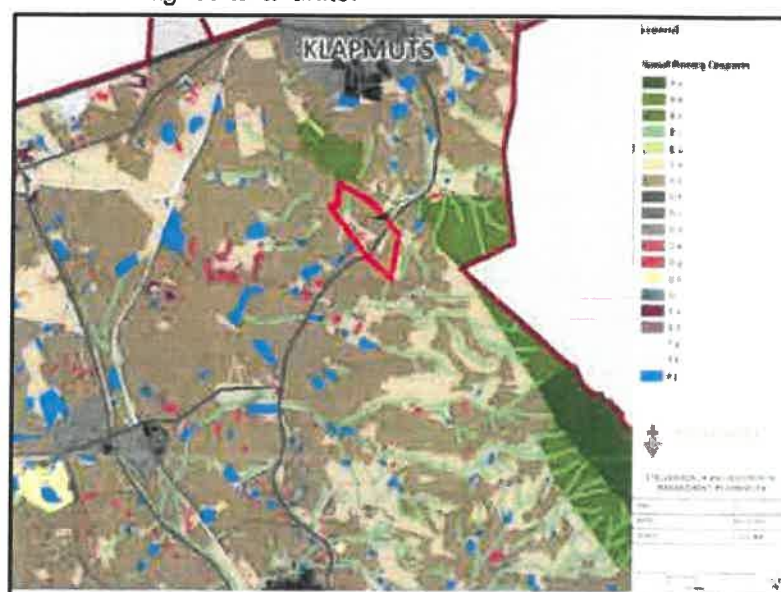


Figure 5: Extract of SDF [SPC Cb]

5.3 Stellenbosch Heritage Inventory

The application property is located within the A16 Grade II Landscape Unit as identified by the Stellenbosch Municipality Heritage Survey, along the R44 which is considered a highly scenic route, displaying varied landscape features. Attached hereto as Annexure L, Heritage Western Cape has issued a Record of Decision in response to the Notice of Intent to Develop that was submitted by Lize Malan Heritage Practitioners.

The Gateway to Krom River unit displays some of the more diverse and visually significant landscapes in the area.

Main Aim: Conserve – The existing character is to be conserved, which may require both protection and maintenance of the significant elements and features as well as appropriate development thereof.

Main Value: This landscape unit as per its statement of significance enjoys a degree of rarity within the Winelands. Large collection of historic resources clustered around the R44 and the aesthetic quality of the landscape unit adds to its resilience, and the densely vegetated character and varied topography absorbs development. Loss of this and the fragmentation of this unit should be prevented.

Conservation system: Foreground criteria applies to the 0-500m buffer around the grade II scenic routes.

Deviated land use / uses that will likely erode landscape character: Large scale industrial structures, mining, substation, landfill, parking lot, Business Park, shopping centres, suburban sprawl

Development Criteria are based on Landscape and Townscape typologies within the Stellenbosch Municipality, which focus is on current heritage elements and character of the landscapes and depicted under the five value lines as follow:

A. Ecological

Significance:

A large part of the landscape unit, on the upper slopes of the two hills, features critical biodiversity and ecological support areas.

Development criteria:

- Support protected areas and existing nature reserves
- Maintain ecological support areas to sites of heritage significance. Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environment.
- Promote transitions or buffers, and larger connected systems.
- Protect areas of critical biodiversity and irreplaceable habitats.

B. Aesthetic

Significance:

Two hills flank the unit, Klapmutskop to the west and Skurwekop to the east. A broad valley lies between the hills, where the R44 is aligned roughly down the middle and traverses the unit, dividing it in half. The road is considered a scenic route within the area.

On the northern side of the R44, Mitre's Edge, Le Bonheur and Warwick Wine Estates are located amidst rolling vineyards and drainage valleys.

Development Criteria:

- The mountains and hills in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper slopes greater than 1:4 to protect scenic resources and water catchments and to minimise visual scarring and erosion.
- Avoid development or infrastructure (i.e buildings, wind turbines) on crests or ridgelines because of impact on the visual sensitivity of skylines.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields
- Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes
- Views should be framed and enhanced by development where possible.
- Respect the natural landscape as the setting within which settlements are embedded. Avoid insensitive 'dominating' development that erode the natural agricultural continuum found on the rolling foothills.

- Retain view-lines and vistas focused on prominent natural features such as mountain peaks.

C. Historic

Significance:

Much altered complex. Originally part of Goede Sukses. Two barns with end gables, one dated 1771. Needs assessment of integrity of surviving fabric. This is a modest werf space, much altered, and further investigation is required as to its authenticity. However, the complex is well sited along the R44, with views towards the Klapmuts peak. The site has some scenic and landmark significance.

Development Criteria:

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed

D Social

Significance:

Close to the R44, an intrusive recreational park is being constructed below Wiesenhof.

Development Criteria

- Avoid visual cluttering of the landscape by intrusive signage, and intrusion of commercial, corporate development along roads.
- Land use related to agricultural use but with large visual intrusions (i.e timber yards) should be carefully assessed

E Economic

Significance:

Highly suitable solid for agriculture cover most of the unit, except for the valley associated with Wiesenhof

Development Criteria

- Developments that promote the continuity of the core function of agriculture (viticulture) with the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.

5.4 Scenic Route Overlay Zone

In terms of the Stellenbosch Zoning Scheme Regulations (2019), the Klapmuts Road (R44) is identified as a Rural Scenic Road, and depicted on Map SR02 attached to the Zoning Scheme Regulations.



Figure 6: Extract of Rural Scenic Route (RSR1; Stellenbosch Municipality Zoning Scheme By-Law.

Figure 6 above depicts the locality and area of control consisting of 200metres either side of the R44, measured from the centre line.

Figure 7 below, depicts the estimated 200metre boundary on either side of the R44, traversing the subject property.

As indicated, the existing farm worker housing located to the east of the R44 is located approximately 30metres from the centre line of the R44, and the existing employee house located to the west along the property access is located approximately 103metres from the centreline of the R44.



Figure 7: Scenic Corridor (RSR1)

Photos 26 and 29 below, depicts the existing view towards the employee house located to the west of the R44, along the Main access to the property as viewed from the R44. From these vantage points it is deemed that the existing structure is not to the detriment of the visual environment.

Photo 24 below depicts the existing farm worker housing located to the east of the R44, indicating that the existing structures enclosed with trees and vegetation that minimises the potential for negative visual impact.

6. OTHER APPLICATION REQUIREMENTS

- **Subdivision of Agricultural Land**

The application is not subject to the provisions of the Subdivision of Agricultural Land Act (Act 70 of 1970), as the application does not include the subdivision of the subject property. The application will be circulated to the Western Cape Provincial Department of Agriculture and to the National Department of Agriculture Land Reform and Rural Development (DALRRD) on instruction by the Stellenbosch Municipality as part of the Notification of the submitted application.

The proposed application, will not lead to any loss of agricultural land, as the uses are located in existing footprints on the subject property, which is subservient to the main agricultural activities conducted on the property. The inherent land use being applied for will reinforce the agricultural character of the area, and the aesthetic attractiveness and historic architecture of the proposed facilities will complement the surrounding area and the rural character.

- **National Environmental Management Act**

Cornerstone Environmental Consultants has made application for a Section 24G retrospective environmental authorisation application for the unlawful expansion of a wine cellar and winery external loading / circulation are on the subject property. The final decision of the controlling authority will be forwarded to the Stellenbosch Municipality on receipt thereof.

- **Heritage Resources Act**

Lize Malan (Heritage Practitioner) prepared and submitted a Notice of Intent to Develop to Heritage Western Cape, after which Heritage Western Cape issued a Final Comment dated 10 December 2020 indicating that there is no reason to believe that the proposed Alterations and Additions on Farm 43 will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

A copy of the above Notice of Intent to Develop and Final Comment issued by Heritage Western Cape is attached hereto as Annexure M.

- **Department of Transport and Public Works: Road Management**

ITS Transport Engineers have prepared a Traffic Impact Assessment, with regard to the existing land uses on the property, and is attached hereto as Annexure N. Comment is required from the Provincial Department of Transport and Public Works in order to permit access onto the R44(MR27). Approval is also requested in terms of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) accordingly.

- **Water Use Authorisation**

Mr Buks Schutte (Water & Wastes Utilisation Solutions Pty Ltd) was appointed in order to prepare and submit the required application in order to obtain the required Water Use Authorisation / Approval in terms of the National Water Act, in order to permit the water usage on the subject property.

7. THE DEVELOPMENT PROPOSAL

Application is made for as depicted in Section 1 above in order for the existing land uses(s), structures and extension to the Agricultural Industry Building to be permitted on the subject property, which land uses are operated from existing buildings / infrastructure.

The respective components of the application made in Section 1 above are as follow:

7.1 Departure Applications

7.1.1 Employee House

- Application is made to exceed the permissible coverage of 120m² of the existing Employee House, in order to permit a coverage of ±145m² as depicted on Plan No 3 and annotated as P. The garage alongside the dwelling equates to ±40m², which is not included in the ±145m² coverage.
- The existing structure is indicated on Plan No 12 (Annotation I) prepared by Pretplan (*As Built Building Plans*), which Plan indicates the structure as per the area schedule as ±184m², which includes the Garage structure.

7.1.2 Consent Use and Permanent Departure for an Additional Dwelling

- The existing Additional Dwelling is indicated on Plan No 8 (Annotation E), prepared by Pretplan (*As Building Plans*), which plan indicates the structure as per the area schedule

as $\pm 156\text{m}^2$, which includes the Groundfloor- and Mezzanine levels.

- The existing additional dwelling has a coverage of $\pm 90\text{m}^2$ and is depicted on Plan No 3 attached hereto and Annotated as K
- Application is made to exceed the permissible height of 1 storey in order to permit the existing Additional Dwelling consisting of 2 storeys (groundfloor and mezzanine) as depicted on Plan No 3 and annotated as K.

7.2 Consent Use Applications

7.2.1 Agricultural Industry

- Application is made for the extension of the existing Agricultural Industry (building) larger than 2000m^2 on the subject property, consisting of a Winery / Wine Cellar with a capacity of 300tons.
- This application makes reference to the existing Agricultural Industry building that was extended after 01 July 1986, as depicted on Plan No 3 and annotated as B and F respectively, which alternations were completed during 2011.
- Annotation B on Plan No 3, depicts the Wine Cellar / Winery (Agricultural Industry) that was constructed after 01 July 1986 equating to $\pm 2410\text{m}^2$, and Annotation F on Plan No 3 depicts the external loading and circulation area equating to $\pm 2220\text{m}^2$ in extent.

The table below depicts all the components relating to the Agricultural Industry building (Wine Cellar / Winery) as shown on Plan No 5 attached hereto.

No	Agricultural Industry Building Component	Area ($\pm\text{m}^2$)
B	Existing Wine Cellar Extension	$\pm 2410\text{m}^2$
B1	Wooden Deck ($\pm 150\text{m}^2$)	
B2	Winery Courtyard / Stoep ($\pm 290\text{m}^2$)	
F	External Loading and Circulation	$\pm 2222\text{m}^2$
C + E	Original Wine Cellar (pre 1986)	$\pm 560\text{m}^2$
G	Farm / Winery Office (pre 1986)	$\pm 360\text{m}^2$
H	Ablution facilities ($\pm 80\text{m}^2$)	
	TOTAL	$\pm 5552\text{m}^2$

Table 3: Agricultural Industry Components

The above extensions and alterations are indicated on the As Built Building Plans prepared by Pretplan as Plan No's 3, 4, 5 and 6 respectively.

From the above the approximate area covered by the Agricultural Industry Building (Winery) equates to $\pm 2970\text{m}^2$, which includes the Original Wine Cellar of $\pm 560\text{m}^2$ and extensions / alterations that was made of $\pm 2410\text{m}^2$. As a separate building the Administrative / Farm Office equates to $\pm 360\text{m}^2$.

