



Application Number: LU/14669 (TP57/2022)

Our File Reference Number: Farm 1588, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir/Madam

APPLICATION FOR CONSENT USE ON FARM 1588, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use in terms of Section 15(2)(o) of the said Bylaw to allow for an agricultural industry (winery) and associated building exceeding 2000m² on Farm 1588, Stellenbosch Division.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 3.1 That the approval only applies to the proposed application under consideration, as indicated on the relevant site / floor layout plan and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 3.2 That the approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

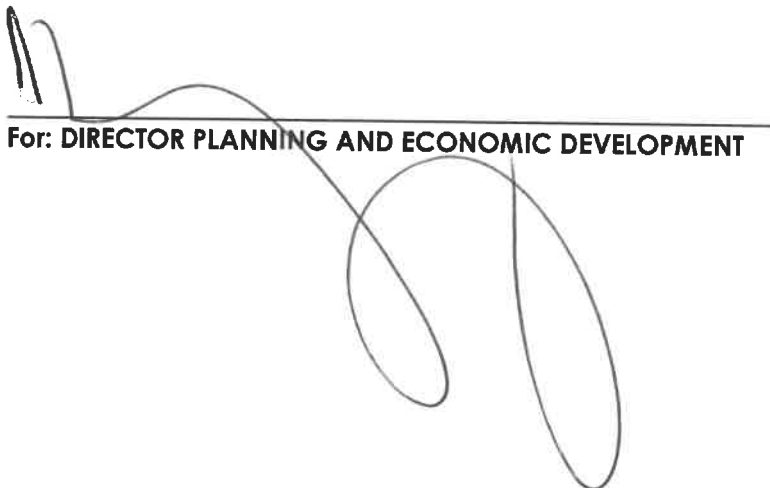
- 3.3 That the development be undertaken generally in accordance with the site plan as referenced (B04 – B09, dated August 2022) and attached as **Annexure B**.
- 3.4 That building plans be generally in accordance with the floor layout plan as referenced (B04 – B09, dated August 2022) and attached as **Annexure B**.
- 3.5 That conditions imposed by the Cape Winelands District Municipality as contained in the email 09 November 2022, and attached as **Annexure F**, be complied with.
4. The reasons for the above decision are as follows:
- 4.1 The proposed development is not in conflict with the applicable Stellenbosch By-laws and policies.
- 4.2 The proposed use will have no impact on municipal services.
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
6. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
- (a) The personal particulars of the Appellant, including:
- (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;
- (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
- (c) The grounds of the appeal which may include the following grounds:
- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

- (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
- (d) whether the appeal is lodged against the whole decision or a part of the decision;
- (e) if the appeal is lodged against a part of the decision, a description of the part;
- (f) if the appeal is lodged against a condition of approval, a description of the condition;
- (g) the factual or legal findings that the appellant relies on;
- (h) the relief sought by the appellant; and
- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
- (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

7. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

10. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision is suspended, and in the case of any approval, 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.

Yours faithfully



For: **DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

22/6/2023
DATE:



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

SITE DEVELOPMENT PLAN

FARM

1588

STELLENBOSCH

Design done by

connect

building on your values

DESCRIPTION

- Red - Buildings which will be demolished
- Blue - New building
- Yellow - Existing buildings

