

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

Affected person's Name

Affected persons Physical Address

Email:

Sir/Madam,

The following land use application in terms of the Stellenbosch Municipality: By-law on Municipal Land Use Planning, 2023, refers:

### **APPLICATION FOR CONSENT USES AND TEMPORARY DEPARTURES.**

Application Property Address: Villiera Wines, Old Paarl Road (R101), Koelenhof.

Application Property Number: Farm Number 727, Portion 30, Paarl Division

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

Owner: Blue Ridge Vineyard (Pty) Ltd C/O Simon Grier – Director, Villiera Wines, Old Paarl Road (R101), Koelenhof. 7605. Contact Number: 083 532 5204, Emails: accounts@villiera.com

Application Reference: LU/ 15816

Application Type: Consent Uses and Temporary Departures.

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

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning 2023 for **consent use** to permit a tourist facility on Farm 727/30, Paarl Division consisting of the following uses:

- (a) Game drives administered from the existing farm administration office ( $\pm 49.25\text{m}^2$ ).
- (b) Hosting of occasional functions from the existing wine sales facility ( $\pm 355\text{m}^2$ ) and outdoor areas ( $\pm 4960\text{m}^2$ ).

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning 2023 for **consent use** to permit a day care centre operating from two existing buildings which consist of an existing creche ( $\pm 197\text{m}^2$ ) and an afterschool facility ( $\pm 68\text{m}^2$ ). on Farm No 727/30 Paarl Division

Application is made in terms of Section 15(2)(c) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning 2023 for **temporary departure** to permit an existing clinic ( $\pm 197.6\text{m}^2$ ), skills learning centre ( $\pm 41\text{m}^2$ ), administration office ( $\pm 240\text{m}^2$ ), and operations office ( $\pm 165\text{m}^2$ ) operated by the Pebbles Project (NGO) from existing and temporary buildings on Farm No 727/30 Paarl Division.

Application is made in terms of Section 15(2)(c) of the Stellenbosch Municipality: By-law on Municipal Land Use Planning 2023 for **temporary departure** to permit the sale of imported wines from the existing wine tasting and sales facility ( $\pm 355\text{m}^2$ ) on Farm No 727/30 Paarl Division.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing.
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments.
- The physical address and contact details of the person submitting the comments.
- The interest that the person has in the subject application.
- The reasons for the comments, which must be set out in sufficient detail in order to:
  - Indicate the facts and circumstances that explain the comments.
  - Where relevant demonstrate the undesirable effect that the application will have if approved.
  - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
  - Enable the applicant to respond to the comments.

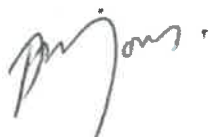
The comments must be addressed to the applicant by electronic mail as follows: Peter Mons Email: [petergm@fibresky.co.za](mailto:petergm@fibresky.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **3 November 2023**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0828264000 during normal office hours.

Yours faithfully



Peter G Mons Pr. Pln

4 October 2023

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Epos:

Mnr./Mev.,

Die volgende grondgebruiksaansoek in terme van die Stellenbosch Munisipaliteit se Verordeninge op Munisipale Grondgebruikbeplanning, 2023, verwys:

### AANSOEK VIR VERGUNNINGSGEBRUIK AANSOEKE EN TYDELIKE AFWYKINGS

Adres van aansoek eiendom: Villira Wines, Ou Paarl Pad (R101), Koelenhof.

Aansoek eiendom beskrywing: Plaas Nommer 727 Gedeelte 30, Paarl Afdeling.

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

Eienaar: Blue Ridge Vineyard (Pty) Ltd C/O Simon Grier – Direkteur, Villiera Wines, Ou Paarl Pad (R101), Koelenhof. 7605. Kontak Nommer: 083 532 5204, Epos: accounts@villiera.com

Aansoek Verwysing: LU/ 15816

Tipe Aansoek: Vergunnings Gebruike en Tydelike Afwykings

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit: Verordeninge op Munisipale Grondgebruikbeplanning, 2023, vir **vergunnings gebruike** - ten einde voorsiening te maak vir 'n touristefasiliteit op Plass 727, Gedellte 30, Paarl Afdeling bestaande uit die volgende gebruike:

- a) Wildritte geadministreer vanaf die bestaande plaas administrasie kantoor ( $\pm 49\text{m}^2$ ).
- b) Aanbeiding van geleentheids funksies van die bestaande wyn verkope fasiliteit ( $\pm 355\text{m}^2$ ) en buite areas ( $\pm 4960\text{m}^2$ ).