The Agricultural Industry Building of $\pm 2970\text{m}^2$ includes the external wooden deck / stoep area of $\pm 150\text{m}^2$ and Courtyard and Stoep area of $\pm 290\text{m}^2$

7.2.2 Tourist Facilities

Application is made for the Tourist Facilities to be permitted within the existing Buildings / Structures, and indicated on Plan No 6 attached hereto as Annexure G.

7.2.2.1 Wine Tasting and Sales

- The increase of the permitted Wine Tasting area from $\pm 126\text{m}^2$, in order to permit a Wine Tasting and Sales facility / area of $\pm 221\text{m}^2$ within the existing Agriculture Industry building with a capacity of 70 guests / visitors.
- Operating times of the Wine Tasting and Sales facility will be ***Mondays to Sundays from 09h00 until 17h00.***
- Parking is provided at 4 parking / 100m^2 GLA, resulting in 9 parking bays ($\pm 221\text{m}^2$ area) provided as indicated on Plan No 6 attached hereto.

7.2.2.2 Delhi / Restaurant

A portion of the existing building (Agriculture Industry), as depicted on Plan No 6 (Agricultural Industry and Tourist Facilities) is currently used as a Delhi / Restaurant including an outside deck area, the total area thereof equates to $\pm 383\text{m}^2$ with a capacity of 110 visitors / guests.

Food (platters / picnic basket) are prepared in the kitchen area and duly served to patrons that have the following optional seating available:

- Within the existing Building depicted as D on Plan no 3, or the wooden deck area;
- Outdoor picnic lawn as indicated as N on Plan No 3 and depicted on Plan No 6;
- Under the trees on the picnic benches as indicated on Plan No 6;

- One of the picnic pods that are located on the outside lawn area, as depicted on Plan No. 6.
- The Delhi/ Restaurant is operational from ***Mondays to Sundays from 09h00 to 17h00***, and is connected to the available seating areas that are provided on the outside Picnic lawn as indicated on Plan No 6 hereto

Photos 17 and 18 above depicts the view towards the entrance to the Restaurant / Delhi, and internal layout where orders for the respective Platters are made to be served according to the preferred seating as indicated above.

As indicated above the Delhi/Restaurant, is connected to the outside lawn / picnic area as patrons have a choice of seating or booking arrangements.

Parking is provided at 4 parking / 100m² GLA, resulting in 16 parking bays (±383m² area), that is provided on site as indicated on Plan No 6 attached hereto.

7.2.2.3 Outdoor Picnic / Tourist Area

A grassed area of ±9800m² surrounding the dam is currently used for patrons / guests to book seating / grassed area where they will be served with high quality picnic baskets / platters. Snack Platters are offered daily, throughout the year.

The outdoor area makes provision for three types of seating arrangements that could be booked:

- The open grassed lawn, where patrons are seated on the lawn;
- Currently there are 8 picnic pods available;
- Picnic benches under the trees (forest courtyard) next to the Wine Cellar.

The outside picnic area depicted above is interrelated and connected to the Delhi / Restaurant and Wine Tasting facility, as patrons have a choice of booking arrangements, and where to be seated within the available areas.

- Operational hours are from ***Mondays to Sundays from 09h00 to 17h00***.

Wine Tastings and Snack Platters are offered daily throughout the year, and Picnics

(picnic baskets) are served from September to April. An A-la carte menu is offered between May and August. The culinary experience consists of a selection of warm and cold dishes that are served to the picnic benches.

The capacity of the outdoor picnic lawn area is 300 visitors / guests. Parking for this area is calculated at 1 parking bay for each 4 visitors / vehicle, resulting in 75 potential vehicles – requiring 75 parking bays accordingly.

7.2.2.4 Function Venue

The Tourist facility to facilitate a Function Venue and receptions on the application property are occasionally held at the following areas:

- Outside Lawn area;
- Deli / Restaurant (within the existing building)
- Wine Tasting area (within the existing building)

Therefore the Function Venue could make use of a combination of the above available areas, either within the existing Building or on the existing Lawn area as indicated on Plan No 6 attached hereto.

Functions that are held on the property consists of either:

- Weddings;
- Bridal Showers / baby showers; and / or
- Year end functions.

The above Functions take place, dependant on the weather either inside or outside of the existing building as depicted on Plan No 6 attached hereto.

- – When Functions are held on the property, either a section of the Deli/Restaurant or Wine Tasting area is used thereof during the winter months, and outdoors on the picnic lawn during the summer months. The catering or servicing of functions / weddings takes place from the restaurant / tasting area.
- *The capacity of functions that are held is the combined capacity of the Restaurant and Wine Tasting facility, which is a combined capacity of 180 guests / visitors.*

- Parking for the Function Venue that consists of the Restaurant/ Delhi and Wine Tasting facility ($\pm 604\text{m}^2$ in total) is provided at a ratio of 4 bays per 100m^2 , resulting in a total parking requirement of 25 parking bays that are provided on site, which is the same parking provided for the Restaurant / Delhi and Wine Tasting facility as the capacity will not be increased.

In this regard the total combined capacity of the Restaurant and Wine Tasting (180 visitors) area will not be exceeded, as during Functions the latter (or sections thereof) will not be open to the general public.

- Functions are held ***Mondays to Sundays between 09h00 and 17h00.***

7.2.3 Approval of the Typical Site Plan

The following Plans are attached hereto as Annexure G, depicting the existing built structures / buildings and land uses on the subject property. In addition, an Agricultural Land Use Plan has been compiled in order to indicate the existing Agricultural component of the property.

The respective Site plans are as follow:

Plan No 3: Site Plan – Indicating the existing structures / buildings on the subject property.

Plan No 5: Agriculture Industry (Wine Cellar / Winery) – Indicating the existing Agricultural Industry Buildings on the property, with regard to the Original Wine Cellar and Administration Office ($\pm 920\text{m}^2$) in relation to the extensions / additions that were undertaken after 01 July 1986, which extensions equate to $\pm 2410\text{m}^2$ and the external loading / circulation area equating to $\pm 2222\text{m}^2$.

Plan No 6: Typical Site Plan: Agricultural Industry and Tourist Facilities – Indicating the respective components of the Agricultural Industry structures / buildings, in addition to the respective Tourist Facilities that are being applied for and the relation thereof in respect to the existing buildings.

The Tourist Facilities consists of the following:

- Wine Tasting and Sales

- Delhi/Restaurant
- Outdoor picnic lawn and seated area that is connected and associated to the Wine Tasting and Restaurant facility;
- Function Venue

Plan No 7: Agricultural Land Use Plan – Indicating the respective areas on the subject property that is utilised for agricultural purposes.

7.2.4 Amendment of Condition of Approval

Amendment of Letter of decision dated 2006/07/06, with specific reference to Condition 3(c) *"...That only grapes produced on the farm may be processed in the wine cellar..."* be removed so as to permit the landowner to also purchase produce not grown on the property.

In terms of the adopted Zoning Scheme Regulations (2019), at least 50% of the produce used in an agricultural industry shall be grown or produced on the property on which the agricultural industry is located.

The capacity of the existing Wine Cellar is 300tons, of which 80% of the grapes are grown on the property and 20% is purchased from other areas, which is in line with the Zoning Scheme Regulations' requirement of at least 50% to be grown on the property.

7.2.5 Approval from Provincial Department of Transport and Public Works

Access is gained off the R44 which is Provincial Main Road No 27, and therefore the approval is required from the Controlling Authority accordingly. In terms of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) for the relaxation of the 95metre building line along Main Road 27 (R44) to 30metres in order to permit the existing farm worker housing that are located to the south-east of Main Road 27, as indicated on Plan No 3 attached hereto.

In turn the design rationale for the development is set out and motivated in terms of the. The relevant findings and recommendations emanating from the various Specialist Reports are summarised in paragraph 10 of this application document.

8 ACCESS

Access to the subject property is taken via the existing farm entrance directly from the R44 (Main Road 27). The main entrance from the R44 branches out into a network of internal farm roads which provides access to the respective existing buildings and activities on the property.

Photo 23 below, indicates the existing access to the Warwick Estate from the R44.

Photo 24 below depicts the access towards the existing farmworker housing directly opposite the Warwick Estate entrance located to the east of the R44

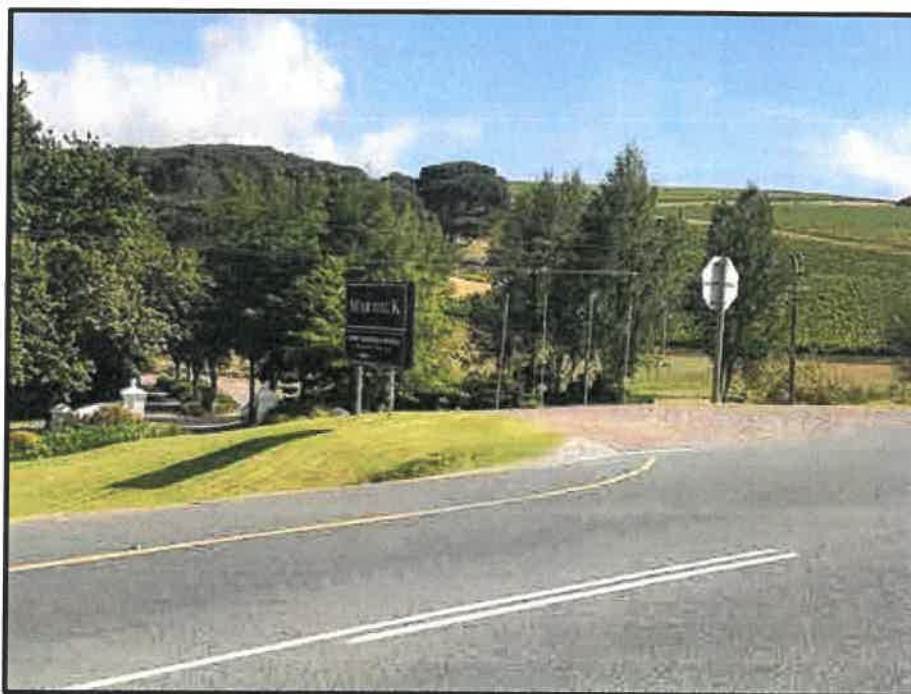


Photo 23: Access from R44



Photo 24: Access towards the Farmworkers

9 PARKING

As indicated on Plan No 6, the following parking is provided for visitors and employees on site:

Land Use	Parking Required	Parking Provided
Farm / Winery Administrative Office	(4 bays /100m ² GLA @285m ²) = 12 parking bays)	9 parking bays for staff + 3 parking bays in general parking area.
Wine Tasting and Sales facility	(4 bays/100m ² GLA @221m ²) = 9 parking bays	9 parking bays
Delhi / Restaurant	(4 bays/100m ² GLA @383m ²) = 16 parking bays	16 parking bays
Function Facility	(4 bays/100m ² GLA @221m ² + 383m ²) = 25 parking bays	(25 parking bays as per above) ¹
Outdoor Picnic / Lawn Area	4 people / vehicle @ 300 people = 75 parking bays	75 parking bays

¹ Function Facility (Tourist Facility) makes use of the same internal area that is occupied by the Restaurant Wine Tasting facilities, which is rationale of same parking being provided .

Overflow Field parking	Paddock = ±2790m ²	±60 informal parking on field.
Parking Required for visitors / guests	112 parking bays	9 Staff parking bays + 83 parking bays + 60 overflow parking bays on paddock = ±152 parking bays

Table 4: Parking Provided

The Farm / Winery Administrative office (±285m²) has a staff compliment of 10 employees. Parking required is calculated as 4 bays / 100m² GLA, equating to 12 parking bays. The Parking for employees is provided as 9 dedicated staff parking bays, and the remainder 3 parking bays are provided in the general parking area.

The Winery / Wine Cellar loading and external circulation area is indicated on Plan 6 attached hereto within an area equating to ±2222m² that is currently utilised therefor.

Total parking required for visitors / guests are 100 parking bays, which is provided for as indicated in the table above, and depicted in Plan No 6 attached hereto.

