

27 June 2022

The Director Planning and Development (Belang / Interest / Erf: All)

Stellenbosch Municipality

PO Box 17

Stellenbosch

7599

Per: landuse.enquiries@stellenbosch.gov.za

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Locality: Purple Windmill, Farm 746, Uitspan Road, R44, Klapmuts

Applicant: Dupré Lombaard, Virdus Works (Pty) Ltd, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Cell: 082 895 6362; Email: dupre.lombaard@virdus.com

Owner: The Purple Windmill (Pty) Ltd Reg. No. 2014/ 060358/07, Represented by: Ms Marisa Havinga, Contact: +27 21 202 5993 / +27 61 343 7576; E-mail: info@purplewindmill.co.za

Stellenbosch Municipality reference number: LU 14041

Application type: Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for:

- 1) Section 15(2)(o) for Consent Use for use of the existing cottages (total of 9 bedrooms with common dining area) and new camp site consisting of 8 units of $\pm 75\text{m}^2$ each (24 bedrooms), and with a common dining and entertainment area of $\pm 190\text{m}^2$ as a tourist accommodation establishment;
- 2) Section 15(2)(o) for Consent Use to establish a plant nursery ($\pm 724\text{m}^2$) to grow and sell plants to the public;
- 3) Section 15(2)(o) for Consent Use to use the entire property for occasional use purposes (hiking and biking trails) by the use of the grassed area between indoor/tented tourist facilities and the farm dam for outdoor recreation;
- 4) Section 15(2)(o) for Consent Use to allow for the following tourist facilities:
 - 5) (i) Indoor play area for children covering $\pm 966\text{m}^2$ in extent;
 - 6) (ii) Indoor market stall area of $\pm 879\text{m}^2$ in extent (accommodates 250 people);
 - 7) (iii) Restaurant/venue area of with a capacity of 170 people (379m^2);
 - 8) (iv) A tented outdoor entertainment area of $\pm 140\text{m}^2$ in extent (accommodates 100 people);
 - 9) (v) An outdoor golf range driving and putting area of $\pm 127\text{m}^2$ in extent;
 - 10) (vi) A new function venue of $\pm 529\text{m}^2$ in extent (accommodates 200 people); and
 - 11) (vii) An open air/outdoor venue of $\pm 1,2\text{ha}$ with a capacity of 500 people;
- 12) Section 15(2)(g) for permission required in terms of the zoning scheme for an additional use to construct a new employee housing unit ($\pm 80\text{m}^2$);
- 13) Section 15(2)(g) for permission required in terms of the zoning scheme for an additional use to enlarge the existing agricultural industry (wine cellar) from $\pm 150\text{m}^2$ to $\pm 450\text{m}^2$; and

- 14) Section 15(2)(g) for permission required in terms of the zoning scheme for purposes of an occupation practice (tutoring of home-schooled children) operating from the existing outbuilding.

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: Dupré Lombaard, Viridus Works, **dupre.lombaard@viridus.com**. The comments must be submitted within 30 days from the date of this notice to be received on or before the **closing date of 30 July 2022**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date. For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at +27 82 895 6362 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

Ligging: Purple Windmill, Plaas 746, Uitspanpad, R44, Klapmuts

Aansoeker: Dupré Lombaard, Viridus Works (Edms) Bpk, 77 Buitekring, Dalsig, STELLENBOSCH, 7600; Sel: 082 895 6362; E-pos: dupre.lombaard@viridus.com

Eienaar: The Purple Windmill (Pty) Ltd Reg. No. 2014/ 060358/07, Verteenwoordig deur: Me Marisa Havinga, Kontak: +27 21 202 5993 / +27 61 343 7576; E-pos: info@purplewindmill.co.za

Stellenbosch Munisipaliteit Verwysing: LU 14041

Tipe aansoek: Aansoek ingevolge Artikel 15 van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2015 vir:

- 1) Artikel 15(2)(o) vir Vergunningsgebruik vir die gebruik van die bestaande huise (totaal van 9

- slaapkamers met gemeenskaplike eetkamer) en nuwe kampterrein bestaande uit 8 eenhede van $\pm 75\text{m}^2$ elk (24 slaapkamers), en met 'n gemeenskaplike eetkamer en onthaalarea van $\pm 190\text{m}^2$ as 'n toeriste akkommodasie fasiliteit;
- 2) Artikel 15(2)(o) vir Vergunningsgebruik om 'n plant kwekery ($\pm 724\text{m}^2$) wat plante kweek en verkoop aan die publiek op te rig;
 - 3) Artikel 15(2)(o) vir Vergunningsgebruik om die eiendom in geheel vir geleentheidsgebruik doeleindes (buitelug ontspanning, draf, stap en fietsry) aan te wend, insluitend die grasperk tussen die binnenshuise en buite toeristefasiliteite en die plaasdam;
 - 4) Artikel 15(2)(o) vir Vergunningsgebruik om die volgende fasiliteite toe te laat:
 - (i) Binnenshuise speelarea vir kinders van $\pm 966\text{m}^2$;
 - (ii) Binnenshuise markstalletjies van $\pm 879\text{m}^2$ (kapasiteit sowat 250 mense);
 - (iii) Restaurant/onthaalarea met 'n kapasiteit van 170 mense (379m^2);
 - (iv) 'n Tent buitelug onthaal area van $\pm 140\text{m}^2$ (kapasiteit sowat 100 mense);
 - (v) 'n Buitelug gholf dryf- en setbaan area van $\pm 127\text{m}^2$;
 - (vi) 'n Nuwe funksielokaal van $\pm 529\text{m}^2$ (kapasiteit 200 mense); en
 - (vii) 'n Opelug/buite ontspanningsarea van $\pm 1,2\text{ha}$ met 'n kapasiteit van 500 mense;
 - 5) Artikel 15(2)(g) vir toestemming vereis ingevolge die soneringskema vir 'n addisionele gebruik om 'n nuwe werkershuis te bou ($\pm 80\text{m}^2$);
 - 6) Artikel 15(2)(g) vir toestemming vereis ingevolge die soneringskema vir 'n addisionele gebruik om 'n bestaande landbounywerheid (wynkelder) van $\pm 150\text{m}^2$ na $\pm 450\text{m}^2$ te vergroot; en
 - 7) Artikel 15(2)(g) vir toestemming vereis ingevolge die soneringskema vir 'n addisionele gebruik om 'n beroepsbeoefening te onderneem (tuisonderrig van kinders) vanuit 'n bestaande buitegebou.

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-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die 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: Dupré Lombaard, Viridus Works, **dupre.lombaard@viridus.com**. 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 **30 Julie 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word. Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 82 895 6362 gedurende normale kantoor ure.

Your support of the application will be appreciated. // U ondersteuning van die aansoek sal waardeer word.

Yours faithfully



Dupré Lombaard

STELLENBOSCH • PNIEL • FRANSCHHOEK

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2022-05-10	DOCUMENT NO:	729584
ERF / FARM NO:	746	CREATED BY:	Salome NEWMAN
LOCALITY:	, PAARL FARMS	APPLICATION NO:	LU/14041
OWNER'S NAME:	VIRDUS WORKS (PTY) LTD	APPLICATION VAT NO:	4530303074
ADDRESS:	77 BUITEKRING CRESCENT DALSIG STELLENBOSCH 7600	VAT NO:	4700102181
		APPLICANT:	VIRDUS WORKS (PTY) LTD
		TEL NO:	

[illegible]

TOTAL AMOUNT PAYABLE	15000.00
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ALL TARIFFS INCLUDE 15% VAT FROM 1 JULY 2021 TO 30 JUNE 2022

VAT INCLUDED @ 15%	1956.52
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CALCULATED BY

NAME:

SIGNATURE

Signature

DATE:

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

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

FILE NR:

VERIFIED BYNAME: ES SCAN NR: 1

SIGNATURE

COLLABORATOR ~~NAME~~ 2

DATE: 11/11/2011

BANKING DETAILS FOR EFT PAYMENT:

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

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

0.00

0

**FNB**

NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned	: 2022/05/24
Time Actioned	: 08:04:28
Trace ID	: 8LC423JJ

Payer Details

Payment From	: Virdus Works
Cur/Amount	: ZAR15,000.00

Payee Details

Name	: Stellenbosch Mun Primary
Bank	:
Branch Code	:
Reference	: Lu14041

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at fnb.co.za, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Salome Newman

From: Salome Newman
Sent: Tuesday, 10 May 2022 15:01
To: 'dupre.lombaard@virdus.com'
Subject: Farm 746, Paarl
Attachments: SMFD-Eikest22051015310.pdf

Good day

Pre-scrutiny of your documentation as submitted on 29 April 2022 has been completed. The documentation is considered complete and you may now pay the following fees into Council's bank account. Please provide this office with a copy of your proof of payment.

See attached invoice for payment.



Regards / Groete,
Salome Newman
Admin Officer
Planning and Economic Development

T: +27 21 808 8659 | F: +27 21 886 6899
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za/planning



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



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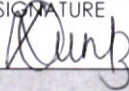
March 2022

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015					Date of Submission of Application	29/04/2022	
Erf No		N/A	Town	N/A	Suburb	N/A	
Farm No		746	Farm Portion		Nearest Town	Paarl Division	
Owner / Applicant	Dupre Lombaard – Viridus Works			Contact number	082 895 6362		
Email address	Dupre.lombaard@viridus.com						
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION					ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
					YES	NO	
1. Completed application form that is signed					✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution					✓		✓
3. Bondholders' consent							
4. Proof that applicant is authorized to act on behalf of an entity							
5. Proof of ownership or rights held in land							
6. Motivation based on criteria in s65					✓		✓
7. SG diagram or General Plan					✓		✓
8. Locality plan					✓		✓
9. Site development plan or plan showing the land development					✓		✓
10. Subdivision plan							
11. Permission for required servitude							
12. Title Deed					✓		✓
13. Conveyancer's certificate					✓		✓
14. Feedback on Pre-application scrutiny					✓		✓

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

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

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY		PLANNER TO EVALUATE
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA , TIS, MHIA, EA/ROD	✓		✓
24. Services report (Engineers report)	✓		✓
25. Previous approvals	✓		✓
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME Nicole Katts	SIGNATURE 	DATE 29/04/2022
Outstanding information (to be completed by Planner):			
N/A			
Applications to be invoiced (to be completed by Planner):			
Application fee = Consent uses & Permission required = R2500 X 6 = R15000			
EVALUATED & SIGNED BY PLANNER	NAME Louisa Guntz	SIGNATURE 	DATE 09/05/22
NOTES: 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].			



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Dupre Lombaard
Virdus Works (Pty) Ltd
77 Buitekring Street
Dalsig
STELLENBOSCH
7600

Dupre.lombaard@virdus.com

25 April 2022

PRE-APPLICATION SCRUTINY FEEDBACK

APPLICATION FOR CONSENT USE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME – FARM NO. 746, PAARL DIVISION

1. Your pre-application scrutiny submission on the above property received on 11 November 2021, refers.
2. Your submission has been duly scrutinized for your intended land use and / or land development application.
3. Your intended land use and/ or land development application needs to address the following requirements to satisfy the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2015) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB]:

3.1 Below, see the description of what the proposal entails (as understood by myself).

- a) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a **Consent Use** for use the existing cottages (total of 9 bedrooms with common dining area) and new camp site (consisting of 8 units of $\pm 75\text{m}^2$ each (24 bedrooms), and with a common dining and entertainment area of $\pm 190\text{m}^2$) as a tourist accommodation establishment on Farm No. 746, Paarl Division.
- b) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a **Consent Use** to establish a nursery ($\pm 724\text{m}^2$) to grow and sell plants to the public on Farm No. 746, Paarl Division.
- c) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a **Consent Use** to use the entire property for occasional use purposes by the use thereof for outdoor recreation and the grassed area between indoor facilities as well as the two parking areas on Farm No. 746, Paarl Division.

- d) Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for **permission required in terms of the zoning scheme** for an additional use to construct a new employee housing unit ($\pm 80\text{m}^2$) on Farm No. 746, Paarl Division.
- e) Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, October 2015 for **permission required in terms of the zoning scheme** for an additional use to enlarge the existing agricultural industry (wine cellar) from 150m^2 to 450m^2 on Farm No. 746, Paarl Division.
- f) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, promulgated by notice number 354/2015, dated 20 October 2015 for a **Consent Use** to allow for the following tourist facilities:
 - (i) Indoor play area for children covering 879m^2 in extent;
 - (ii) Indoor market stall area of 879m^2 in extent (accommodates 250 people);
 - (iii) restaurant and-venue area of with a capacity of 170 people (379m^2);
 - (iv) a tented outdoor entertainment area of 140m^2 in extent (accommodate 100 people);
 - (v) An outdoor golf range driving and putting area of 127m^2 in extent;
 - (vi) A new function venue of 529m^2 in extent (accommodate 200 persons);
 - (vii) An open air/outdoor venue of 1,2ha with a capacity of 500 people;

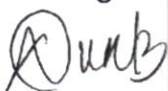
3.2 The formal land use application can be submitted, but the application / motivation must be amended so that the following issues can also be addressed and/or incorporated:

- a) Section 213(5) of the Stellenbosch Zoning Scheme Bylaw states that *"...consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture and/or natural environment and where the activity is subservient to these two primary land use activities in the land unit"*. A desktop study showed that little to no agricultural activities exists on the property. Provide a detailed motivation on what the existing agricultural activities on the subject property entails.
- b) The application is also for an additional use to enlarge the existing structure (No. 19 on Site Development Plan). Confirm whether the produce used are from the subject property (this must also be included under the list of applications).
- c) Also explain where the products for the nursery comes from (are they purchased from other nurseries or are they grown on the farm).
- d) The application for consent use for the occasional use was not motivated. Please provide a detail description of what this entails.
- e) Applications must be listed separately and each use must be motivated separately.

4. The intended land use and/ or land development application also needs to fulfil the requirements as stipulated in Section 38 of the SLUPB. The required application documents and related information on any applicable Bylaws, Policies and Spatial Plans are available on the Planning Portal of the Municipal Website. (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal>)

5. Please note that the sole purpose of this pre-application scrutiny feedback is to facilitate an accurate approach for the intended land use and/ or land development application. The feedback should consequently not be interpreted to represent any position on the merit nor desirability of such intended land use and/ or land development application, which can only be determined once a complete application has been received and duly processed and decided on by the authorised decision maker.
6. It should also be noted that the complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Once proof of payment is received, the application will be regarded as duly submitted in accordance with a notice as contemplated in terms of Section 41(1)(c)(i) of the SLUPB.
7. For any enquiries on this correspondence please respond by e-mail to the writer hereof.

Kind regards



Louisa Guntz
Senior Town Planner

Louisa.Ollyn@ Stellenbosch.gov.za



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LAND USE PRE-APPLICATION CONSULTATION FORM

KINDLY NOTE:

1. This Pre-Application form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015. (SLUPB) (<https://www.stellenbosch.gov.za/documents/planning-and-building-plans/planning-portal/legislation/3116-stellenbosch-municipality-land-use-planning-by-law-2015/file>)
2. The applicant will be notified if a pre-consultation meeting will be required in terms of Section 37 of the said Bylaw on receipt and scrutiny of this Pre-Application form.

PART A: APPLICANT & PROPERTY PARTICULARS

NAME: Dupré Lombaard (Virdus Works (Pty) Ltd

E-MAIL: dupre.lombaard@virdus.com

TEL/CELL: +27 82 895 6362

Registered Erf Number(s) / Farm & Portion Number(s): Farm 746, Paarl

Physical Address: Uitspan Road, R44, Klapmuts, 7625, South Africa

Suburb & Town: Klapmuts area

Registered Owner: The Purple Windmill (Pty) Ltd, Reg. No. 2014/ 060358/07

Current Zoning: Agriculture and Rural Zone

Current land use: Agriculture with consent a winery and tourist facilities by temporary departure

Are there existing buildings on the subject property(ies)?	Yes	No
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Yes	No
If yes, is this application to legalize the building/ land use?	Yes	No
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	Yes	No
Is the property located in a heritage area or contains any heritage significant buildings?	Yes	No
Does the property fall inside the urban edge?	Yes	No

PART B: QUESTIONNAIRES

WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

Rezoning	Subdivision	Removal/Suspension/ Amendment of restrictive conditions	X	Consent use
Permanent Departure	Consolidation	Closure of public place		Rectification/ disestablishment of HOA

Temporary Departure	Amendment of condition(s) of approval	Extension of validity period of approval	Amendment/cancellation of approved subdivision plan
Determination of a zoning	Occasional use	Permission in terms of zoning scheme	Permission in terms of condition of approval
OTHER	X Technical Approval	Exemption	

Details of the Proposal: (Brief description of proposal (not a full motivation))

This application relating to Farm 746, Paarl is for consent uses in terms of Section 15(2)(o) for a consent use contemplated in the zoning scheme of the Stellenbosch Municipality Land Use Planning Bylaw, 2015, read with Sections 13, 208, 209 and 213 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 (ZSB). Application is made for the use of existing buildings (cottages, tourist facilities and agricultural buildings) on the property, proposed new buildings and structures and the farm as a whole as a tourist facility, nursery and for occasional use. Application is also made for a technical (additional use) approval of one addition employee housing unit on the farm.

- 1) The existing cottages and a new camp site are proposed as tourist accommodation establishment.
- 2) New temporary structures (stretch tents and canopies) and outdoor space are proposed for tourist facility use (restaurant, delicatessen, place of entertainment, place of assembly, etc.)
- 3) To allow for the use of the farm's outdoor space as active recreation space for biking and other outdoor activities and events.
- 4) To allow for the establishment of a nursery to grow and sell plants to the public.

The property has an Agricultural and Rural Zone and is 55,5841ha in extent. It was approved by way of a temporary departure for tourist facility use in 2018 (LU 5694) together with rezoning of an existing outbuilding as a winery and wine cellar. It has sufficient water resources to support a commercial and economically viable agricultural use, such as the existing wine production, roll-on lawn production and the keeping of livestock on small scale. The owner however wishes to better utilise the property and natural assets through diversification of the use to make the farming more sustainable. The natural attraction and resource value of the dam on the farm and the farm's locality in proximity of Klapmuts and the N1 create a good opportunity for diversification.

Access to the farm is off the Uitspan Road, roughly 150m from the R44, along a shared access with Arra Vineyards, which is one of the Class 4 urban collector planned for development in the approved Stellenbosch Roads Master Plan.

There are no title deed restrictions preventing the proposed land developments (T23888_2015).

RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

QUESTIONS REGARDING PLANNING CONTEXT	YES	NO	Details
Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable on the application, and if yes, is the proposal consistent/ compliant of such?	X		Stellenbosch Municipality SDF, 2019
Describe:			
The SDF promotes the establishment of tourist facilities and guest accommodation on farms.			

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES? E.g. Electricity; Water; Sewerage; Road network; other?	YES	NO
Details: The existing services are sufficient for the proposed use of the farm resources.		X

PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION FORM

The following minimum documentation **must** be attached to this pre-application form:

1. **Locality plan**
2. **Layout Plan of proposal** (eg copy of existing building plan, indicating proposal on site plan, etc.)
3. **Full copy of the title deed or Conveyance Certificate**

Please Note:

- The Municipality may request any other information deemed necessary for the purpose of this pre-application.
- Incomplete pre-applications forms or if required minimum supporting documents is not submitted the pre-application form will not be accepted by the Municipality.

DECLARATION: I hereby confirm that the information contained in this pre-application form and accompanying documentation is complete and accurate.

Applicant's signature: _____ Date: _____

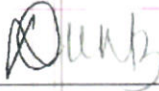
FOR OFFICE USE:

Municipal Stamp	
Received by: _____	
Date: _____	

DETERMINATION BY AUTHORISED OFFICIAL

Additional Information	☒	Pre-Application Consultation	☐	Application Ready	☒
Sign: 			Date: 25/04/2022		

APPLICANT INFORMED BY RESPONSIBLE OFFICIAL

Sign: 	Date: 25/04/2022
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**LAND DEVELOPMENT APPLICATION FOR:
CONSENT USE ON**

FARM NO. 746, PAARL RD (PURPLE WINDMILL)



FUNCTIONS VENUE • EATERY • MARKET • PLAY PARK • NURSERY

November 2021
Updated April 2022

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ANNEXURE**ANNEXURE A: LOCALITY****ANNEXURE B: APPLICATION AUTHORISATION****ANNEXURE C: APPLICATION FORM****ANNEXURE D: PREVIOUS APPROVAL****ANNEXURE E: SITE DEVELOPMENT PLAN****ANNEXURE F: CONVEYANCER'S CERTIFICATE****ANNEXURE G: TITLE DEED****ANNEXURE H DIAGRAM****ANNEXURE I: TRAFFIC IMPACT STATEMENT****ANNEXURE J: ENGINEERING SERVICES REPORT**

EXECUTIVE SUMMARY

MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR: FARM NO. 746, PAARL RD (PURPLE WINDMILL) SG Code: C05500000000074600000 / Location: Lat: 33° 49' 14.358" S Lon: 18° 52' 32.782" E	
Owner: The Purple Windmill (Pty) Ltd Reg. No. 2014/ 060358/07 Represented by Ms Marisa Havinga Telephone: +27 21 202 5993 Mobile: +27 61 343 7576 E-mail: info@purplewindmill.co.za Address: Uitspan Road, R44, Klapmuts, 7625, South Africa	Project Consultant: Virdus Works (Pty) Ltd Reg. No. 2018/585747/07 Represented by: Mr Dupré Lombaard SACPLAN: B/8076/1998 // EAPASA: 2019/304 Mobile: +27 82 895 6362 E-mail: dupre.lombaard@virdus.com Address: 77 Buitekring, Dalsig, Stellenbosch, 7600, South Africa

This application relating to Farm 746, Paarl is for consent uses in terms of Section 15(2)(o) for a consent use contemplated in the zoning scheme of the Stellenbosch Municipality Land Use Planning Bylaw, 2015, read with Sections 13, 208, 209 and 213 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 (ZSB). Application is made for the use of existing buildings (cottages, tourist facilities and agricultural buildings) on the property, proposed new buildings and structures and the farm as a whole as a tourist facility, nursery and for occasional use. Application is also made for a technical (additional use) approval of one addition employee housing unit on the farm, for home occupation practice, and expansion of the approved and existing winery from 150m² to 450m².

- 1) The existing cottages and a new camp site are proposed as tourist accommodation establishment.
- 2) New temporary structures (stretch tents and canopies) and outdoor space are proposed for tourist facility use (restaurant, delicatessen, place of entertainment, place of assembly, etc.)
- 3) To allow for the use of the farm's outdoor space as active recreation space for biking and other outdoor activities and events.
- 4) To allow for the establishment of a nursery to grow and sell plants to the public.

The property has an Agricultural and Rural Zone and is 55,5841ha in extent. It was approved by way of a temporary departure for tourist facility use in 2018 (LU 5694) together with rezoning of an existing outbuilding as a winery and wine cellar. It has sufficient water resources to support a commercial and economically viable agricultural use, such as the existing wine production, roll-on lawn production and the keeping of livestock on small scale. The owner however wishes to better utilise the property and natural assets through diversification of the use to make the farming more sustainable. The natural attraction and resource value of the dam on the farm and the farm's locality in proximity of Klappmuts and the N1 create a good opportunity for diversification. Access to the farm is off the Uitspan Road, roughly 150m from the R44, along a shared access with Arra Vineyards, which is one of the Class 4 urban collector planned for development in the approved Stellenbosch Roads Master Plan.

There are no title deed restrictions preventing the proposed land developments (T23888_2015).

1. BACKGROUND

This application is for consideration of tourist facilities, a plant nursery, and a tourist accommodation establishment on and for occasional use of Farm No. 746, Paarl in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2015 (LUPB) by consent use. It is located on the Uitspan Road, with its access roughly 150m west of the R44. The property abuts the R44 and has an area of 55,5841ha.



The farm is well developed with farm infrastructure and facilities, which include an instream irrigation storage dam with a capacity of more or less 36 000m³.

The farm was conditionally authorised (LU/5694 dd 17 August 2018) for:

- a) A rezoning of a portion (existing outbuilding of $\pm 125\text{m}^2$) from Agricultural Zone I to Agricultural Zone II to allow for an agricultural industry (winery), and;
- b) a temporary departure to accommodate a function venue in an existing shed as well as a venue for smaller groups, limited a specific site development plan (SDP).

Development of the tourist facilities on the farm exceeded the permitted extent and nature, leading to a compliance notice being issued to the owner (Ref. FARM 746, Paarl Division, dd 10/06/2021). The buildings and structures as well as activities established without prior planning authorization consist of:

- a) an indoor play area for children;
- b) an outdoor recreation area and play park;
- c) an indoor function venue;
- d) an outdoor function area;
- e) tourist accommodation establishment; and
- f) a plant nursery.

The figures below contain pictures of the facilities and structures, which are also shown on the attached site development plan in Annexure E. Most of the structures are of a temporary nature consisting of steel framed structures with tented fabric covers.



Figure 2: Farm 746, Paarl approved tourist facilities (function venue)



Figure 3: Farm 746, Paarl tourist facilities (function venue) added without permission



Figure 4: Farm 746, Paarl tourist facilities (outdoor activities) added without permission



Figure 5: Farm 746, Paarl plant nursery

1.2 Context

Although the farm is a viable agricultural unit of 55,6 ha with ample irrigation water and would normally be capable of economically sustainable agricultural activities, current market conditions and a depressed wine/viticultural industry as well as a lack of demand for roll-on lawn on the one hand, and increasing input costs on the other, lead to the consideration of diversification to generate additional revenue.



Figure 6: Farm 746, Paarl farm development (green = grazing / purple = vineyards)

Simultaneously there is an increase in demand for tourist facilities and recreational activities in rural settings, as evidenced in the references to the MERO below, which cause the owner to focus for the time being on expansion of the tourist and visitor product offering, together with expanding the agricultural capacity of the farm, by the introduction of nursery activities, sheep, and a larger winery.

The farm is located on the R44 in an area where tourism related activities make significant contribution to the local economy and economic sustainability of farms without any significant negative effect on the environment. Farming activities consist of the following:

- 1) 6 ha of grass for roll-on lawn, of which 2 ha will be converted for tourist facility use;
- 2) 8 ha vineyards, with wine under the Purple Windmill label made on contract by Mt Vernon, until the approved winery, currently used for maturation, on the farm is fully developed and operational;
- 3) 2 ha of citrus (lemons);
- 4) 2 ha of rooibos;
- 5) 15 ha wheat; and
- 6) Small flock of sheep on cultivated grazing, of which 2 ha will be converted for parking and camping.

More than 31 ha of the 55 ha property is cultivated, mostly under irrigation from the instream dam that covers roughly 4 ha. The total area set aside for the tourist facilities and accommodation is 4 ha, which is less than 10% of the farming area and does not cause any interference with the agricultural activities.

2. LAND DEVELOPMENT APPLICATION AND AUTHORISATION

2.1 Proposal

The proposal is to diversify the use of the farm in keeping with the character of the surrounding area and to use irrigated grazing (also used for roll-on lawn) to establish the facilities by the development of (see Annexure E):

- 1) a plant nursery in a steel framed polytunnel of 724m²;
- 2) an indoor market stall area of 879m²;
- 3) an indoor play area for children covering 879m²;
- 4) a tented outdoor entertainment area of 140m²;
- 5) an outdoor golf driving and putting area of 127m²;
- 6) a new employee housing unit of 80m²;
- 7) a new function (wedding) venue of 529m²;
- 8) a tourist accommodation building with six bedrooms and common dining area;
- 9) a self-catering cottage (existing employee housing unit conversion) of 80m² (three bedrooms);
- 10) self-catering luxury tents (eight units) of 75m² each with a common dining and entertainment area of 190m²;
- 11) an open air / outdoor venue of roughly 1,2ha with a capacity for 500 people together with ablution facilities;
- 12) upgrading of the existing function facility with an area of 379m²; and
- 13) expansion of the existing winery from 150m² to 450m².