DESCRIPTION

SITE PLAN

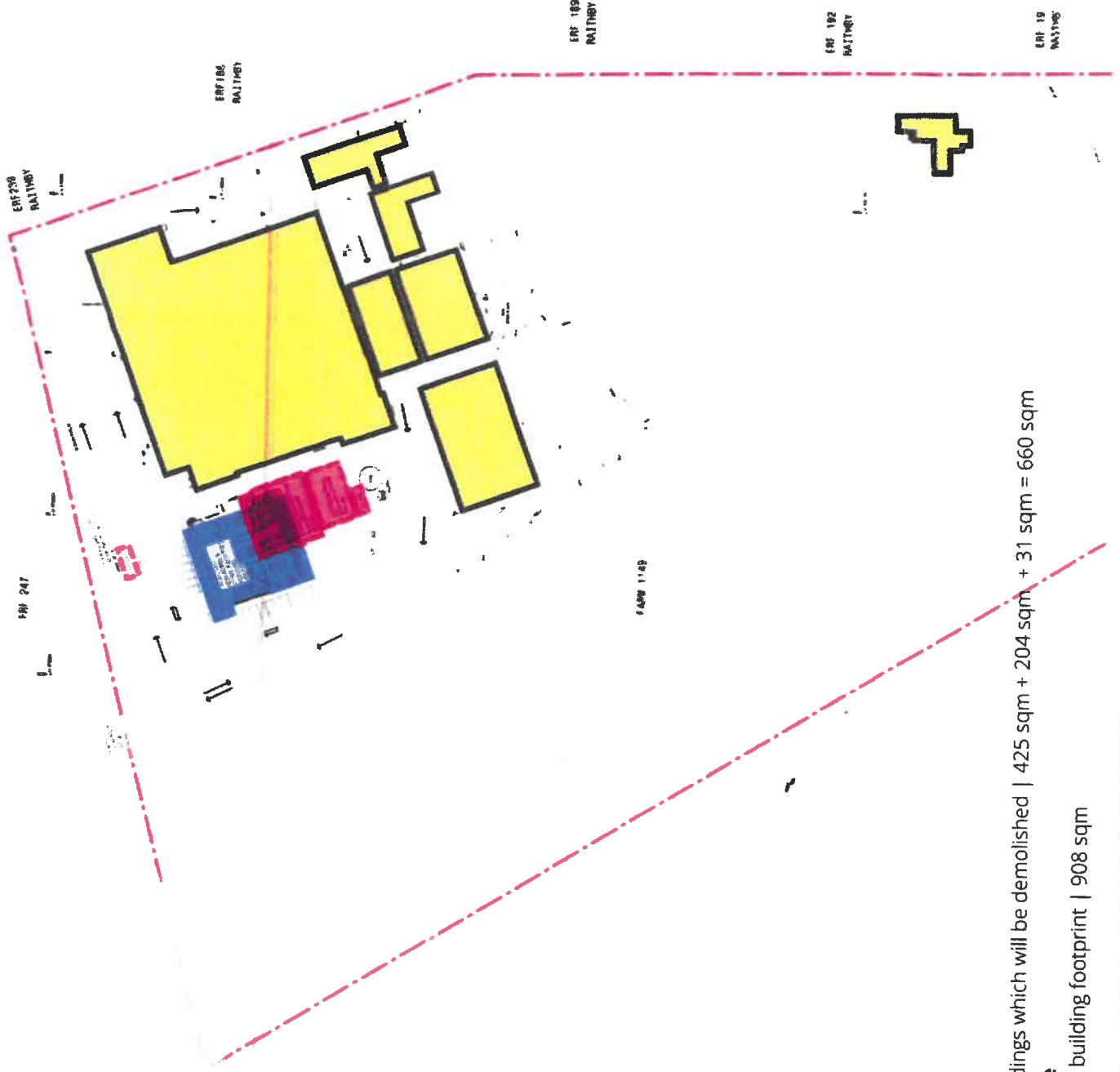
PROPERTY FARM 1588	APPLICATION CONSENT USE	DATE AUGUST 2022
DIVISION STELLENBOSCH	UTILISATION RELOCATION OF BUILDINGS	SOURCE CONNECT ARCHITECTS
MUNICIPALITY STELLENBOSCH	SCALE UNKNOWN / AS INDICATED	PROJECT NUMBER 383.2022

Red

Buildings which will be demolished | 425 sqm + 204 sqm + 31 sqm = 660 sqm

Blue

New building footprint | 908 sqm



irrh
urban project

PLAN

B04

FARM

1588

STELLENBOSCH

Design done by

connect

building on your values

DESCRIPTION

- Bottling + Labeling area
- Offices + Staff Facilities
- Red - Buildings which will be demolished
- Blue - New building
- Yellow - Existing buildings

DESCRIPTION

SITE PLAN

PROPERTY	APPLICATION	DATE
FARM 1588	CONSENT USE	AUGUST 2022
DIVISION	UTILISATION	SOURCE
STELLENBOSCH	RELOCATION OF BUILDINGS	CONNECT ARCHITECTS
MUNICIPALITY	SCALE	PROJECT NUMBER
STELLENBOSCH	UNKNOWN / AS INDICATED	343.2022