10 SPECIALIST STUDIES: FINDINGS AND RECOMMENDATIONS

This section summarises the main findings and recommendations which emanates from the Civil Services, Electrical and Traffic Specialist Studies. In addition, the section also provides a summary of the NEMA and Heritage submissions as well as reference to comments and or decisions issued in response thereto.

10.1 Report on Provision of Civil Engineering Services

Bart Senekal Inc (Consulting Civil and Structural Engineers) was appointed to prepare a report with regard to the provision of the basic engineering services. A copy of the Engineering Services Report is attached hereto as Annexure J.

10.1.1 Water Supply

Demand

The demand for potable water for the developed facilities is calculated as follow:

Main dwelling house	551m ²	0.8kl/day
Second dwelling	324m ²	0.8kl/day

Additional dwelling	90m ²	0.6kl/day
Employee housing	145m ²	0.7kl/day
Farm worker housing	11 units@500l/unit/day	5.5kl/day
Farm/ Winery administration offices	287m ² @400l/day/100m ²	1.2kl/day
Wine Tasting Facility	221m ² @400l/day/100m ²	0.9kl/day
Deli / Restaurant	383m ² @400l/day/100m ²	1.kl/day
Outdoor Picnic Area & Ablution	1ha	4.0kl/day
Wine Cellar	2076m ²	10.0kl/day
Farm Workshop	580m ²	0.2kl/day
Farm Store	80m ²	0kl/day
TOTAL		26.2kl/day

Supply

No bulk water infrastructure of the Stellenbosch Municipality exists near the property.

The property is serviced with potable water from boreholes on the property and the water is treated on site to meet SANS 241 Drinking Water Quality Standards. The locations of the boreholes and test results on the potable water confirming the quality are attached the Civil Engineering Services Report attached hereto as Annexure J.

10.1.2 Sewerage

Run-off

Domestic sewage run-off from the developed facilities is calculated as follows. Cellar effluent from the wine making processes is not included in the volume calculation as it is handled and treated separately.

Main dwelling house	551m ²	0.6kl/day
Second dwelling	324m ²	0.6kl/day
Additional dwelling	90m ²	0.5kl/day
Employee housing	145m ²	0.6kl/day
Farm worker housing	11 units@500l/unit/day	5.0kl/day
Farm/ Winery administration offices	287m ² @400l/day/100m ²	1.2kl/day
Wine Tasting Facility	221m ² @400l/day/100m ²	0.9kl/day
Deli / Restaurant	383m ² @400l/day/100m ²	1.5kl/day
Outdoor Picnic Area & Ablution	1ha	4.0kl/day

Wine Cellar	2076m ²	n/a
Farm Workshop	580m ²	0.2kl/day
Farm Store	80m ²	0kl/day
TOTAL		15.1kl/day

Sewer Drainage and Treatment

No bulk sewer infrastructure of the Stellenbosch Municipality is found in the vicinity of the site.

The farm is currently serviced with regard to sewage disposal by a 23kl/day sewage treatment package plant. The description of the package plant and records of test results confirming the quality of the effluent are attached the Engineering Services Report attached hereto as Annexure J.

10.1.3 Solid Waste Removal

Solid waste generated by the developed facilities is currently recorded at $\pm 2.5\text{m}^3$ / week on average. The farm makes use of a private waste collection company for the removal of solid waste from the facilities.

10.1.4 Services Report Conclusion

From the above it is concluded that the required basic civil engineering services, i.e potable water, sewerage and solid waste removal for the developed facilities are effectively delivered and should not be a reason for the Stellenbosch Engineering Department not to support the application.

10.2 Electrical Services Report

An Electrical Services Report was compiled by De Villiers & Moore Consulting Engineers, a copy of which is attached hereto as Annexure I.

The findings and recommendations emanating from this report is summarised below.

10.2.1 Main Supply

The Electrical Supply Authority for the area is Eskom, existing overhead 11Kv power lines following the R44 and entering the farm werf in three locations. There are several pole mounted transformers installed on the property that is supplied from the power lines providing LV supply points to the buildings. Each LV connection have an Eskom

account registered with the Warwick Farm.

There is a standby generator installed on site and is connected to the 200kVA supply point, and is assumed to be between 100 – 150kVA to be in line with the rating of the supply point.

Based on the assessment of the building structures and electrical accounts the conclusion is made that the power allocation at the various supply points are generally in accordance with the building size and usage types.

Future large power connection would be dependent on the available network capacity of Eskom should the existing NMD be exceeded at any of the LV supply points or if a new LV connection from the 11Kv line is required.

10.3 Transport Impact Assessment

Innovative Transport Solutions (ITS) (Pty)Ltd was appointed to compile a Traffic Impact Assessment (TIA) pertaining to the transportation impacts of the Warwick Estate. A copy of the TIA is attached hereto as Annexure M.

The main findings and recommendations emanating from the TIA report are as follows:

Road Network

Existing (2021) conditions:

All the study intersections currently operate and will continue to operate at an acceptable level-of-service, thus no mitigation measures are recommended.

Background (2026)

Based on the traffic analysis the R44/ Muldersvlei Road intersection will operate a LOS=E. However, the critical right turn movement will still have sufficient capacity for side road traffic to safely enter the traffic stream along the R44.

Development Trips

It is expected that the development will generate approximately 35 trips during the AM peak hour and 179 trips during PM peak hours.

2026 Total Traffic Conditions

Based on the traffic analysis the R44/ Muldersvlei Road intersection is expected to operate with a LOS E. However, as reported for the background conditions, the critical right turn movement will still have sufficient capacity for side road traffic to safely enter the traffic stream along the R44. Furthermore, the proposed development will only contribute about 1% to the future total entering traffic volumes at this intersection, which is low and does not justify any mitigation at this intersection.

According to the Western Cape Government's Access Management Guidelines (WCG, 2020) right -turn lane warrant, a dedicated southbound right-turn lane is warranted along the R44 at the Warwick Estate access. This is not due to a capacity constraint but the dedicated right-turn lane will improve road safety at the Warwick Wine Estate access.

Access

Warwick Wine Estate currently has direct access off the R44(MR27) at KM46.23. The existing access will be retained and no additional access is proposed as part of this application.

Non-Motorised Transport and Public Transport

No NMT and Public Transport facilities are proposed as part of this application.

Based on the above investigation, it is evident that the expected transport impacts from the planned development will be low and the existing road network can accommodate the proposed development, with the recommended mitigation implemented. It is recommended that this development be approved, from a transport engineering point of view.

10.4 NEMA Impact Assessment Requirements

Cornerstone Environmental Consultants (Pty)Ltd has been appointed in order to prepare and submit the required application in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended , and the EIA Regulations of 8 December 2014. To this effect a Section 24G retrospective Environmental Authorisation application has been initiated.

Included within the above NEMA application, detailed input will be prepared by Water & Wastes Utilisation Solutions (Pty)Ltd [Consulting, Water, Environmental Engineers & Scientists], with regard to the formalisation of water uses through an integrated water use authorisation and registration application processes and thereby legalise the water uses on the farm inclusive of the sustainable disposal of treated wastewater.

Attached hereto as Annexure K, a copy of the letter of Input towards an Environmental Legal Due Diligence Report that was prepared by Cornerstone Environmental Consultants. Subsequent thereto the NEMA application with regard to the Section 24G Environmental Authorisation was initiated. A copy of the Notice thereof as placed in the Eikestad Nuus on 06 October 2022, is attached hereto as Annexure K.

A copy of the letter of decision will be submitted to the Stellenbosch Municipality, at such a time when the Department of Environmental Affairs and Development Planning issues a Record of Decision accordingly.

10.5 Heritage Impact Assessment

Lize Malan (Heritage Practitioner) prepared and submitted a Notice of Intent to Develop to Heritage Western Cape, after which Heritage Western Cape issued a Final Comment dated 10 December 2020 indicating that there is no reason to believe that the proposed Alterations and Additions on Farm 43 will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

11 DEVELOPMENT PRINCIPLES

This application is submitted in terms of the Stellenbosch Municipality: Land Use Planning By-Law (2015), and will be considered accordingly. As such the development principles on National level in terms of Section 7 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013)(SPLUMA) and in terms of Section 59 of the Western Cape Land Use Planning Act (Act No 3 of 2014)(LUPA) are applicable.

The proposed application indicated above will be evaluated as follow against the five development principles:

(a) Principle of Spatial Justice

- Spatial justice is primarily focussed on redressing past spatial and other development imbalances, by means of improved access and use of land.
- *The proposed land uses promotes this principle by means of optimising natural and man-made resources (existing buildings / structures) without compromising the surrounding area and the primary use of the subject property, being that of Agriculture.*
- *The proposed land uses will utilize existing buildings on a functional agricultural farm, while the primary activity of the subject property continues.*

(b) Principle of Spatial sustainability

- This principle requires that spatial planning and land use management system must promote land development that is within the fiscal, institutional and administrative means of the Republic. Consideration is to be given towards the protection of prime and unique agricultural land.
- *The proposal promotes land uses that are spatially compact, as the intended uses are confined to existing buildings and immediate surrounds, which already have existing infrastructure and services linked thereto.*
- *The proposal promotes land uses in a location that is sustainable in respect of an environmental and economic point of view.*
- *No viable or cultivated agricultural land will be lost due to this application, as the existing infrastructure / building are used.*
- *The proposed land uses will not be in conflict with the primary agricultural activities on the subject property. It is deemed that the proposed land uses will complement the existing activities on the property.*
- *The proposed land uses will continue to contribute towards the local tourism sector and regional economy of the area accordingly.*
- *All the land uses will be restricted to the existing farmstead and existing uses, it is deemed that there will be no adverse impact on the surrounding properties.*

(c) Efficiency

- Efficiency requires that land development optimises the use of existing resources and infrastructure
- *The proposed land uses will optimise the use of existing resources and infrastructure on the subject property, whilst preserving the primary agricultural operations on the property.*

- *The proposed land uses will remain subservient to the primary agricultural land uses, whilst promoting the agricultural industry (wine cellar).*
- *Tourist facilities are a common use on farms in the Stellenbosch region, which contributes towards tourism.*
- *The application will not lead to changes to the existing character of the area, as the uses are operational and existing buildings / structures are utilised therefore, and no new structures are proposed.*

(d) Spatial Resilience

- Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated so as to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- *The proposed land uses are confined to existing structures / buildings and subservient to the primary agricultural usage being that of a working agricultural farm.*

(e) Principle of good administration

The application will be submitted to the Controlling Authority for approval and will be administered in accordance with the procedures contemplated in terms of the Municipal Land Use Planning By-Law.

12 MOTIVATION AND BURDEN OF PROOF

12.1 Need

The greater part of the Stellenbosch municipal area comprises fertile soils, constituting some of the country's highest yielding agricultural land. The region's extensive agricultural areas, particular those under vineyards and orchards, also attribute scenic value and character to the area, valued by both local inhabitants and visitors. Nature, scenic value, and agriculture add significantly to the value of the areas one of South Africa's premier tourist destinations.

In this regard a key Spatial Policy in terms of the Stellenbosch Spatial Development Framework is that sustainable and compatible rural activities are to be supported (tourism), if these activities are of a nature and form appropriate in the rural context, generate positive socio-economic returns, and do not compromise the environment or agricultural sustainability.

The existing land uses has contributed towards the growth of the agricultural industry by means of agri-processing in order to achieve and accelerate growth and economic development in the rural areas.

In terms of the Stellenbosch SDF, the municipal area is to a large extent set aside as protected and managed areas of nature and high value agricultural land. These areas of nature and agriculture are critical in delivering various ecological and economic services and opportunity. Significant changes in use and land development is not envisaged in the agricultural areas. Only non-consumptive activities are permitted (tourism) in core nature areas. In agricultural areas, associated building structures are permitted to support rural tourism, and ancillary rural activities that serves to diversify farm income.

12.2 Desirability

In terms of Section 65(1)(c) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 the proposed use of the land must be desirable.

- i. The application property is located within the A16 Grade II Landscape Unit as identified by the Stellenbosch Municipality Heritage Survey, along the R44 which is considered a highly scenic route, displaying varied landscape features.