The development of the property is planned to accommodate roughly 1 700 visitors and will create 18 permanent and 15 temporary / occasional employment opportunities. Moreover, the market stalls and indoor events venue will create additional economic opportunities for small businesses and entrepreneurs, with further employment creation.

Parking is proposed in two places, one linked to the wedding venue for 62 cars and one for 501 cars and an area for delivery vehicles and buses in proximity of the main hub at the outdoor area.

The tourist facilities will include the full spectrum of uses as defined in the Stellenbosch Zoning Scheme Bylaw, 2019 (ZSB) (*facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, restaurants and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmers markets, farm deli, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie).*

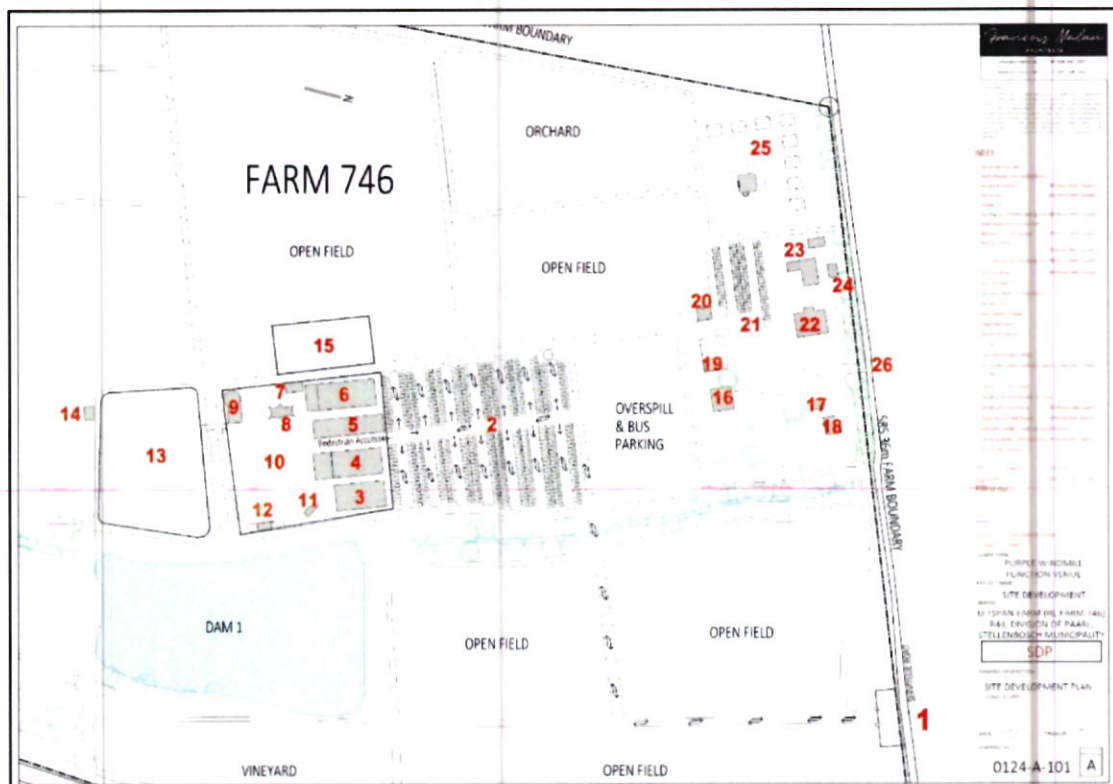


Figure 7: Copy of SDP as in Annexure E

Although tourist facilities include some form of occasional use, it is prudent to also apply for the occasional use of the property *(the use of a property for an event on a temporary basis for a once off, or recurring activity which is ordinarily not permitted in the base zone such as a market, place of assembly, place of worship, sport facility, place of entertainment, business, conference, place of education, community, medical, restaurant, welfare, or an activity which involves the extraordinary gathering of people over and above the normal permitted or approved uses or capacity on the property, either as a once-off, or on an intermittent basis or at regular intervals).*

The owners of the farm also provide tutoring, four days of the week, to a group of nine children (including their own) who are home schooled. Art and craft classes are offered for children on the fifth day of the week. The tutoring and art classes are given in the existing farm outbuildings. The Municipality issued a compliance notice for the home school / tutoring activities on 21 April 2022.

2.2 Application

The following applications are made in terms of Section 15 of the Stellenbosch Municipality Land Use Planning Bylaw, 2015 (LUPB) and Sections 13, 208, 209 and 213, the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 (ZSB), for the property that is zoned Agriculture and Rural Zone and for which a previous approval is applicable. No amendment of the previous approval is sought. Instead, the permitted temporary uses will be made permanent with this application.

- 2.2.1 Application in terms of Section 15 (2)(o) for consent use as contemplated in the zoning scheme to permit a nursery, tourist facilities, a tourist accommodation establishment, and the occasional use of the property.
- 2.2.2 Application in terms of Section 13 of the ZSB is made for a new employee housing unit (80m²), to replace the existing one proposed for conversion to a tourist accommodation unit and for expansion of the existing winery by 300m² to a total area of 450m².

2.3 Zoning scheme requirements

The tourist facility will be open by appointment for events and functions for five days a week from 10:00 to 24:00. On Saturdays, Sundays, and public holidays it is open from 09:00 - 24:00.

The application does not require any departures due to the consent use application for uses exceeding the thresholds of the ZSB. The proposed development of the consent uses must be considered in terms of Sections 208, 209 and 213 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019, read with the relevant considerations as set out in the Stellenbosch Municipality Land Use Planning Bylaw, 2015. Said ZSB determines that *"When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture. The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.*

These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit".

The primary use of the property remains agricultural, as less than 10% of the total area of the property will be used for tourist facility and accommodation purposes. The new employee housing unit and expansion of the winery to 450m² are essential agricultural activities to improve the farming capacity.

2.4 Title deed restrictions

The title deed (T23888_2015) of the farm is attached hereto together with the conveyancer's certificate in ANNEXURE F: CONVEYANCER'S CERTIFICATE. There are no restrictive title conditions that prevent the proposed use of the land for the intended nursery, tourist accommodation and tourist facilities.

3. MOTIVATION

The farm is an active, productive farm, endowed with an irrigation resource that allows for the intensive cultivation of the land and a range of products that diminish its seasonality. The ideal is however to reduce the seasonal effect of its production even further, and to diversify its revenue streams. Its location and characteristics create an attraction that allows for further diversification and generation of revenue from tourist facilities and accommodation, without disruption of the farming activities.

The camping and tourist accommodation establishment is aimed at attracting and accommodating visitors to the dam for fishing and cyclists using the biking trails in the area. There are mountain bike and road bike tracks around the area, directly reachable from the farm. These tracks can accommodate significant numbers of cyclists, as their combined lengths are 43 km and 58 km respectively. Other activities in the area that attract weekend visitors are trail runs, dirt bike track riding, hiking and team building events, for which the demand for affordable overnight accommodation cannot be satisfied.

Markets, open air events venues, restaurants, beer gardens and recreational facilities are a real attraction to the area. As discussed in more detail below (paragraph 3.1), the main attraction of the Cape Winelands since 2020 is local visitors undertaking day and weekend trips to visit recreational places, cultural and heritage venues, and to participate in outdoor activities. The Purple Windmill product offering is aimed at catering for the existing demand in line with the provincial and municipal policy and strategic plans, as elaborated below. The success of existing venues in the area, e.g., Spice Route, Babylonstoren, Boschendal, Quoin Rock, Hazendal, Hartenberg, Plaisir de Merle, Warwick, Wiesenhof, indicate the demand and the extent of the demand. While each venue and attraction has its own target market and unique features, it is clear that the demand exists and that the outdoor venues attract large numbers of visitors, mostly from urban areas, who enjoy being in the rural environment where children can play and participate in supervised active recreation and parents can relax and enjoy meals and refreshments.

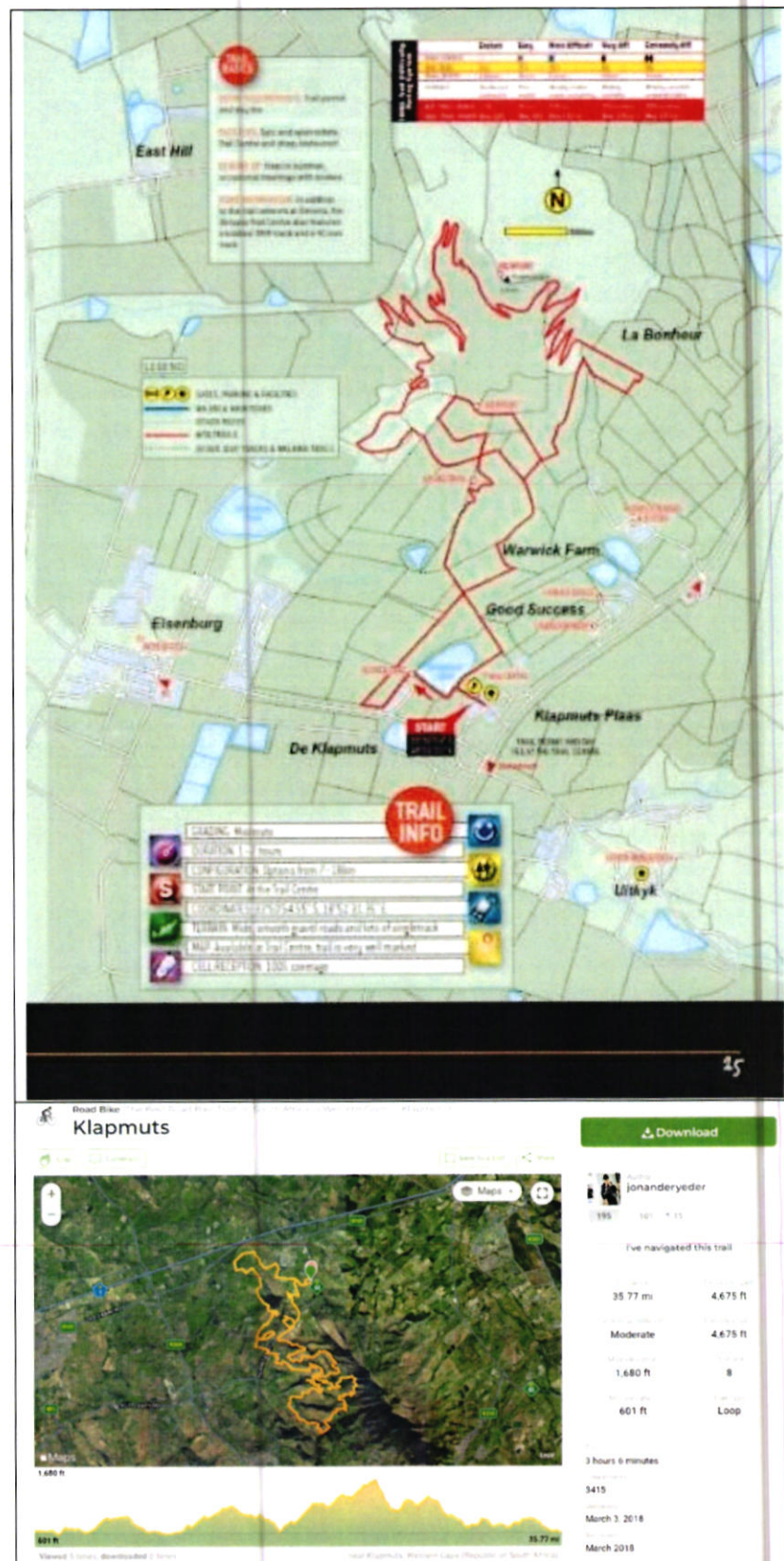


Figure 8: Biking trails in the Klapmuts area

On the other hand, such venues and events create employment opportunities, directly by employment of labourers, supervisors, chefs, waitrons, service staff, and administrative staff. More indirect opportunities are created, for the provision of services, security, goods deliveries and management, catering, and events management. The indirect economic benefit of the tourist facilities should not be underestimated. It is one of the highlighted strategies in all of the policy documents related to spatial and economic development in the Cape Winelands.

The owner can further expand the agricultural activities by the creation of a nursery that grows vines, fruit trees, herbs, tomatoes, ornamental plants, and roses, some of which for wholesale trade to farmers and the rest for retail sale. While the nursery is being established, it has to purchase initial stock from other wholesalers, but over time the nursery will produce its own stock and purchase only essential growth stock of new varieties. Nursery activities employ some of the staff who would otherwise work over weekends when the outdoor venues are operational.



Figure 9: View of the Purple Windmill function area from the parking access

3.1 Stellenbosch Municipality IDP and SDF

The Integrated Development Plan 2021 (IDP), including the municipal spatial development framework (SDF of 2019) make specific provision for the establishment of tourist facilities and tourist accommodation establishments on farms and the diversification of agricultural activities to enhance the economic sustainability of the farms. It confirms that tourism, linked to the natural environment and agriculture, is one of the largest creators of employment and that it makes substantial contribution to the economic sustainability of the agricultural sector. This application is in line

with the provisions of both said documents and an attempt to increase the feasibility and sustainability of the farm. Its size, location, irrigation water reservoir and accessibility in proximity of the N1 cause it to be an attractive locale for the establishment of the proposed uses. Diversification and better use of the land and the existing buildings will contribute to the sustainability of the farm by generating revenue from the resources without diminishing the agricultural potential of the farm.

IDP Strategy 5 makes specific provision for the use of farms as tourism attractions: *"Manage and develop tourism as one of the key economic sectors - Facilitate the development of tourism attractions, as contained in the Local Economic Development Strategy, in all sectors and at all levels of the local economy"*. It further states that the Municipality must *"Support compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate"*.

The SDF specifically states that the protection and expansion of tourism assets and the protection of agricultural land, enablement of its use and expansion of agricultural output are core to the sustainability of Stellenbosch. The farm is used for agricultural purposes and wine-making since 2018, but it cannot be feasibly used for agricultural purposes only, due to market conditions and the lack of demand for roll-on lawn. The diversification of the use and creation of an alternative revenue stream is critical.

The Municipal Economic Review Outlook (MERO), 2019 indicated an optimistic picture of the Stellenbosch local economy and tourism related activities, even if negatively affected by the drought of the previous years. It indicated high tourism numbers, economic growth, albeit low numbers and optimistically indicated that visitors partook in wine tasting (24,0%), culture/heritage (19,0%), culinary (17,0%), and outdoor activities (13,0%), which was then described as *"the core product offering of the Cape Winelands District (CWD)"*.

This radically changed in the MERO 2020, in which more locally and recreation focussed, activities like scenic drives (attracting 30,0% of all visits), culture/heritage (17,0% of all visits), and outdoor activities 52,0% (of all visits) were recorded. Then came the Covid-19 pandemic and the MERO 2021 has not even been released. While there is great uncertainty around the economic effects of the pandemic, there is general consensus that the international travel and tourism industries will not return to the pre-2020 levels for many years. Until then, the proposal is to focus on local tourists who make use of the natural environment for recreation, as is being proposed for the Purple Windmill.

The SDF continues to indicate that the Municipality supports compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are *"of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate"*. The Purple

Windmill proposals comply with these criteria, as the attraction will have positive socio-economic effect, amongst others by creating employment opportunities and drawing tourists to the area, while the property in its current state has no such economic benefit and must rely solely on limited agricultural production. The farm as a solely agricultural unit is not economically sustainable.

The tourism sector, and as indicated above, local visitors, contribute significantly to the local and regional economy and it requires continuous product development to ensure repeat visits and new visitors. By creating the events focussed attraction, the Purple Windmill is likely to make a significant contribution to the local tourism sector.

The proposed attraction or lead to the permanent employment of at least 18 people are creating numerous additional employment opportunities, depending on the success of the attraction. Amongst others it is proposed to establish a wedding venue on the farm, which on its own can create more than 20 employment opportunities occasionally for each wedding where food is also provided as part of the offering. During summer months, when camping is offered in the eight proposed luxury tents, then at least five additional employment opportunities would be created.

While the facility has a capacity of roughly 1 700 people in all components of the proposed tourist facilities jointly, it is unlikely that all would be fully utilised simultaneously. The experience of similar facilities in the Stellenbosch area has shown that between 3 000 and 4 000 visitors could be expected on a peak weekend day during the summer months, but not all simultaneously. Typical attendance patterns of for visitors attending activities and events during the mornings. Such activities and events are mostly organised sporting related, with some supporters and spectators. From lunchtime onwards, more casual visitors tend to prevail, while in the evenings it is mostly organised groups who attend for functions and celebrations. Thus, the visitors are spread over the course of a day, mostly over weekends while weekdays are limited to pre-booked events, functions, and teambuilding activities.

3.2 Provincial Spatial Development Framework

The Provincial Spatial Development Framework (PSDF) and the supporting and complementary regional spatial development framework as contemplated in Section 18 of the Spatial Planning and Land Use Management Act, 2013 determine principles and the planning and development norms and criteria for tourism related uses in the area. Nothing proposed in this application contradicts any of the said principles or guidelines.

The Western Cape Rural Development Guidelines indicate that: "*The Western Cape economy is founded on the Province's unique asset base. These include farming resources, that make the Western Cape the country's leading exporter of agricultural commodities and whose value chains (e.g., agri-processing) underpin the Province's industrial sector; and its natural capital (i.e., biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape the country's premier tourism destination. The Western Cape seeks to ensure: 1)*

sustainable development of its rural areas; 2) conservation of their biological diversity; 3) functionality of ecosystems; 4) protection of agricultural productive land; and 5) safeguarding of rural heritage and culture."

Chapter 11 of the Rural Development Guidelines determines the following sustainability principles and management guidelines for tourism development in rural and agricultural areas:

- *To diversify farm income.*
- *To offer a range of appropriate nature, cultural and agri-based rural tourism facilities, and recreational opportunities across the rural landscape (e.g., animal sanctuary, paintball, shooting ranges, and conference facilities).*
- *Rural tourism and recreation facilities and activities should not compromise farm production and must be placed to reinforce the farmstead precinct.*
- *To provide a range of opportunities, including different typologies, for tourists and visitors to experience the Western Cape's unique rural landscapes; e.g., additional dwelling units on farms, B&Bs, guesthouses, backpacker lodges, lodges, resorts, hotels, and camping sites.*
- *To offer more people access to unique tourism and recreational resources in sought-after natural areas, where it would not otherwise have been possible.*
- *Whilst tourist and recreational facilities should be accommodated across the rural landscape (i.e., in all SPCs), the nature and scale of the facility provided needs to be closely aligned with the environmental characteristics of the local context.*
- *Any facility not directly related to the rural landscape should preferably be located within, or peripheral to, urban centres. The obligation is on the applicant to illustrate why the land use cannot be accommodated in the urban area.*
- *The development should have no adverse effects on society, natural systems, and agricultural resources.*
- *The long term impact on the municipality (resources and financial); water supply and demand; agricultural activities, production and sustainability, risk, and finances; and the scenic, heritage and cultural landscape should be considered when decisions are taken.*
- *Avoid establishing facilities with any permanent on-site employees' residences in rural areas, as on-the-farm accommodation is restricted to agri-workers. Employees should be accommodated in existing settlements.*
- *Development applications should include a locality plan to indicate how it contributes to the clustering of facilities in nodal areas.*
- *A site development plan must be submitted to the municipality for consideration. The exact proposed footprint must be shown on the site development plan, it should illustrate the placement of the activity in relation to existing buildings on the farm, and provide details on infrastructure provision, access and parking arrangements and the position and nature of all proposed signage and landscaping.*
- *Environmentally sensitive areas (e.g., wetlands and other special habitats) should be avoided, and the placement of facilities and activities should be informed by a landscape assessment (i.e., considering biodiversity, cultural & scenic attributes).*

- *Existing structures or disturbed footprints should preferably be used, and adequate provision made for access and parking. Buildings should respond to the farm's built vernacular and should include appropriate buffers, landscaping, and screening to reduce their visual impact on the rural landscape. Information on the architectural design must be provided, for the purposes of the heritage and visual assessments.*
- *The appropriate nature and scale of a facility within a particular context should be determined by considering:*
 - *the extent of the cadastral portion, and*
 - *the sensitivity of, and impact on, the receiving environment (i.e., agricultural, or natural).*
- *The scale of a development must be limited to the extent that it will not promote secondary development (e.g., service stations, shopping centres, retail activities, social services such as schools, etc.) on or around the site such that a new, unplanned development node is created.*
- *Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated.*
- *Landscaped areas, which generally require the application of fertilizers, herbicides, and pesticides, should be located above the 1:100-year flood line. Where the flood line has not been determined or is out of date, a flood line study is required.*
- *The development should not result in or contribute to visually obtrusive or ribbon development along the coastline, visually sensitive areas, cliffs, or ridges.*
- *The services associated with a development should not have a negative impact on the environment. The impact of these services should be taken into account when determining the appropriate location for a development. In particular, sewerage provision should not result in pollution of surface or groundwater (e.g., no soak-ways should be permitted).*
- *The development of the site should not negatively affect the role, function, public enjoyment and status of open space systems/networks, designated sites of cultural significance and/or sites identified as being of conservation significance.*
- *The development should not result in or contribute to visually obtrusive or ribbon development along the coastline, visually sensitive areas, cliffs, or ridges.*
- *The services associated with a development should not have a negative impact on the environment. The impact of these services should be taken into account when determining the appropriate location for a development. In particular, sewerage provision should not result in pollution of surface or groundwater (e.g., no soak-ways should be permitted).*

An assessment of the proposals show that they meet all of the aforementioned principles and criteria.

- ✓ To offer a range of appropriate facilities. When considering the main attractions of the CWD (according to the MERO 2020), where outdoor activities is the primary attraction, it is obvious that the Purple Windmill attraction and venue will fit with the market trend and the regional setting. The proposed outdoor, recreational, and social activities create new opportunities for tourism in the

area, which is mainly related to viticulture and food. Markets and outdoor activities create opportunities for social gathering of people in a relatively safe environment while the Covid-19 pandemic is still a threat considering indoor activities. Moreover, the proximity of the facility to Klipmuts and the N1 ensures access to a market that would otherwise have to travel significantly further and through Stellenbosch to something like Root 44 (albeit now closed).

- ✓ No compromise to agricultural activities. The location of the structures, parking and the proposed outdoor activities were chosen in relation to the farm infrastructure and cultivated areas. The proposed use will not have any negative effect on the farm's production capacity or the surrounding agriculture, as the use does not cause any disturbance and is not sensitive to any agricultural activities, e.g., crop spraying, irrigation, use of farm implements and machinery.
- ✓ Provide a range of opportunities. New opportunities are created, especially for local visitors who can access off the N1. This has significant positive effect on the local economy. Additional employment opportunities are created, in addition to the range of benefits as explained in the MERO. It adds new attractions in proximity of the Klipmuts urban area and accessible off the N1, over a short distance along a major transport route (R44).
- ✓ Offer access to more people. The new tourist facilities, with outdoor venue, market, children's play area and restaurant will make economic opportunities more accessible to more people, and probably contribute to the increased revenue for them where no alternative exists. There is currently no large tourist facility and market stall attraction or opportunity in the Stellenbosch municipal area in this vicinity.
- ✓ Improve the economic viability and sustainability of farms. As reflected above, the farm in its current state is not economically sustainable with agricultural activity only. The addition of the attraction and tourist related activities would probably allow the farm to generate revenue while creating an opportunity for local visitors and entrepreneurs looking for a safe environment to relax and be active in natural surroundings. If no such activities are permitted, then the farm would probably not survive, and employment opportunities would be lost.
- ✓ Align scale and form of facilities with character of area. The surrounding area has a diverse character, with some agri-tourism related facilities on adjacent farms, as well as the industrial development in Klipmuts less than 1 km north. The new building sizes and forms are of agricultural scale and nature. As shown on the SDP, the buildings are proposed along the western edge of the dam, on a slope, causing the buildings to better blend with the surroundings.
- ✓ Diversify farm income. Currently the farm does not generate sufficient revenue for it to be retained as a solely agricultural entity. It is not economically sustainable as a pure agricultural farm. The proposed consent uses will allow for the generation of revenue from the natural resource and more importantly, allow for the inflow of revenue into the area in general, given the likely inflow of visitors off the N1.

There is therefore a good match between the relevant policies and the proposed development of the farm by the creation of the tourist facilities and related diversification of the regional product offering.

3.3 SPLUMA principles

The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013, with specific reference to spatial justice, spatial sustainability, efficiency, and good administration have all been considered in making this application.

- ✓ **Spatial Justice.** It refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services, and land. In the broadest sense, it seeks to promote the integration of communities and the creation of settlements that allow the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by past spatial planning. Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas.

The proposed use of the land does not have any negative effect on the spatial development framework and policies for such redress. It rather opens up opportunities for those who do not have the opportunities to sell home-made crafts in the market stalls and it creates at least some employment opportunities in proximity of Klapmuts, where unemployment is significant.

It does not prevent or hinder access to additional land for the poor for settlement purposes and it does not add to the cost of land acquisition to the state, as it is outside of the urban edge and not identified as settlement land or land for land reform purposes. The economic opportunities created by the use of the land as envisaged in this application results in a significantly better situation than where the property is used for agricultural purposes only.

- ✓ **Spatial Sustainability.** According to this principle, a sustainable form of development must be pursued. Amongst others it means promoting less resource consuming development typologies that promote compaction and mixed-use urban environments. A spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Spatial sustainability has been considered and the proposed use of the land does not have any negative effect on the urban area, and it does not reduce the availability or access to agricultural resources. As a tourist facility it will contribute to the municipal and local economic revenue base, without requiring public expenditure to occur, while in its current state it makes no contribution whatsoever. Moreover, it supplements existing economic and tourism related

offerings by adding activities that do not yet exist. Land earmarked for agriculture, conservation, or urban development, is not negatively affected.

The proposed land use ensures a more efficient and sustainable use of the land for a diversified use as required in all policy documents as referenced herein. The proposed buildings and structures will be visible from the R44, but they do not detract from the aesthetic or heritage qualities of the surrounding area. It is unlikely to cause the lowering of the service levels in municipal or other public infrastructure.

- ✓ Efficiency. It refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land. Inherent in this statement is the need to promote densification and compact urban development typologies. This also has to do with the manner in which the settlement itself is designed and functions, which should reduce the need to travel long distances to access services, facilities, and opportunities. Efficiency also refers to decision making procedures which are designed to minimise negative financial, social, economic, or environmental impacts. In addition, efficiency refers to the need for development application procedures that are efficient and streamlined.

Efficiency (optimising the use of existing resources and infrastructure) has been addressed and the use of the farm will contribute to increased efficiencies by shortening the route to the closest similar attraction for visitors and employees.

- ✓ Spatial Resilience. In the context of land use management and planning, it refers to the need to promote the development of sustainable livelihoods for the poor (i.e., communities that are most likely to suffer the impacts of economic and environmental shocks). It also refers to the requirement for flexibility in spatial plans, policies, and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks.

The applicant cannot dictate the SDF and other spatial planning policies and strategies. At best, the applicant can work with the relevant authorities to assist with the implementation of the relevant policies and strategies, as is the case with this application. Spatial resilience has thus been addressed, as the SDF and other policies allow for flexibility to ensure sustainable development, amongst others by determining policy to assess the application in terms of the SDF and IDP strategies, both of which promote the better use of resources, the expansion of tourist attractions on appropriate land outside of the urban areas and the conservation of the rural environment.