PLAN

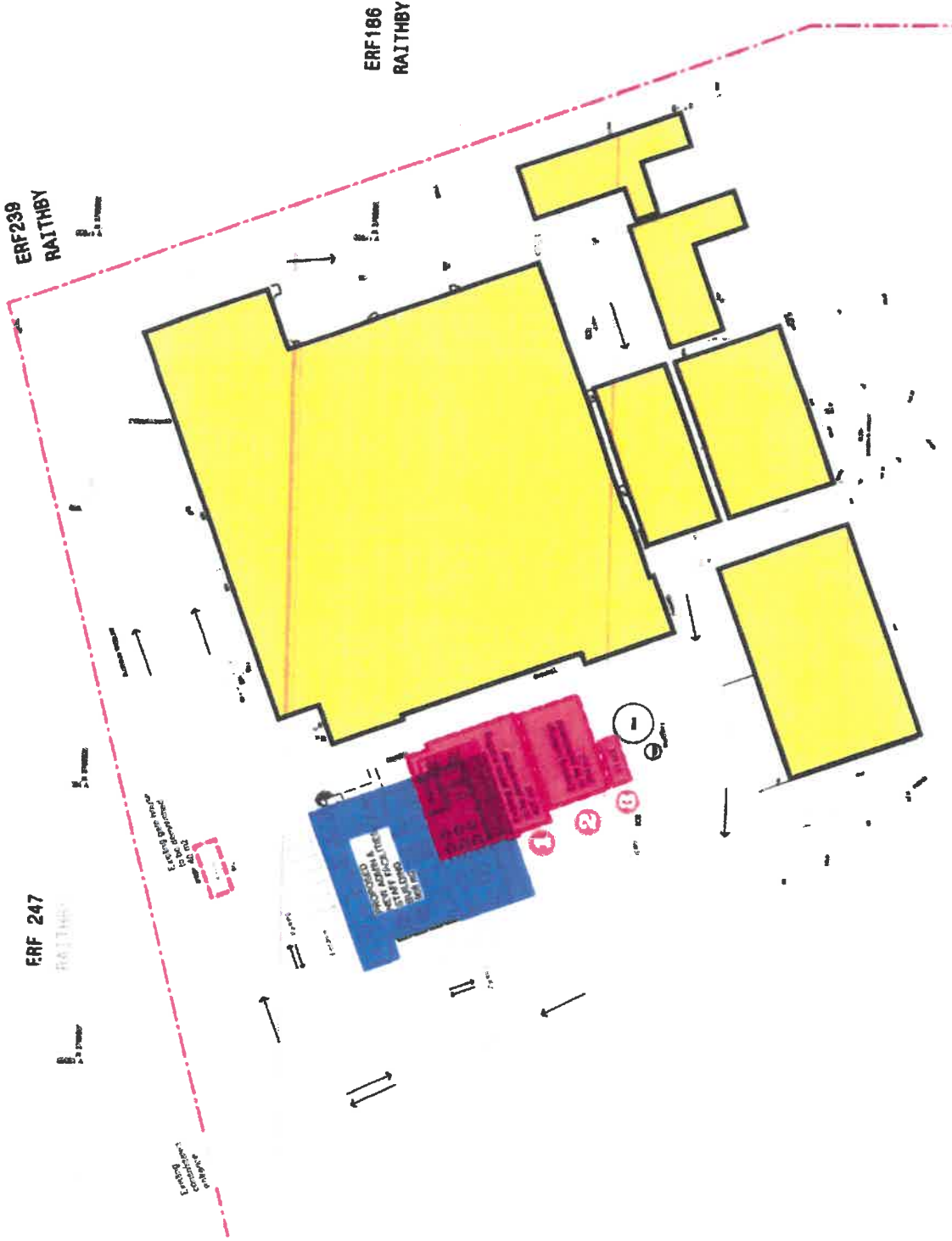
B05

Red

Buildings which will be demolished | (1) 425 sqm + (2) 204 sqm + (3) 31 sqm = 660 sqm

Blue

New building footprint | 908 sqm



FARM

1588

STELLENBOSCH

Design done by

connect

building on your values

DESCRIPTION

- Offices
- Internal Training Room
- Tasting/Blending Room
- Staff Facilities
- Locker Rooms