The Gateway to Krom River unit displays some of the more diverse and visually significant landscapes in the area, with the R44 being a highly scenic route.



Photo 25: View towards the Main Entrance along the R44



Photo 26: View towards Warwick Estate from R44



Photo 27: Internal road layout



This application is for the normalising of the existing land uses that are conducted on the property within existing structures / buildings, and no new buildings are proposed. Photos 26 and 27 above depicts the view of the internal farm road network, and view

towards the R44.

Draft Conservation Management Plan (January 2019): Conservation Systems:

Conservation systems are based on the principles established for the Stellenbosch Winelands, and arose from the identification of specific opportunities for holistic, landscape and heritage- based conservation whilst assessing the inherent threats to the Stellenbosch cultural landscape.

The subject property is located within the Grade II scenic route of the R44, placing the area within a Landscape unit within a Green transition (conservation systems) and Scenic Route (conservation system).

Green transitions on a town scale aim to:

- uphold the rural character of Stellenbosch, and to uphold significant vistas towards the agricultural landscape,
- prevent urban sprawl from eroding the significant landscape units.
- Maintain a clear transition between the townscape and the surrounding rural landscape.
- Stimulate innovative development that is focused on urban regeneration and densification
- Development of productive agricultural lands and fragmentation of farmland should be avoided to protect the agricultural landscape, which is key to the unique sense of place of the Cape Winelands.
- The proliferation of non-agricultural uses within the agricultural domain should be discouraged. Non-agricultural development that is unsupportive of the agricultural sustainability of a farming unit must be avoided in order to protect the agricultural landscape.
- Development that threaten significant views, vistas should be discouraged.
- Developments that promote the continuity of the core function of agriculture within the Stellenbosch region should be promoted.

Scenic Routes:

The foreground views within the scenic route corridor is considered the most significant and therefore all scenic routes should have a 500m buffer on either side of the road. The principle is that nothing will be permitted that detracts from the existing scenic

value of the Landscape Unit that is being traversed by the Scenic Road.

Based on the significance of the Scenic Route (grade) and the significant character of the surrounding landscape, the following guidelines should be considered:

- Respect the landscape setting;
- New buildings must be carefully sited to avoid the blocking views and erosion of its informal agricultural edges: hard boundary treatments, over scaled entrances affecting its sense of fit in the landscape must be avoided.
- Ensure appropriate design of road verges, structures, fences and farms stalls which should be in character with the natural or rural surroundings.
- Scenic visual linkages – new buildings must be located to avoid the blocking of existing visual links between urban agricultural and urban development.



Photo 28: View across Warwick Estate from R44

Photo 28 above depicts the view from R44 across Warwick Estate from the southern boundary, towards Klapmutskop.

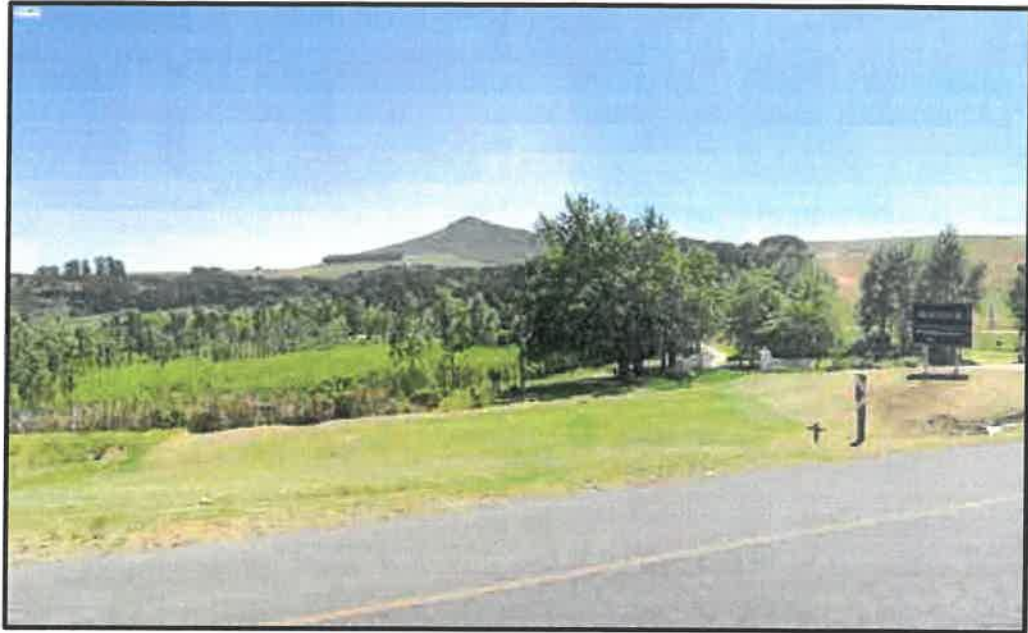


Photo 29: View across Warwick Estate from R44

Photo 29 above depicts the view from the R44 in a westerly direction across Warwick Estate.



Photo 30: View from R44 [south –west]

Photo 30 above depicts the view from the R44, in a south-westerly direction across Warwick Estate.

- With regard to the above it is deemed that the existing structures / buildings on the property has duly taken into consideration the scale and setting in order to respect the landscape setting of the area.
- No additional buildings / structures are being applied for, as all the land uses are accommodated within existing structures / infrastructure on the property.
- No agricultural land will be lost as a result of additional rights.
- The land uses are subservient to the primary agricultural land use.
- The land uses are clustered on the property surrounding the existing farmstead.
- As depicted in the photos above the respective buildings and land uses are well screened from the R44, and clustered around the existing farmstead complex.
- There is no indication / anticipation based on the available information that the proposed application will negatively impact on the safety, health and well-being of the surrounding community in an undue manner.
- The availability and impact on engineering services has been duly assessed and found that the basic civil engineering services are duly supplied.
- The Traffic Impact Assessment has duly been assessed and subject to the recommendations regarding upgrades, the proposed application can be duly accommodated from a traffic impact perspective
- Socio-economic impact implications are considered to be positive and beneficial and include the following considerations:
 - Employment resulting from the Agricultural Industry and Tourist Facilities;
 - Positive contribution towards the local economy as a result of the tourist- and agricultural industries.
- Environmental- and Heritage impacts have been assessed, and included within the National Environmental Management Act application conducted by Cornerstone Environmental Consultants.

13 CONCLUSION

The tourism industry within the greater Stellenbosch area is responsible for the creation of about 18 000 jobs. In terms of the IDP's strategic focus area 2, underpins the importance of the economic and productive dimensions, which recognises that the natural environment's importance towards tourism and the agricultural economy.

Tourism brings many benefits, including but not limited to the following few: growth and boost in economic activities, boosting of wide scale industry revenues, source of foreign exchange earnings and source of employment generation. The proposed application will contribute to these benefits that will benefit the broader community of Stellenbosch.

As the foundation of the Western Cape's rural economy, the Western Cape Government's approach (Western Cape Land Use Planning Guidelines (2019)) to Agriculture is to improve the economic viability of farming by facilitating diversification of agricultural production and to promote enterprise opportunities.

Tourist facilities should be accommodated across the rural landscape, of which the nature and scale thereof needs to be closely aligned with the environmental characteristics of the local context. To this effect rural tourism should not compromise farm production, and should be operated from existing structures within context of the farmstead.

Restaurants and venue facilities should be located within the farmstead, and be of appropriate scale and design, generate positive socio-economic returns and do not compromise the environment or agricultural activities.

The proposed Agricultural Industry and Tourist Facilities are considered an acceptable land use i.t.o the property's zoning, which are accommodated within existing buildings/ structures.

In other words, the application as depicted above in order to legalise / permit the existing non-conforming uses and buildings in terms of the Zoning Scheme Regulations is deemed to be a desirable land use on agricultural land.

It is seen that the application for the normalising of the land uses with regard to the applicable zoning scheme regulations provides for the furthering of the optimal utilisation of the land and existing structures in question. The proposed Tourist Facility use for the site complies with the notion of Tourism Development in a sustainable manner, and therefore complies with the guidelines prescribed in the Provincial Spatial Development Framework, and Stellenbosch Spatial Development Framework.

Relevant planning policy provisions and guidelines have been considered, and as indicated in the application is deemed to be compatible with the applicable policies and

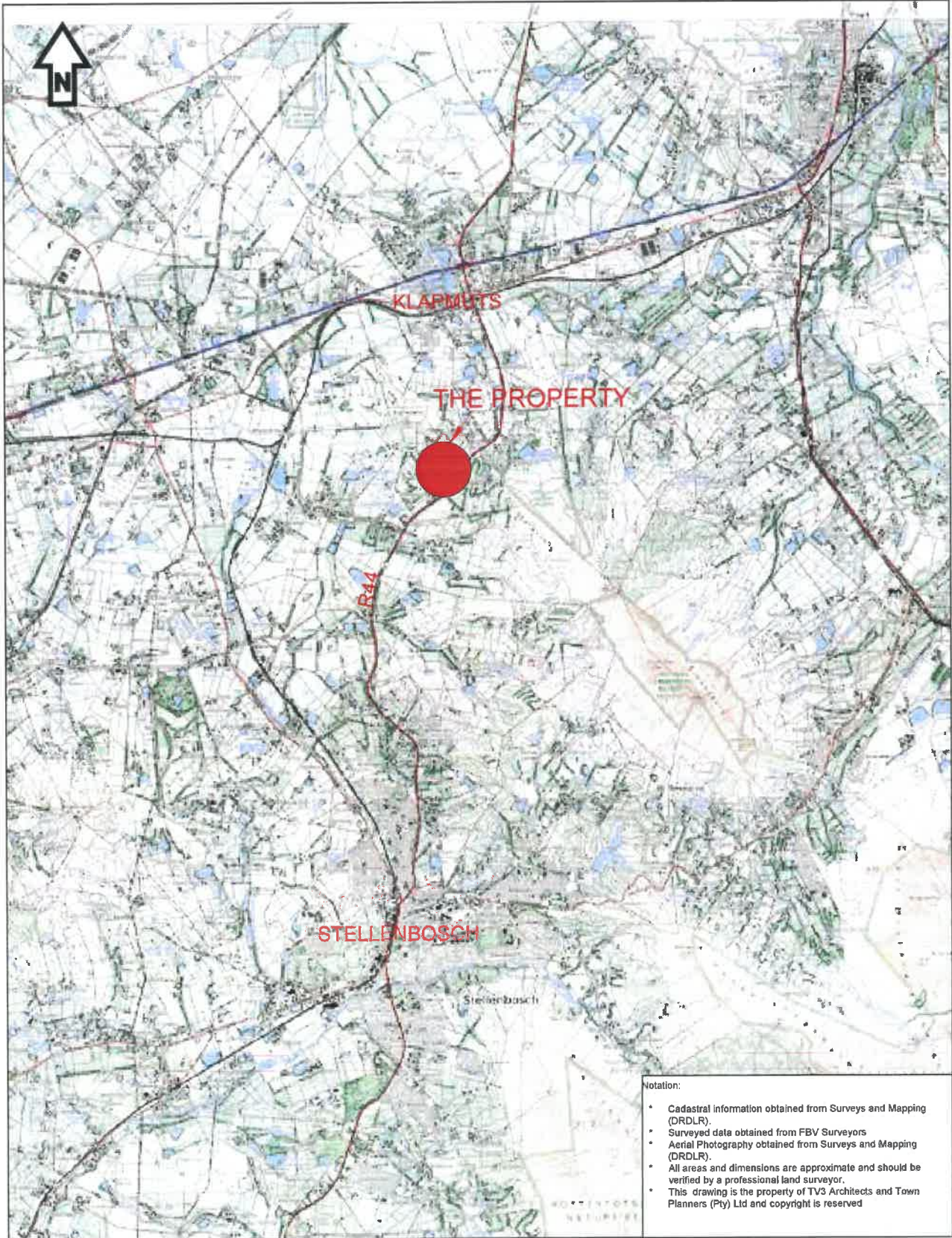
guidelines. Insofar as that Tourism Development is promoted to the benefit of the immediate- and surrounding area in a sustainable manner, making optimal use of the agricultural land not suitable for crop planting. As this application makes provision of the multi-use of the existing buildings. And no subdivision will be applied for the separation of these uses, as the uses are linked to the main farming activities on the Estate, and inter-dependant on another. As required for by the Guidelines for Assessing Applications in the rural area, a detailed Site Plant is included, indicating the extent of the internal uses being applied for.