The application needs a flexible approach, by taking cognisance of the entire spectrum of relevant considerations. By better utilisation of the land, the

applicant makes a significant contribution to the economic sustainability of the farm, the broader agricultural environment and resource use in general.

- ✓ Good administration. In the context of land development planning, it refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role-players ensure a joint planning approach is pursued. Land development decisions should seek to minimise the negative financial, social, economic, and environmental impacts of a development in an efficient process where all statutory requirements are adhered to.

Good administration is primarily a function of the authorities, not affected by the proposed use of the land. A flexible approach to the application and agreement on the achievement of the desired outcomes in the most economic and administratively justifiable and lawful manner is critically important. The applicant has taken the necessary actions to ensure that the decision-maker is provided with the required information to be able to take a decision based on the relevant considerations.

3.4 LUPA principles

The principles referred to in Chapter VI of the Western Cape Land Use Planning Act, 2014, Act 3 of 2014 (LUPA) have all been considered. The LUPA considerations and development principles require:

- ✓ The protection and promotion of the sustainable use of land, which is the purpose of the proposal. As indicated above, the application does not affect land essential for conservation, other uses, or service delivery by the Municipality. The application however requires adherence to national and provincial government policies, which it does, as illustrated above, inclusive of the municipal spatial development framework that promotes the expansion of tourist facilities on appropriate land outside of the urban areas without negatively affecting the agricultural use.
- ✓ Consideration of the public interest, which is done through compliance with the aforementioned policies and guidelines, together with the creation of new economic opportunities in proximity of the other tourist facilities and existing road infrastructure without negative impact on surrounding land use or the natural environment.
- ✓ Promotion of constitutional transformation imperatives and the related duties of the state. No comment.
- ✓ Proper consideration of the facts and circumstances relevant to the application, as have been set out above, indicating grounds for a positive land development consideration and decision. The relevant considerations include that the property is suitable for the establishment of a tourist accommodation establishment, tourist facilities and a plant nursery without creating obstacles to any other economic use permitted in the Agriculture and Rural Zone.
- ✓ The respective rights and obligations of all those potentially affected, primarily the surrounding property owners, public and private service providers and the wider community have been considered and there are no identified significant

issues. The only identified issue is the increased activity on the land and on surrounding roads with visitors making use thereof for access to the site.

- ✓ The impact of the proposed development on engineering services infrastructure, social infrastructure, and open space requirements is insignificant. The proposed use contributes to the provision of outdoor recreation space without requiring additional infrastructure services. The proposed use of the land for tourist facilities allows for the best possible use of the land resource.

3.5 National Development Plan

The National Development Plan, 2030 (NDP) is extensively quoted in the Stellenbosch SDF 2019. *It serves as the strategic framework guiding and structuring the country's development imperatives and is supported by the New Growth Path (NGP) and other national strategies. In principle, the NDP is underpinned by, and seeks to advance, a paradigm of development that sees the role of government as enabling by creating the conditions, opportunities, and capabilities conducive to sustainable and inclusive economic growth. The NDP sets out the pillars through which to cultivate and expand a robust, entrepreneurial, and innovative economy that will address South Africa's primary challenge of significantly rolling back poverty and inequality by 2030.* The recently released Tourism Transformation Strategy (2018) goes to detail about the matter: *The tourism sector is one of the few sectors in South Africa that continues to grow economically and globally despite the recent economic challenges. The tourism sector is one of the six core pillars of growth in the country according to the New Growth Path and the Industrial Policy Action Plan (IPAP2) identified the sector as one of the areas that contributes to the development of areas of potential such as rural areas and cultural industries amongst others.*

3.6 Environmental Management

The proposed development of the plant nursery within 32m of the dam might trigger an authorisation application in terms of the National Environmental Management Act, 1998, Act 107 of 1998. The Department of Environmental Affairs and Development Planning has been approached for an opinion on the matter.

3.7 Heritage

The proposed tourist facilities and occasional use might require application for authorisation in terms of Section 38 of the National Heritage Resources Act, 1999, Act 25 of 1999, as the new buildings and the outdoor recreational area are jointly larger than 5 000m². Heritage Western Cape will be canvassed for comment in the public participation process.

3.8 Architecture

Attached hereto as ANNEXURE E: SITE DEVELOPMENT PLAN, are proposals for the establishment of the above consent uses applicable to the farm. Separate building plans will be submitted to the Municipality for future construction and renovations.

The existing approved buildings which require minor renovation to accommodate the tourist facilities are also included in the SDP.

3.9 Engineering

A traffic impact assessment (TIA) was undertaken for the proposed use, which determined that roughly 330 parking bays would be required and that during weekend peak periods, 263 trips would be generated.

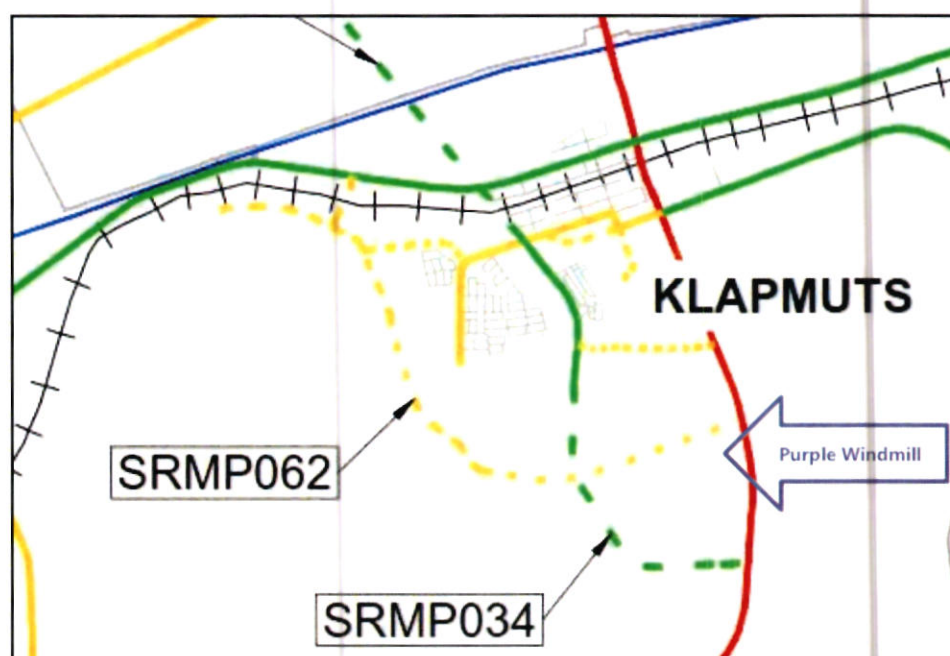


Figure 10: Klappmuts roads master plan

No immediate road upgrading on the R44 is recommended, but some improvements are recommended when traffic movements warrant same (Annexure I). The future of the farm access will to a large degree be determined by the development of the Class 4 urban collector planned for development in the approved Stellenbosch Roads Master Plan over the existing Uitspan Road (SRMP062).

Electricity is supplied by Eskom, through an existing service, which requires some on-site transformer upgrading to accommodate the demand (Annexure J).

The farm is self-sufficient with potable water from the borehole as indicated in the engineering services report (Annexure J).

The sewerage system is proposed to be connected to a conservancy tank that can be regularly emptied by a local service provider, in keeping with the approved building plans.

Solid waste is removed by the Municipality, which service will continue with insignificant increase in volume.

3.10 Chapter V evaluation

In Section 65 of the SMLUPB, the following criteria for deciding applications are prescribed. While all of the matters referred to in Section 65 have been addressed in broad above, this section summarises and highlights the relevant matters which the Municipality must consider.

Criterion in Section 65	Applicability	Compliance of application
<i>(a) the application submitted in terms of this By-law;</i>	Application must comply with the processes of the LUPB.	Application covers all the relevant aspects, i.e., consent, departures and permissions and is supported by the required documents and reports.
<i>(b) the procedure followed in processing the application;</i>	Application must be consistent with the LUPB.	Process still has to be concluded. Preparation and submission followed prescribed process.
<i>(c) the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses;</i>	Desirability test according to Sections 13, 208, 209 and 213 of the Zoning Scheme Bylaw, read with the provincial Rural Development Guidelines.	See paragraph 2.3, and 3.2 above. <ul style="list-style-type: none"> • Uses are not likely to cause nuisances and therefore desirable. • Guidelines indicate better use of agricultural resources necessary to diversify economy. • Guidelines require least impact on agricultural capacity, amongst others by use of existing buildings and no impact on production capacity. • Guidelines promote the addition of new and a wider range of attractions and opportunities.
<i>(d) the comments in response to the notice of the application, including comments received from organs of state, municipal departments, and the Provincial Minister in terms of section 45 of the Land Use Planning Act;</i>	Notices still to be circulated.	Compliance can only be monitored after conclusion of the public participation process.
<i>(e) the response by the applicant, if any, to the comments referred to in paragraph (d);</i>	Notices still to be circulated.	Compliance can only be monitored after conclusion of the public participation process.
<i>(f) investigations carried out in terms of other laws that are relevant to the consideration of the application;</i>	NEMA Act 107/1998 NHRA Act 25/1999	See paragraphs 3.6 and 3.7 above. <ul style="list-style-type: none"> • Authorisations might be required.

Criterion in Section 65	Applicability	Compliance of application
<i>(h) the impact of the proposed land development on municipal engineering services;</i>	Assessments and reports done as reflected in Annexure I and J.	See paragraph 3.9 above. <ul style="list-style-type: none"> • Additional traffic might warrant future upgrades to the R44. • Eskom electricity supply network has capacity, but farm infrastructure must be upgraded. • Own water supply from dam and borehole is sufficient in quality and quantity. • Sewerage managed on-site with conservancy tank for disposal into municipal system. • Solid waste removed by Municipality
<i>(i) the integrated development plan, including the municipal spatial development framework;</i>	Aligned to: IDP 2021 Tourism Development Strategy; and SDF Agricultural Sector Policy	See paragraph 3.1 above. <ul style="list-style-type: none"> • Tourism important economic contributor. • New tourist facilities outside of existing nodes promoted, i.e., on farms and natural areas. • Agricultural sector to be strengthened through appropriate diversification.
<i>(j) the integrated development plan and spatial development framework of the district municipality, where applicable;</i>	Compliant with Rural Area Plan.	See paragraph 3.2 above. <ul style="list-style-type: none"> • The appropriate diversification of use on farms is desirable.
<i>(k) the applicable local spatial development frameworks adopted by the Municipality;</i>	None identified.	None.
<i>(l) the applicable structure plans;</i>	Not applicable.	Not applicable.
<i>(m) the applicable policies of the Municipality that guide decision-making;</i>	As in the IDP and SDF.	See paragraph 3.1 above.
<i>(n) the provincial spatial development framework;</i>	Compliant with Rural Area Plan and PSDF.	See paragraph 3.2 above. The appropriate diversification of use on farms is desirable.
<i>(o) where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework;</i>	Compliant with Rural Area Plan and PSDF.	See paragraph 3.2 above. The appropriate diversification of use on farms is desirable.
<i>(p) the policies, principles and the planning and development norms and criteria set by the national and provincial government;</i>	Compliant with principles and criteria.	See paragraphs 3.3 and 3.4 above. <ul style="list-style-type: none"> • Assessed against spatial justice, spatial sustainability, efficiency, and good administration.

Criterion in Section 65	Applicability	Compliance of application
<i>(q) the matters referred to in section 42 of the Spatial Planning and Land Use Management Act;</i>	Compliant with principles and criteria.	See paragraph 3.3 and 3.4 above. <ul style="list-style-type: none"> Assessed against spatial justice, spatial sustainability, efficiency, and good administration.
<i>(r) the principles referred to in Chapter VI of the Land Use Planning Act; and</i>	Compliant with principles and criteria.	See paragraph 3.3 and 3.4 above. <ul style="list-style-type: none"> Assessed against spatial justice, spatial sustainability, efficiency, and good administration.
<i>(s) the applicable provisions of the zoning scheme.</i>	SM Zoning Scheme Bylaw, 2019 considered	See paragraph 2.3 above. <ul style="list-style-type: none"> Consent evaluated against Sections 208, 209 and 213. Definition of tourist facilities in Bylaw includes occasional use under tourist facilities.

4. CONCLUSION

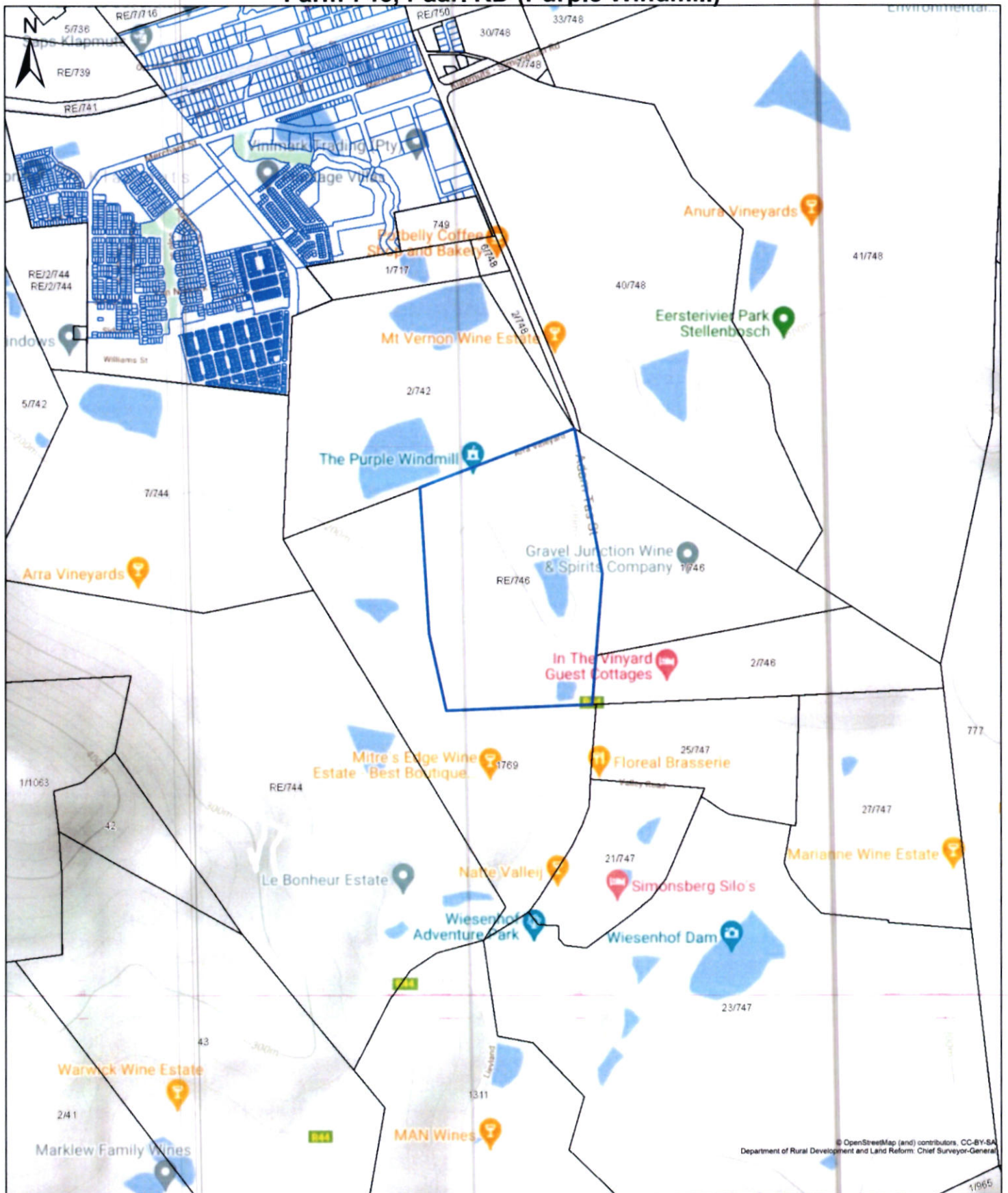
The applications for approval of the proposed consent uses in terms of Section 15(2)(o) of the Land Use Planning Bylaw, 2015, and additional uses in terms of Section 13 of the Zoning Scheme Bylaw, 2019, are in line with municipal policy and legislation and can accordingly be approved. The applications are for:

- 1) newly erected temporary structures with approximately 3 151m² of floor space for the accommodation of the tourist facilities (indoor children's play area, restaurant, market stalls, and a plant nursery;
- 2) the use of the existing buildings with minor renovations for nine bedrooms as tourist accommodation establishment;
- 3) for the establishment of eight luxury tents with 24 bedrooms and a common entertainment and eating area as tourist accommodation establishment;
- 4) the upgrading of the existing approved function venue and outdoor expansion thereof;
- 5) the use of the entire property for an occasional use (hiking and biking trails), by the use of the grassed area between the indoor / tented tourist facilities and the farm dam for outdoor recreation;
- 6) for the establishment of two parking areas providing more than 560 parking bays without negative effect on the agricultural use of the property; and
- 7) building of a new employee housing unit of 80m²;
- 8) undertaking of home occupation practice for tutoring of home schooled children; and
- 9) expansion of the winery by 300m² to a total area of 450m².

All relevant considerations have been addressed and the annexure hereto provide the relevant details of the farm and site development.

ANNEXURE A: LOCALITY

Farm 746, Paarl RD (Purple Windmill)



Legend

- Farm Portions
- Erf

0 0.2 0.4 0.8 km

Scale: 1:15 000

Date created: June 28, 2021

Compiled with CapeFarmMapper



**Western Cape
Government**

Agriculture

Farm 746, Paarl RD (Purple Windmill)



Legend

-  Farm Portions
-  Erf
-  Servitude Area
-  Servitude Line

0 0.13 0.25 0.5 km

Scale: 1:10 000

Date created: June 28, 2021

Compiled with CapeFarmMapper



**Western Cape
Government**
Agriculture

ANNEXURE B: APPLICATION AUTHORISATION

LETTER OF AUTHORISATION / POWER OF ATTORNEY

(Requirement in terms of the Municipal Planning Bylaw and other relevant legislation)

I, ...Marisa Havinga....., ID. No. -8202220174084-, the undersigned representative of the landowner of Farm No. 746, Paarl RD, being: The Purple Windmill (Pty) Ltd Reg. No. 19aa/000000/00 confirm that permission and special power of attorney has been granted to Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07) and Dupré Lombaard, and Virdus Works Environmental (Pty) Ltd (Reg. No. 2019/133896/07) and Nico Williams to act on the behalf of the land owner(s) to perform any act which he / she / it may be legally entitled to undertake to accomplish the following objectives and goals in terms of the above Bylaw and any other applicable legislation:

To prepare and submit applications for the authorisation of the following activities / land use / development in terms of the relevant Acts and Bylaws: For the amendment of the conditions of approval of the existing consent uses and departures, to apply for additional consent uses and departures to allow for the best utilization of the existing facilities on the farm for tourism purposes, inclusive of authorisations and applications in terms of any applicable legislation, including but not limited to the Stellenbosch Municipality Land Use Planning Bylaw, 2015, the Advertising on Roads and Ribbon Development Act, 1940, Act 21 of 1940, the National Environmental Management Act, 1998, Act 107 of 1998 and the National Heritage Resources Act, 1999, Act 25 of 1999.

Contact details (physical address / phone / fax):

Physical address: Uitspan Farm, Klappmuts, 7625

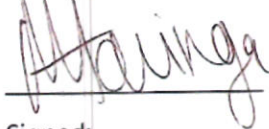
Postal address: Po Box 49, Klappmuts, 7625

Telephone: 021 202 5993

Facsimile:

Cellular: 082 316 4552

Email: info@purplewindmill.co.za



Signed:

Date

13 September 2021

By my / our signature(s) I / we confirm that I / we have been fully authorised to act on behalf the above landowner (annex the applicable resolution or other proof of authorisation to act on behalf of a juristic person hereto).

Document: PROPOSAL FOR THE LAND DEVELOPMENT APPLICATION PROCESS FOR FARM NO. 746, PAARL RD
(PURPLE WINDMILL)
Date: 13 September 2021

Client acceptance / response: I / we accept the above quoted fees and hourly rates and
acknowledge notice in terms of the relevant POPIA and FICA legislation as set out below

Client (person or entity) name and registration details:

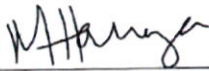
Contact address: Uitspan Farm, Klapmuts, 7625

Telephone: 021 202 5993

Cellular: 0823164552

Email: info@purplewindmill.co.za

VAT no: 4380268617



Client signature

By my / our signature(s) I / we confirm that I / we have been fully authorised to act on behalf the above entity (annex the applicable resolution or other proof of authorisation to act on behalf of a juristic person hereto), and that the above proposal by Viridus Works has been accepted.

By my / our signature(s) I / we confirm that I / we have been advised that Viridus Works has certain obligations to process my / our personal information in terms of the Protection of Personal Information Act, 2013, Act 4 of 2013 (POPIA) and the Financial Intelligence Centre Act, 2001, Act 38 of 2001 (FICA).

Viridus Works undertakes to take reasonable steps to keep your personal and business information, held by it, safe and confidential; that your information will be processed lawfully and in a reasonable manner; to keep it only for a specified and explicit lawful purpose; to process it only in ways compatible with the purpose for which it was given initially; to keep data accurate; to not retain it for a period longer than is necessary for the specified purpose; and it will also provide a copy of personal information to the data subject (client), on request. You should acknowledge that any personal and business information supplied to us is accurate and may be processed by us in the context of POPIA.

In terms of Section 29 of the FICA Viridus Works is required by law to report certain suspicions or unusual transactions of which it becomes aware to the Financial Intelligence Centre. This statutory requirement, which applies to both prospective clients and existing clients, override the professional ethics rules of confidentiality, which we observe. This clause shall not apply when confidential information enters the public domain or when we are required to disclose it to our insurers, legal advisors or under legal obligation.

RESOLUTION BY THE DIRECTORS OF

The Purple Windmill (Pty) Ltd Reg. No. 19aa/000000/00

IT WAS RESOLVED THAT:

1. The Directors of The Purple Windmill (Pty) Ltd Reg. No. 19aa/000000/00 hereby authorise ...Marisa Havinga....., ID. No. 8202220174084 , as representative of the company to sign all documents, appointments and agreements, as may be required for the day to day management of the land development and related applications for Farm 746, Paarl RD (Purple Windmill).
2. This includes the appointment of and Power of Attorney to Dupré Lombaard of Viridus Works (Pty) Ltd (Reg. No. 2018/585747/07) as development management consultant and Nico Williams of Viridus Works Environmental (Pty) Ltd (Reg. No. 2019/133896/07) to sign and submit all applications for approval and authorisation required for the achievement of the envisaged land development outcomes, namely: *For the amendment of the conditions of approval of the existing consent uses and departures, to apply for additional consent uses and departures to allow for the best utilization of the existing facilities on the farm for tourism purposes, inclusive of authorisations and applications in terms of any applicable legislation, including but not limited to the Stellenbosch Municipality Land Use Planning Bylaw, 2015, the Advertising on Roads and Ribbon Development Act, 1940, Act 21 of 1940, the National Environmental Management Act, 1998, Act 107 of 1998 and the National Heritage Resources Act, 1999, Act 25 of 1999.*

Signed in ___Uitspan Farm , Klapmuts_____ on _____13th of September___ 2021.

Nico Loubser

_____, ID. No. ___4506025009087_____

Director

_____, ID. No. _____

Director

_____, ID. No. _____

Director

ANNEXURE C: APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM									
(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)									
KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.									
PART A: APPLICANT DETAILS									
First name(s)	Dupré								
Surname	Lombaard								
Company name (if applicable)	Virdus Works								
Postal Address	77 Buitekkring, Dalsig, Stellenbosch						Postal Code	7600	
Email	dupre.lombaard@virdus.com								
Tel		Fax		Cell	082 895 6362				
PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)									
Registered owner(s)	The Purple Windmill (Pty) Ltd Reg. No. 2014/ 060358/07								
Physical address	Uitspan Road, R44, Klappmuts, 7625, South Africa						Postal code	7625	
E-mail	info@purplewindmill.co.za								
Tel	+27 21 202 5993		Fax		Cell	+27 61 343 7576			
PART C: PROPERTY DETAILS (in accordance with title deed)									
Erf / Erven / Farm No.	746	Portion(s) if Farm		Allotment area	Paarl				
Physical Address	Uitspan Road, R44, Klappmuts, 7625, South Africa								
Current Zoning	Agriculture and Rural	Extent	55,5841 ha	Are there existing buildings?		Y	N		
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme Bylaw, 2019								
Current Land Use	Agriculture and tourist facilities								
Title Deed number and date	T	T23888_2015							
Attached Conveyance's Certificate	Y	N	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate						
Are the restrictive conditions in	Y	N	If Yes, list the party(ies):						

favour of a third party(ies)?			
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management
Is the building located within the historical core?	Y	N	Is the building older than 60 years?
	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹
	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use? ²
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N	If yes, please attach the written feedback received.

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Tick	Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>
	15(2)(a) rezoning of Land
	15(2)(b) a permanent departure from the development parameters of the zoning scheme
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement
	15(2)(e) a consolidation of land that is not exempted in terms of section 24
	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit
	15(2)(g) a permission required in terms of the zoning scheme
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
	15(2)(l) a permission required in terms of a condition of approval
	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
X	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws	R
X	Consent / Permission required in terms of a title deed	R
X	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
TOTAL A:		R

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

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

* The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.

** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

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

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	Virdus Works (Pty) Ltd
Postal Address	77 Buitekkring, Dalsig, Stellenbosch, 7600
Vat Number (where applicable)	4530303074

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From		To	
	Street		From		To	
	Side		From		To	
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
Consent/Conditional Use/Special Development Section 13 (Technical Approval) of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 for one employee unit of 80m ² , expansion of the winery to 450m ² and home occupation practice for tutoring.						
Other (please specify)	_____ _____ _____					

Brief description of proposed development / intent of application:

This application relating to Farm 746, Paarl is for consent uses in terms of Section 15(2)(o) for a consent use contemplated in the zoning scheme of the Stellenbosch Municipality Land Use Planning Bylaw, 2015, read with Sections 13, 208, 209 and 213 of the Stellenbosch Municipality Zoning Scheme Bylaw, 2019 (ZSB). Application is made for the use of existing buildings (cottages, tourist facilities and agricultural buildings) on the property, proposed new buildings and structures and the farm as a whole as a tourist facility, nursery and for occasional use. Application is also made for a technical (additional use) approval of one addition employee housing unit on the farm, for home occupation practice, and expansion of the approved and existing winery from 150m² to 450m².

- 1) The existing cottages and a new camp site are proposed as tourist accommodation establishment.
- 2) New temporary structures (stretch tents and canopies) and outdoor space are proposed for tourist facility use (restaurant, delicatessen, place of entertainment, place of assembly, etc.)
- 3) To allow for the use of the farm's outdoor space as active recreation space for biking and other outdoor activities and events.
- 4) To allow for the establishment of a nursery to grow and sell plants to the public.

The property has an Agricultural and Rural Zone and is 55,5841ha in extent. It was approved by way of a temporary departure for tourist facility use in 2018 (LU 5694) together with rezoning of an existing outbuilding as a winery and wine cellar. It has sufficient water resources to support a commercial and economically viable agricultural use, such as the existing wine production, roll-on lawn production and the keeping of livestock on small scale. The owner however wishes to better utilise the property and natural assets through diversification of the use to make the farming more sustainable. The natural attraction and resource value of the dam on the farm and the farm's locality in proximity of Klappmuts and the N1 create a good opportunity for diversification. Access to the farm is off the Uitspan Road, roughly 150m from the R44, along a shared access with Arra Vineyards, which is one of the Class 4 urban collector planned for development in the approved Stellenbosch Roads Master Plan.