DESCRIPTION

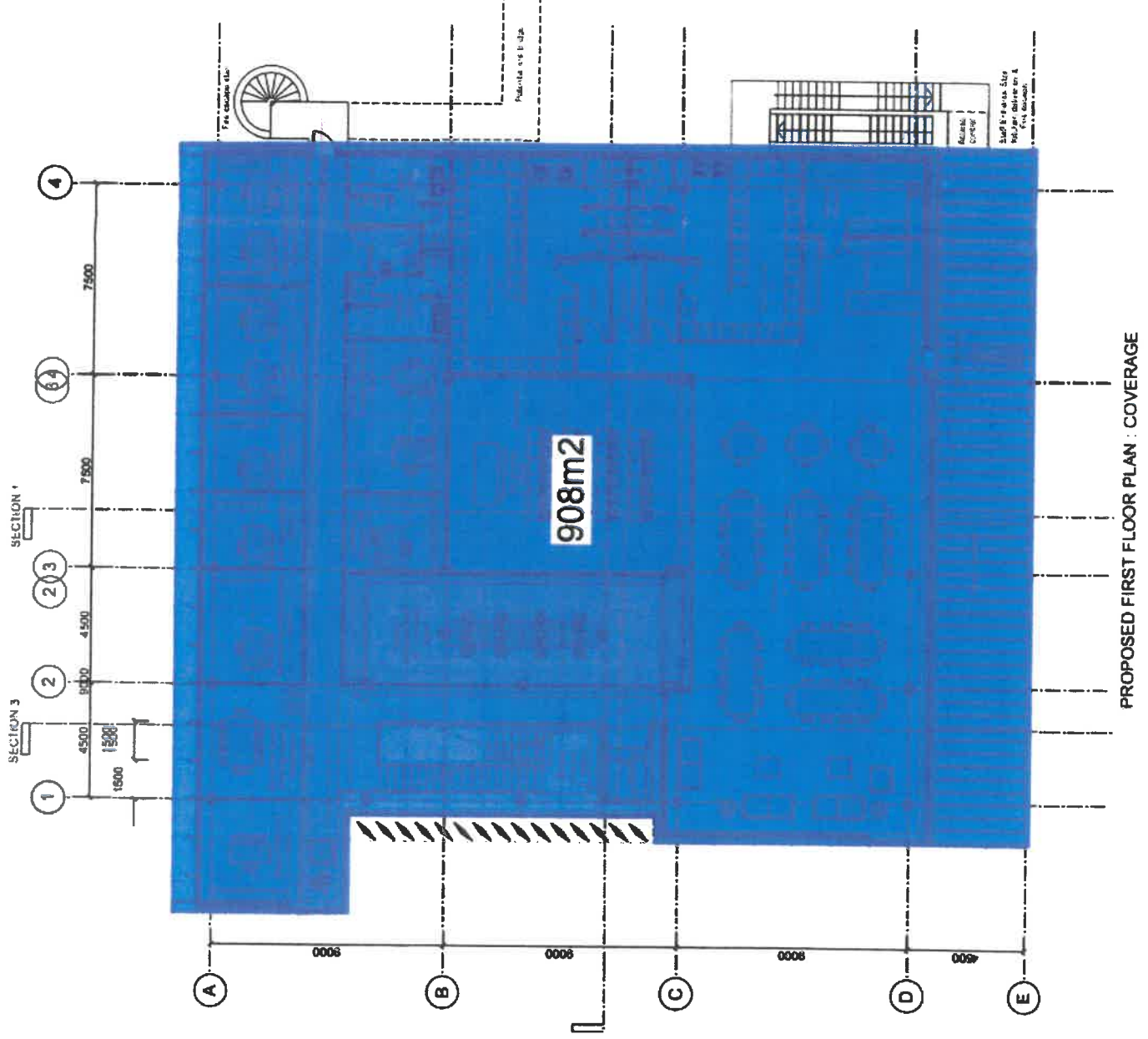
COVERAGE

PROPERTY FARM 1588	APPLICATION CONSENT USE	DATE AUGUST 2022
DIVISION STELLENBOSCH	UTILISATION RELOCATION OF BUILDINGS	SOURCE CONNECT ARCHITECTS
MUNICIPALITY STELLENBOSCH	SCALE UNKNOWN / AS INDICATED	PROJECT NUMBER 363.2022