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit: Verordeninge op Munisipale Grondgebruikbeplanning, 2023, vir **vergunnings gebruike** om 'n dagsorgsetrum te laat bedryf vanaf twee bestaande geboue wat bestaan uit 'n bestaande kleuterskool ( $\pm 197\text{m}^2$ ) en 'n naskool fasiliteit ( $\pm 68\text{m}^2$ ) op Plass Nr. 727/30 Paarl Afdeling.

Aansoek word gedoen in terme van Artikel 15(2)(c) van die Stellenbosch Munisipaliteit: Verordeninge op Munisipale Grondgebruikbeplanning, 2023, vir 'n **tydelike afwyking** ten einde voorsiening te maak vir 'n bestaande kliniek ( $\pm 197.6\text{m}^2$ ), vaardigheidsleersentrum ( $\pm 41\text{m}^2$ ), administrasie kantoor ( $\pm 240\text{m}^2$ ), en operasionele kantoor ( $\pm 165\text{m}^2$ ), bedryf deur die Pebbles Project (NWO) vanaf bestaande en tidelike geboue op Plaas Nr. 727/30 Paarl Afdeling.

Aansoek word gedoen in terme van Artikel 15(2)(c) van die Stellenbosch Munisipaliteit:

Verordeninge op Munisipale Grondgebruikbeplanning, 2023, vir 'n tydelike afwyking ten einde voorsiening te maak vir die verkoop van ingevoerde wyne vanaf die bestaande wyn verkope en proe fasiliteit ( $\pm 355\text{m}^2$ ), op Plaas Nr. 727/30 Paarl Afdeling.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten 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: Peter Mons Epos: [petergm@fibresky.co.za](mailto:petergm@fibresky.co.za) D eur '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 **3 November 2023**.

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

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

Die uwe



Peter Mons Pr. Plin  
4 Oktober 2023

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## **LU 15816: Application for Consent Uses and Temporary Departures on Portion 30 of Farm No 727 Paarl Division.**

### **Executive Summary**

Portion 30 of Farm No 727 Paarl known as Villiera Wines is a 104-ha rural property located in the Koelenhof area. Access is obtained off the Old Paarl Road (R101).

The property is extensively farmed with vines. The agricultural activities are limited to vineyards and to cellar activities in an extensive building complex which has been expanded over time. Other activities include cellar tours, a wine tasting room and an associated outdoor seating area, game drives for tourists to the Villiera Wildlife Sanctuary, afterschool and creche facilities for employee's children and a clinic and associated facilities run by a nonprofit organization, known as *The Pebbles Project*. There are also housing units for current and retired staff members.

The property was recently purchased by a new owner who wants to ensure that the required land use rights are in place for all the current activities taking place on or operated from the property. In addition, the owner wishes to obtain the right to sell imported wines as well as hosting occasional functions.