There are no title deed restrictions preventing the proposed land developments (T23888_2015).

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies				

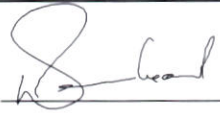
PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993); Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.

Applicant's signature:		Date:	2022/04/28
Full name:	Dupré Lombaard, (SACPLAN B/8076/1998 / EAPASA 2019/304) Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)		

Professional capacity:

Development Management Consultants and Environmental Assessment
Practitioners

FOR OFFICE USE ONLY

Date received: _____

Received By: _____



ANNEXURE D: PREVIOUS APPROVAL



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/5694

Our File Reference Number: Farm 746, Paarl Division

Your Reference Number: -

Enquiries: L. Olyn / A. Hardouin

Contact No: 021 808 8672 / 8673

Email: Louisa.Olyn@stellenbosch.gov.za /

Email: Annecke.Hardouin@stellenbosch.gov.za

Date: 17 August 2018

REGISTERED MAIL

J.F. Olivier

Atlas Town Planning

P. O. Box 380

Kuilsrivier

7579

Sir,

APPLICATION FOR REZONING & TEMPORARY DEPARTURE: FARM 746, PAARL DIVISION

1. The above application refers.
2. The Authorised Employee, on 13 August 2018, **approved, in whole** in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for:
 - 2.1 rezoning (section 15(2)(a)) of a portion (existing outbuilding of $\pm 125\text{m}^2$) from Agricultural Zone I to Agricultural Zone II to allow for an agricultural industry (winery), as indicated on Drawing Nr. 917-1/4 – 4/4, dated 19 July 2016, and drawn by D van Driel, and;
 - 2.2 a **temporary departure** (section 15(2)(c)) to accommodate a function venue in an existing shed as well as a venue for smaller groups, as indicated on Drawing Nr. 917-1/4 – 4/4, dated 19 July 2016, and drawn by D van Driel;
3. The above approvals are subject to the following conditions in terms of Section 66 of the Stellenbosch Municipal Land Use Planning By-law dated 20 October 2015:
 - 3.1 The approval applies only to the rezoning and temporary departure in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
 - 3.2 The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;
 - 3.3 The approval for the rezoning shall lapse if not exercised within 5 years from date of final notification;

- 3.4 The function venues must comply with SANS 10400-Part 5 (see **Appendix 6** for comment from the Manager: Building Control Management);
- 3.5 All food premises must comply with the requirements of R962 pertaining to food premises (see **Appendix 8** for comment from the Manager: Health Department (Winelands Health));
- 3.6 Local labour to be employed as far as possible (see **Appendix 10** for comment from the Manager: Local Economic Development);
- 3.7 The conditions imposed by the **Department of Transport and Public Works** as contained in their letter dated 11 December 2017, as stipulated below, be complied with (see **Appendix 13**);
- 3.7.1 The provision of a dedicated right turn lane on Main Road 27 at the intersection with the gravel road providing access to the subject property;
- 3.7.2 The access to the gravel road shall be upgraded to provide a hardened surface approaching the entrance, so that gravel is not tracked onto Main Road 27 by turning vehicles;
- 3.7.3 The Applicant shall appoint an appropriate registered person to submit detailed geometric, drainage and road pavement design drawings and details, to be submitted to the Design Directorate (Ms MK Hofmeyer 021483 5713) of this Branch for approval;
- 3.7.4 The Applicant shall appoint an appropriately registered person to submit detailed construction drawings and proposals for traffic accommodation during construction for approval to the District Roads Engineer, Paarl prior to construction;
- 3.7.5 The Applicant's consultant shall accept the handing over of the site in writing from the Road Authority prior to construction;
- 3.7.6 After completion of the construction phases, the Road Authority shall accept in writing the handing over of the site from the Applicant's consultant;
- 3.7.7 As built drawings shall be sent to this Branch (Ms GD Swanepoel 021 483 2009), the District Roads Engineer (Ms S Buthelezi 021 863 2020) and the Roads Department of Cape Winelands District Municipality (Mr ACA Stevens 086 126 5263).
- 3.8 The conditions imposed by the **Director: Engineering Services** as contained in the memo dated 27 February 2018, and stipulated below, be complied with (see **Appendix 11**);
- 3.8.1 Water
- 3.8.1.1 It has been indicated that the water source is borehole water.
- 3.8.1.2 It is the owner's responsibility to ensure that potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.

- 3.8.1.3 The onus is on the "Developer" to ensure a sustainable water source to the said development and that the "Municipality" be exempted from any claims whatsoever should be the natural source not be sufficient.

3.8.2 Waste Water and Sewage

- 3.8.2.1 The conservancy tank must be accessible to the removal truck and of a volume to necessitate not more than a fortnightly service.
- 3.8.2.2 The surface/layerworks of such an access should be designed to accommodate a 15ton/10000ℓ service truck.
- 3.8.2.3 Only Stellenbosch Municipality is allowed to empty conservancy tanks.
- 3.8.2.4 A service contract has to be entered into with the municipality to service the conservancy tanks on a regular basis.

3.8.3 Solid Waste

- 3.8.3.1 Capacity is limited and from the latest airspace calculations, it is estimated that full capacity will be reached by mid-2017. In order to prolong the capacity of the landfill site, waste minimisation measures need to be implemented at all new and existing developments making use of the landfill facility. Please indicate which waste minimisation measures are to be implemented at the proposed facility.
- 3.8.3.2 Please note: Solid waste must be removed from the site to lawful solid waste disposal site in accordance with the requirements of section 26 of the National Environmental Management Waste Act 2008 (Act 59 of 2008).

3.9 Roads

- 3.9.1 The application has to be referred to the District Road Engineer for comment and conditions.
- 3.9.2 All the conditions set by the District Roads Engineer will be applicable.
- 3.9.3 Sufficient parking must be provided and indicted on the SDP at building plan submission stage.

3.10 Development Charges (DC's)

- 3.10.1 Based on the information provided, the Development Charges payable by the developer is estimated at R88 964,27 (Vat incl.) as per attached Development Charges calculation.
- 3.10.2 The DC's were calculated by using the 2017/2018 tariff structure. If DC's ore paid after 30 June 2018 it will have to be recalculated by using the tariff structure applicable at date of payment.
- 3.10.3 DCs are payable prior to the erf or portion thereof being put to the approved use or building plan approval which ever come first;

- 3.10.4 DC's will not be charged, as this application is for a temporary departure, which lapses after a maximum of 5 years. Should a new application be submitted, DC's will be charged as this would constitute a prolonged impact on the bulk services.
- 3.11 The necessary approval be obtained in terms of the applicable liquor act, liquor by-laws or regulations;
- 3.12 No music is played at the function facilities that may create a noise nuisance for surrounding property owners and that the owners of the applicable property at all times comply with the applicable noise control regulations and by-laws.
- 3.13 A parking layout plan (indicating a soft parking surface) is to be submitted for approval by the Director: Planning and Economic Development prior to the approval coming into effect;
- 3.14 An application for a business licence must be submitted;
- 3.15 Building plans must be submitted to this municipality for approval;
- 3.16 The temporary departure is only valid for 5 years from date of final notification;
- 3.17 The Municipality reserves the right to impose further conditions if deemed necessary.
4. Reasons for the above decision are as follows:
- 4.1 The proposed use (wine cellar) will not have a negative impact on the character of the area as it is ancillary to the activities and buildings on the subject property;
- 4.2 The proposed use (wine cellar) will help to diversify the land uses on the farm without impacting on the existing agricultural activities.
- 4.3 The primary land use will remain that of productive agriculture entity.
- 4.4 The proposal will not be out of character with the development on adjacent properties and nearby properties and will not negatively impact on the character of the area similar activities exist Le Bonheur Wine Estate, Mt Vernon Wine Estate, Mitres Edge Boutique Winery, Lievland Wine Estate, Potbelly, etc.
- 4.5 The proposal is directly related to the agricultural activity on the farming unit, will not be in conflict with the guidelines of the SDF.
- 4.6 The proposed use will have no negative impact on the existing agricultural activity and will have no visual impact on the surrounding area as no new buildings will be constructed.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the

Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.

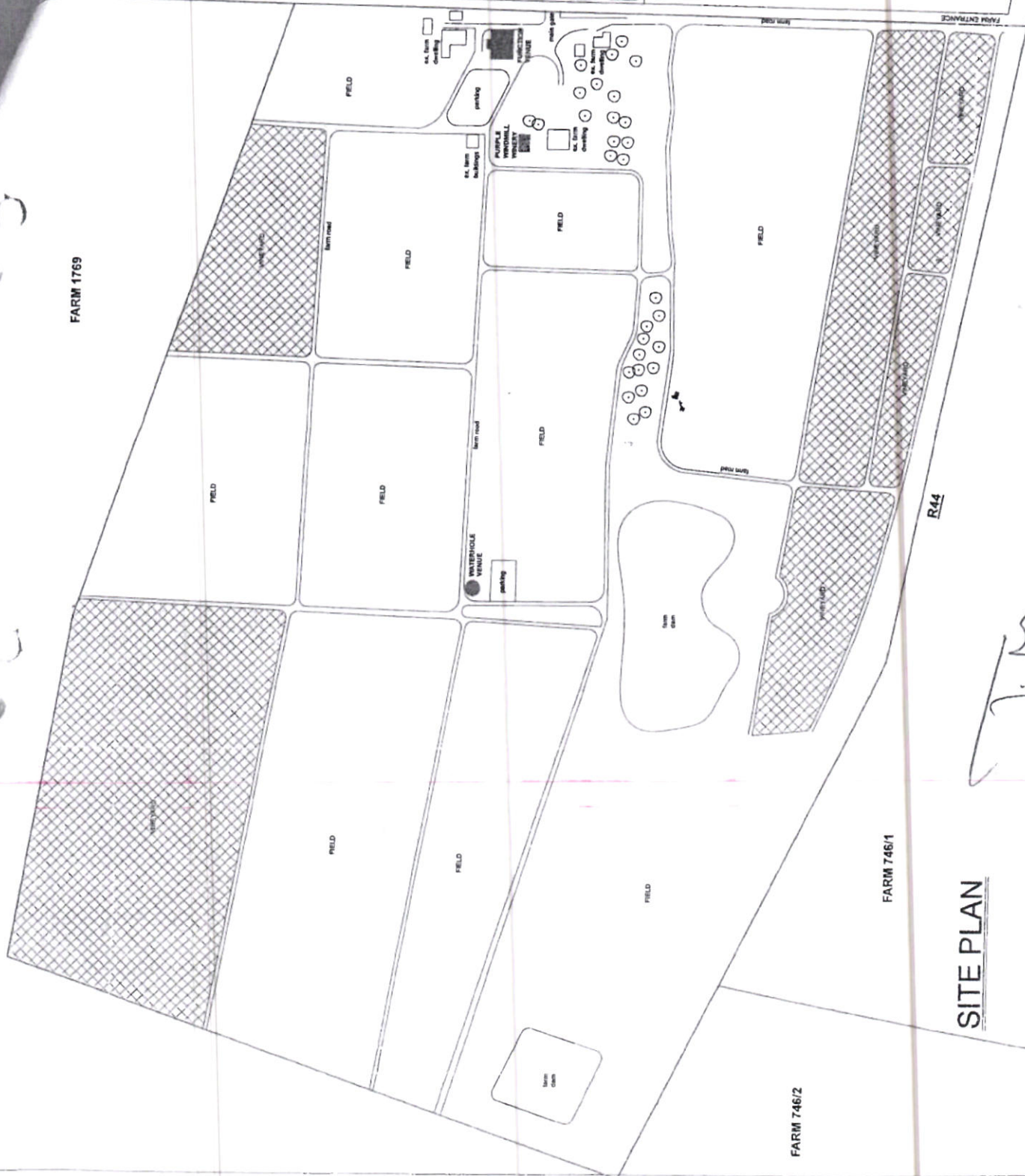
7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Mine yours faithfully


FOR ACTING DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

FARM 1769

FARM 742/2



THE PURPLE WINDMILL
ERF 746
THE REMAINDER OF THE FARM NO 746
IN THE MUNICIPALITY OF STELLENBOSCH
IN THE DIVISION OF PAARL
UITSPAN FARM
R44
KLAPMUTS
7625

Date: 19 July 2018
Drawn: D. van Dijk
Checked: C. de Beer
Project: 1769
Scale: 1:1000
Cell: 34422420
Drawn by: D. van Dijk

DWG. NO. 917-1/4

SITE PLAN

FARM 746/2

FARM 746/1

ANNEXURE E: SITE DEVELOPMENT PLAN

Water Cycle (2000s meeting presentation area to be changed to 4000s)	Workshop - "Future and Present" (2000s)	Meeting Venue (Off Parking - 500 Seats)	300 Person MMA Capacity
		Meeting Reception Venue	125 Person MMA Capacity
		Reading rooms (100 & 150 Capacity)	125 Person MMA Capacity
		Laboratory (Capacity - Future with Grand Rooms x 2)	
		Storage (Storage to 100 & 150 Seats - 40 Person MMA Capacity)	
		Future Possible Entrance	
		Maximum Total Capacity	10000 Visitors

PURPLE WINDMILL
FUNCTION VENUE

SDP

DATE: 26/06/2021 DRAWN BY: FM

0124-A-100
A



DISCLAIMER

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. CONSULTANTS ARE NOT RESPONSIBLE FOR THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CLIENT ACCEPTS THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CLIENT ACCEPTS THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CLIENT ACCEPTS THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

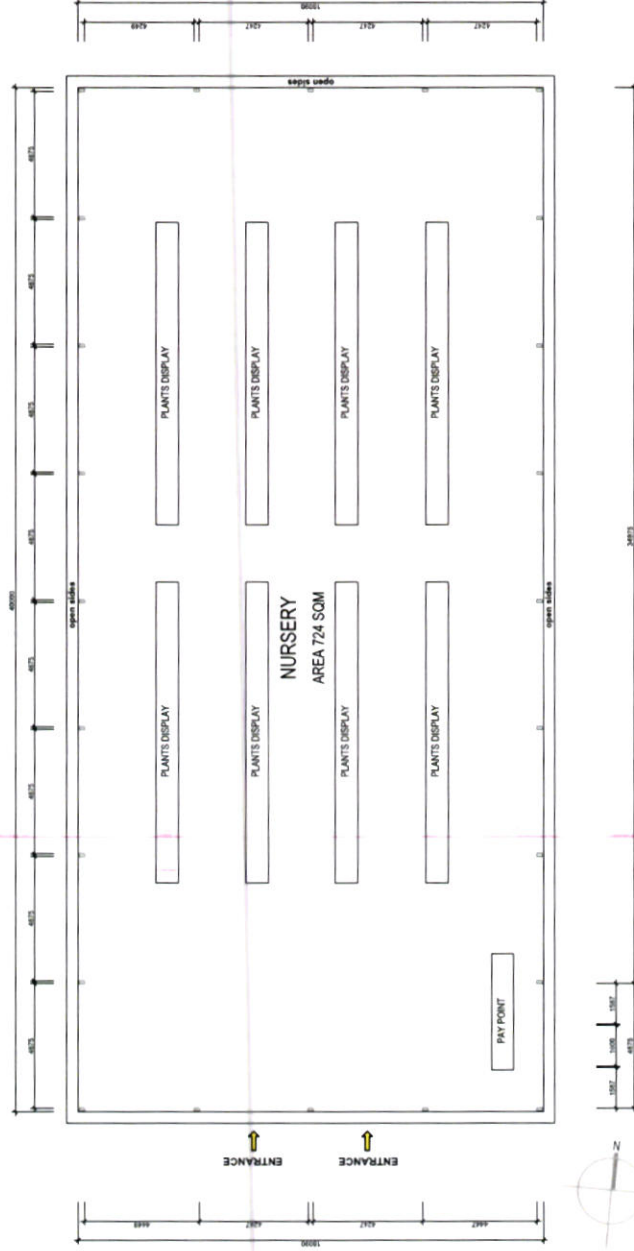
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SCALE 1:200

DATE: 26/08/2021 DRAWN BY: FM

DRAWING NO:

REVISION:

0124-A-200
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NURSERY
SCALE 1:200

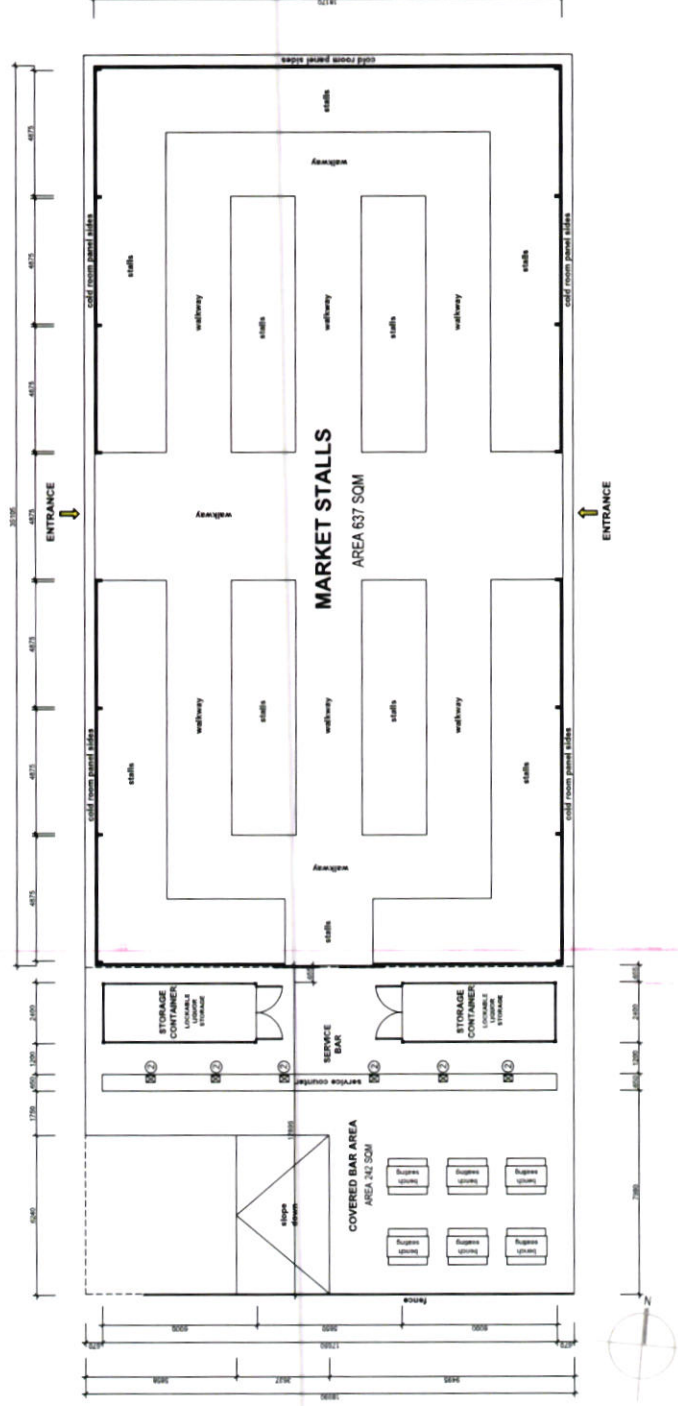
INDEX NO 4

Francois Malan
ARCHITECTS

info@architects.fm M 084 445 1707
www.architects.fm T 074 608 0127

DISCLAIMER:

ALL STATUTORY REQUIREMENTS, NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE ANY WORK COMMENCES. FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS. REFER ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF FRANCOIS MALAN ARCHITECTS PTY LTD. AND COPYRIGHT IS RESERVED.



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

MARKET STALLS TENT & BAR
AREA
SCALE 1:200

DATE: 26/08/2021 DRAWN BY: FM

DRAWING NO:

0124-A-201

REVISION:

A

MARKET STALLS TENT & BAR AREA
SCALE 1:200

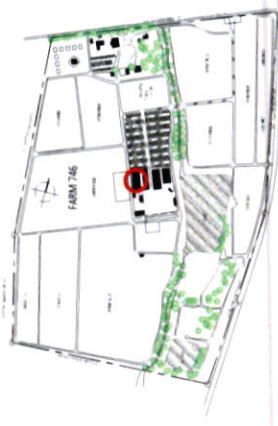
INDEX NO 6

Francois Malan
ARCHITECTS

Info@architects.fm M 084 445 1707
www.architects.fm T 074 608 0127

DISCLAIMER

ALL STATUTORY REQUIREMENTS NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS MUST BE ADHERED TO. CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND COORDINATES OF EXISTING AND PROPOSED STRUCTURES AND TO PROVIDE DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS. REFER ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF FRANCOIS MALAN ARCHITECTS PTY LTD. AND COPYRIGHT IS RESERVED.



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

KIDS PLAY TENT

SCALE 1:200

DATE: 26/08/2021

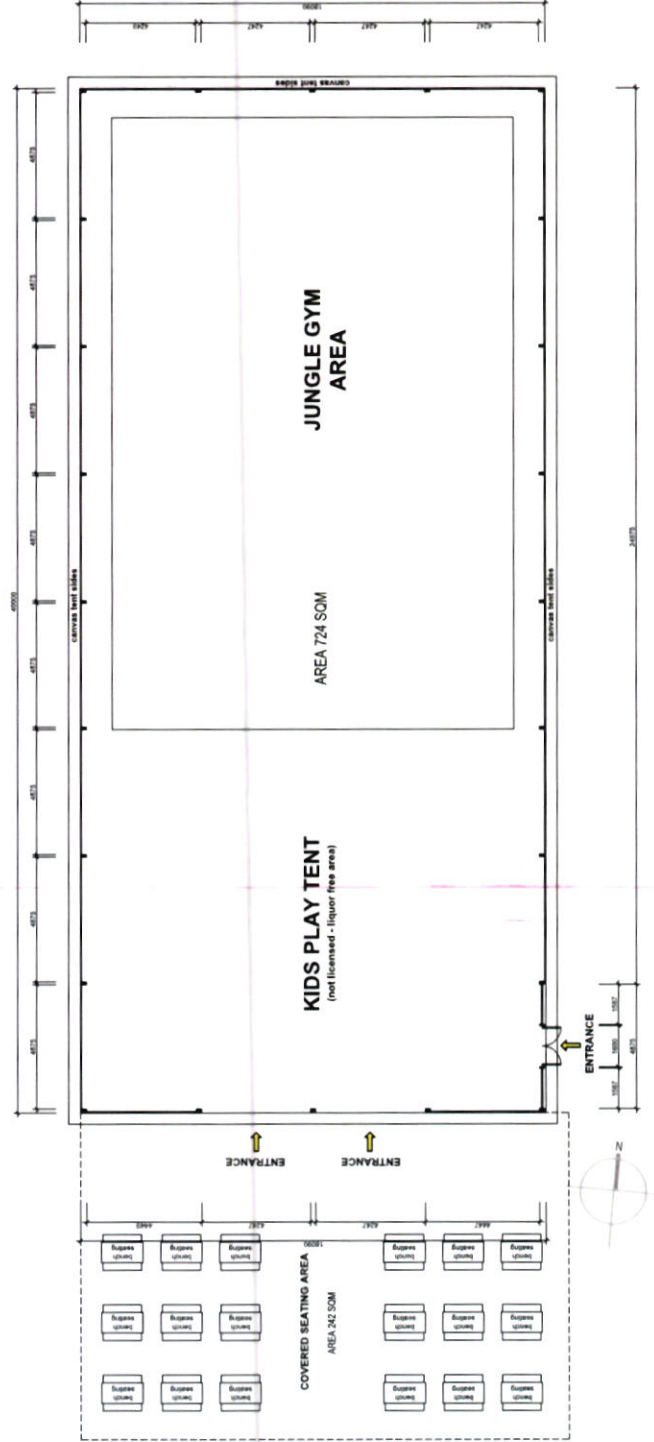
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REVISION:

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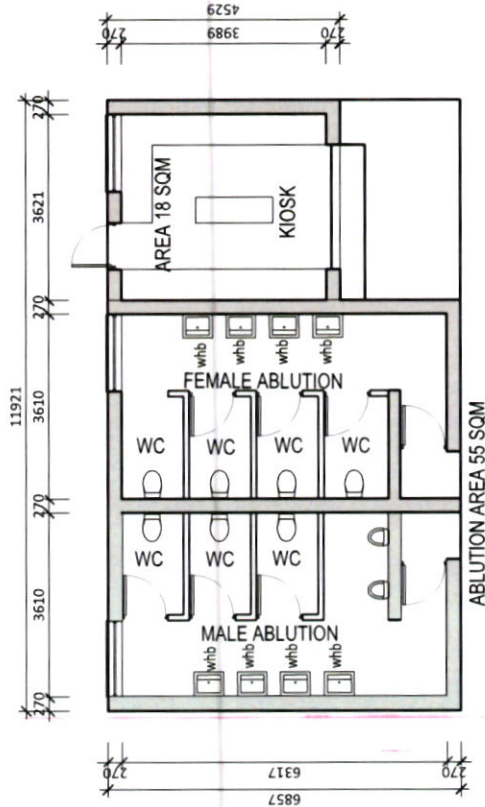


KIDS PLAY TENT

SCALE 1:200

DISCLAIMER:

ALL STATUTORY REQUIREMENTS, NATIONAL BUILDING REGULATIONS AND MUNICIPAL LAWS MUST BE ADHERED TO. CONSULTANTS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE ANY WORK COMMENCES. OVER SCALED DIMENSIONS AND LARGE SCALE DETAILS TAKES PREFERENCE TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF FRANCOIS MALAN ARCHITECTS PTY LTD. AND COPYRIGHT IS RESERVED.