We are of the opinion that this application will not be to the detriment of any individual or group and can be deemed desirable.

In view of the motivating considerations as set out above the application is deemed to be desirable and can accordingly be considered for approval by your Council.

ANNEXURE G

PLANS



Notation:

- * Cadastral information obtained from Surveys and Mapping (DRDLR).
- * Surveyed data obtained from FBV Surveyors
- * Aerial Photography obtained from Surveys and Mapping (DRDLR).
- * All areas and dimensions are approximate and should be verified by a professional land surveyor.
- * This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

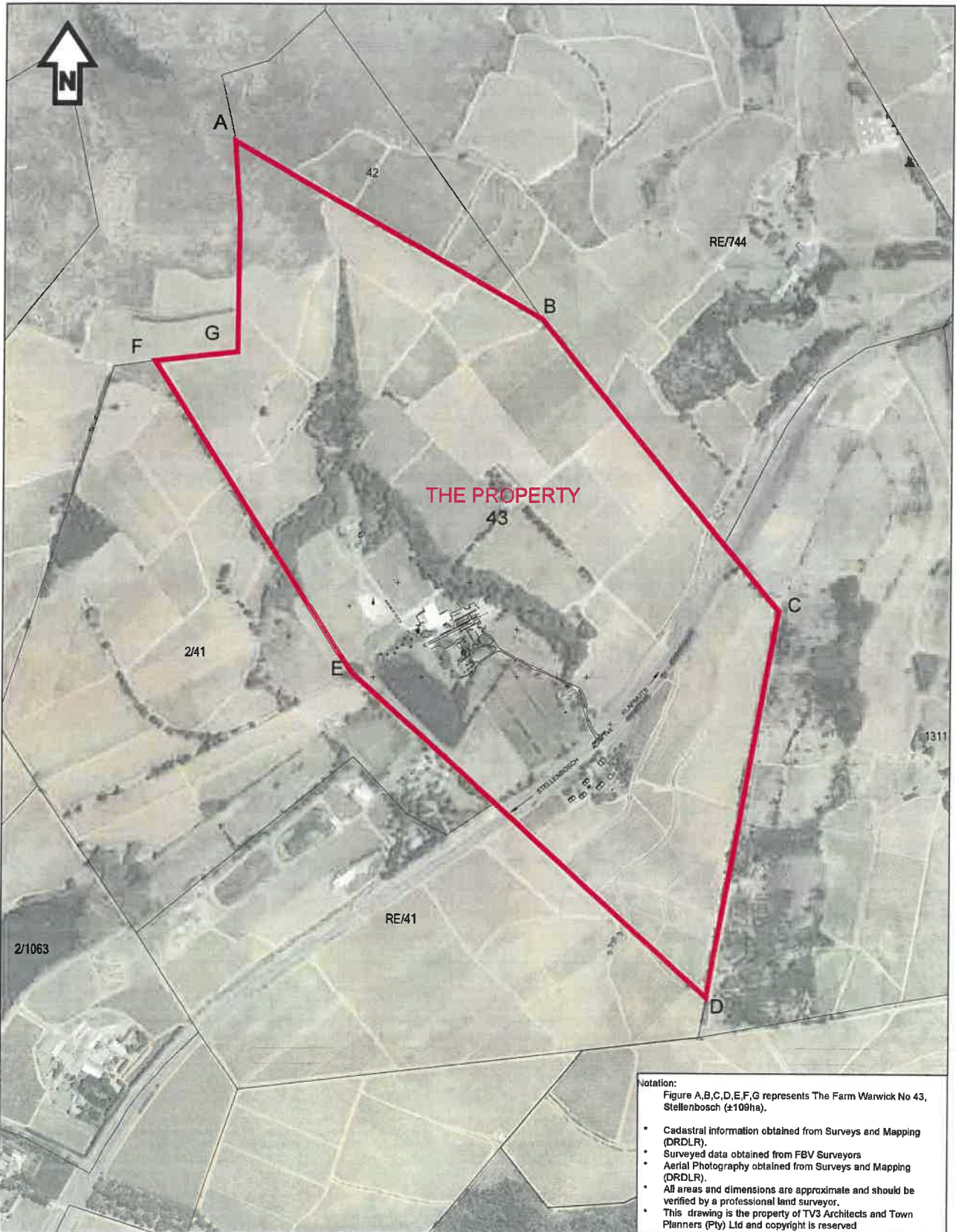
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URBAN DESIGNERS

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Warwick

Property Description:
Farm No 43, Stellenbosch

Drawing:		Plan no.:
Regional Locality		1
Date:	Scale:	
20/07/2022	NTS	
Project no.:	Drawn:	Checked:
3680-P	AP	####



Notation:
 Figure A,B,C,D,E,F,G represents The Farm Warwick No 43, Stellenbosch (±109ha).

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Surveyed data obtained from FBV Surveyors
- Aerial Photography obtained from Surveys and Mapping (DRDLR).
- All areas and dimensions are approximate and should be verified by a professional land surveyor.
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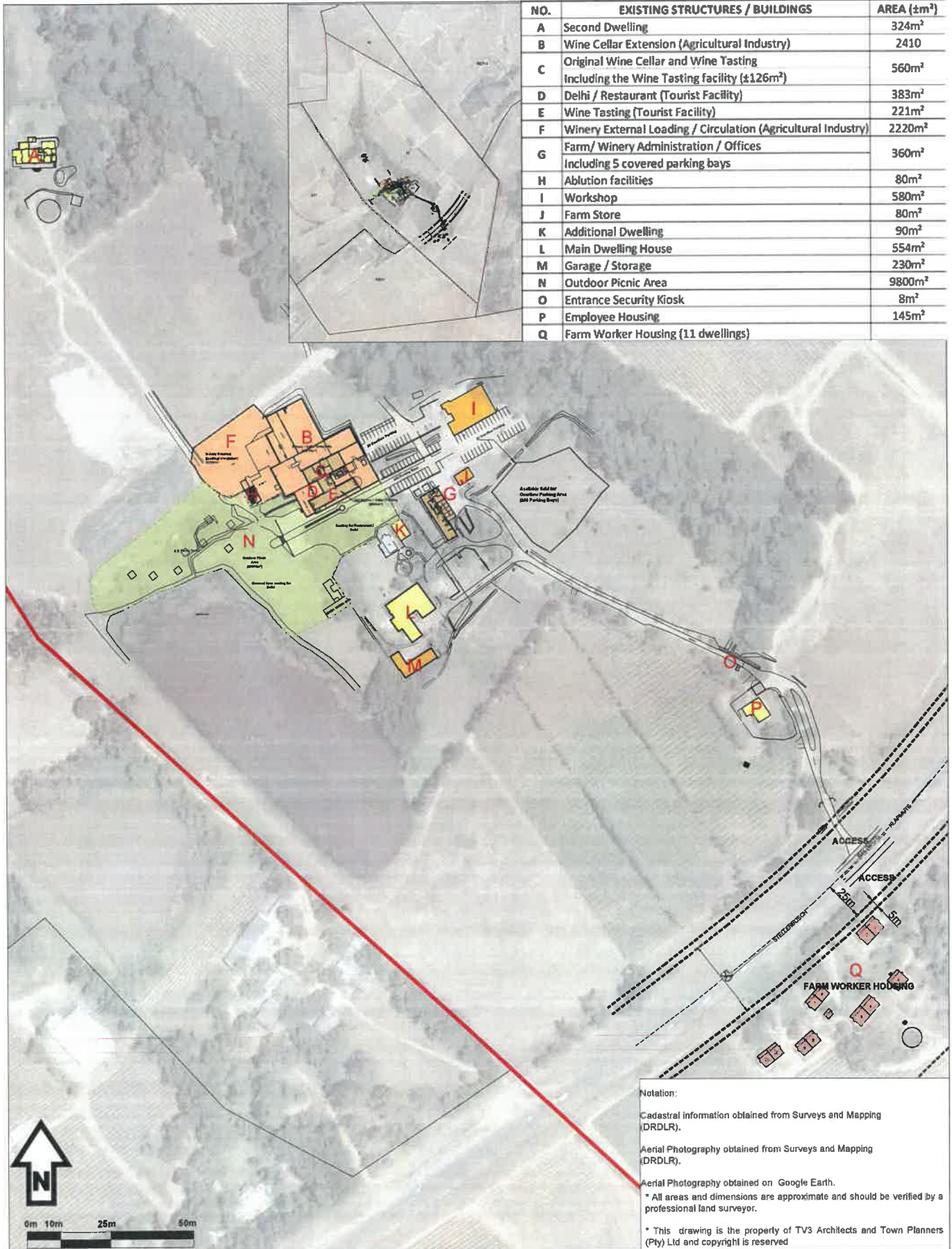
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Warwick

Property Description:
Farm No 43, Stellenbosch

Drawing:		Plan no.:	
Locality		2	
Date:	Scale:		
20/07/2022	1:10 000		
Project no.:	Drawn:	Checked:	
3680-P	AP	####	



Notation:
 Cadastral information obtained from Surveys and Mapping (DRDLR).
 Aerial Photography obtained from Surveys and Mapping (DRDLR).
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**Farm No 43, Warwick
 Structures / Buildings**

Property Description:
Farm No. 43, Stellenbosch

Drawing: Typical Site Plan (existing structures/ buildings)	Plan no.: 3
Date: 02/11/2022	Scale: NTS
Project no.: P3680	Drawn: AP
	Checked: ####



- Wine Cellar (Pre 1986) (±560m²) as per Zoning Confirmation (Agriculture Zone II) including Wine Tasting Facility (±126m²).
 - Farm / Winery Offices (Pre 1986) as per Zoning Confirmation (Agriculture Zone II) (±360m²)
 - External Area (Courtyard / Wooden Deck) = ±620m²
- TOTAL AREA: ±920m²** (excluding ±620m² external area).
- * 32 Parking Bays



All areas and dimensions are approximate and should be verified by a professional land surveyor.