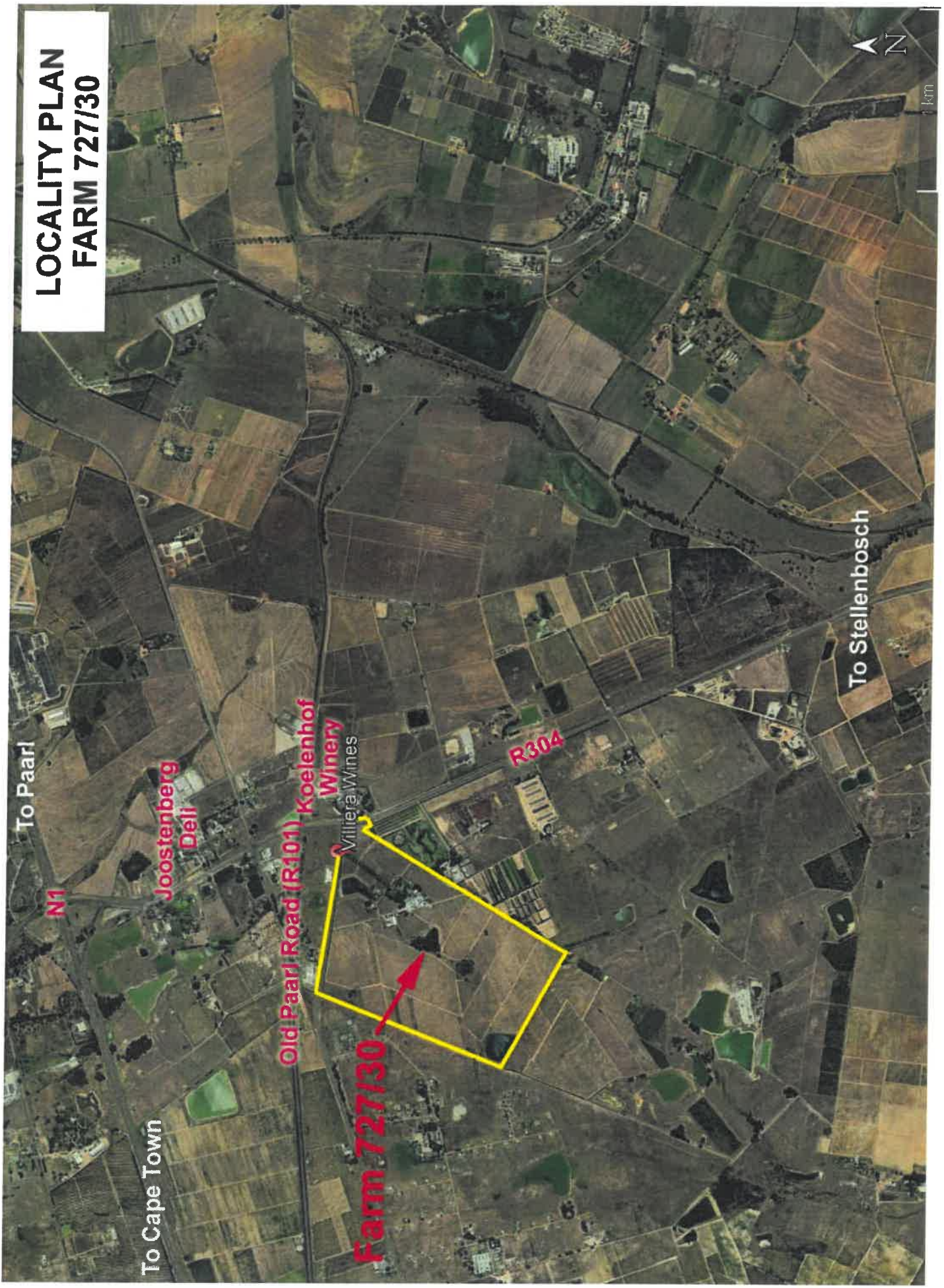
The purpose of the application is there to obtain the required consent use and temporary departure land use rights to permit and regularise the various activities, which consist of the following:

- A consent use to permit game drives to the Villiera Game sanctuary to be administered from the farm office and to host occasional functions from the wine sales area and outdoor areas.
- A consent use to permit a day care centre consisting of a creche and afterschool care facility.
- A Temporary Departure right to permit an existing clinic, skills learning centre, administrative office and operations office administered by the Pebbles Project.
- . A Temporary Departure right to permit the sale of imported wines from the existing wine tasting and sales facility.

As most of the activities for which approval is sought take place within existing buildings they are likely to have a minimal if any impact on the property and/or the surrounding area.

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**LOCALITY PLAN  
FARM 727/30**



To Paarl

N1

To Cape Town

Joostenberg  
Dell

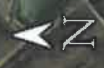
Old Paarl Road (R101)