irrk
urban core to

PLAN

B06



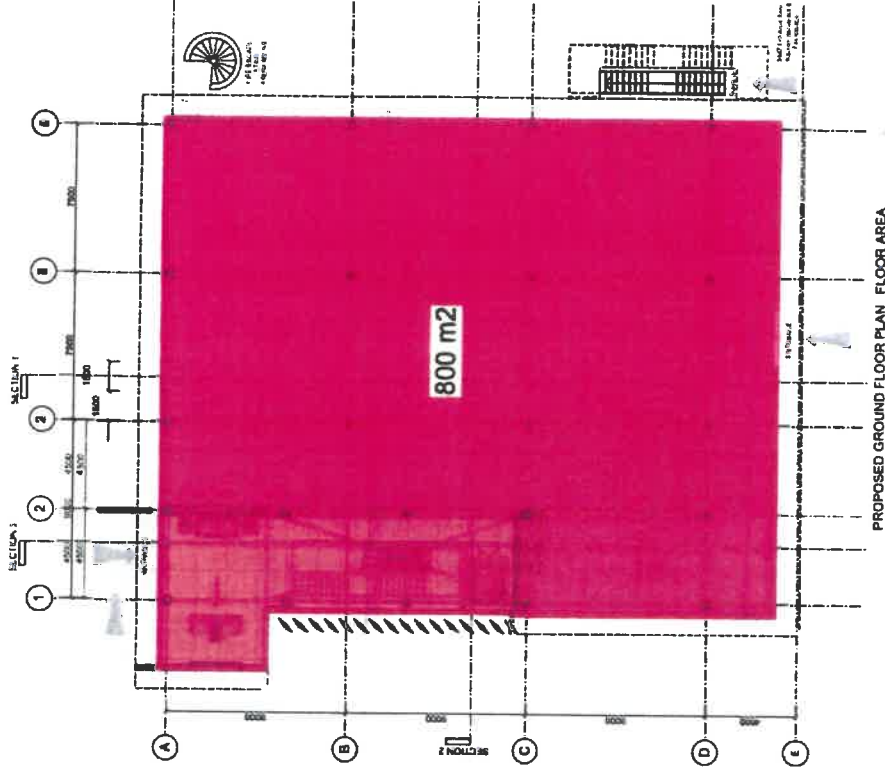
STELLENBOSCH

Design done by

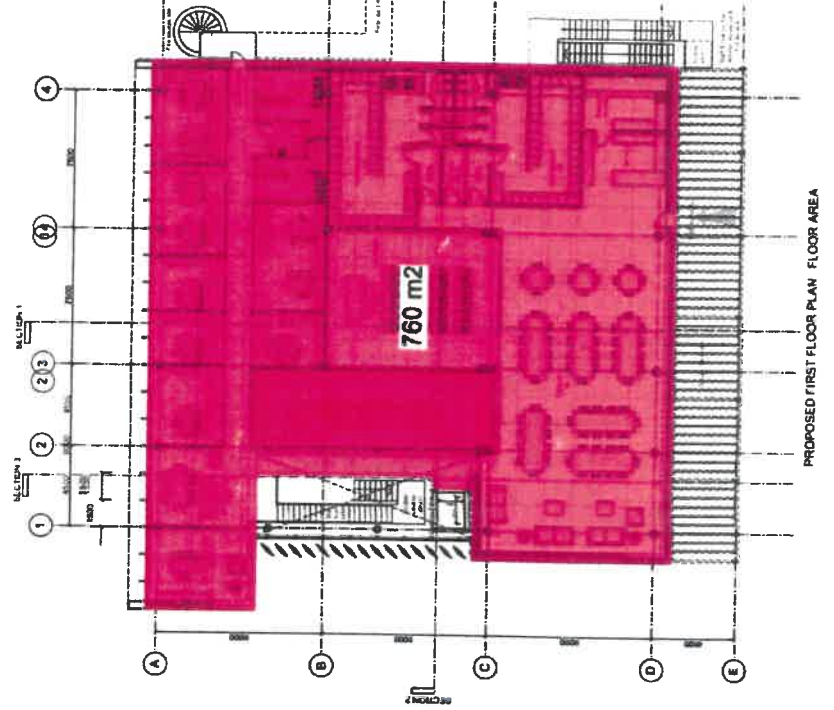
correct

building on your values

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS

PROPERTY FARM 1948	APPLICATION CONSENT USE	DATE AUGUST 2022
DIVISION STELLENBOSCH	UTILIZATION RELOCATION OF BUILDINGS	SOURCE CONNECT ARCHITECTS
MUNICIPALITY STELLENBOSCH	SCALE UNKNOWN / AS INDICATED	PROJECT NUMBER 363.2022