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Warwick

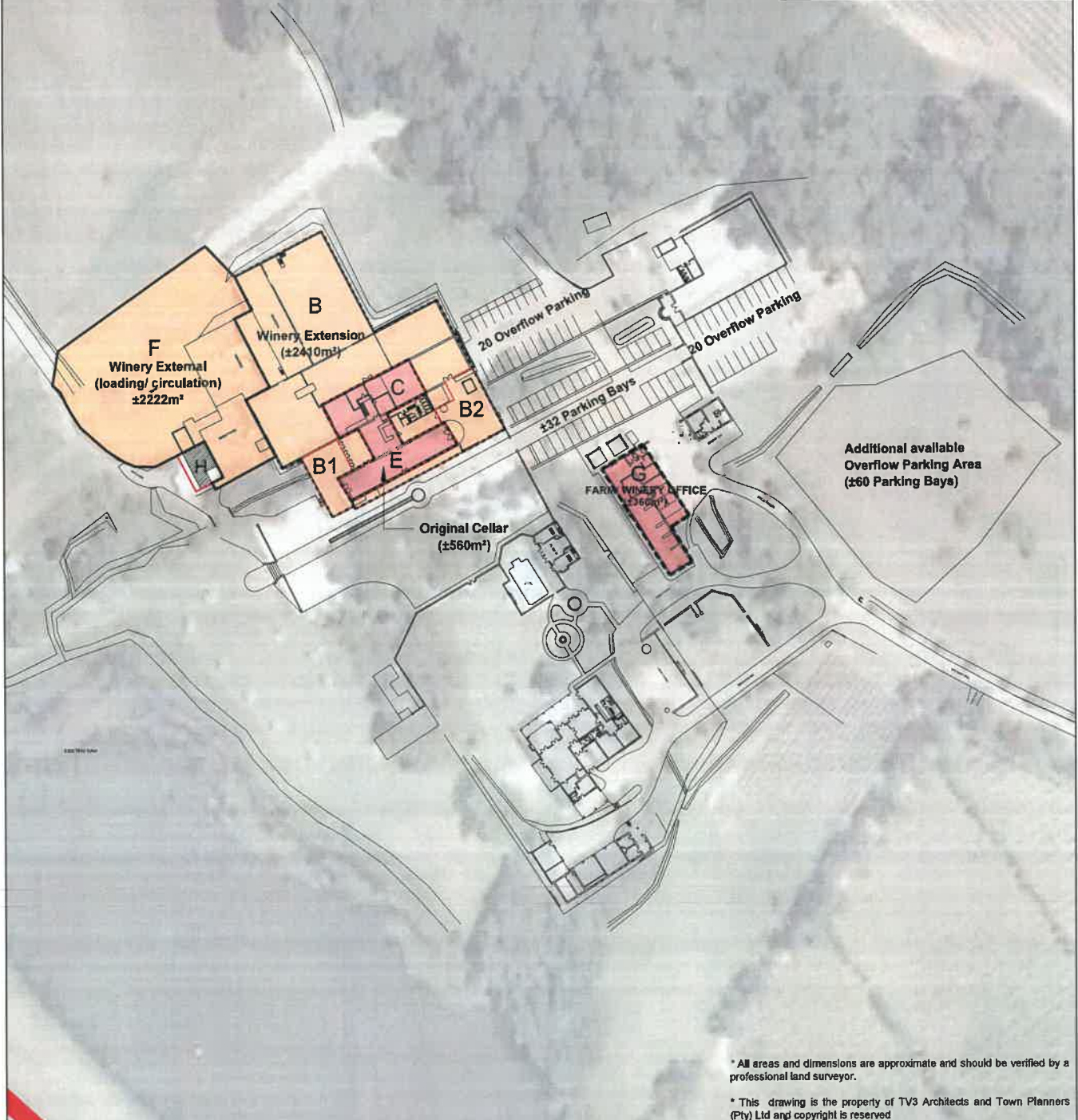
Agricultural Zone II (1986) and Wine Tasting

Property Description:
Farm 43, Stellenbosch

Drawing: Wine Cellar & Office (1986)		Plan no.: 4
Date: 02/11/2022	Scale: 1:1000(A4)	
Project no.: P3680	Drawn: AP	Checked: AP



Agricultural Industry Components (Wine Cellar)	
B	Wine Cellar/ Winery Extension (After 1966) = ±2410m ² Including external area as follow.
B1	Wooden Deck = ±150m ²
B2	Winery Courtyard / Steep = ±290m ²
F	Agricultural Industry External circulation/ loading (±2222m ²)
C+E	Original Wine Cellar/ Winery (pre-1966) = ±560m ² (Including Wine Tasting and Sales = ±126m ²)
G	Wine Cellar/ Winery/ Farm Administration Building (±360m ²)
H	Ablution Facilities (±80m ²)
	72 Parking Bays and ±60 Overflow Parking Bays



* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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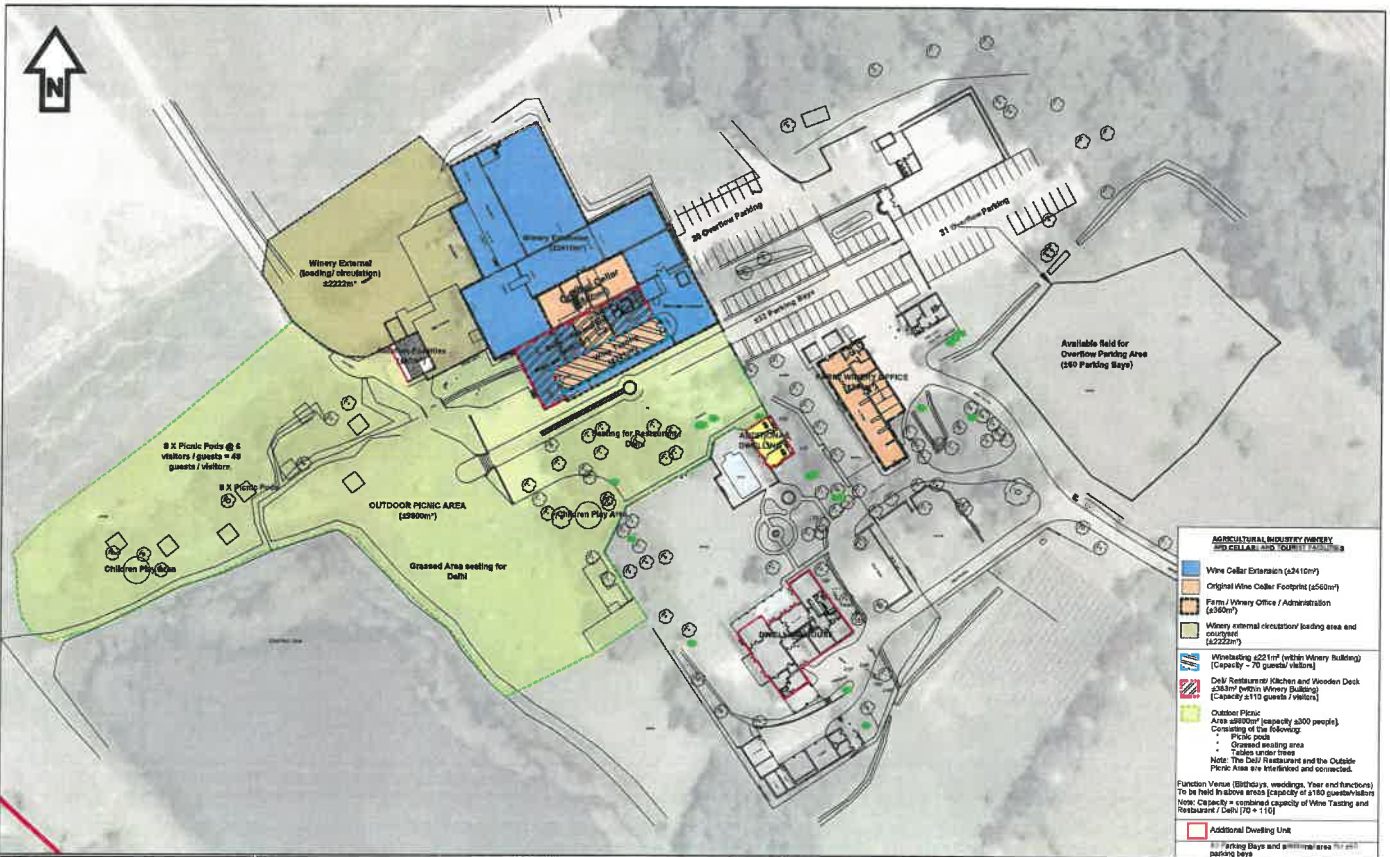


FIRST FLOOR LA PRACTICE OFFICE BUILDING | 27 DORP STREET
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Warwick Agriculture Industry (Wine Cellar / Winery)

Property Description:
Farm No 43, Stellenbosch

Drawing:	Agriculture Industry (Wine Cellar/Winery)		Plan no.:	5	
Date:	02/11/2022	Scale:	1:1 000		
Project no.:	P3680	Drawn:	AP	Checked:	####



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Warwick
Agriculture Industry and
Tourist Facilities

Property Description:
Farm No 43, Stellenbosch

Drawing: Typical Site Plan	Plan no.:	6
Project: Agricultural Industry & Tourist Facilities	Scale:	
Date: 02/11/2022	Drawn:	1:1 000
Project no.:	Checked:	
P2680	AP:	20220

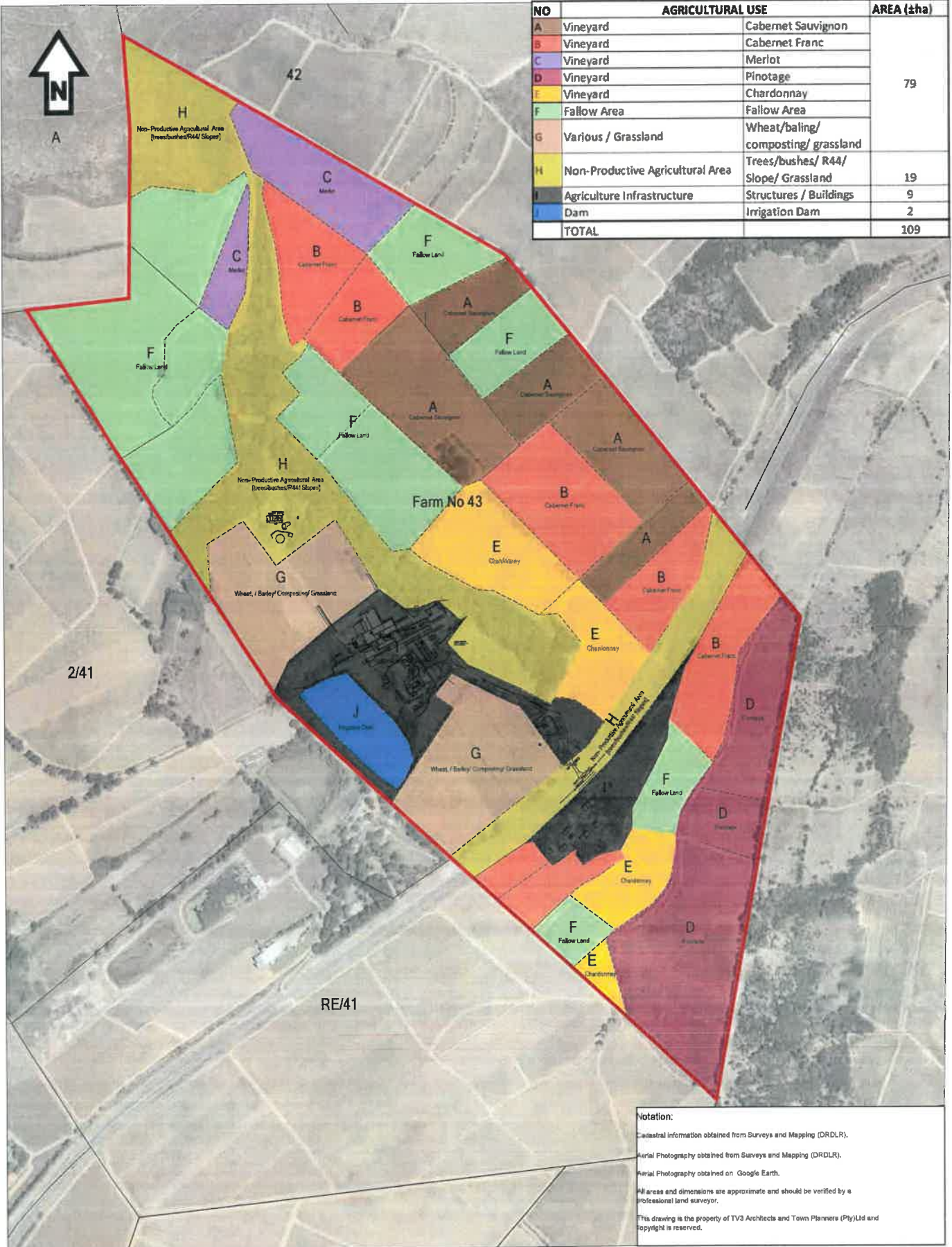
Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.
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NO	AGRICULTURAL USE		AREA (±ha)
A	Vineyard	Cabernet Sauvignon	79
B	Vineyard	Cabernet Franc	
C	Vineyard	Merlot	
D	Vineyard	Pinotage	
E	Vineyard	Chardonnay	
F	Fallow Area	Fallow Area	19
G	Various / Grassland	Wheat/baling/ composting/ grassland	
H	Non-Productive Agricultural Area	Trees/bushes/ R44/ Slope/ Grassland	9
I	Agriculture Infrastructure	Structures / Buildings	2
J	Dam	Irrigation Dam	109
TOTAL			