Koelenhof  
Winery  
Millier Wines

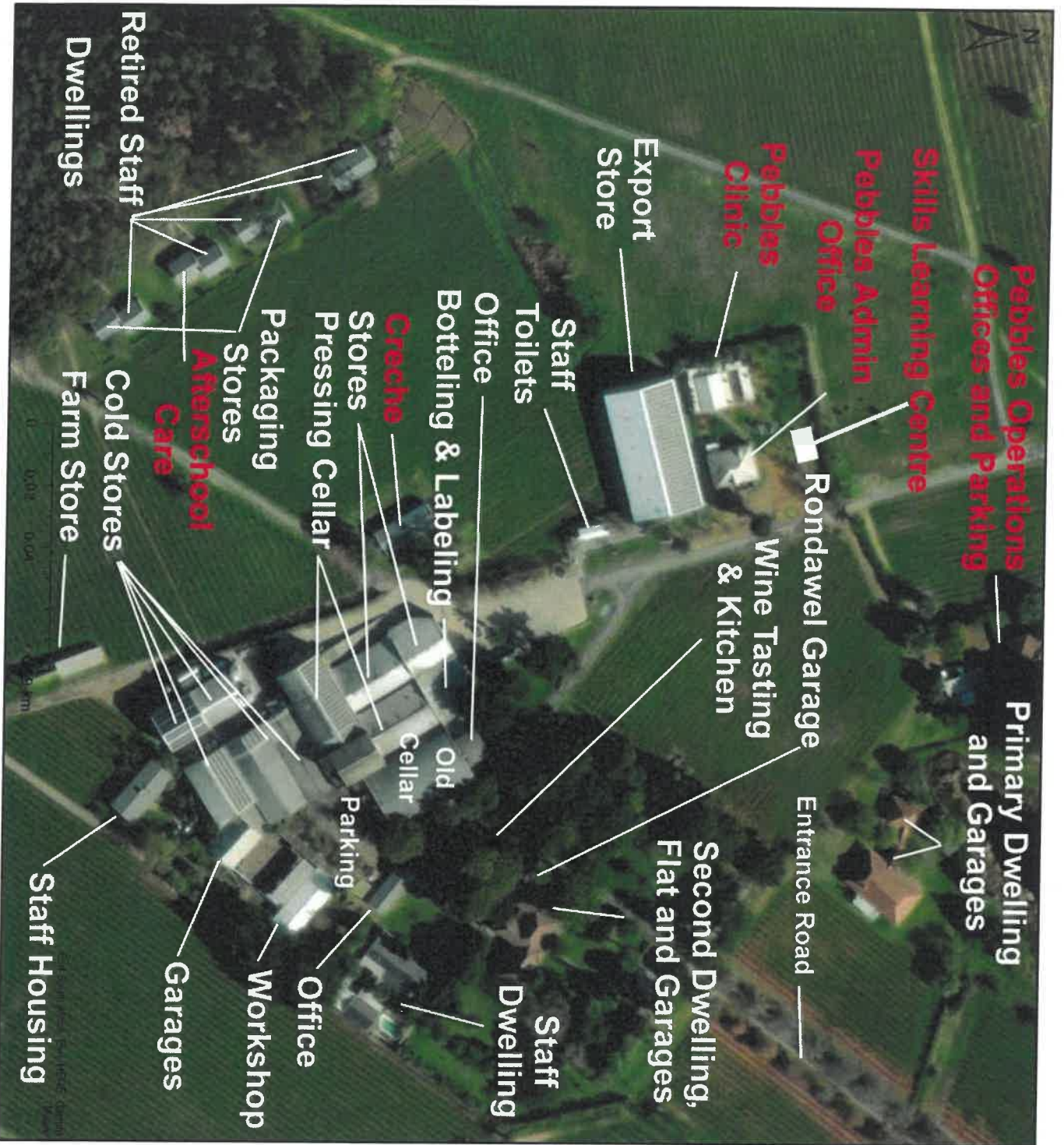
Farm 727/30

R304

To Stellenbosch



1 km

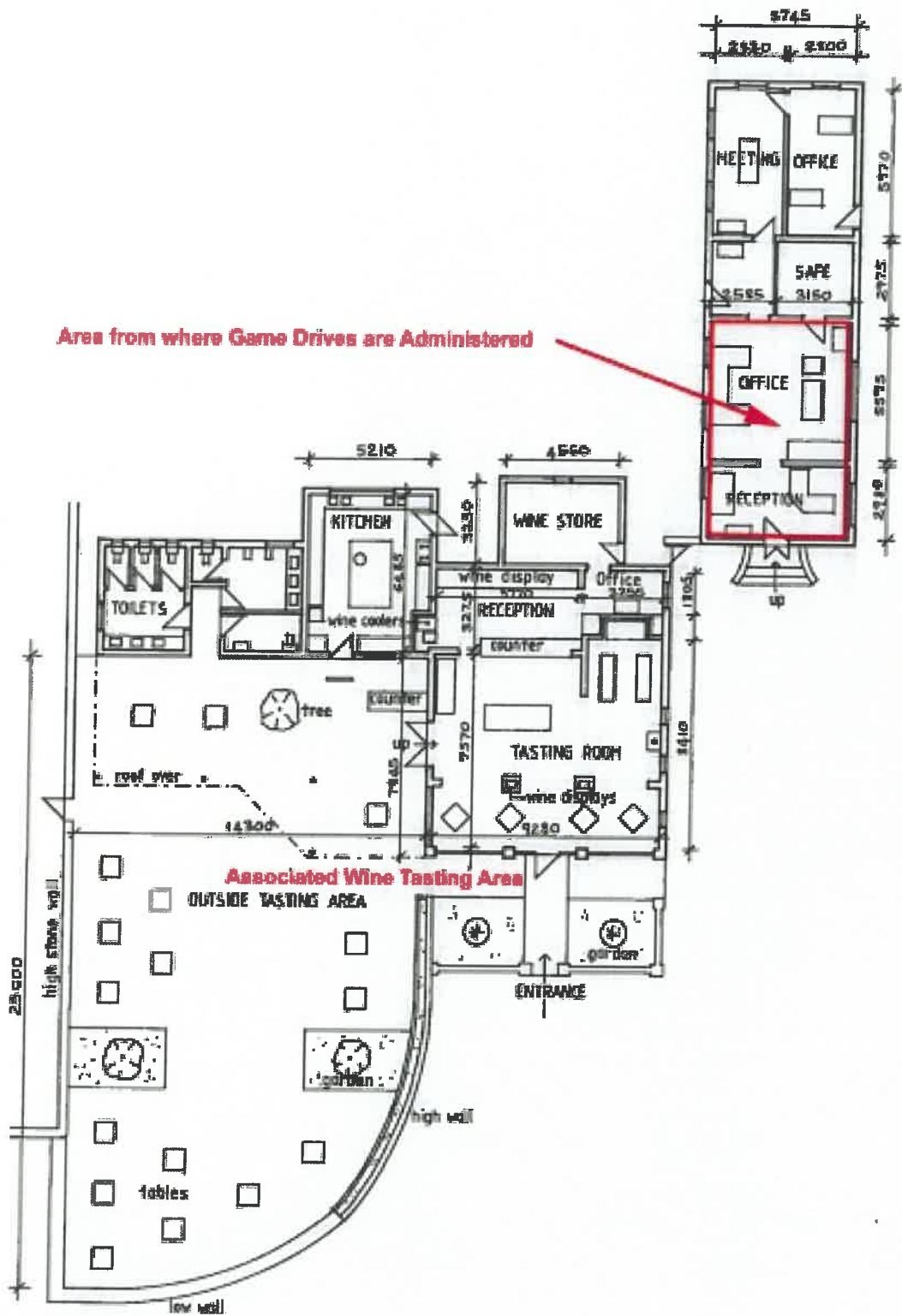


**Farm 727/30  
Infrastructure**

Legend

Map Center: Lon: 18°47'30.3"E  
 Lat: 33°50'13.1"S  
 Scale: 1:2 257  
 Date created: December 4, 2022