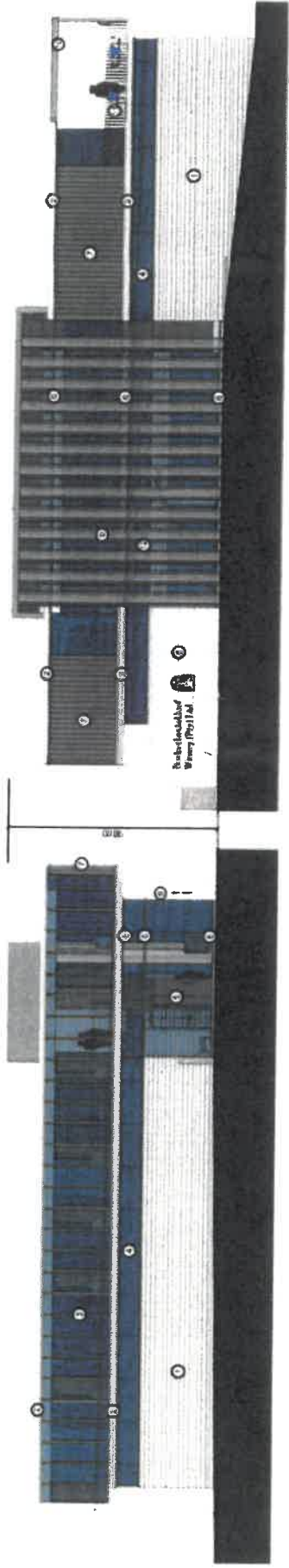
PLAN

B07



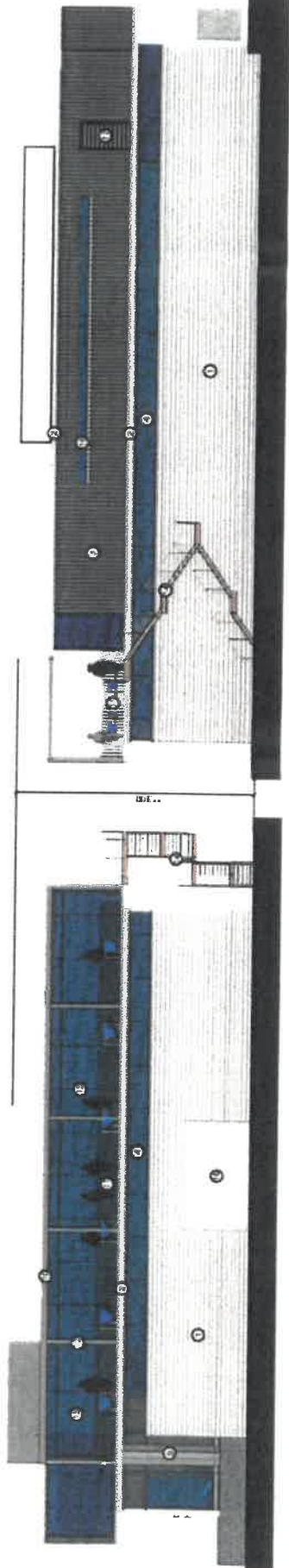
- 1. 1st floor entrance area with glass
- 2. 1st floor entrance area with glass
- 3. 1st floor entrance area with glass
- 4. 1st floor entrance area with glass
- 5. 1st floor entrance area with glass
- 6. 1st floor entrance area with glass
- 7. 1st floor entrance area with glass
- 8. 1st floor entrance area with glass
- 9. 1st floor entrance area with glass
- 10. 1st floor entrance area with glass
- 11. 1st floor entrance area with glass
- 12. 1st floor entrance area with glass
- 13. 1st floor entrance area with glass
- 14. 1st floor entrance area with glass
- 15. 1st floor entrance area with glass
- 16. 1st floor entrance area with glass
- 17. 1st floor entrance area with glass
- 18. 1st floor entrance area with glass
- 19. 1st floor entrance area with glass
- 20. 1st floor entrance area with glass

- 1. 1st floor entrance area with glass
- 2. 1st floor entrance area with glass
- 3. 1st floor entrance area with glass
- 4. 1st floor entrance area with glass
- 5. 1st floor entrance area with glass
- 6. 1st floor entrance area with glass
- 7. 1st floor entrance area with glass
- 8. 1st floor entrance area with glass
- 9. 1st floor entrance area with glass
- 10. 1st floor entrance area with glass
- 11. 1st floor entrance area with glass
- 12. 1st floor entrance area with glass
- 13. 1st floor entrance area with glass
- 14. 1st floor entrance area with glass
- 15. 1st floor entrance area with glass
- 16. 1st floor entrance area with glass
- 17. 1st floor entrance area with glass
- 18. 1st floor entrance area with glass
- 19. 1st floor entrance area with glass
- 20. 1st floor entrance area with glass