Notation:
 Cadastral information obtained from Surveys and Mapping (DRDLR).
 Aerial Photography obtained from Surveys and Mapping (DRDLR).
 Aerial Photography obtained on: Google Earth.
 All areas and dimensions are approximate and should be verified by a professional land surveyor.
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FIRST FLOOR 14 BRANTHOPE OFFICE BUILDING | 97
 STURZENEGGER ROAD | B.L. +23 1211 861 4620 3

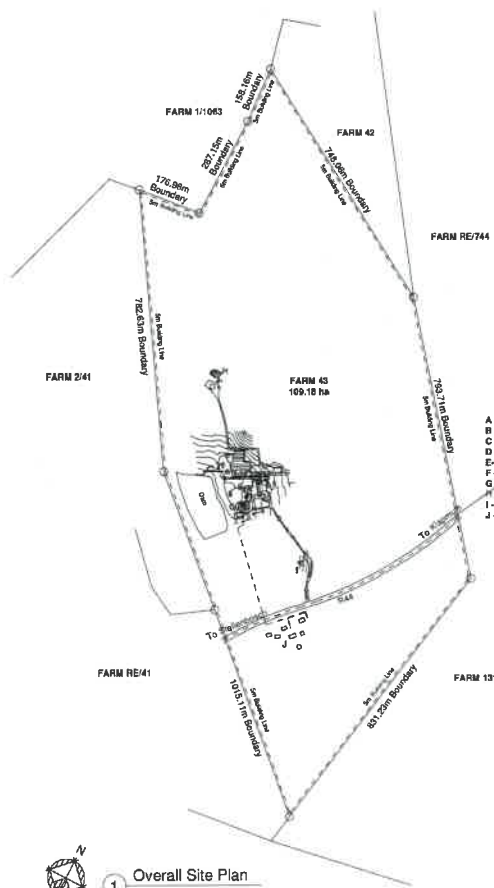
Farm No 43, Warwick

Property Description:
Farm No. 43, Stellenbosch

Drawing:	Plan no.:	
Agriculture Land Use Plan	7	
Date:	Scale:	
29/09/2022		1:###
Project no.:	Drawn:	Checked:
P3680	AP	####

ANNEXURE H

ARCHITECTURAL AS BUILT PLANS



1 Overall Site Plan
1 : 5000



2 3D View 1



3 3D View 2



4 3D View 3



5 3D View 4

AREA SCHEDULE

A - Old Cellar and Tasting Room	485 m ²
B - Admin Building	282 m ²
C - New Cellar and Tasting Room	1774 m ²
D - Workshop	505 m ²
E - Roof Ridges	138 m ²
F - Cupridge	75 m ²
G - Millin House and garage	872 m ²
H - House 2	262 m ²
I - Entrance House	284 m ²
J - Staff Quarters	717 m ²
Total	5778 m²
Site Area	128 13.76 ha
	0.47 %

1. Contractor shall not be responsible for the design of the buildings shown in this plan. The design is the responsibility of the client and the architect.
2. The architect shall be responsible for the design of the buildings shown in this plan.
3. The architect shall be responsible for the design of the buildings shown in this plan.
4. The architect shall be responsible for the design of the buildings shown in this plan.
5. The architect shall be responsible for the design of the buildings shown in this plan.



WARWICK WINE ESTATE

Existing as built buildings on Farm 43, Stellenbosch

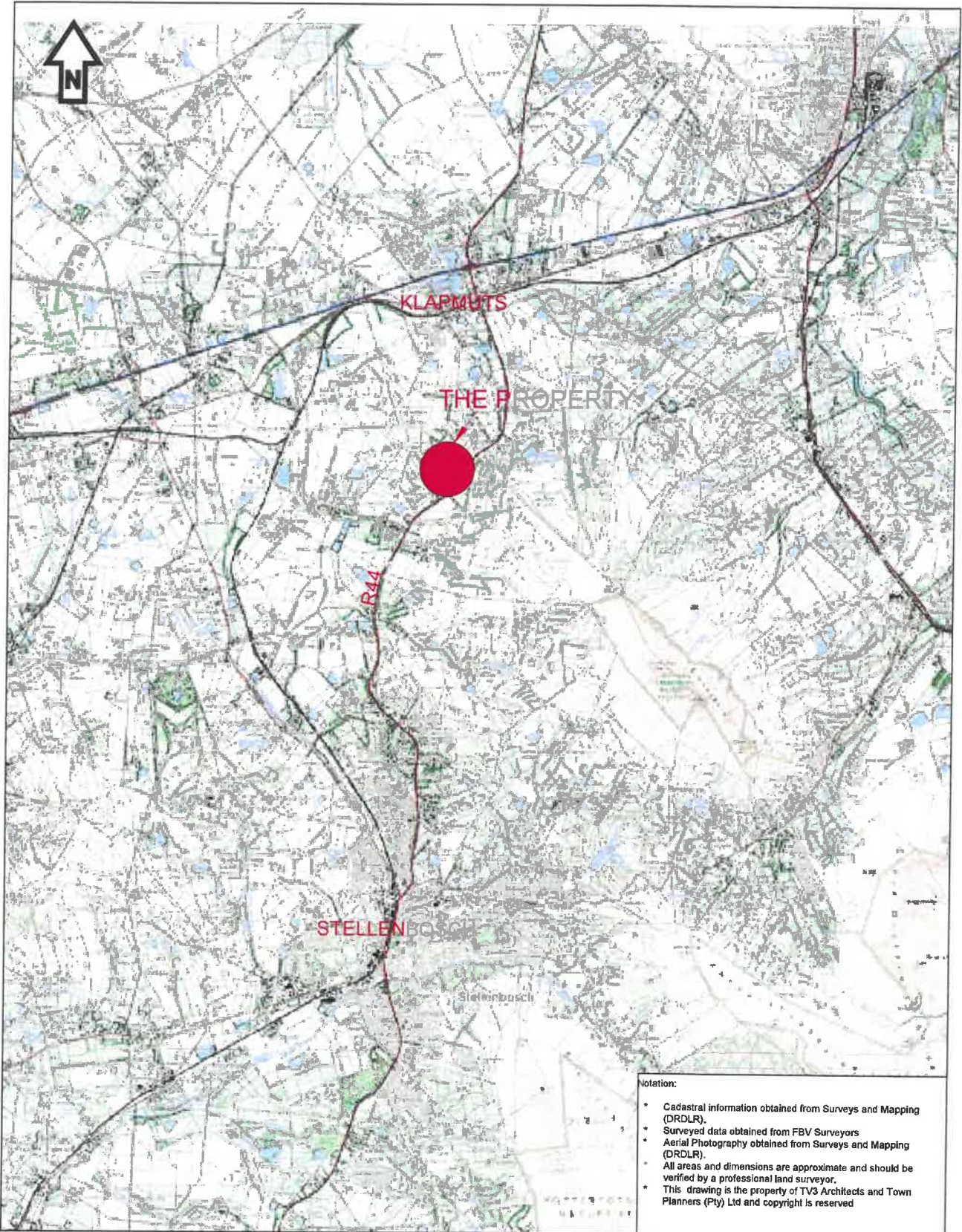
Locality Plan

Project No.	PP1096/19	Scale	1 : 5000
Date	1	Month	November 2020
By		Drawn by	botha

OWNER - FARM 43 SACAP BT 1950

ANNEXURE G

PLANS



- Notation:
- Cadastral information obtained from Surveys and Mapping (DRDLR).
 - Surveyed data obtained from FBV Surveyors
 - Aerial Photography obtained from Surveys and Mapping (DRDLR).
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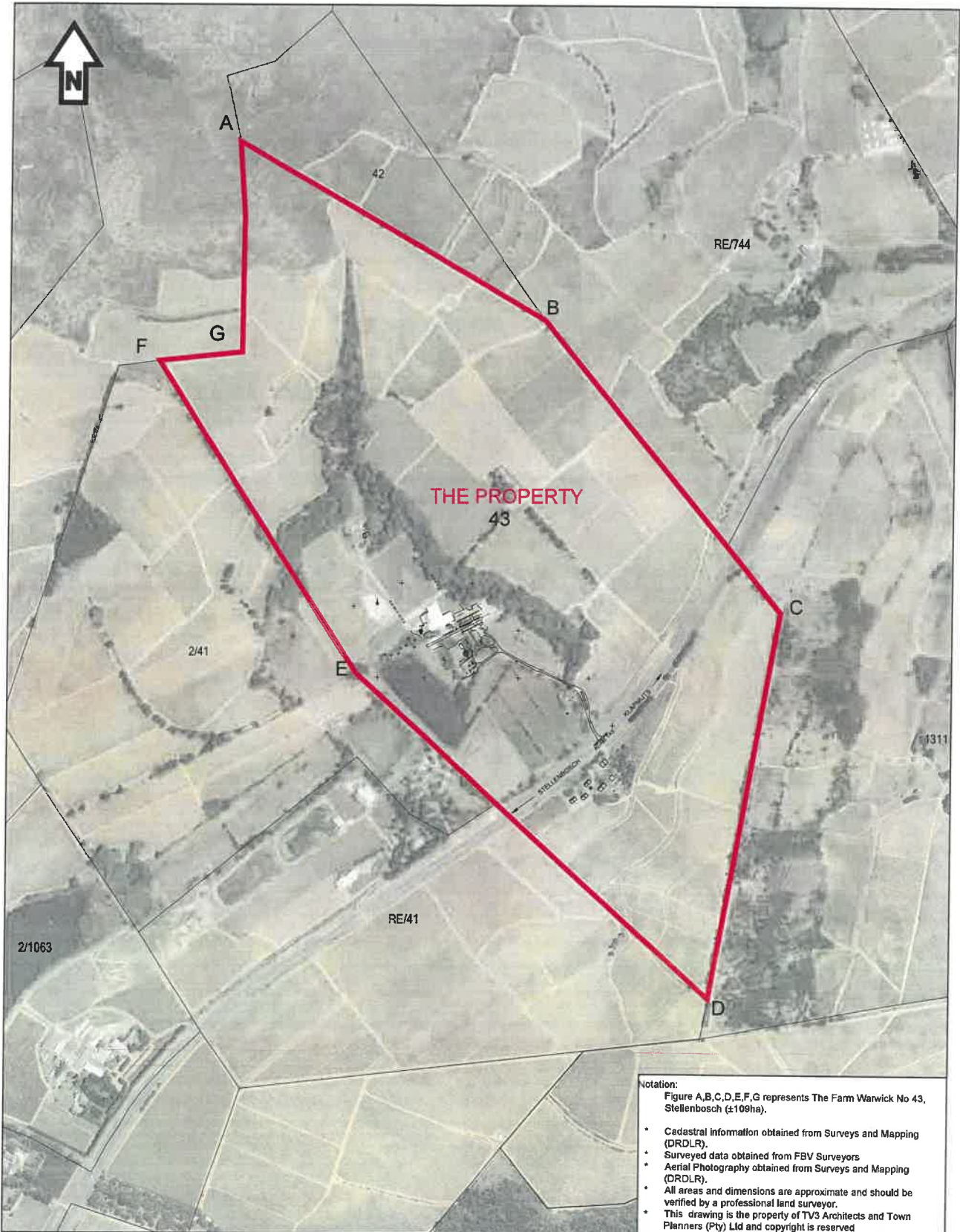
tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

TIMOTHY NELSON - AN INKALITHIC OFFICE BUILDING | 97 DOORN STREET
STELLENBOSCH (NCS) | TEL: +27 (0)21 864 8902 | www.tv3.co.za

Warwick

Property Description:
Farm No 43, Stellenbosch

Drawing:		Plan no.:	
Regional Locality		1	
Date:	20/07/2022	Scale:	NTS
Project no.:	3680-P	Drawn:	AP
		Checked:	####



Notation:
 Figure A,B,C,D,E,F,G represents The Farm Warwick No 43, Stellenbosch (±109ha).