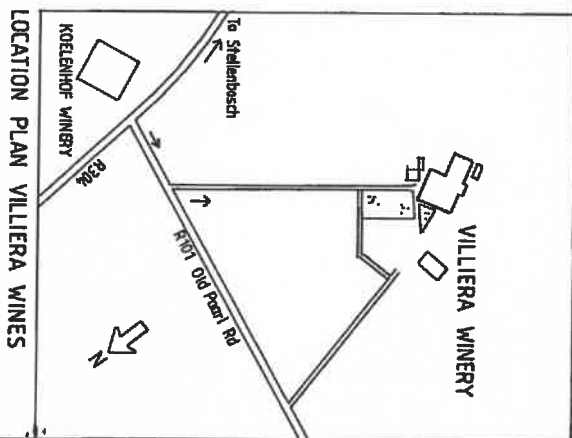
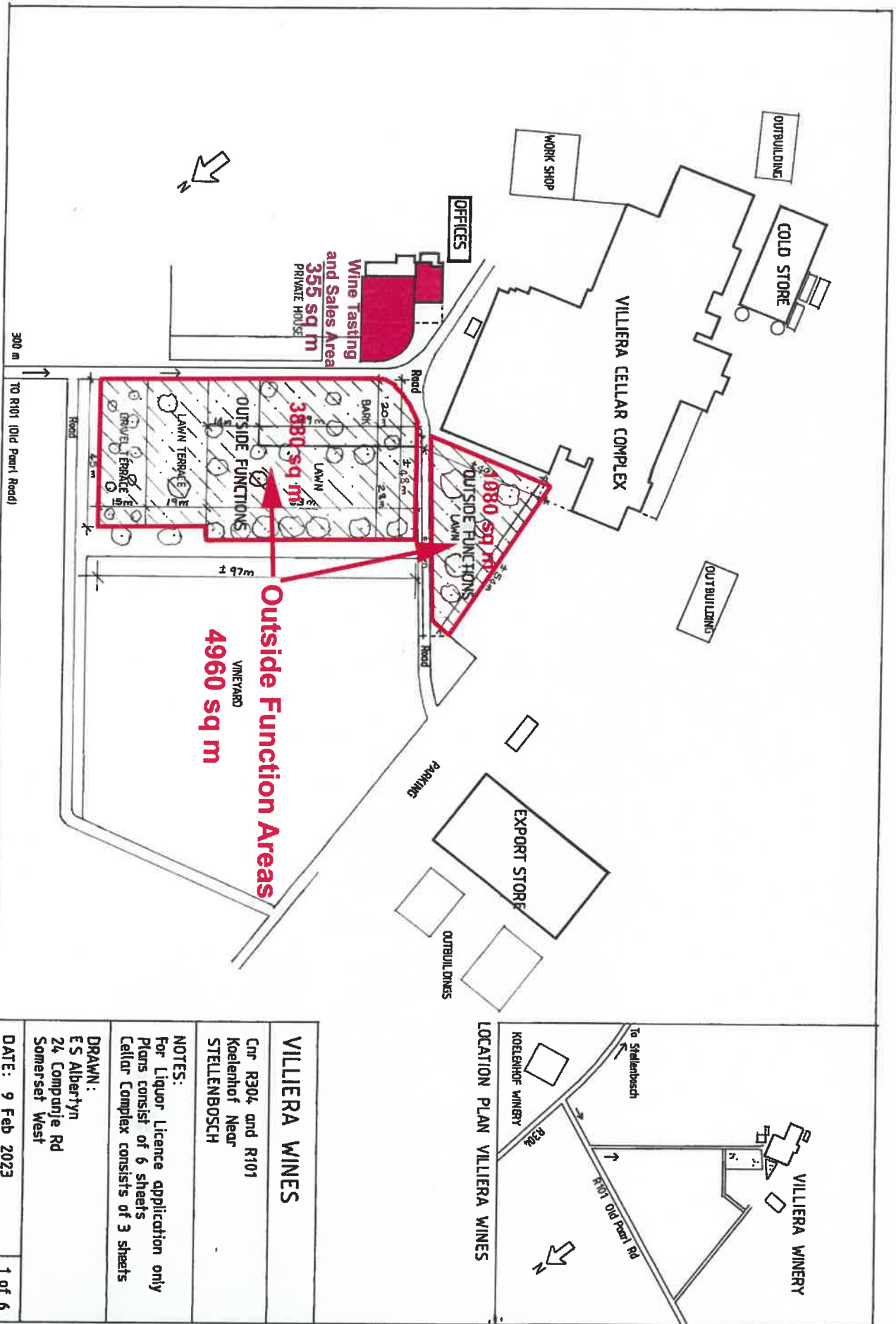