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

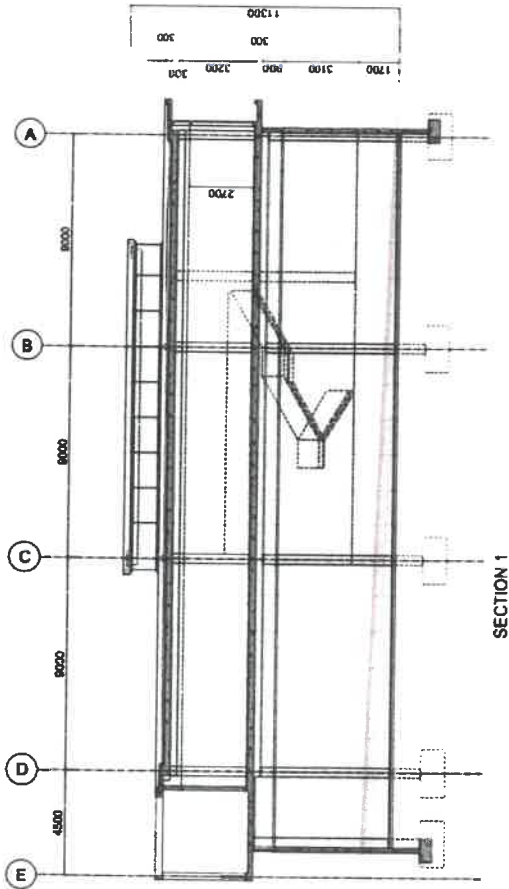
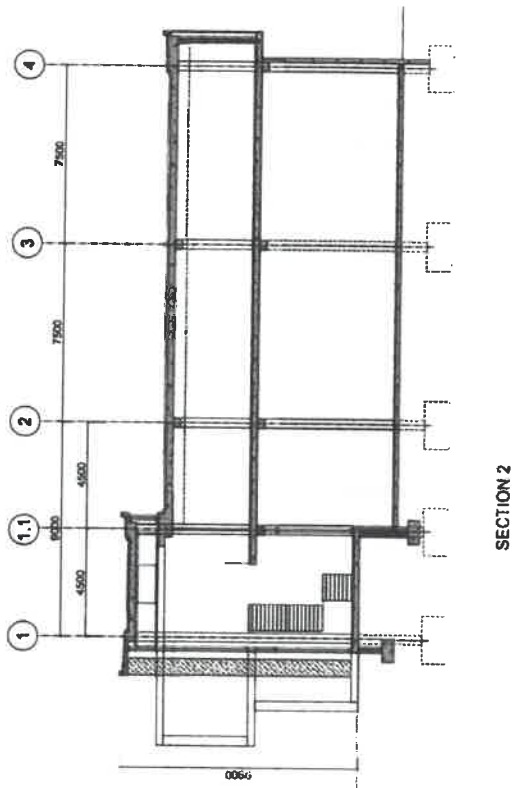
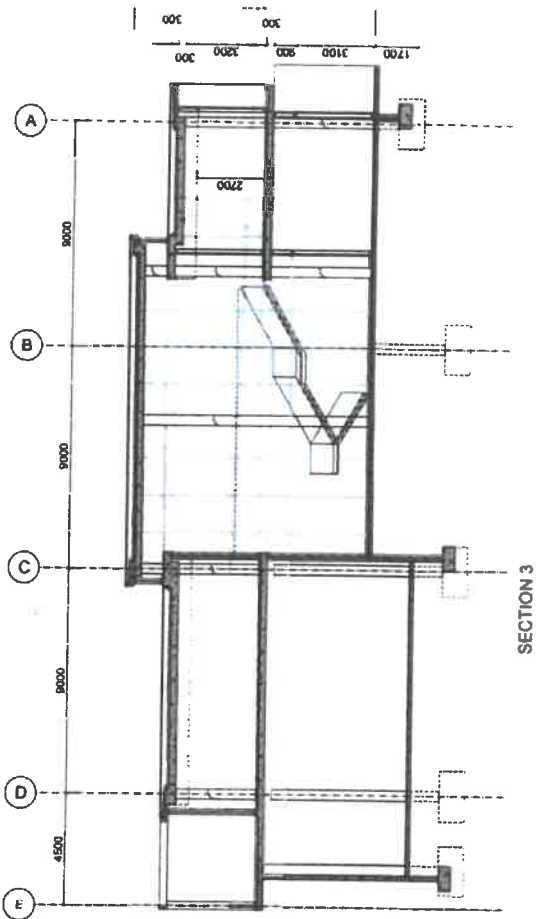
EAST ELEVATION

DESCRIPTION			<div> urban rural so Planning + Land Use Specialists</div> <div></div>	PLAN	B08
PROPERTY FARM 1588	APPLICATION CONSENT USE	DATE AUGUST 2022			
DIVISION STELLENBOSCH	UTILISATION RELOCATION OF BUILDINGS	SOURCE CONNECT ARCHITECTS			
MUNICIPALITY STELLENBOSCH	SCALE UNKNOWN / AS INDICATED	PROJECT NUMBER 363.2022			



connect

building on your values



PROPERTY FARM 1588		APPLICATION CONSENT USE	DATE AUGUST 2022	DESCRIPTION
-----------------------	--	----------------------------	---------------------	---