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Surveyed data obtained from FBV Surveyors
- Aerial Photography obtained from Surveys and Mapping (DRDLR).
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FIRST FLOOR LA DORP STREET BUILDING 1 | 76 DORP STREET
 STILLENBOSCH 7600 | TEL: +27 (21) 861 8808 | www.tv3.co.za

Warwick

Property Description:
Farm No 43, Stellenbosch

Drawing:	Plan no.:	
Locality	2	
Date:	Scale:	
20/07/2022	1:10 000	
Project no.:	Drawn:	Checked:
3680-P	AP	####



- Wine Cellar (Pre 1986) (±560m²) as per Zoning Confirmation (Agriculture Zone II) including Wine Tasting Facility (±126m²).
 - Farm / Winery Offices (Pre 1986) as per Zoning Confirmation (Agriculture Zone II) (±360m²)
 - External Area (Courtyard / Wooden Deck) = ±620m²
- TOTAL AREA: ±920m²** (excluding ±620m² external area).
- 32 Parking Bays



All areas and dimensions are approximate and should be verified by a professional land surveyor.

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URBAN DESIGNERS

1101 1102 1103 1104 GRATITUDE OFFICE BUILDING | 81 DORP STREET
1105 1106 1107 1108 | TEL: +27 (0) 21 955 1100 | WWW.TV3.CO.ZA

Warwick

Agricultural Zone II (1986) and Wine Tasting

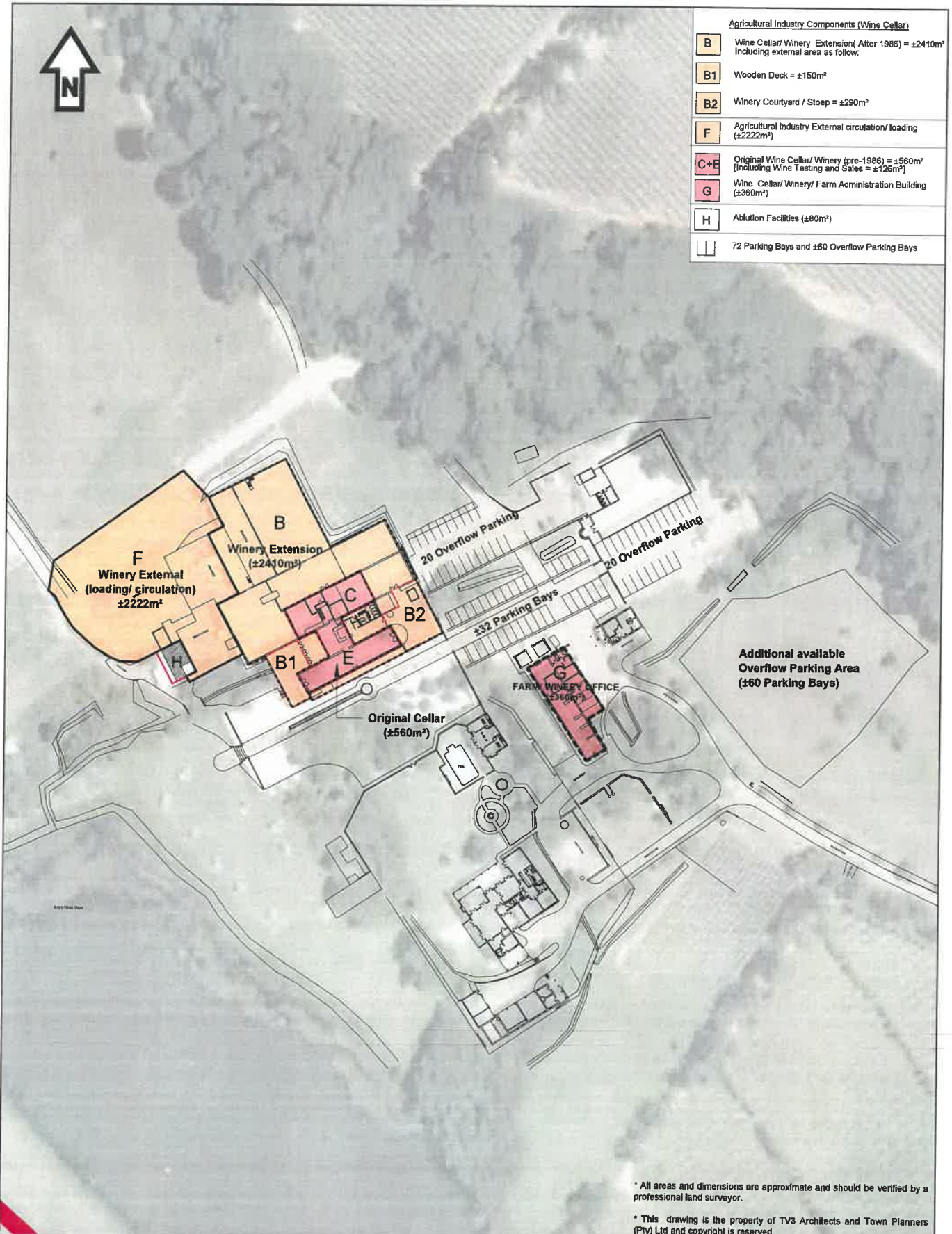
Property Description:
Farm 43, Stellenbosch

Drawing:		Plan no.:	
Wine Cellar & Office (1986)		4	
Date:	Scale:		
02/11/2022	1:1000(A4)		
Project no.:	Drawn:	Checked:	
P3680	AP	AP	



Agricultural Industry Components (Wine Cellar)

B	Wine Cellar/ Winery Extension (After 1986) = ±2410m ² Including external area as follow.
B1	Wooden Deck = ±150m ²
B2	Winery Courtyard / Sloep = ±280m ²
F	Agricultural Industry External circulation/ loading (±2222m ²)
C+E	Original Wine Cellar/ Winery (pre-1986) = ±560m ² [Including Wine Tasting and Sales = ±126m ²]
G	Wine Cellar/ Winery/ Farm Administration Building (±360m ²)
H	Ablution Facilities (±80m ²)
	72 Parking Bays and ±60 Overflow Parking Bays



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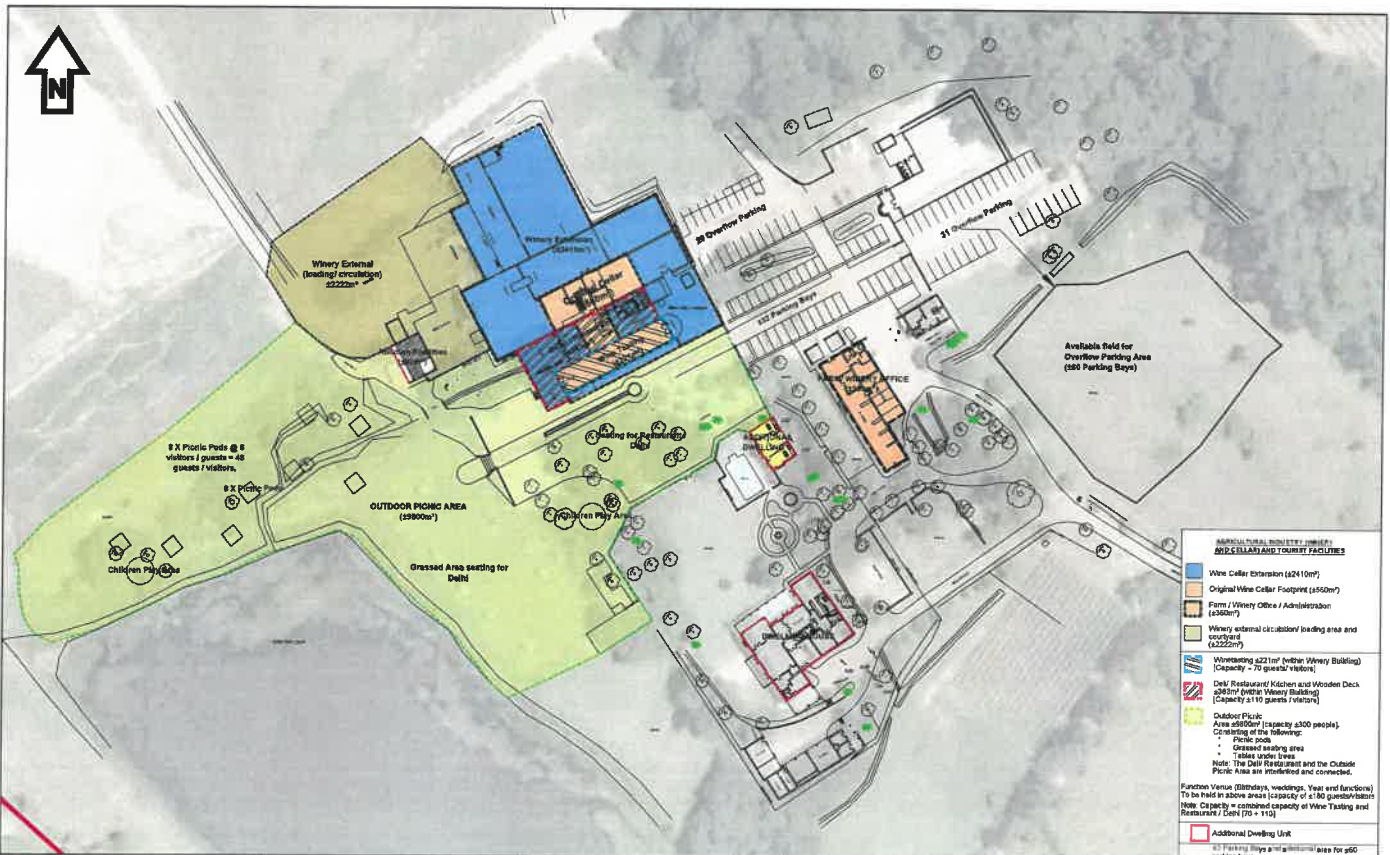


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STELLENBOSCH 7600 | TEL: +27 (0)21 881 1850 | www.tv3.co.za

Warwick
Agriculture Industry
(Wine Cellar / Winery)

Property Description:
Farm No 43, Stellenbosch

Drawing:	Plan no.:	
Agriculture Industry (Wine Cellar/Winery)	5	
Date:	Scale:	
02/11/2022	1:1 000	
Project no.:	Drawn:	Checked:
P3680	AP	####



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STURGEONSBAY NSW | TEL: +61 2 71 11 49 000 | www.tv3.co.za

Warwick
Agriculture Industry and
Tourist Facilities

Project Description:
Farm No 43, Stellenbosch

Drawn: **Typical Site Plan**
Project no.: **Agricultural Industry & Tourist Facilities**

Date: **02/11/2022** Scale: **1:1 000**

Project no.: **P3880** Drawn: **AP** Checked: **##**

Plot no.: **6**

Notation:
Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

AGRICULTURAL INDUSTRY AND TOURIST FACILITIES

- Wine Cellar Extension (24110m²)
- Original Wine Cellar Footprint (4500m²)
- Farm / Winery Office / Administration (2350m²)
- Winery external circulation loading area and courtyard (2222m²)
- Winery building (2211m² within Winery Building) (Capacity = 70 guests / visitors)
- Deli Restaurant / Kitchen and Washdown Deck (283m² within Winery Building) (Capacity of 110 guests / visitors)
- Outdoor Picnic Area (29800m²) (capacity 2500 people).
Consisting of the following:
 - Picnic pools
 - Grassed seating area
 - Tables and/or benches
 Note: The Deli Restaurant and the Outdoor Picnic Area are interlinked and connected.
- Function Venue (Birthdays, weddings, Year end functions) To be held in above areas (capacity of 150 guests/visitors)
Note: Capacity = combined capacity of Wine Tasting and Restaurant / Deli (70 + 110)
- Additional Driveway Unit

20 Parking Bays = 10 additional bays for 200 parking bays

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