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

ABLUTION & KIOSK

SCALE 1:100

ABLUTION & KIOSK
SCALE 1:100

DATE: 26/08/2021 DRAWN BY: FM

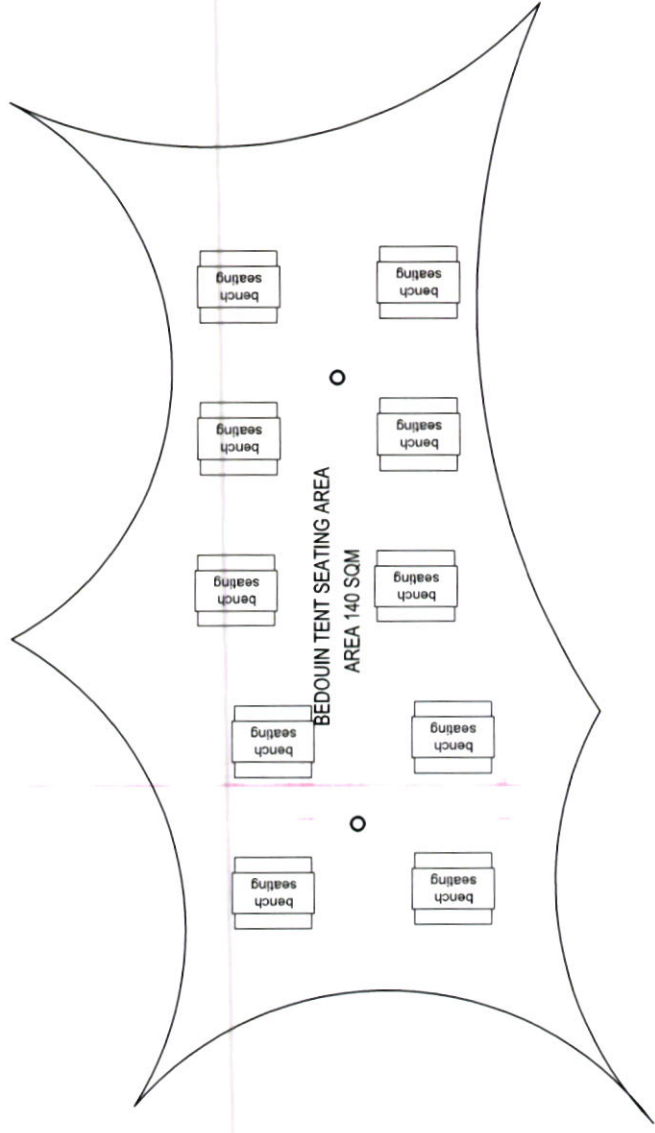
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REVISION:

0124-A-203 A

DISCLAIMER

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BEDOUIN TENT SEATING AREA
SCALE 1:100

CLIENT NAME: PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME: SITE DEVELOPMENT

ADDRESS: UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

BEDOUIN TENT SEATING AREA
SCALE 1:100

DISCLAIMER:

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CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

Reservoir Eatery

SCALE 1:100

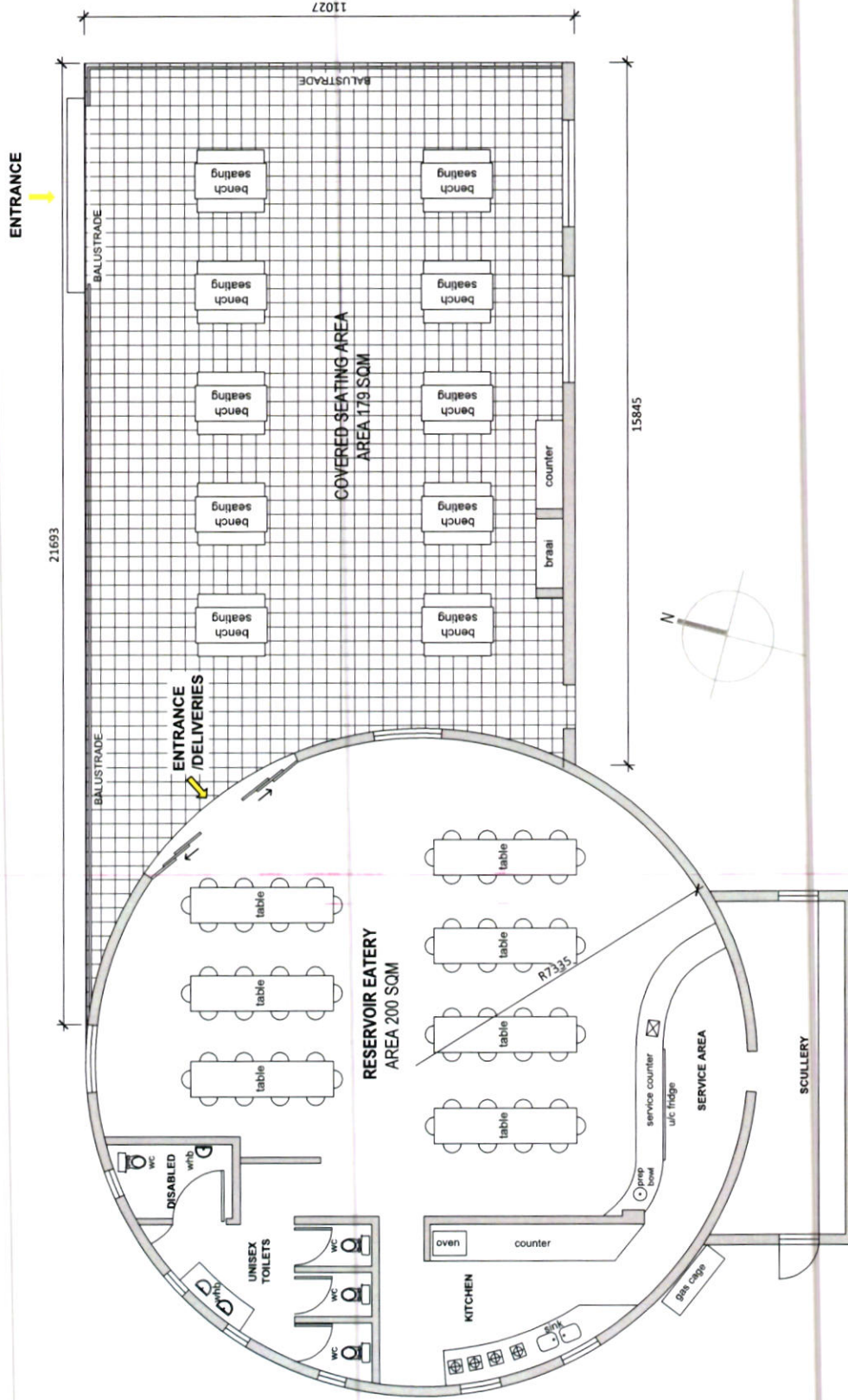
DATE: 26/08/2021
DRAWN BY: FM

DRAWING NO.:

REVISION:

0124-A-205

INDEX NO 9



RESERVOIR EATERY
SCALE 1:100

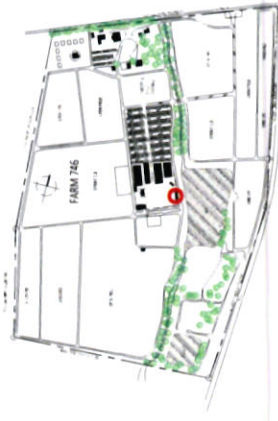
INDEX NO 12

Francois Malan
ARCHITECTS

Info@architects.fm | M 084 445 1707
www.architects.fm | T 074 608 0127

DISCLAIMER

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. THE ARCHITECT AND CLIENT AGREE TO THE FOLLOWING: THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND DETAIL THE BUILDING ON THE BUILDING SITE BEFORE ANY WORK COMMENCES. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND DETAIL THE BUILDING ON THE BUILDING SITE BEFORE ANY WORK COMMENCES. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND DETAIL THE BUILDING ON THE BUILDING SITE BEFORE ANY WORK COMMENCES.



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

AQUA GOLF TEE PLATFORM &
PUTT-PUTT
SCALE 1:100

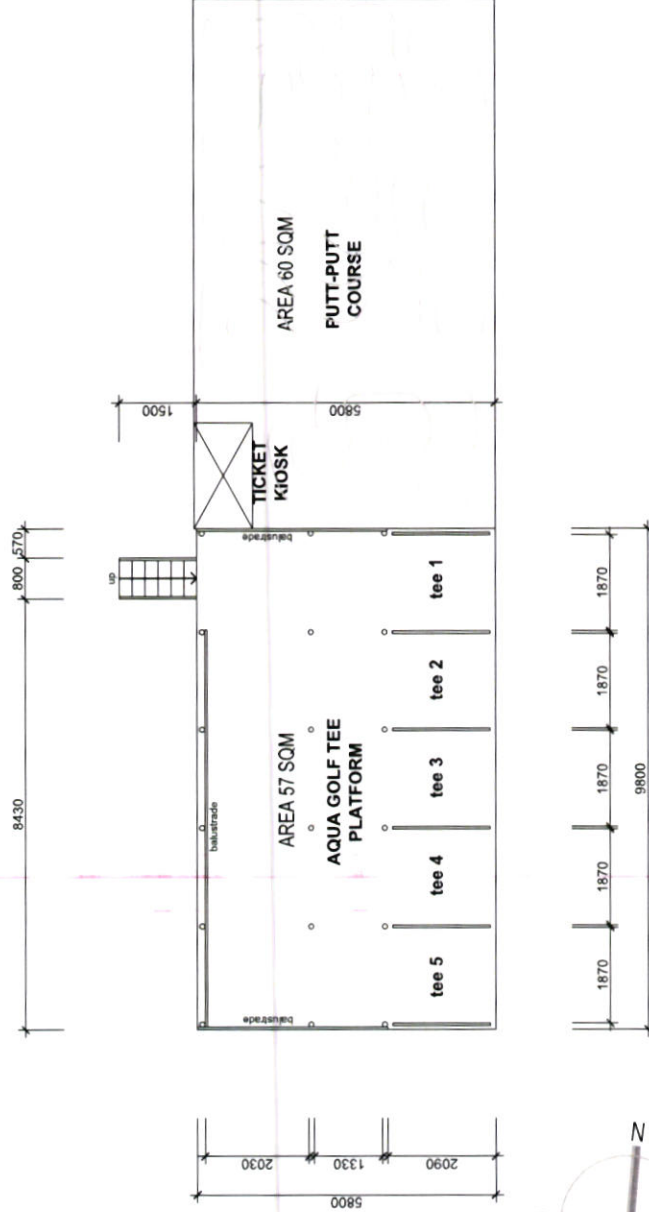
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DRAWN BY: FM

DRAWING NO:

REVISION:

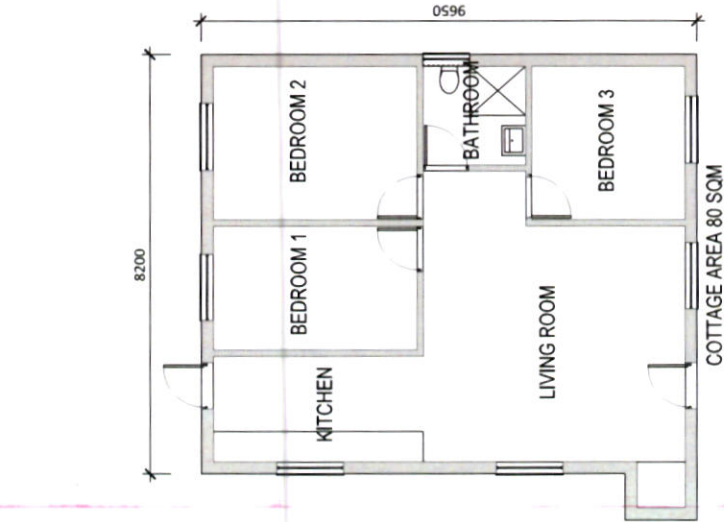
0124-A-206
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AQUA GOLF TEE PLATFORM & PUTT-PUTT
SCALE 1:100

DISCLAIMER:

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO. THE ARCHITECT'S RESPONSIBILITY IS TO CHECK THE COMPLIANCE OF THE DESIGN WITH THE APPLICABLE REGULATIONS AND TO ADVISE THE CLIENT ON THE BUILDING SITE BEFORE ANY WORK COMMENCES. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED OVER SCALED DIMENSIONS. REFER ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF FRANCOIS MALAN ARCHITECTS PTY LTD. AND COPYRIGHT IS RESERVED.



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

NEW LABORERS COTTAGE

SCALE 1:100

NEW LABORERS COTTAGE

SCALE 1:100

DATE: 26/08/2021

DRAWN BY: FM

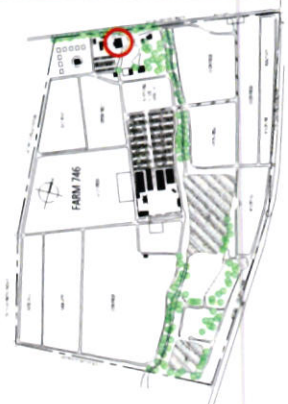
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REVISION:

0124-A-207

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DISCLAIMER:
STATUTORY REQUIREMENTS NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS HAVE BEEN CONSIDERED AND CHECKED AND VERIFIED ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE ANY WORK COMMENCES. FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS. REFER ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS. THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF FRANCIS MALAN ARCHITECTS PTY LTD. AND COPYRIGHT IS RESERVED.



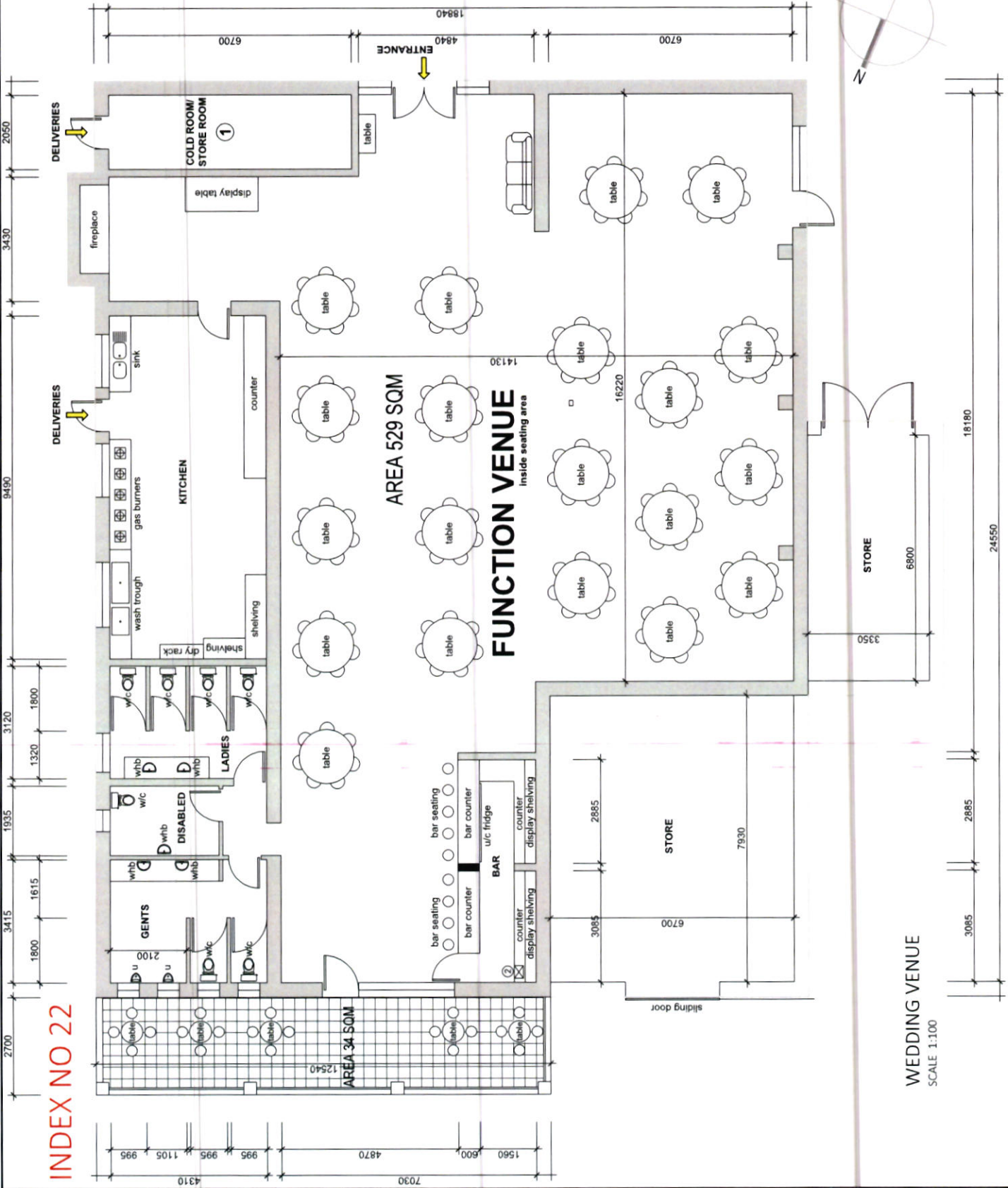
CLIENT NAME: PURPLE WINDMILL
FUNCTION VENUE
PROJECT NAME: SITE DEVELOPMENT
ADDRESS: UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:
WEDDING VENUE
SCALE 1:100

DATE: 26/08/2021 DRAWN BY: FM
DRAWING NO: 0124-A-208

REVISION: A



WEDDING VENUE
SCALE 1:100

INDEX NO 23

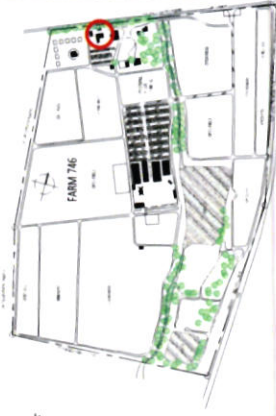
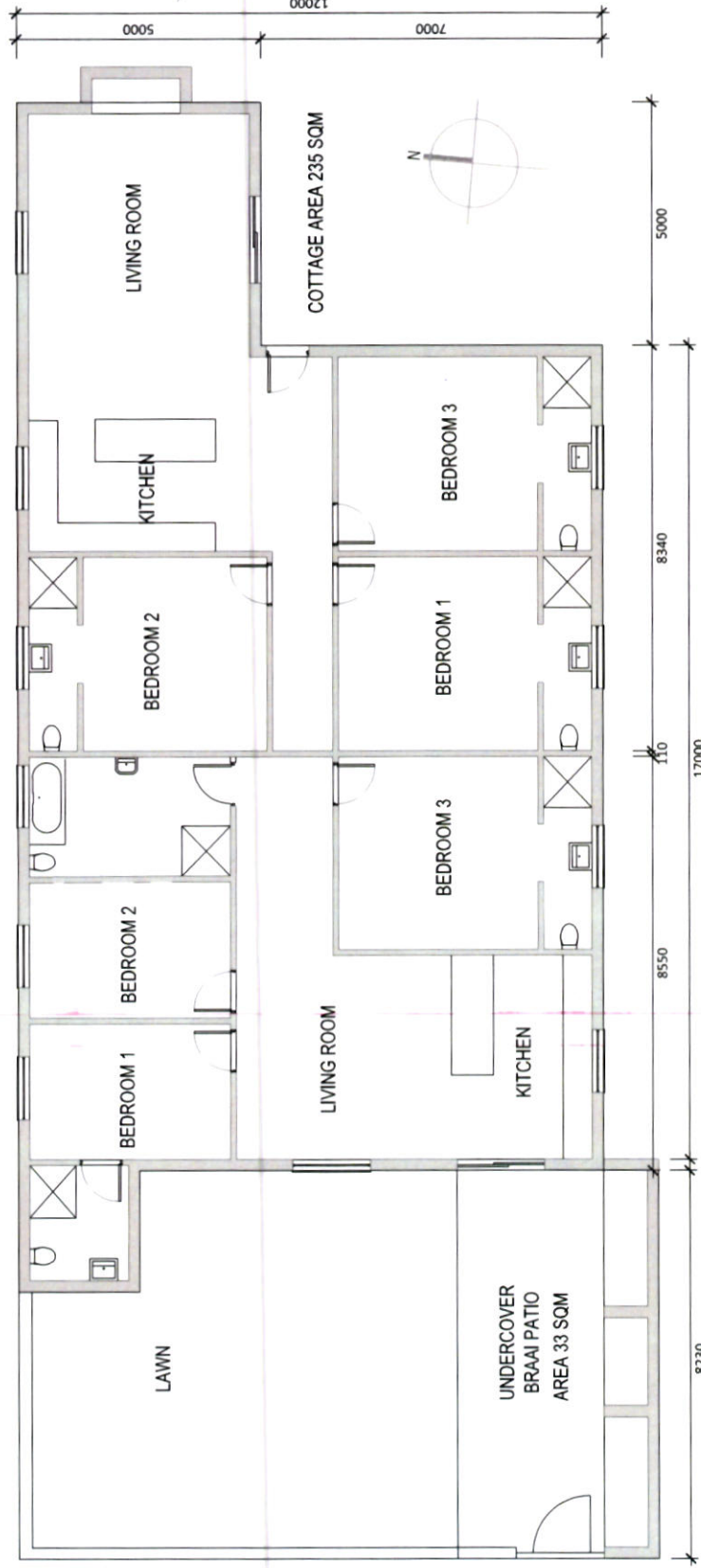
Francis Malan
ARCHITECTS

info@architects.fm
www.architects.fm

M 084 445 1707
T 074 608 0127

DISCLAIMER

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CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

GUEST ROOMS

SCALE 1:100

GUEST ROOMS

SCALE 1:100

DATE: 26/08/2021

DRAWN BY: FM

DRAWING NO:

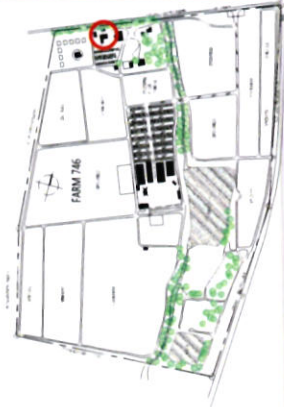
REVISION:

0124-A-209

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DISCLAIMER:

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CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

EXISTING LABORERS COTTAGE
TO BE USED AS GUEST ROOMS
SCALE 1:100

EXISTING LABORERS COTTAGE
TO BE USED AS GUEST ROOMS
SCALE 1:100

DATE: 26/08/2021 DRAWN BY: FM

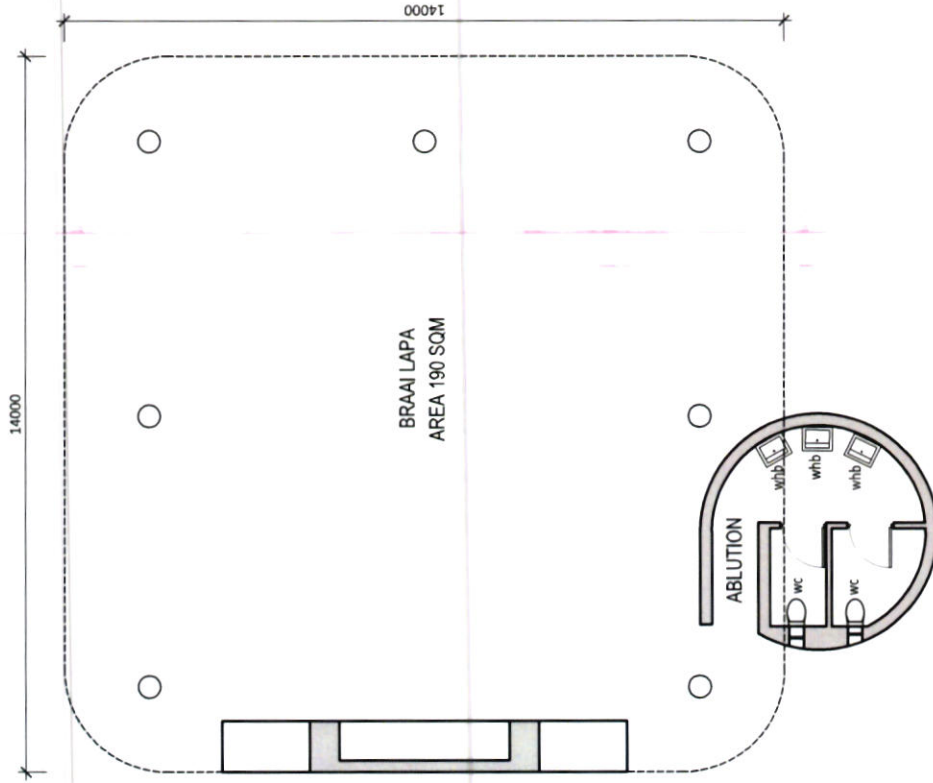
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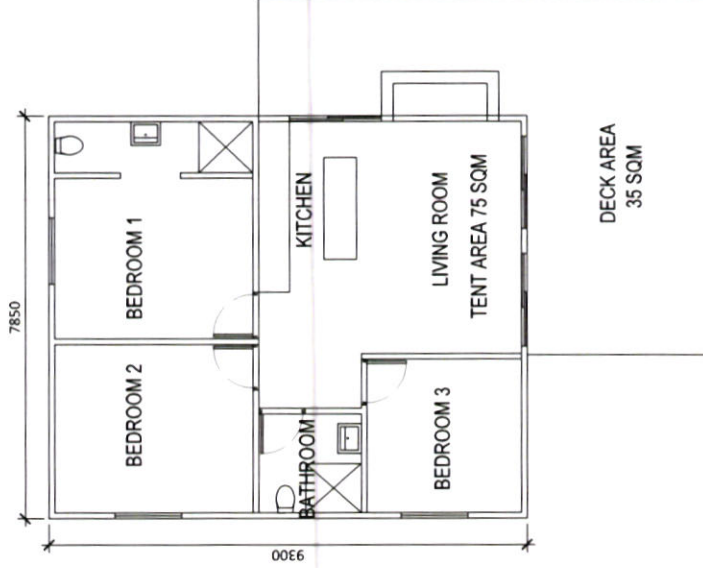
REVISION:

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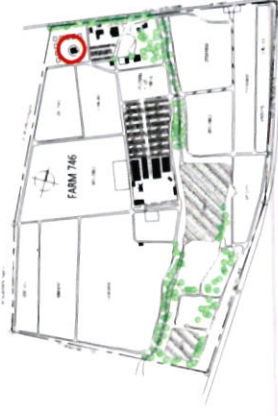
INDEX NO 25



BRAAI LAPA
AREA 190 SQM



GLAMPING: TYPICAL TENT LAYOUT
SCALE 1:100



CLIENT NAME:

PURPLE WINDMILL
FUNCTION VENU

PROJECT NAME:

SITE DEVELOPMENT

ADDRESS:

UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

SDP

DRAWING DESCRIPTION:

GLAMPING TENTS &
BRAAI LAPA
SCALE 1:100

DATE: 26/08/2021

DRAWN BY: FM

DRAWING NO:

0124-A-211

REVISION:

A

Francois Malan
ARCHITECTS

Info@architects.fm M 084 445 1707
www.architects.fm T 074 608 0127

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ANNEXURE F: CONVEYANCER'S CERTIFICATE



CONVEYANCER CERTIFICATE

I/We **MADELEIN WILLIAMS**

Practising at:

MADELEIN WILLIAMS ATTORNEYS

18 TAURUS STREET, CROYDON VINEYARD ESTATE, CROYDON, 7130

In respect of:

**THE REMAINDER OF THE FARM 746, IN THE MUNICIPALITY OF STELLENBOSCH,
IN THE DIVISION OF PAARL, WESTERN CAPE PROVINCE, IN EXTENT 55,5841 HECTARES,
HELD BY DEED OF TRANSFER NUMBER T23888/2015**

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. **DEED OF TRANSFER NUMBER T23888/2015**
2. **DEED OF TRANSFER NUMBER T3495/1920**
3. **DEED OF TRANSFER NUMBER T32969/1975**
4. **DEED OF TRANSFER NUMBER T7133/2010**



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N X	N.A
2.	Building lines	Y	N X	N.A
3.	Height	Y	N X	N.A
4.	Number of Dwellings	Y	N X	N.A
5.	Bulk floor area	Y	N X	N.A
6.	Coverage/built upon area	Y	N X	N.A
7.	Subdivision	Y	N X	N.A
8.	Servitudes that may be registered over or in favour of the property	Y X	N	T23888/2015- Condition C - Entitled to electrical power line, pipe line, pump station & water pipe line. T23888/2015 - Condition D - Subject to water pipe line These conditons do not affect the proposed development.
9.	Other Restrictive Conditions	Y X	N	T23888/2015 - Condition B - Expropriation Caveat This condition does not affect the proposed development.

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

a.	Organ(s) of State that might have an interest in the restrictive condition	N.A	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	N.A	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	N.A	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

No action required as the title deed conditions do not affect the proposed development.