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE F

COMMENT FROM THE HEALTH OFFICER:
CAPE WINELANDS DISTRICT MUNICIPALITY

Bulelwa Mdoda

From: Bulelwa Mdoda
Sent: Friday, 11 November 2022 08:20
To: Theart, Alwi
Subject: FW: COMMENT ON LAND USE APPLICATION: Farm 1588, Stellenbosch (LU/14669 / TP57/2022)

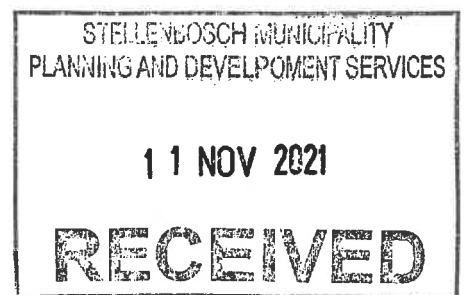
Dear Mr Theart;

Please find below comments received from Health Department.

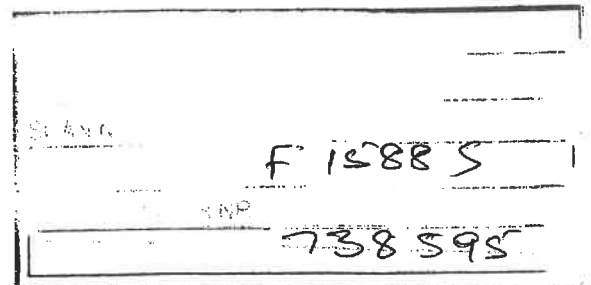


Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
1st Floor, NPK Building, 20 Plein Street
Stellenbosch
7600
www.stellenbosch.gov.za



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



From: Tracey-Lee Mouton <Tracey-lee@capewineland.gov.za>

Sent: Wednesday, 09 November 2022 12:51

To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Cc: Fabian van Wyk <fabian@capewineland.gov.za>

Subject: [EX] RE: COMMENT ON LAND USE APPLICATION: Farm 1588, Stellenbosch (LU/14669 / TP57/2022)

Good day,

Attention: To whom it may concern

Sir/Madam

RE: APPLICATION FOR CONSENT USE: Farm 1588, Stellenbosch (LU/14669 / TP57/2022)

This application is recommended for approval, from an Environmental Health perspective, provided that:

1. Food Handling

1.1 All areas where food is handled must comply with the requirements for food handling premises as determined in Regulation R638 (General Hygiene Requirements for Food

Premises, the transport of Food and related matter) in terms of the Foodstuffs, Cosmetics and Disinfectants Act, Act 54 of 1972.

- 1.2 The proposed canteen and/or food handling areas may in no circumstances be operated without application being made to the Environmental Health Department of the Cape Winelands District Municipality for a Certificate of Acceptability. This certificate will only be issued after an inspection is conducted and if the premises meet the requirements of Regulation R638.

2. Solid waste disposal

2.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.

2.2 The proposed building/premises must be provided with a refuse area that complies with the following:

- Large enough to store all the refuse generated on the premises; inaccessible to the public, ie equipped with a lockable door or gate;
- A smooth, washable floor surface, constructed at an angle to direct drainage to a specific point;
- A catchment pit connected to the sewerage system;
- A cold water tap for washing up purposes;
- Rodent and insect proof according to the best available method.

This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully,

Tracey-Lee Mouton

From: Fabian van Wyk <fabian@capewinelands.gov.za>

Sent: Tuesday, 01 November 2022 16:12

To: Tracey-Lee Mouton <Tracey-lee@capewinelands.gov.za>

Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Ferencia September <ferencia@capewinelands.gov.za>

Subject: FW: COMMENT ON LAND USE APPLICATION: FARM 1588 STELLENBOSCH

Hi Ms Mouton

Attached land use application for your consideration.

Thanks

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Sent: Tuesday, 01 November 2022 16:06

To: Development Admin <Development.Admin@stellenbosch.gov.za>; Tyrone King

<Tyrone.King@stellenbosch.gov.za>; Abdullah Daniels <Abdullah.Daniels@stellenbosch.gov.za>; Colin Taylor

<Colin.Taylor@stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@stellenbosch.gov.za>; Viola

Anthony <Viola.Anthony@stellenbosch.gov.za>; John Aaron <John.Aaron@stellenbosch.gov.za>; Fabian van Wyk

<fabian@capewinelands.gov.za>; Ferencia September <ferencia@capewinelands.gov.za>

Subject: COMMENT ON LAND USE APPLICATION: FARM 1588 STELLENBOSCH

Good day All;