**FLOOR PLAN VILLIERA TASTING ROOM AND OFFICES**  
 SCALE 1:200

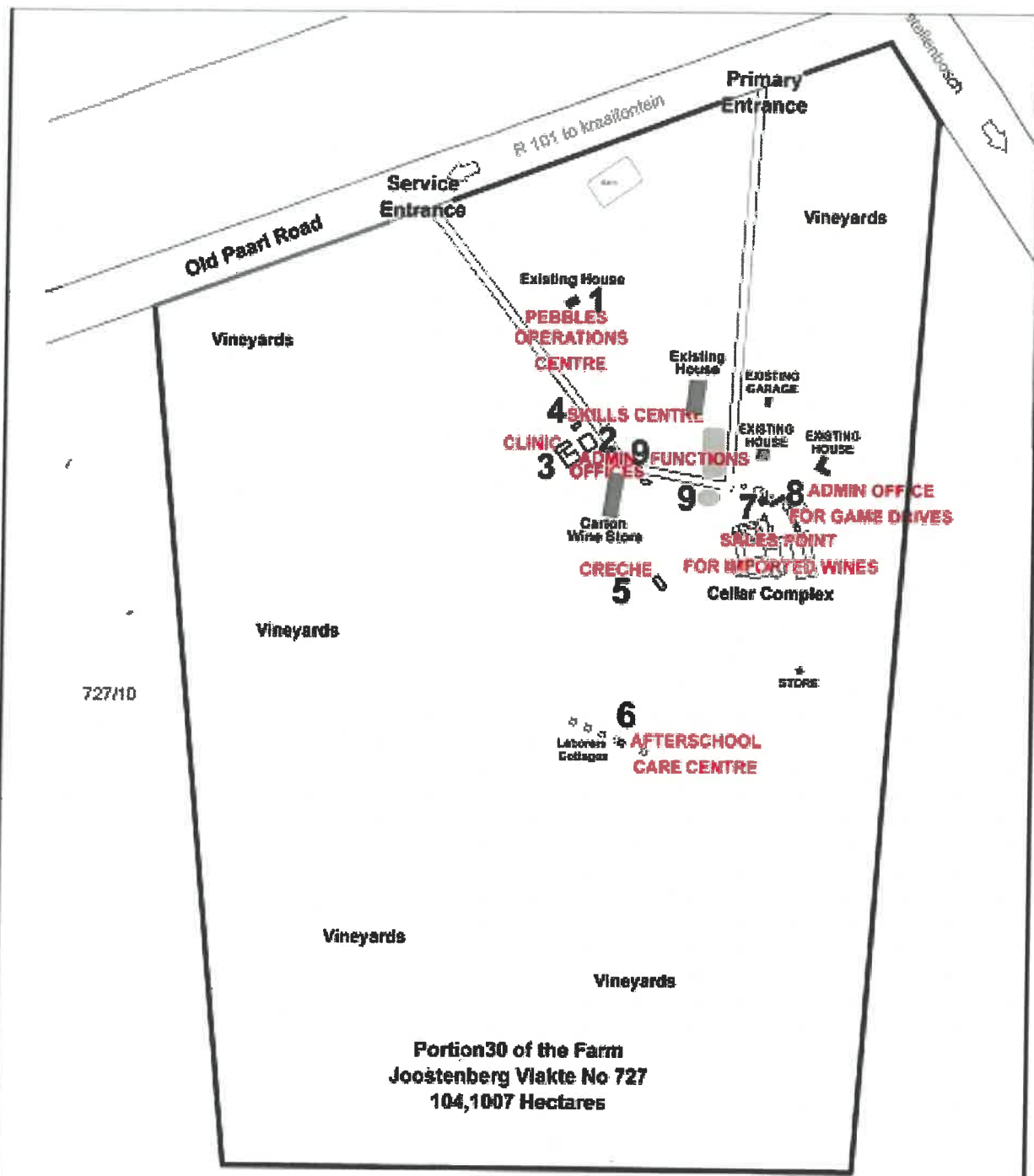


**SITE PLAN VILLIERA WINES**  
**FUNCTIONS**

SCALE ±1:1000



<b>VILLIERA WINES</b>	
Cnr R304 and R101 Koelenhof Near STELLENBOSCH	
<b>NOTES:</b> For Liquor Licence application only Plans consist of 6 sheets Cellar Complex consists of 3 sheets	
<b>DRAWN:</b> ES Albertyn 24, Compunje Rd Somerset West	
<b>DATE:</b> 9 Feb 2023	1 of 6



727/1D

Portion 30 of the Farm  
Joostenberg Vlakte No 727  
104,1007 Hectares

727/9

site plan

1:5000

Key to Project Buildings/Activities

- |                                  |  |                           |
|----------------------------------|--|---------------------------|
| 1. Pebbles Operation Centre      | 6. Staff Creche                          | 9. Locations of Functions |
| 2. Pebbles Administration office | 6. Afterschool Facility                  |                           |
| 3. Clinic run by Pebbles Project | 7. Sale Point for Imported Wine          |                           |
| 4. Pebbles Project Skills Centre | 8. Administration Office for Game Drives |                           |