No action required as the title deed conditions do not affect the proposed development.				
Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify	
N.A	N.A	N.A	N.A	

Signed at SOMERSET WEST (Place) on this 12th (Day) OCTOBER (Month)
of 2021

Full names and Surname: MADELEIN WILLIAMS

Signature:

18 TAURUS STREET,
CROYDON VINEYARD ESTATE,
CROYDON, 7130

Certified a true copy / Signed before me
MADEIN WILLIAMS
 Practising Attorney, Notary & Conveyancer
 Commissioner of Oaths
 18 Taurus Street, Croydon, 7130

Tel: 021 843 3036

Cell: 072 404 3003

Email: madelein@madeleinwilliams.co.za

ANNEXURE G: TITLE DEED

3

① high line

Redo sync sb/pers

Redo sync sb/pers

Redo sync sb/pers

Redo sync sb/pers

Redo sync sb/pers

Redo sync sb/pers

145

MORKEL AND DE VILLIERS INC
The Forum
13 Drama Street
Somerset West
7129

Prepared by me



CONVEYANCER
JULIAN WEIL

Purchase price/sales	11 500 000.00	250000
Stamp duty Amount	R	2640,00 &
Reason for exemption	Cat	Exempt i.t. o

VERBIND MORTGAGED

VIR
FOR R 10 500 000.00

③ 000012045 / 2015

12 MAY 2015

By ashe
REGISTRAR

00023888 / 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MICHAEL PAUL ROSE

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at SOMERSET WEST on 6 FEBRUARY 2015 granted to him by

UNDER THE VINES CC
Registration number 2009/122766/23



And the appearer declared that his said principal had, on 25 June 2014, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

K2014060358 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2014/060358/07

or its Successors in Title or assigns, in full and free property

THE REMAINDER OF THE FARM NO 746, IN THE MUNICIPALITY OF
STELLENBOSCH, IN THE DIVISION OF PAARL, WESTERN CAPE
PROVINCE

IN EXTENT 55,5841 (FIFTY FIVE COMMA FIVE EIGHT FOUR ONE) Hectares

FIRST TRANSFERRED by Deed of Transfer No T3495/1920 with Diagram
relating thereto and HELD by Deed of Transfer No T7133/2010

- A. SUBJECT to the conditions referred to in Deed of Transfer No T3495/1920.
- B. SUBJECT FURTHER to the provisions of the endorsement dated 21
December 1979 on the said Deed of Transfer No T32969/75, namely:

ENDORSEMENT IN TERMS OF SECTION 31 (6) OF ACT 47 OF 1937 (AS
AMENDED)

"n Gedeelte van die eiendom hierin vermeld Groot $\pm$ 3,3866 HA is ontein
deur die AFDELINGSRAAD VAN PAARL kragtens Art 27 van Ord. Op
Paaie 19/76 vide onteieningskennisgewing Nr RMR 27/2 d/d 30.10.79
geliasseer as onteienings caveat EX 799/79 planne in tweevoud geliasseer
hiermee."

- C. ENTITLED to the terms of the endorsement dated 25/05/2012 on Deed of
Transfer No T7133/2010 reading as follows:-

"REMAINDER FARM 746

The within property measuring 55,5841 hectares and hereby held by Deed
of Transfer No.T7133/2010 is entitled to the following servitudes over
Portion 3 of the Farm 746 Paarl, measuring 25,3256 Hectares and held by
Deed of Transfer No T23638/2012

1. An electrical powerline servitude 3,00 metres wide indicated by the
line FG representing the Southern boundary, the lines GH, HJ and JK
representing the Western boundary, the line KL representing the
Southern boundary and the line LM representing the South-western
boundary as shown on Diagram SG No. 2426/2011 annexed to the
said Deed of Transfer;

2. A pipeline and pumpstation servitude area measuring 23 square metres indicated by the figure NPQR as shown on Diagram SG No. 2426/2011 annexed to the said Deed of Transfer;
3. A water pipe line servitude 3,00 metres wide indicated by the line ST representing the Eastern boundary and the line UV representing the Northern boundary as shown on Diagram SG No. 2426/2011 annexed to the said Deed of Transfer.

As will more fully appear from Condition C in Deed of Transfer Number T23638/2012."

- D. SUBJECT to the terms of the endorsement dated 25/11/2014 on Deed of Transfer No T7133/2010 reading as follows:-

"Remainder:

By virtue of Notarial Deed of Servitude No. K1227/2014 dated 1st July 2014, the within mentioned property is subject to a water pipeline servitude, 6 (six) metres wide, depicted by the line ABCD on diagram S.G. No. 214/2014 in favour of:

Portion 2 of the farm Bronkhorst Number 748 in extent 3,1290 (Three comma One Two Nine Zero) hectares held by Deed of Transfer Number T88349/1995;

Portion 2 of the farm Klapmuts Rivier Number &42 in extent 61,1107 (Sixty One comma One Zero) hectares held by Deed of Transfer Number T88349/1995; and

Remainder ptn 1 (vy) of the farm number 746 in extent 35,0321 (Thirty Five coma Zero Three Two One) hectares held by Deed of Transfer Number T85760/1995

with Ancillary Rights.

As will more fully appear from the said Notarial Deed."



WHEREFORE the said Appearer, renouncing all right and title which the said

UNDER THE VINES CC
Registration number 2009/122766/23

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

K2014060358 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2014/060358/07

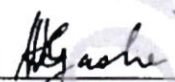
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R11 500 000,00 (ELEVEN MILLION FIVE HUNDRED THOUSAND RAND) plus VAT in the amount of R1 610 000.00 (ONE MILLION SIX HUNDRED AND TEN THOUSAND RAND), totalling the sum of R13 110 000.00 (THIRTEEN MILLION ONE HUNDRED AND TEN THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 12 MAY 2015.


q.q.

In my presence


REGISTRAR OF DEEDS

145

MORKEL AND DE VILLIERS INC
The Forum
13 Drama Street
Somerset West
7129

Prepared by me



CONVEYANCER
JULIAN WEIL

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ALBERTUS JOHANNES DE CLERK
duly authorised hereto by a resolution of the members of
UNDER THE VINES CC
Registration number 2009/122766/23

do hereby nominate and appoint MICHAEL PAUL ROSE and/or JULIAN WEIL and/or HENDRIK JACOBUS JANSEN VAN RENSBURG with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

K2014060358 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2014/060358/07

the property described as:

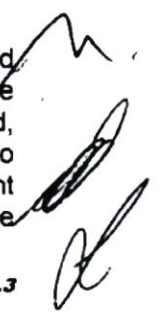
THE REMAINDER OF THE FARM NO 746, IN THE MUNICIPALITY OF
STELLENBOSCH, IN THE DIVISION OF PAARL, WESTERN CAPE
PROVINCE

IN EXTENT 55,5841 (FIFTY FIVE COMMA FIVE EIGHT FOUR ONE)
Hectares

HELD BY Deed of Transfer Number T7133/2010

the said property having been sold by me on 25 June 2014, to the said transferee/s for the sum of R11 500 000,00 (Eleven Million Five Hundred Thousand Rand) plus VAT in the amount of R1 610 000.00 (One Million One Hundred and Ten Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the

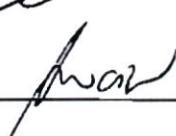

GhostConvey 15.2.3.3

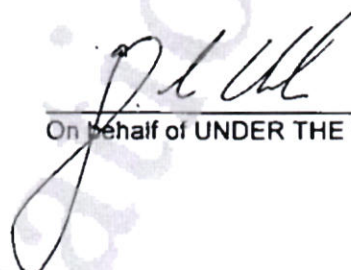
said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at SOMERSET WEST on 6 February 2015
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 


On behalf of UNDER THE VINES CC



2

Transfer Duty

TDREP

Declaration

Reference Details

Transfer Duty Reference Number: TDE0136940

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name UNDER THE VINES CC

Company / CC / Trust Reg No. 200912276623

Full Name

UNDER THE VINES CC

Marital Status

Details of Purchaser / Transferee

Full Name K2014060358 (SOUTH AFRICA) PROPRIETARY LIMITED

Company / CC / Trust Reg No. 201406035807

Surname / Registered Name

K2014060358 (SOUTH AFRICA) PROPRIETARY

Marital Notes If applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)

2014-06-25

Total Fair Value

R

5200000.00

Total Consideration

R

13110000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable
on Natural Person

R

0.00

Property Description

1 THE REMAINDER OF THE FARM NO 746, IN THE MUNICIPALITY OF STELLENBOSCH, IN THE DIVISION OF PAARL, WESTERN CAPE PROVINCE IN EXTENT 55.5841 (FIFTY FIVE COMMA FIVE EIGHT FOUR ONE) Hectares

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE0136940

Exempt in terms of Section 9 of the
Transfer Duty Act

Other

Exemptions allowed by another Act Section 9(15)

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

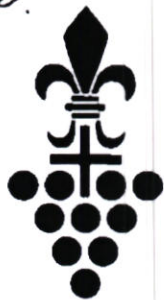
XXXXXXXXXX XXXXXXXXXXXX
XXXXXXXXXX XXXXXXXXXXXX

Please ensure you sign over
the 2 lines of 'X's above

Date
(CCYYMMDD)

2015/04/17

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the property/ies mentioned herein.

Property Description:

REMAINDER OF THE FARM NO 746
IN THE MUNICIPALITY OF STELLENBOSCH
IN THE DIVISION OF PAARL
WESTERN CAPE PROVINCE

IN EXTENT 55, 5841 (FIFTY FIVE COMMA FIVE EIGHT FOUR ONE) Hectares
HELD BY Deed of Transfer Number T7133/2010

Municipal Reference Number/ 21 Digit Code: C05500000000074600000

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:

UNDER THE VINES CC
Registration number 2009/122766/23

Name and Identity/ Registration number of all purchaser/s:

K2014060358 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2014/060358/07

This certificate is valid until: ...24 June 2015...

Given under my hand at ...Stellenbosch..., on ...24 April 2015...

For: Municipal Manager
Stellenbosch Municipality



Date Issued:

Authorised Official: L Anthony

4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08262 - MNAMATA PHUMELELA ANTONIO

DATE : 20150420 TIME : 13:18:28.2 PAGE : 1

TRACK NUMBER : 88885931316

BLACK-BOOKING ENQUIRY ON NAME - UNDER THE VINES C C
ID NUMBER - 200912276623
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - CLOSE CORPORATION

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

UNDER THE VINES C C

200912276623

VAL261/2014-17133/2010

20140220:20140303121815

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 86885931316

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
FARM NO 746
REG DIV PAARL RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T3495/1920
EXTENT 55,5841 H
CLEARANCE WINDLANDS DC
FARM NAME FARM 746

NO INTERDICTS

DOCUMENTS
B4299/2010
K1227/2014S
K445/2012S
VA1201/2014
FARM PL 746
FROM PL RD 743/3,745
PTNS PL RD 746/1-2

HOLDER & SHARE
FIRSTSTRAND BANK LTD

AMOUNT
R3900000.00

O/P/A	SCAN/MICRO/REF	MMD
	20150218093617	0215
	20150218093543	1125
	20120613150148	0525
	20140303121815	0220
	1985 0056 2234	

T7133/2010

/1

OWNER DETAILS

FULL NAME & SHARE
UNDER THE VINES C C

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMD	MICROFILM REF
20090713	R6000000.00		200912276623	T7133/2010	0215	20150320095705

!KE E: /XARRA /KE

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



ANNEXURE H DIAGRAM

SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
102/2014	214/2014	The line GHJ represents the centre line of a pipeline servitude 6.00m wide	K1229/14	JA

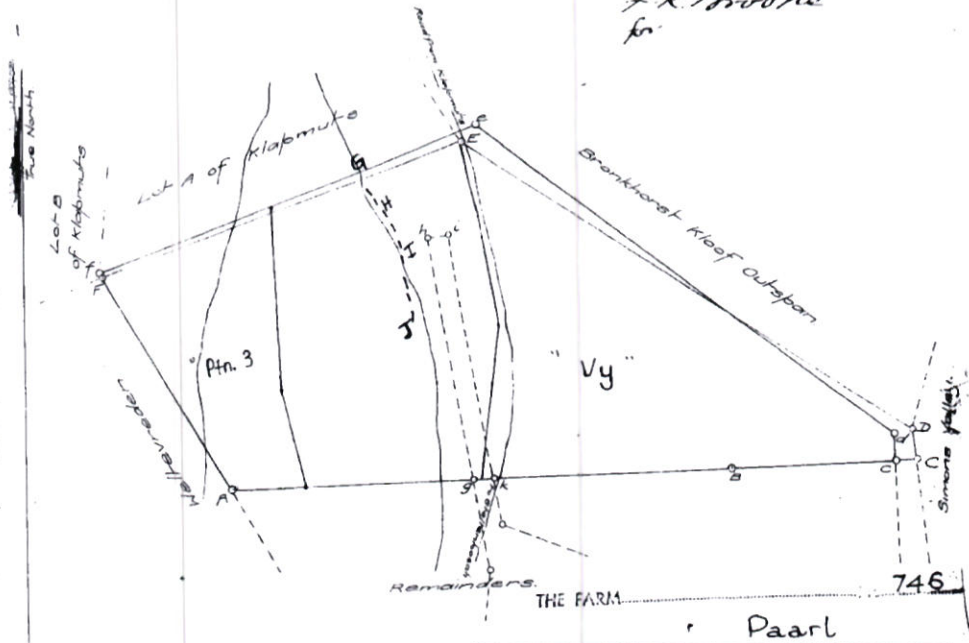
749/1	DAW	18000	46488	3234/31
Yy	5317/30	73		

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA/SQ. M.	TRANSFER NO.	INITIALED	REMR.
E894/11	2426/11	Ptn. 3	25.3156ha	23638/202	JA	

10290. 1920.

403

J.R. Brooke
for



BEACONS E

REPLACED, VIDE E. 2449/2000

Scale 100 Roads = One inch.

Coordinates	Angles	Sides
A - 91.62 + 44.17	A 118 50 50	AB 380.21
B + 284.84 - 8.36	B 179 35 0	BC 141.26
C + 424.97 - 26.86	C 86 19 40	CD 23.00
D + 426.52 - 3.91	D 129 8 40	DE 407.69
E + 128.54 + 274.11	E 126 42 10	EF 292.52
F - 159.47 + 221.81	F 79 23 40	FA 190.16

Beacon Area = 163 Morgen 574 Sq. Roads

The above diagram ABCdefA represents 163 Morgen of land situate in the Paarl Division being Lot No 3 of NATTE VALLEY consisting of 1st The figure Aghik BcdefA in extent 162 Morgen 500 Sq. Roads a part of the Adjoining Natte Valley to A.P. de Villiers on the 15th December 1919. 2nd The figure ghik in extent 5 Morgen 100 Sq. Roads a part of the Freehold farm Natte Valley granted to Juriaan Hanekom on the 6th November 1715.

Bounded N by Lot A of Klapmuts.
NE by Brankhorst Kloof Outspan.
E by Simons Valley.
S by Remainders.
SW by Weltevreden.

Surveyed and beacons by us according to Regulations. November 1919.

This diagram belongs to the Transfer made to the 16.3.1900 in favour of S. W. van Meek

Registrar of Deeds.

DIT 1920 - 3495

Govt. Land Surveyors.

746

SERVITUDE DOM.

OFFICE COPY

Friedlaender, Burger & Volkmann - Land Surveyors

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No.
			Y	X	
		Constants :	0,00	0,00	214/2014
AB	70,48	338 19 40	A + 11455,43	+ 3743650,22	Approved.
BC	142,04	335 44 30	B + 11429,41	+ 3743715,72	<i>Blodgen</i>
CD	161,66	347 27 20	C + 11371,05	+ 3743845,21	for
			D + 11335,94	+ 3744003,01	Surveyor - General
CONNECTION DATA					Date : 11-2-2014
AE	293,30	69 18 10	E + 11729,81	+ 3743753,88	
	45	KLAPMUTS	Δ + 13203,69	+ 3744766,00	
	60	SIMON	Δ + 6733,20	+ 3750785,48	

PORTION 2
FARM KLAPMUTS RIVIER NO. 742

FARM NO. 1769

FARM NO. 746

FARM NO. 746

See Inset

Existing Dam 2

Existing Dam 2

Existing weir

SCALE 1 : 5000

The line ABCD represents the centre line of a Pipeline servitude 6,00 metres wide, as shown

over FARM NO. 746

Beacon Descriptions

D Hole in concrete

E 15mm Iron peg

All other beacons 12mm Iron peg

Situate in the Stellenbosch Municipality
Administrative District of Paarl
Surveyed in December 2013
by me

Province of Western Cape
D Burger
D P Burger Pr Land Surveyor

PLS 0080

This diagram is annexed to No. K1227/2014 Dated i.f.o.	The original diagram is No. 290/1920 Annexed to D/T 1920- -3495	File No. Parl. 746 V1 S.R. No. 97/2014 Comp. BH-8BDA (3764) BH-8BCB (3761) LPI C0550000
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Registrar of Deeds

SERVITUDE 214/2014

S

ANNEXURE I: TRAFFIC IMPACT STATEMENT

Date: 2 November 2021

Our Ref: UDS387/Reports/TIA

Virdus Works (Pty) Ltd
77 Buitekring
Dalsig
STELLENBOSCH
7600

ATTENTION: Mr Dupré Lombaard

Dear Sir,

APPLICATION FOR AMENDMENT OF APPROVAL AND CONSENT USE FOR TOURIST FACILITIES AND TOURIST ACCOMMODATION ON REMAINDER FARM 746 (PURPLE WINDMILL), KLAPMUTS: TRAFFIC IMPACT ASSESSMENT

This company was appointed by *The Purple Windmill (Pty) Ltd* to prepare a Traffic Impact Assessment (TIA) for the Purple Windmill facilities on Remainder Farm 746, Klappmuts.

1. BACKGROUND AND LOCALITY

The subject property is bordered by the R44 (Main Road 27) to the east and situated to the south of Klappmuts. See the attached **Locality Plan**.

Notice was received from *Stellenbosch Municipality: Planning and Economic Development* with regard to existing activities operational on-site not currently approved in terms of the Land Use Planning By-Law. This application thus serves to address this.

This TIA accompanies the Application for Amendment of Approval and Consent Use for Tourist Facilities and Tourist Accommodation on Remainder Farm 746 (Purple Windmill), Klappmuts.



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Elmarie Els 021 880 0443

managing member

A Khan PrEng

associates

JW Wessels PrEng
P v Blerk PrEng
JN Louw PrCPM

offices

Clanwilliam, Stellenbosch,
Somerset West

Reg no 2003/043709/23

urban development solutions



2. PROPOSED DEVELOPMENT

2.1 Existing Development

A planning approval was previously obtained for the existing two function venues on-site (Reservoir- and Cellar-venues). The conditions of approval imposed by *Western Cape Government: Road Network Management*, included the provision of a dedicated right-turn lane along the R44 at the R44/Arra Road intersection, to accommodate vehicles en route to the subject property from the direction of Old Paarl Road/N1/Wellington (based on the previous *Road Access Guidelines* right-turn lane warrants – this document has since been replaced by the *Access Management Guidelines 2020* (AMG)).

Additional activities currently operational on-site are the kids play area operational from Wednesday to Sundays, and the weekend market operational on Saturdays and Sundays. These facilities will be discussed hereafter.

2.2 Proposed Development

As mentioned, the '*proposed development*' is currently operational on-site. The main attractions are the weekend market, operational on Saturdays from 09h00 to 16h00 and on Sundays from 09h00 to 15h00, and the Kids Play Park, operational Wednesdays to Sundays from 09h00 to 17h00. The various activities/facilities offered on-site and contained in this application (including the *estimated capacity/maximum persons able to be accommodated at each activity/facility* where applicable) are as follows:

<u>Market:</u>	<u>max persons</u>	<u>Other:</u>	<u>max persons</u>
Market Stalls	250	Kids Play Park	300
Tent/Seating Area	100	Open Air Stage/Venue	500
Nursery/Plant Sales	100	Guest Rooms (x2)	18
Donkey Pen		Glamping Stands	46
Bird Sanctuary			
Vegetable Garden			

The total number of attendees as listed above calculates to 1 314 visitors. It can be assumed that visitors to the Donkey Pen, Bird Sanctuary and Vegetable Garden, would also be visiting the other facilities/activities on-site.

The site layout is indicated in the attached **Site Development Plan** prepared by *Francois Malan Architects*. The estimated capacity, including both existing venues, totals 1 683 visitors (as noted on the attached plan).

2.3 Access to the Property

Access to the property is currently obtained from the Arra Road (gravel road). Access to the farm operations and the main function venue (Cellar Venue) is obtained at the access furthest from the R44 (indicated as 'private access' below), whilst the Reservoir Venue, Market and accompanying facilities obtain access via the access closest to the R44 (indicated as 'market access' below). See **Diagram 1** below. Access is proposed to remain as per current practice. Further detail on access will be discussed in *paragraph 4* below. For the purpose of further discussions, the 'market access' indicated below will be referred to as 'the access' or the 'Purple Windmill-access'.



Diagram 1 : Existing access to the subject property

3. TRAFFIC

3.1 Existing Traffic

Traffic counts were conducted at the R44/Arra Road intersection and the Purple Windmill-access on Saturday, 23 October 2021 from 10h30 to 15h30. The applicable peak hours and peak hour traffic volumes derived from these counts are indicated in **Figure 1** below. The peak at the R44-intersection was 14h30 – 15h30, and the peak at the access-intersection 13h45 – 14h45.



Figure 1 : Existing peak hour traffic counts (13h45-14h45 figure left; 14h30-15h30 figure right)

In addition to the counts conducted, information with regard to daily attendance were also obtained from the developer. Attendance is currently limited under lockdown conditions as result of the National State of Disaster: COVID-19, declared in 2020, therefore a log of the maximum number of attendees at any given time during the operating hours is kept. According to the available information, attendance was as follows:

Date: Max number of attendees:

Saturday, 25 September	190
Sunday, 26 September	373
Saturday, 1 October	139
Sunday, 2 October	210
Saturday, 16 October	202
Sunday, 17 October	208
Saturday, 23 October	178
Sunday, 24 October	447

From these figures it can be noted that Sundays are currently more popular than Saturdays. The lower volume of attendees on the day of the traffic counts (23 October) are as result of rainy weather. It was, however, decided to assess a Saturday.

From the traffic counts conducted at the access, the peaks were identified as follows:

Time Interval		Outbound		Inbound	Hourly total
		Left-turn	Right-turn	Left-turn	
10:30	10:45	0	3	4	
10:45	11:00	0	2	4	
11:00	11:15	0	0	4	
11:15	11:30	0	1	6	24
11:30	11:45	1	2	1	21
11:45	12:00	0	3	3	21
12:00	12:15	0	3	4	24
12:15	12:30	0	1	2	20
12:30	12:45	0	0	0	16
12:45	13:00	0	2	4	16
13:00	13:15	0	2	2	13
13:15	13:30	1	3	3	17
13:30	13:45	0	0	1	18
13:45	14:00	0	8	6	26
14:00	14:15	0	7	1	30
14:15	14:30	0	2	4	29

14:30	14:45	1	3	2	34
14:45	15:00	0	1	2	23
15:00	15:15	0	3	0	18
15:15	15:30	0	0	2	14

The highest hourly volume at the access-intersection was 34 vehicles (13h45 – 14h45). During the peak hour of the R44-intersection (14h30 – 15h30) 14 vehicles travelled to/from the development.

3.2 Traffic Growth

As historical information with regard to traffic growth were based on pre-covid conditions, a slightly below average growth rate of 2% per annum was applied to the peak hour traffic along the R44 at its intersection with Arra Road. A similar approach was discussed and agreed on with WCG on another project in the Klappmuts area.

The 2021 peak hour volumes along the R44 were thus increased by 2% per annum for five (5) years to obtain the estimated 2026 (background) traffic volumes as indicated in **Figure 2** below.



Figure 2 : Estimated 2026 peak hour traffic volumes (13h45-14h45 figure left; 14h30-15h30 figure right)

3.3 Trip Generation

The TMH17 *South African Trip Data Manual* usually consulted to obtain trip generation rates for various land uses does not contain suggestions for the market type development being assessed. To obtain a trip generation rate to be applied to the maximum persons able to be accommodated on-site, the traffic counts conducted at the access were used, as well as the information obtained from the developer with regard to daily attendance.

On the day of the traffic counts, a maximum of 178 persons were in attendance during the operating hours. This excludes an event at the function venue. Comparing this to the two peak hours assessed, the following results:

Attendees	Peak hour	Vehicles			Rate	Approximate Split (in/out)
		Total	In	Out		
178	13h45 – 14h45	34	13	21	0,2 trips per person	40/60
	14h30 – 15h30	14	6	8	0,08 trips per person	40/60

By applying these 'rates' to the capacity/maximum number of attendees on-site as discussed in paragraph 2.2 above (1 314 attendees), a total trip generation of 263 vehicles (105 in, 158 out) can be expected during the 13h45 – 14h45 peak hour, and 105 vehicles (42 in, 63 out) during the 14h30 – 15h30 peak hour:

Attendees	Peak hour	Rate	Approximate Split (in/out)	Vehicles		
				Total	In	Out
1 314	13h45 – 14h45	0,2 trips per person	40/60	263	105	158
	14h30 – 15h30	0,08 trips per person	40/60	105	42	63

3.4 Trip Distribution

The potential trips generated were distributed to the R44 based on the directional split at the R44/Arra Road intersection during the two applicable peak hours. The distributed trips are indicated in **Figure 3** below.



Figure 3 : Distribution of potential peak hour trips generated (13h45-14h45 figure left; 14h30-15h30 figure right)

The expected 2026 peak hours, including these potential additional trips, are indicated in **Figure 4** below.



Figure 4 : Expected 2026 peak hour traffic volumes (13h45-14h45 figure left; 14h30-15h30 figure right)

3.5 Traffic Analysis

Traffic analyses of the intersections were done by means of the Sidra Intersection 9.0 software. Service levels A to D are considered acceptable, with D the critical.

The two intersections analysed are both T-intersections with stop-control on the side-streets and free-flow conditions along the 'main roads', with shared lanes on all approaches. See the existing lane layouts below.



Photo 1 : R44/Arra Road- and Arra Road/Access-intersections

According to the Sidra analyses, acceptable levels of service (LOS) A are experienced on most movements during the existing peak hours. Service level B is experienced on the Arra Road-approach to its intersection with the R44 during the peak hour of the access-intersection, and service level E during the peak hour of the R44-intersection (as result of the higher volumes of traffic along the R44). The Sidra output is indicated below (green: LOS A; blue: LOS B; orange: LOS E).



Diagram 2 : Sidra LOS output (13h45-14h45 left; 14h30-15h30 right)

During the estimated peak hours, the service level B on the Arra Road-approach can be expected to remain, with marginal increase in queuing, whilst the service level E previously experienced can be expected to worsen to LOS F. Although unacceptable service level, the maximum 'back of queue' length expected on this approach is ± 2 vehicles.

During the expected peak hours, the abovementioned service levels can be expected to remain, with the queuing along the Arra Road-approach to its intersection with the R44 expected to increase. To provide space for left-turning vehicles to move past right-turning vehicles waiting to access the R44, it would be suggested to widen the access-approach to accommodate space for left- and right-turning vehicles. However, as the traffic flow along the R44 is still expected to operate with acceptable service levels, no upgrades to the intersection is considered necessary to accommodate the proposed development traffic, based on the Sidra analyses. The warrants for turning lanes will be discussed in *paragraph 4* below.

4. GEOMETRY

As previously mentioned, access to the subject property is obtained from Arra Road, which is accessed via the R44. According to the *Road Network Information System* (RNIS) of WCG, and the Stellenbosch Municipality *Road Master Plan*, the R44 is classified as a Class 2-road, whilst the Arra Road can in future be classified as a Class 4-road, when the road is extended in a western/north westerly direction towards Klapmuts.

The posted speed limit along the R44 in the vicinity of the R44/Arra Road intersection is currently 100 km/h. An 80 km/h speed limit sign is currently situated between the said intersection and the Potbelly-access. It is expected that when the Arra Road is extended in future (as per the *Future Upgrading Proposals for MR27 (Plan J01057-01-10-001-P-08)* prepared by Aecom for WCG), the 80 km/h speed limit will be moved further south to before this intersection, and traffic signals provided when warranted.

As discussed in *paragraph 3* above, no upgrades to the R44/Arra Road intersection are considered necessary based on the Sidra analyses. To confirm the warrants for a dedicated right-turn lane along the R44, the *Access Management Guidelines 2020* (AMG) of WCG were consulted. The advancing vehicles, opposing vehicles and the right-turn used to determine the said warrant, are as follows for the peak hour of the development:

	Existing 2021	Estimated 2026	Expected 2026
V_a Advancing	423 veh	412 veh	464 veh
V_o Opposing	438 veh	411 veh	484 veh
V_r Right-turn	5,91%	1,94%	5,39%

These volumes were plotted on the graph for a two lane road with 100 km/h speed limit, as contained in the AMG. The volumes plotted for the existing and estimated peak hours do not yet warrant a dedicated right-turn lane, however, with the full development at capacity, a dedicated right-turn lane will be warranted along the R44 at its intersection with Arra Road. It is suggested that the length of the dedicated right-turn lane be based on deceleration as opposed to storage.

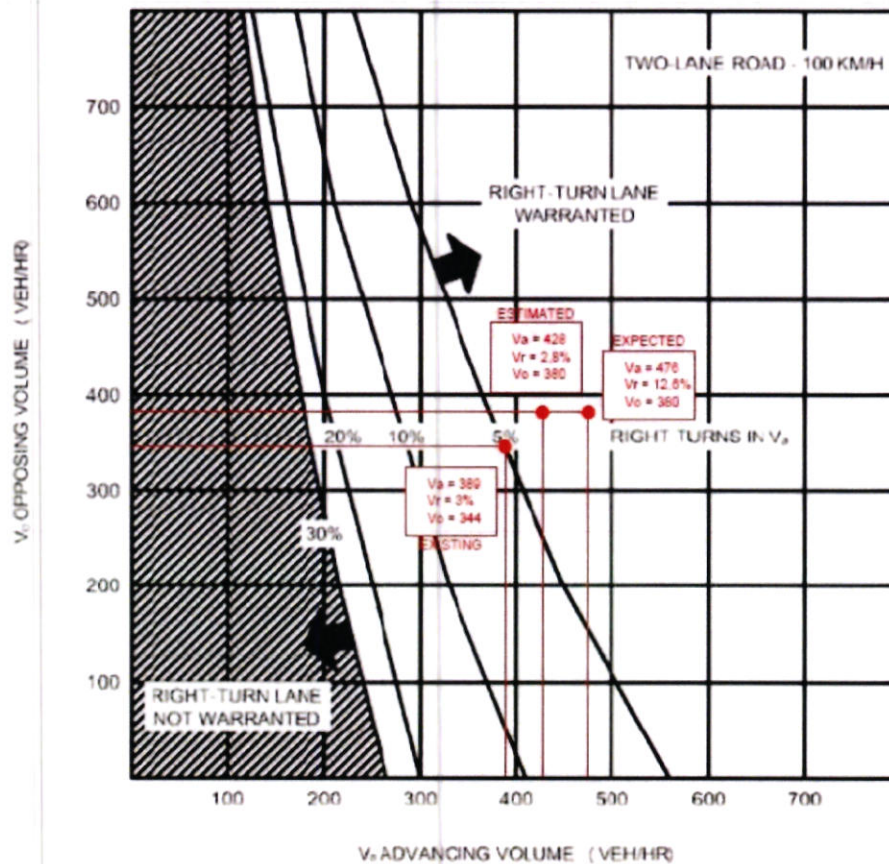


Diagram 3 : Dedicated right-turn lane warrant (along the R44) – AMG 2020

Similarly, the warrants for left-turn lanes as contained in the AMG were assessed. Based on the expected left-turning traffic, a dedicated left-turn lane is not warranted based on *Figure 14-4 Warrant for left turn lane for a 3-leg unsignalised intersection on a two-lane arterial*. However, from a safety perspective, it is recommended that a left-turn taper be provided.

The access intersection is situated ± 125 metres from the R44/Arra Road intersection (centre-to-centre). According to available information (*Future Upgrading Proposals for MR27 prepared by Aecom for WCG*), the future dualling of the R44 in the vicinity of the subject property will be accommodated to the east of the existing carriageway. The said intersection spacing is thus not considered problematic, and will further improve in future.

On-site circulation is accommodated via existing gravel farm roads. These measure between approximately 5,6 metres and 7,5 metres, which is considered sufficient to accommodate the expected two-way traffic on-site. The route between the access and the main parking area is marked on the SDP by way of arrows.

Deliveries and refuse removal are all handled on-site and will continue as per current practice.

5. PARKING

5.1 Parking Requirements

Similar to the trip generation rate, a rate for the provision of parking at a market is not available. The closest land use contained in the Stellenbosch Municipality parking requirements considered applicable is the 'place of assembly' or 'outdoor sport'. For these land uses, a rate of 0,25 bays per seat is suggested.

The maximum number of persons to be accommodated on-site as listed in *paragraph 2.2* above, is 1 314. Based on this, a total of 329 parking bays would be required ($1\,314 \times 0,25 = 328,5$).

The trips per person calculated from the traffic counts conducted and the attendee log obtained from the developer, calculates to approximately 0,2 trips per person (as discussed in *paragraph 3.3* above) – this would result in fewer trips ($1\,314 \times 0,2 = 262,8$ trips) than the number of parking bays calculated above (328,5 bays).

5.2 Parking Provided

A total of 501 parking bays are indicated on the attached plan. An area adjacent to the parking area is also available for overflow parking and/or accommodation of buses. The available parking is thus considered sufficient.

5.3 Parking Dimensions

Parking bay dimensions are well in excess of the required 2,5 by 5,0 metre bays with 7,5 metre aisle widths. These are thus considered sufficient.

6. PUBLIC- AND NON-MOTORISED TRANSPORT

It is expected that very few, if any, public- or non-motorised transport trips would be attracted to the proposed development. Should taxis or buses enter the property, space is available in the overflow parking area for the accommodation of turning and/or parking.

7. CONCLUSIONS

The following can be concluded from the report:

- 1) That the TIA accompanies the application for amendment of approval and consent use for tourist facilities and tourist accommodation on RE-Farm 746 (Purple Windmill), bordered by the R44 (Main Road 27) to the east and situated to the south of Klapmuts;
- 2) That a planning approval was previously obtained for the existing two function venues on-site (Reservoir- and Cellar-venues), with WCG conditions of approval including the provision of a dedicated right-turn lane along the R44 at the R44/Arra Road intersection (based on the previous *Road Access Guidelines* right-turn lane warrants);
- 3) That the proposed development is currently operational on-site and includes a weekend market, kids play park, open air stage/venue, guest rooms and glamping stands, with a total capacity of 1 314 visitors on-site (excluding the venues);
- 4) That access to the property is via the Arra Road (existing gravel road);
- 5) That based on the information available from attendance kept, and the traffic volumes obtained from the traffic counts conducted, a maximum anticipated trip generation of 263 weekend peak hour trips (105 in, 158 out) was calculated for the capacity of the proposed development;
- 6) That based on the Sidra analyses, no upgrades are considered necessary at the R44/Arra Road intersection, but that based on the turning lane warrants, the following upgrades to the intersection is considered necessary to accommodate the proposed development at capacity:
 - a) Ensure the access-approach is wide enough to accommodate a left- and right-turning vehicle;
 - b) A dedicated right-turn lane along the R44 based on the AMG warrants;
 - c) From a safety perspective, a left-turn taper;
- 7) That on-site circulation, deliveries and refuse removal will continue as per current practice;
- 8) That a parking requirement of 329 bays is considered applicable, that sufficient parking (501 bays) with space for overflow parking is provided on-site, and that parking bay dimensions are considered sufficient; and
- 9) That it is expected that very few, if any, public- or non-motorised transport trips would be attracted to the proposed development and that should taxis or buses enter the property,

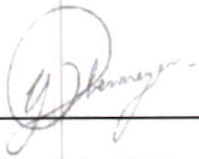
space is available in the overflow parking area for the accommodation of turning and/or parking.

8. RECOMMENDATIONS

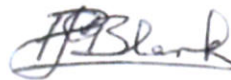
From the above, it is recommended that the proposed Purple Windmill development be supported from a traffic point of view and that, at the R44/Arra Road intersection, the provision of a dedicated right-turn lane (length based on deceleration) and a left-turn taper, both along the R44, be considered to accommodate the development at maximum capacity.

We trust that the Traffic Impact Assessment will be to your satisfaction and will gladly provide any additional information required on request.

Yours faithfully,



Compiled by: Yolandi Obermeyer (B Eng)



Piet van Blerk Pr Eng

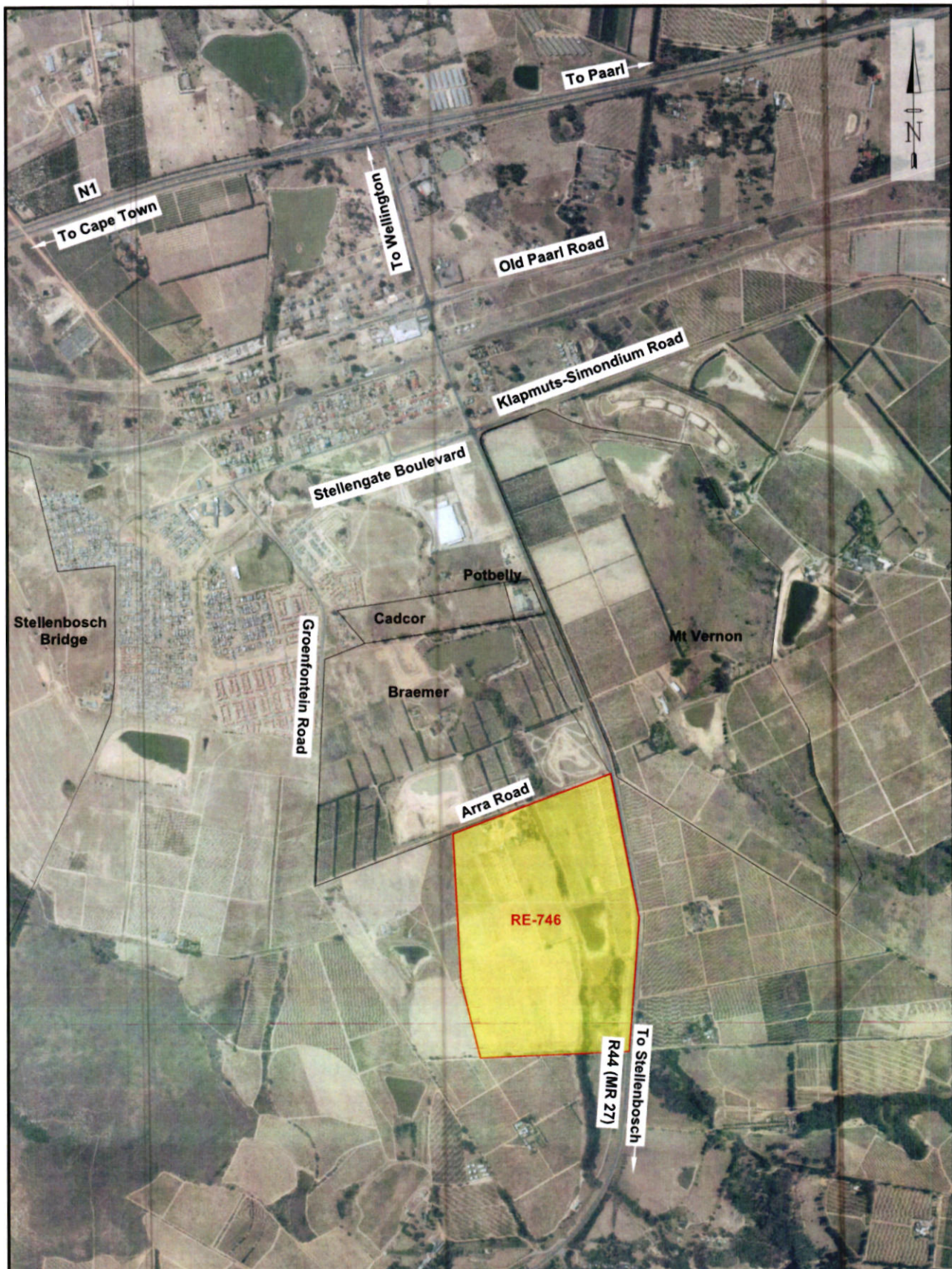
UDS AFRICA



Attachments:

Locality Plan

Site Development Plan (*Francois Malan Architects*)



HEAD OFFICE
Unit 6, Time Square Building,
5 Eloff Street, Techno Park,
Stellenbosch
PO Box 50487
VIA Waterfront
7602
T +27 (0)21 880 0443
F +27 (0)21 823 8227
info@afriatrac.co.za

Locality Plan

ANNEXURE J: ENGINEERING SERVICES REPORT

THE PURPLE WINDMILL

**UITSPAN FARM (RE OF FARM 746) R44, WITHIN THE STELLENBOSCH MUNICIPAL
AREA, KLAPMUTS, WESTERN CAPE**

CIVIL ENGINEERING SERVICES REPORT

REVISION 0

NOVEMBER 2021

Virdus Works (Pty) Ltd

77 Buitekring

Dalsig

Stellenbosch, 7600



UDS Africa

9 Electron Road

Techno Park

Stellenbosch, 7600

Contents

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5.1 Sewer demand for proposed development	6
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Date: 1 November 2021

Our Ref: uds387/reports/services

Virdus Works (Pty) Ltd
77 Buitekring, Dalsig
Stellenbosch
7600

ATTENTION: Mr Dupré Lombaard

Dear Sir,

ENGINEERING SERVICES REPORT FOR THE PROPOSED PURPLE WINDMILL DEVELOPMENT, REMAINDER OF UITSPAN FARM 746 WITHIN THE STELLENBOSCH MUNICIPAL AREA

1. Background

UDS Africa was appointed by The Purple Windmill (Pty) Ltd to compile a services report in support of the development application for the proposed Purple Windmill development on the remainder of Uitspan Farm 746. The site covers an area of 52.13 ha and is largely used for agricultural purposes. A rezoning and temporary departure was granted in 2018 by Stellenbosch Municipality for an existing building to be zoned Agricultural Zone 2, and temporary departure to use an existing shed as a function venue.

The purpose of this report is to address the requirements of Stellenbosch Municipality with regard to the provision of engineering services for the proposed additional land uses to be applied for. The infrastructure design of the development is based on the technical requirements and guidelines as stated in the Guidelines for Human Settlements Planning and Design (Red Book: 2019) and to the requirements and standards of Stellenbosch Municipality.

2. Locality

The site is located in Klapmuts, within the Stellenbosch municipal area. The site is bordered to the north by Braemer Farm, to the east by the R44, to the south and the west by agricultural land. Below is a locality plan for reference (area highlighted in yellow).

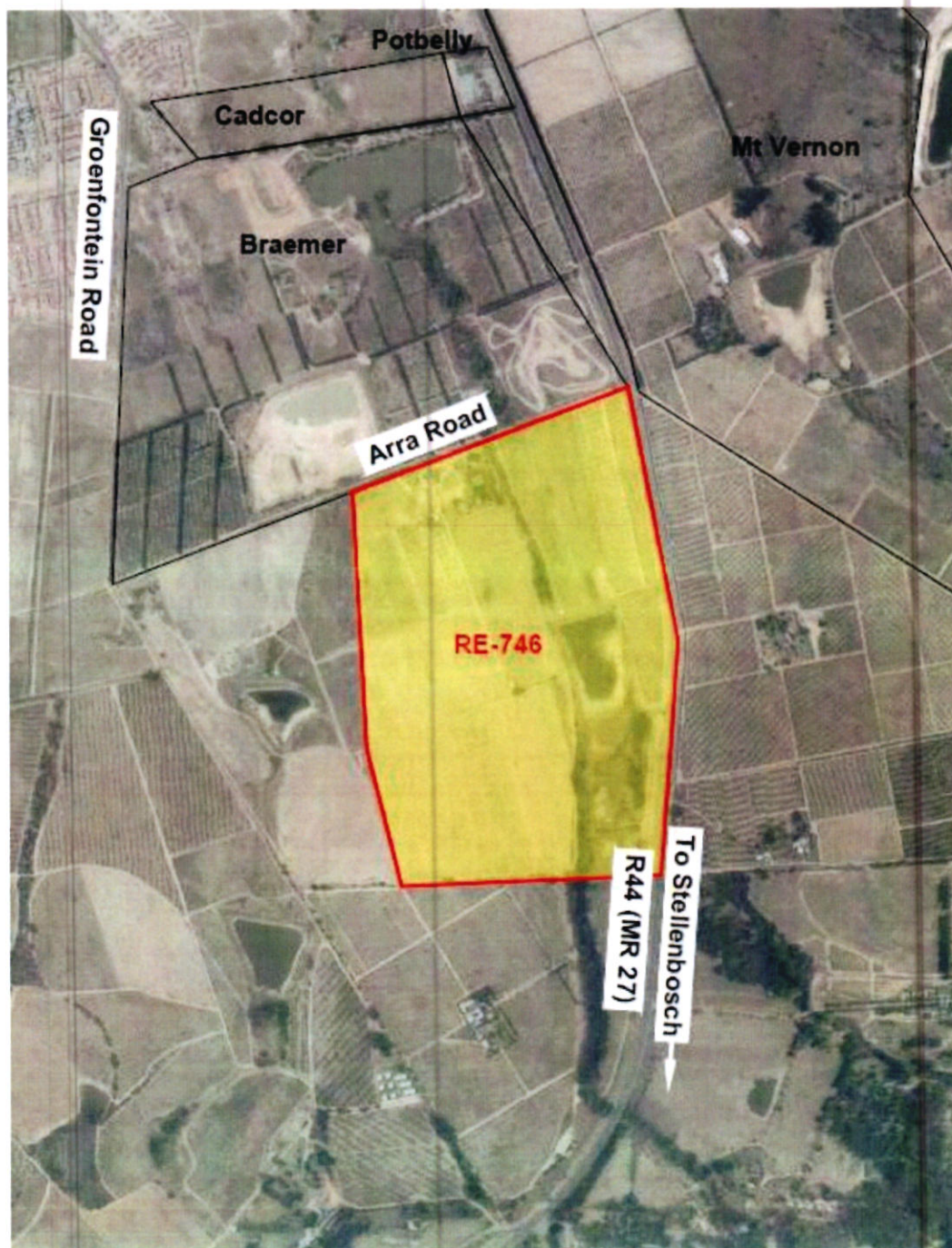


Figure 1: Locality plan of RE Uitspan Farm 746

3. The development

The proposed development will be mixed use in nature, with a portion for a nursery, market stalls, restaurants, entertainment, wine production, agricultural purposes, venue hire and accommodation. Please refer to **Annexure A** for a copy of the site development plan produced by Francois Malan Architects.

The proposed development is currently operational on-site. The main attractions are the weekend market, operational on Saturdays from 09h00 to 16h00 and on Sundays from 09h00 to 15h00, and the Kids Play Park, operational Wednesdays to Sundays from 09h00 to 17h00. Below is a summary of the land uses to from part of the proposed development:

USE	AREA	NO
Nursery	724 m ²	100 person maximum capacity
Market Stalls & Bar area	879 m ²	250 person maximum capacity
Kids play tent & parent seating area	966 m ²	300 person maximum capacity
Bedouin Tent seating area	140 m ²	100 person maximum capacity
Reservoir Eatery	379 m ²	70 person maximum inside, 100 person maximum outside
New laborer's cottage (x 4)	80m ² per cottage	-
Vegetable garden	2 730 m ²	-
Main Farm dwelling	1 unit	-
Storage	76 m ²	-
Administration offices	137 m ²	-
Wine Cellar	450 m ² (existing 150m ²)	-
Workshop	98 m ²	-
Wedding Venue	529 m ²	200 person maximum capacity
Guest rooms	235 m ²	6 bedrooms
Glamping stands	75 m ²	8 units, 3 bedroom each

Table 1: Summary of land uses

4. Water Demand

4.1 Water demand for proposed development

The water demand for the proposed development is calculated (in accordance with the Guidelines for Human Settlement Planning and Design) as follows:

WATER DEMAND						
DEVELOPMENT	Units	GLA (m ²)	l/ unit/ day	l/ 100m ²	TOTAL (l/d)	TOTAL (l/s)
Nursery		724		800	5 792	0.067
Market Stalls & Bar Area	250 persons	879	10		2 500	0.029
Kids play tent & parent seating area	300 persons	966	10		3 000	0.035
Bedouin tent seating area	100 persons	140	10		1 000	0.011
Reservoir Eatery	170 persons		10		1 700	0.020
Laborer's Cottages	4		600		2 400	0.028
Vegetable gardens		2 730	12 kl/ ha/ day		3 276	0.038
Main farm dwelling	1		1 000		1 000	0.011
Storage		76		650	494	0.006
Administration offices		137		650	890.50	0.010
Wine cellar		450		650	2 925	0.034
Workshop		98		650	637	0.007
Wedding venue		529		650	3 438.50	0.040
Guest rooms	6			600	3 600	0.042
Glamping stands	8			600	4 800	0.056
TOTAL					37 453	0.433
Annual Average Daily Demand (AADD)		37 453 l/d 0.433 l/s				
Peak factor (Residential)		4.00				
Peak factor (Business/ retail)		3.00				
Peak factor (Combined)		3.31				
Peak demand		124 159 l/d 1.437 l/s				

Table 2: Water demand calculation

The internal water reticulation network of the proposed development to comply with the minimum specifications as indicated in the "Red Book - Guidelines for Human Settlement Planning and Design" and the municipal standards from Stellenbosch Municipality.

4.2 Availability of water reticulation services

The site in its current developed state makes use of two boreholes for domestic water supply purposes. It is proposed the additional uses that is currently being applied for, will also be supplied with domestic water from this borehole system.

Refer to **Annexure B** for an analysis certificate of the water quality of samples taken from these boreholes.

5. Sewerage

5.1 Sewer demand for proposed development

The sewerage flow for the proposed development is calculated (in accordance with the Guidelines for Human Settlement Planning and Design) as follows:

SEWER FLOW	
Average Dry Weather Flow (ADWF) (90% of annual average daily water demand)	33 707.70 l/d (0.390 l/s)
Peak Factor	3.00
Peak Dry Weather Flow (PDWF)	1.170 l/s
Peak Wet Weather Flow (PWWF)	1.346 l/s

Table 3: Sewer demand calculation

The internal sewer reticulation network of the proposed development to comply with the minimum specification as given in the "Red Book - Guidelines for Human Settlement Planning and Design" and the municipal standards from Stellenbosch Municipality.

5.2 Availability of capacity on sewer reticulation network

The site in its current developed state makes use of a few septic tanks in order to deal with the sewerage. These septic tanks are emptied by Immex on a biweekly basis.

Currently a septic tank is provided at the restaurant, two septic tanks at the venue and three septic tanks for the main home and surrounding cottages.

In addition to the septic tanks, four chemical toilets are also hired that are serviced twice per week.

It is proposed that for the additional uses, additional septic tanks are installed to accommodate the increased sewerage flow.

6. Stormwater system

Stormwater currently drains overland towards two dams on located along the eastern half of the site. From here there is an overflow stormwater channel draining towards the lower lying Braemer farm & dam.

It is proposed that stormwater will be handled as per the current practices on site.

7. Solid Waste

Currently the solid waste generated on site is removed by Stellenbosch Municipality weekly (Fridays). It is proposed that the removal of solid waste is handled as per the current practice.

8. Road Network

A full traffic impact assessment was completed by UDS Africa to model the impact of the development on the existing road network. This will be submitted as a separate report to the Engineering Services Report.

All internal roads to the proposed development will comply with the minimum specification as given in the "Red Book - Guidelines for Human Settlement Planning and Design" and the municipal standards from Stellenbosch Municipality.

9. Conclusion

From the abovementioned information provided, it is concluded that the site can be serviced from an engineering perspective.

We trust that the information provided will be sufficient for the purposes of the application.

All aspects of this report will be confirmed in the detail design stage of the project.

Please do not hesitate to contact the undersigned should you require any additional information.

Yours faithfully,



Compiled by:

Ruaan Siebrits (Pr Tech Eng)

Attachments:

Annexure A – Site development plan

Annexure B – Certificate of analysis (Water quality)

ANNEXURE A

DISCLAIMER:
ALL STATUTORY REQUIREMENTS, NATIONAL BUILDING REGULATIONS, LOCAL MUNICIPAL REGULATIONS AND CONTRACTS ARE TO BE CHECKED AND VERIFIED BY THE CLIENT. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE VERIFICATION OF THE CLIENT'S INFORMATION. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE VERIFICATION OF THE CLIENT'S INFORMATION. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE VERIFICATION OF THE CLIENT'S INFORMATION.

INDEX

1. Visitor Entrance Gate
2. Visitor Parking (200 parking spaces)
3. Nursery & Plant Sales
4. Market stalls
5. Double Pen
6. 4000 Pallets & Pallet stacking area
7. Main entrance - Exhibition and Office
8. Bedouin Tent - seating area
9. Restaurant / Eatery
10. Open air venue
11. Open air stage
12. Open air bar
13. New children's Cottage
14. New children's Cottage
15. Vegetable Garden
16. Main open building
17. Storage
18. Farm Administration office
19. New 6000m² existing production area to be changed to 6000m²
20. Workshop / Truck shed
21. Wedding venue (400 parking - 400 Bays)
22. Wedding reception venue
23. Guest rooms (10 x 10)
24. Guest rooms (10 x 10)
25. Guest rooms (10 x 10)
26. Guest rooms (10 x 10)

Maximum Total Capacity
Visiting hours
Wind to Sun Sun: 12 pm

FARM INFO
Name: 1077490 FARM
Farm No: 1077490
Area (m²): 52.13
S6 Code: 025500000010000000
S6 Region: FARM

CLIENT NAME
PURPLE WINDMILL
FUNCTION VENUE

PROJECT NAME
SITE DEVELOPMENT

ADDRESS
UITSPAN FARM (RE FARM 746)
R44, DIVISION OF PAARL,
STELLENBOSCH MUNICIPALITY

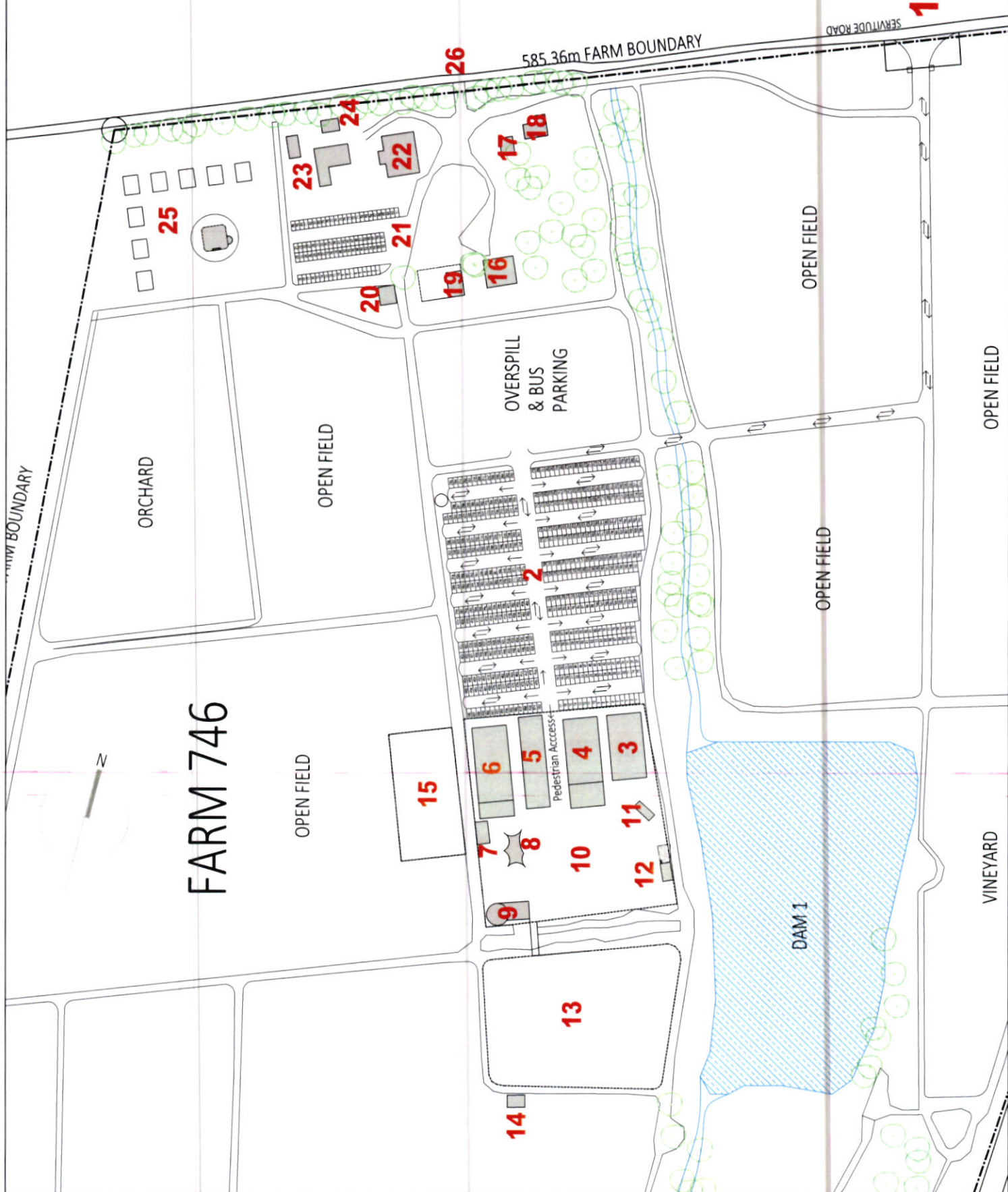
DRAWING DESCRIPTION
SITE DEVELOPMENT PLAN
SCALE 1:1000

DATE: 26/06/2021
DRAWN BY: FM
DRAWING NO:

REVISION
A

SDP

0124-A-101



ANNEXURE B

Certificate Of Analysis

Company: The Purple Windmill Pty Ltd
Address: Uitspan Plaas

Klapmuts Paarl

Contact: Hanno Havinga

Service Request Number: PW-2017-09877

Date of Certificate: 16-May-2017

Date Completed: 21-April-2017

Date of Sampling: Not supplied

Date of Reveal at Lab: 13-April-2017

Sample Identification: Water Sample - Purple Windmill

Sample Number: PW-17-43761

Chemistry Parameters	Method	Unit	Limit	Result	Analysis Date
Alkalinity - Total as CaCO ₃	M7	mg/L		34.5	19-April-2017
pH @ 25°C	M6	pH units	5 - 9.7	7.22	19-April-2017
Total Dissolved Solids*	Calc	mg/L		145	19-April-2017
Fluoride as F-	M17	mg/L	<1.5	0.26	19-April-2017
Physical Parameters	Method	Unit	Limit	Result	Analysis Date
Colour	M14	Pt-Co-true	<15	<10.0	18-April-2017
Electrical Conductivity @ 25°C	M4	mS/m	<170	20.7	19-April-2017
Turbidity	M12	NTU	<5	0.95	19-April-2017
Cations & Anions Parameters	Method	Unit	Limit	Result	Analysis Date
Calcium as Ca	M18	mg/L		4.61	20-April-2017
Sodium as Na	M18	mg/L	<200	22.4	20-April-2017
Magnesium as Mg	M18	mg/L		4.48	20-April-2017
Potassium as K	M18	mg/L		3.59	20-April-2017
Chloride as Cl-	M17	mg/L	<300	35.6	19-April-2017
Sulphate as SO ₄ 2-*	M81*	mg/L	<250	2.38	20-April-2017
Ammonia as N	M1	mg/L	<1.5	<0.16	19-April-2017
Nitrate as N	M17	mg/L	<11	0.64	19-April-2017
Elemental Parameters	Method	Unit	Limit	Result	Analysis Date
Copper as Cu	M16	µg/L	<2 000	30.1	19-April-2017
Iron as Fe	M16	µg/L	<300	<50.0	19-April-2017
Manganese as Mn	M16	µg/L	<100	<10.0	19-April-2017
Zinc as Zn	M16	mg/L	<5	0.146	19-April-2017
Indexes	Method	Unit	Limit	Result	Analysis Date
Magnesium Hardness as CaCO ₃ *	Calc	mg/L as CaCO ₃		18.4	
Micro Parameters	Method	Unit	Limit	Result	Analysis Date
Total Coliforms	M10	cfu's/100ml	<10	43	
E. Coli (MF)	M10	cfu's/100ml	0	Not Detected	

Certificate Of Analysis

Company: The Purple Windmill Pty Ltd
Address: Uitspan Plaas

Klapmuts Paarl

Contact: Hanno Havinga

Service Request Number: PW-2017-09877

Date of Certificate: 16-May-2017

Date Completed: 21-April-2017

Date of Sampling: Not supplied

Date of Receipt at Lab: 13-April-2017

Micro Parameters	Method	Unit	Limit	Result	Analysis Date
Heterotrophic Plate Count	M11	cfu's/1ml	<1 000	421	

Certificate Of Analysis

Company:	The Purple Windmill Pty Ltd	Service Request Number:	PW-2017-09877
Address:	Uitspan Plaas	Date of Certificate:	16-May-2017
	Klapmuts Paarl	Date Completed:	21-April-2017
		Date of Sampling:	Not supplied
Contact:	Hanno Havinga	Date of Reveal at Lab:	13-April-2017

1. Sampling is outside the laboratory's scope of accreditation. Where applicable, free and total chlorine results are supplied by the sampling officer.
2. This report shall not be reproduced except in full, without written approval from the laboratory.
3. Uncertainties of Measurement, Limits of Detection, and Method Descriptions will be provided upon request.
4. Certificates of Analyses will be reported electronically in a protected format. The laboratory will not be responsible for any unauthorised changes made to results once reported.
5. Parameters indicated by an * are not SANAS accredited and are not included in the SANAS Schedule of Accreditation for this laboratory.
6. Parameters indicated by ** are subcontracted and are not included in the SANAS Schedule of Accreditation for this laboratory.
7. The following has reference:
 - Unless otherwise stated, ICP and HPLC samples have been filtered using a 0.45µm filter prior to analysis.
 - Wine analyses: Stable/Unstable results will be reported based on the following criteria
 - Protein Stability
 - Stable results for white wine <1.0NTU, red wine <2.0NTU, fortified <1.8NTU
 - Borderline results indicate final turbidity readings slightly higher than the stable limit
 - Cold Stability - Conductivity
 - Changes of less than 5% in electrical conductance may indicate KHT (tartrate) stability
8. In the absence of client specified limits, the limits reflected are based on SANS 241-2015 or General Effluent Standards, as applicable.
9. The quality and integrity of samples submitted has a direct correlation to the results reported. As such, results reflected on this report relate only to the samples as received.
10. Opinions and interpretations expressed herein are outside the scope of SANAS accreditation.



Nolan Africa
Technical Signatory



Shaun Salie - Laboratory Manager
Technical Signatory

PURPLE WINDMILL

FARM 746, PAARL

ELECTRICAL INFRASTRUCTURE REPORT

NOVEMBER 2021

Report By:

DM Consulting Engineers Cape

For:

UDS Africa



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1. INTRODUCTION

1.1 General

DMCE has been commissioned by **UDS AFRICA** to report on the Electrical Infrastructure on **PURPLE WINDMILL**.

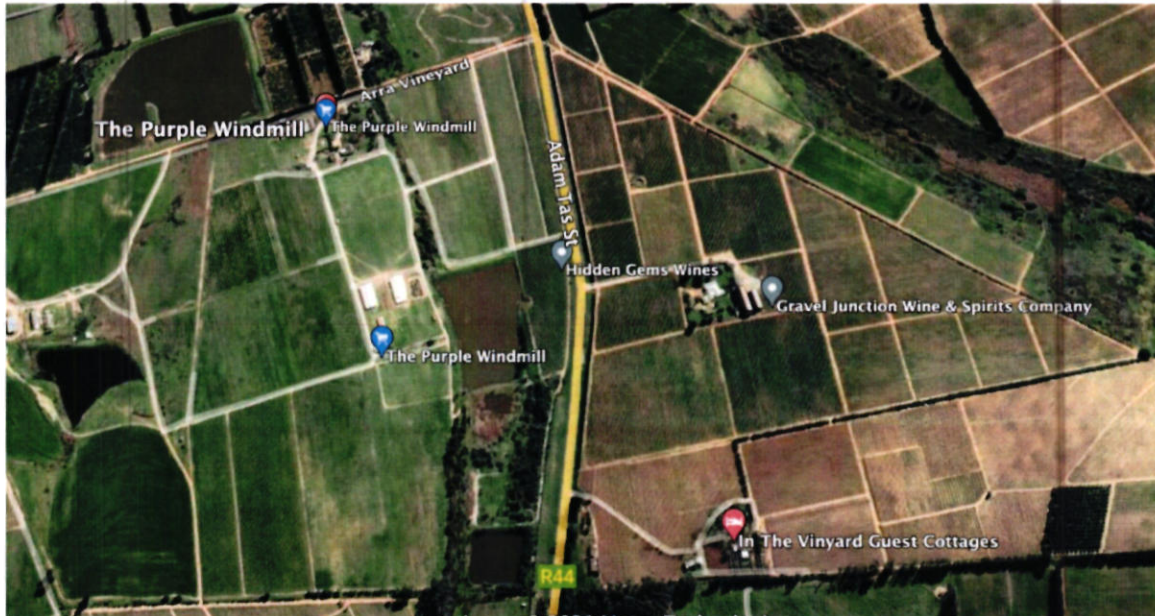


Figure 1: Location of site.

1.2 Comments on Terms of Reference (T.O.R)

The T.O.R refers specifically for a report on the electrical infrastructure for developing:

- FARM 746, Paarl
- Bulk Incoming Electrical Supply-, the point of supply from ESKOM
- Electrical Distribution Systems.

1.3 Project Team

- Mr. Derek Muller
- Mr. CP Labuschagne

2. BULK SERVICES

2.1 General

Incoming Electrical Supply- Authority: ESKOM

The site is currently fed by means of two Pole-Top Transformers. The first transformer feeds the pump station, and the second transformer feeds the main farm dwellings.



Figure 2: Existing Transformer Points and Overhead lines

The red lines in the picture above shows the existing overhead 11kV powerlines feeding several transformers in the area.



Figure 3: Existing Pump Station Transformer

2.2 After Diverse Maximum Demand of Development

The After Diversity Maximum Demand is calculated to be 160kVA for the Development in total. This excludes the current pumpstation load.

No.	Description		Area (m ²)	VA/m ²	Main Dwelling Area	Pump Station Transformer
1	Visitor Entrance Gate		100	25		2500
2	Visitor Parking	501 Parking's				0
3	Nursery & Plants Sale	100 Person	724	10		7240
4	Market Stalls	250 Person	879	25		21975
5	Donkey Pen					0
6	Kids play Tent & Parent Seating Area	300 Person	966	15		14490
7	Male/Female Ablution and Kiosk		55	25		1375
8	Bedouin Tent - Seating Area	100 Person	140	25		3500
9	Reservoir Eatery - Venue	70 Person	200	65		13000
9	Reservoir Eatery - Outside Covered seating Area	100 Person	179	65		11635
10	Open Air Venue	500 Person				0
11	Open Air Stage		1	10000		10000
12	Aqua Golf Tee & Putt Putt Course		117	15		1755
13	Bird Sanctuary					0
14	New Labourer's Cottage		80	60		4800
15	Vegetable Garden					0
16	Main Farm Dwelling		1	6000	6000	
17	Storage		1	4000	4000	
18	Farm Administration Offices		1	4000	4000	
19	Wine Cellar	150	450	35	15750	
20	Workshop/Tractor Shed		1	4000	4000	
21	Wedding Venue VIP Parking	62 Parking's			0	
22	Wedding/Function Venue	200 Person	563	25	14075	
23	Guest Rooms x 6	12 Person	268	25	6700	
24	Labourer Cottage		80	60	4800	
25	Clamping Stands x 8 & Braai Lapa	46 Person	1070	10	10700	
26	Farm Private Entrance		0	0		
Total Load (VA)					70025	92270
Total Load (kVA)					70.0	92.3

The proposal is to upgrade the existing Pump Station transformer for the additional load for the Main entertainment area.

Transformer 1: Existing Dwellings

Maximum Demand: 70kVA

Notified Maximum Demand is 100kVA

Connected Load: 100kVA

Transformer 2: Pump Station

Additional Demand: 92.3kVA

Total Maximum Demand: 150kVA

Notified Maximum Demand: 160kVA

Connected load: 200kVA



2.3 Bulk Infrastructure Scope of work

As per Annexure A attached the two main areas is separated by a large parking area. The closest Transformer point is the Pump Station.

The design concept involves the following:

- Upgrade the existing Pumpstation Transformer to 200kVA
- Install a low voltage overhead ABC Bundle conductor line to cross the overflow of the dam.
- Install several low voltage distribution kiosks as indicated below.
- Install low voltage undergrounds cable to all the buildings or areas.

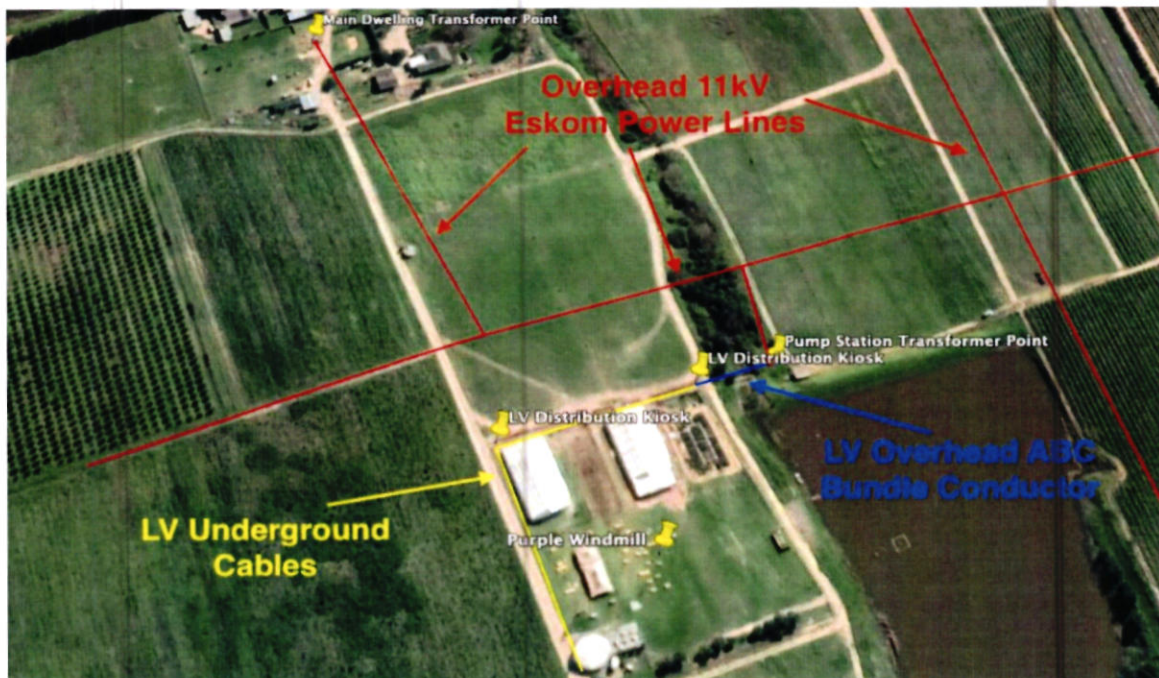


Figure 4: Proposed New Layout

The first point is existing and will feed the main dwelling. The main dwelling area consists of the following buildings:

- Main Farm Dwelling
- Storage
- Farm Administration Offices
- Wine Cellar
- Workshop/Tractor Shed
- Wedding Venue VIP Parking
- Wedding/Function Venue
- Guest Rooms x 6
- Labourer Cottage
- Clamping Stands x 8 & Braai Lapa
- Farm Private Entrance

The size of the existing Transformer could not be confirmed as access was restricted to the site.

The Pump station Transformer will feed the rest of the buildings or areas. The buildings that will be fed from the pumpstation transformer is listed below:

- Visitor Entrance Gate
- Visitor Parking
- Nursery & Plants Sale
- Market Stalls
- Donkey Pen
- Kids play Tent & Parent Seating Area
- Male/Female Ablution and Kiosk
- Bedouin Tent - Seating Area
- Reservoir Eatery - Venue
- Reservoir Eatery - Outside Covered seating Area
- Open Air Venue
- Open Air Stage
- Aqua Golf Tee & Putt-Putt Coarse
- Bird Sanctuary
- New Labourer's Cottage
- Vegetable Garden

The new point from ESKOM will include all the cable work, kiosk, meter point and installation of the said point.

The process is as follows:

1. A formal upgrade of supply application must be submitted. The client will receive a quotation letter accordingly. This process may take up to 4 months.
2. With the payment processed for the upgrade of supply, Eskom may take up to 180 working days to provide the formal connection on site.

3. DESIGN DEVELOPMENT – INTERNAL

3.1 Scope of work

This project shall consist of the supply of all material and the installation of the material as indicated in this specification

The term supply means the manufacture, transportation to site, delivery, off-loading and the storing of all the material necessary to complete the project.

The term installation means the installation, commissioning, testing, and handing over of the completed project.

The work to be conducted on the project comprises of the supply, installation, testing and commissioning of the following:

- Low voltage reticulation from existing and new transformer to the Low voltage POS

3.2 LV Network

The LV networks shall comprise of a three-phase (four-core) SWA Cu Cable installed in the ground.

Sleeves will be installed if a road must be crossed with LV cables.

Distribution/Metering Kiosks will be used to distribute power to different buildings or properties.

Standard Sizes:	6-Way, 9-Way, 12-Way
Arrangement:	Two Door (Front and Back)
Material:	3CR12, 2mm thick
Ingress Protection Overall:	IP43
Colour:	Light Avocado (Akzo Nobel, Interpon D25)



Figure 5 - Distribution/Metering Kiosk

3.3 LV Conductor Types

LV PVC Steel Wired armoured Cables (Under Ground)

The low voltage PVC SWA cables shall conform to SANS 1507-3. The following conductor sizes will be used:

- 16 mm² PVC SWA 600/1000V Cu Cable
- 25 mm² PVC SWA 600/1000V Cu Cable
- 35 mm² PVC SWA 600/1000V Cu Cable
- 50 mm² PVC SWA 600/1000V Cu Cable
- 70 mm² PVC SWA 600/1000V Cu Cable
- 95 mm² PVC SWA 600/1000V Cu Cable
- 120 mm² PVC SWA 600/1000V Cu Cable
- 120 mm² PVC SWA 600/1000V Cu Cable

3.4 Installation of Cables

Medium Voltage (HT) and Low Voltage (LT) cables shall be installed at the following depths:

Medium Voltage Cables: 1000mm

Low Voltage Cables: 700mm

Minimum spacing between other services:

HT-HT: 300mm

HT-LV: 150mm

LV-LV: 150mm

Telkom services: 300mm

Preferred position in road reserve: 900mm from erf boundaries

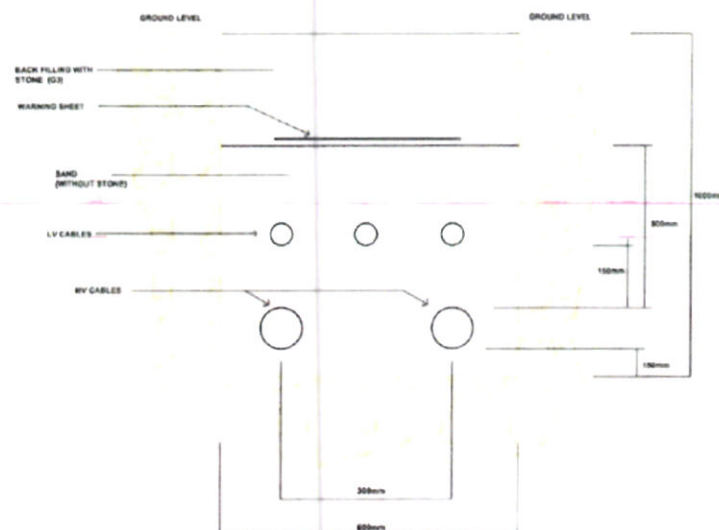


Figure 6 - Typical Trench Detail for MV and LV services

3.5 Certificate of Compliance

The Contractor shall, in terms of the SANS 10142 - Part 1 issue and handover to the consumer the Certificate of Compliance for the installation after testing and commissioning the installation. A copy of the Certificate of Compliance shall be handed to the Engineer within seven days of the issue thereof.

3.6 Earthing

The earthing shall comply with SCSASAAC 9 of the EARTHING STANDARD.

Standard earth electrode configurations shall comply with Table 3 of the earthing standards for the applicable soil resistivity range. The Contractor shall undertake the necessary soil resistivity tests prior to the installation of the earth electrode. The soil resistivity results together with the Contractor's proposal for the electrode type shall be submitted to the Engineer for approval prior to the commencement of the installation.

The following are the maximum allowable electrode resistances:

MV electrode resistance : 30 ohms

LV electrode resistance : 20 ohms

The earthing of the transformers shall comply with the requirements of the Earthing Standards.

3.7 Connection to the existing network

The Contractor shall liaise with the ESKOM for the connection of the LV feeders to the existing network. The Contractor shall be responsible for all scheduling.

4. BULK CONTRIBUTION - COST ESTIMATE

The cost payable to the ESKOM for the upgrading of the existing pump station transformer point is as follows:

Description	kVA	Rate	Total (Excl. 15% VAT)
Network Contributions 400V	100	R 3 800.00	R 380 000.00
Total Payable to ESKOM (Incl. 15% VAT)			R 380 000.00

The above mentioned is only a cost estimate and will only be confirmed once a formal application is submitted to ESKOM.



5. CONCLUSION AND RECOMMENDATION

The existing transformer at the main dwelling capacity could not be confirmed on the date this report was compiled. We accepted that the current available capacity would suffice.

The current pump station transformer will be upgraded to accommodate the additional load of the main entertainment area.

The Bulk contribution payable for the upgrade of supply will be confirmed once a formal application is submitted to ESKOM.

COMPILED BY:

CP LABUSCHAGNE

B. ENG ELECTRICAL & ELECTRONIC

PROJECT ENGINEER

CHECKED BY:

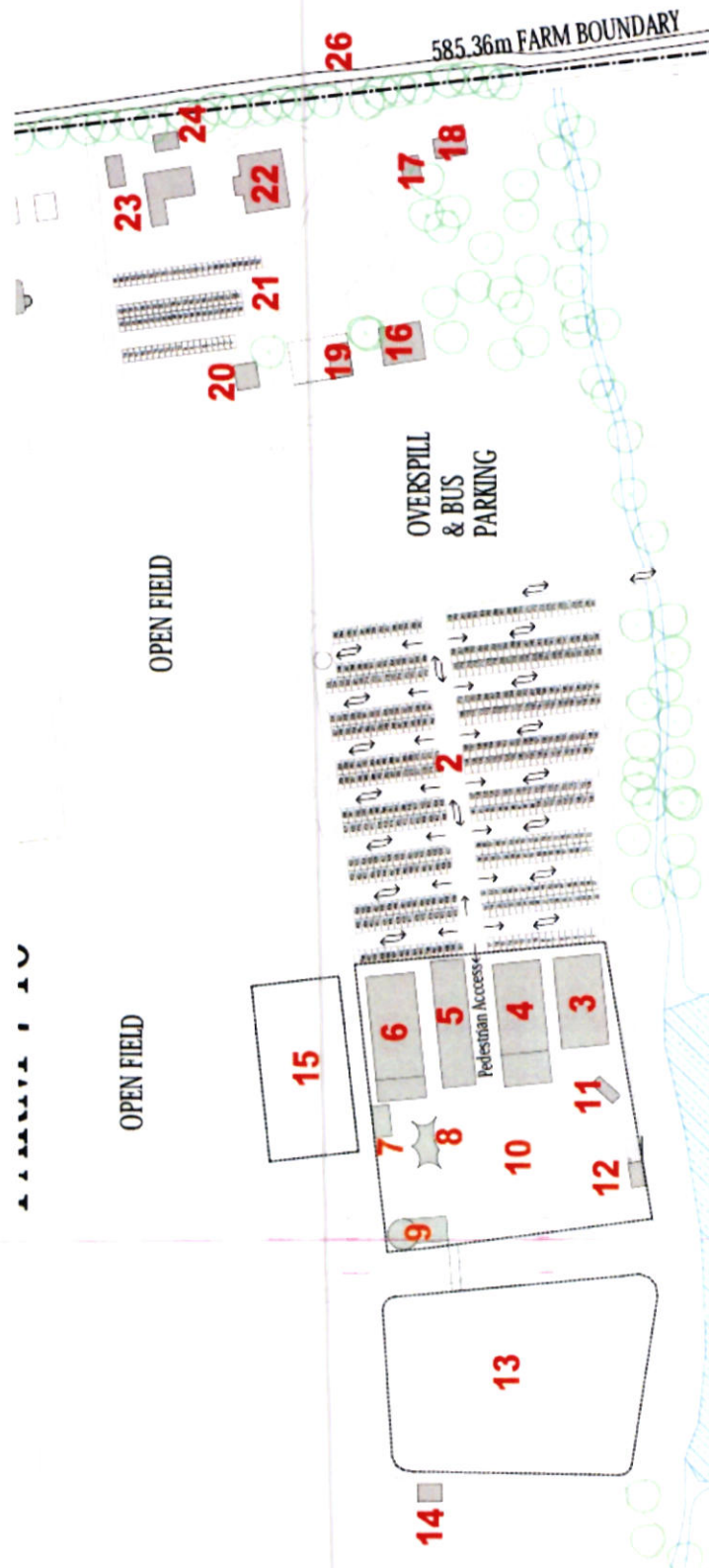
DEREK MULLER

PR. ENG

MANAGING DIRECTOR

The logo consists of the letters 'DM' in a stylized, cursive font. The 'D' is dark red and the 'M' is green.

ANNEXURE A





STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

AMPTELIKE KWITANSIE / OFFICIAL RECEIPT



17, STELLENBOSCH 7599



021 808-8578 / 8547 / 8546



021 886 7318

DUPLICATE RECEIPT

Receipt N/c: DIRI Duplicate Rec.No:1000198298 Date: 24/05/2022

Local Authority: Stellenbosch Municipality

I STD N 15000.00

30111060201 05040 FNB OB PMT

DIRECT 030111060201 LU14041

X100 Key:

X10 Key :