



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13326

Our File Reference Number: Farm 1674/10, Paarl

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 PERMISSION REQUIRED IN TERMS OF CONDITION OF APPROVAL IN TERMS OF SECTION 15(2)(I) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015: FARM 1674/10, PAARL DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1 Application for the amendment of the conditions of approval to obtain approval for the amended Site Development Plan to reconfigure the internal layout of an existing building, used as a Tourist Facility for the sale of farm related goods, crafts, a wine tasting, and a sales area, on Farm 1674/10, Paarl, in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning Bylaw 2015.

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

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

2.2.1 The approval only applies to the application under consideration 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.

2.2.2 Building plans must be generally in accordance with the Site Development Plan attached as **Annexure B**, drawing no: 208_LAD.1011, dated 16.09.21, 208_LAD.2002 dated 26.08.21 and 208_LAD.1002, dated 14.09.21.

- 2.2.3 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 2.2.4 The following conditions of approval as noted by the Directorate Infrastructure Services be complied with.
- 2.2.5 The quality of the water stored and distributed by the owner has to comply with SANS 241 Drinking Water Quality Standards and proof of compliance must be available on request.
- 2.2.6 Conservancy tanks or alternative solution must be provided, details and drainage layout plans must be provided at building plan stage.
- 2.2.7 All solid waste must be removed from the site to a 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).
- 2.2.8 All Building Plans to be endorsed by Heritage Western Cape prior to being submitted to the Building Section for approval.
- 2.2.9 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposal or use.

3. The reasons for the above decision are as follows:

- 3.1. The amendments of the condition of approval (Site Development Plan) will not result in any additional buildings being constructed, but only the optimal use of the existing buildings and infrastructure already located within the werf.
- 3.2. No additional land use rights will be granted with the approval of the amended Site Development Plan as only the internal layout of the existing building will be reconfigured.

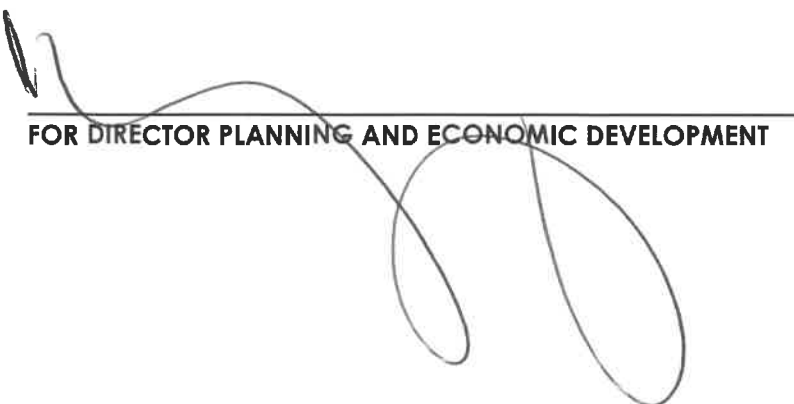
- 4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
- 5. 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.

6. 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

7. 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.
8. 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>).
9. 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. 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

18/7/2023
DATE:



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

STELLENBOSCH MUNICIPALITY

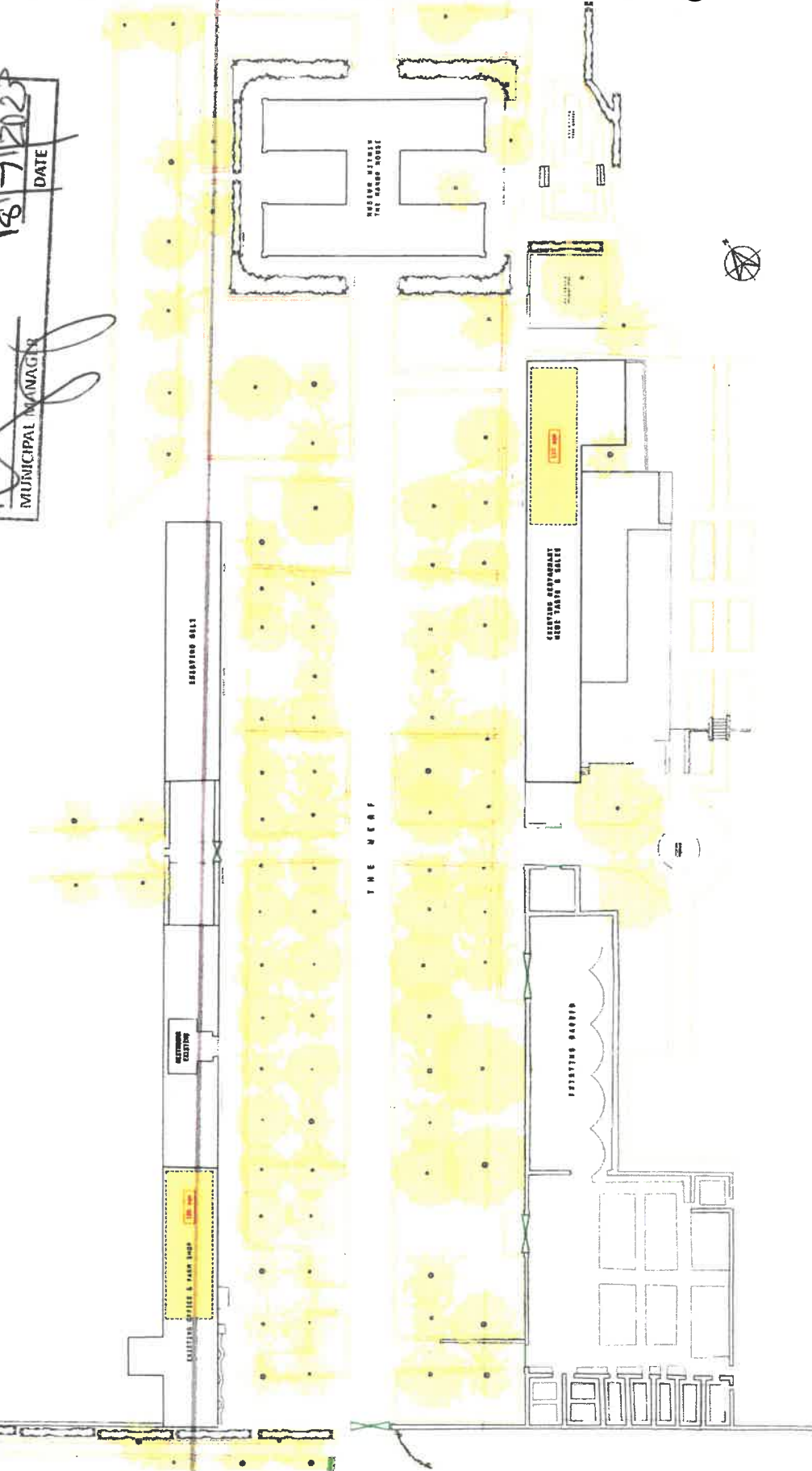
THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015),
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

DATE

18/7/2023

A T C



BRISTOL GOLF

EXISTING BUILDING

EXISTING OFFICE & PARK TRAIL

THE MEAT

MEAT PROCESSING UNIT

SERVING AREA/PAVILION

EXISTING GARDEN

ARCHITECT'S NOTES

1. The proposed development is situated on a site of 1.5 hectares (15,000 m²) and is subject to the following conditions of approval:
2. The development must be completed within 12 months of the date of approval.
3. The development must be completed in accordance with the approved plans.
4. The development must be completed in accordance with the approved specifications.
5. The development must be completed in accordance with the approved schedule of works.
6. The development must be completed in accordance with the approved budget.
7. The development must be completed in accordance with the approved risk management plan.
8. The development must be completed in accordance with the approved environmental management plan.
9. The development must be completed in accordance with the approved social impact assessment.
10. The development must be completed in accordance with the approved gender equality plan.
11. The development must be completed in accordance with the approved human rights plan.
12. The development must be completed in accordance with the approved anti-corruption plan.
13. The development must be completed in accordance with the approved information management plan.
14. The development must be completed in accordance with the approved knowledge management plan.
15. The development must be completed in accordance with the approved innovation and technology plan.
16. The development must be completed in accordance with the approved procurement plan.
17. The development must be completed in accordance with the approved risk management plan.
18. The development must be completed in accordance with the approved environmental management plan.
19. The development must be completed in accordance with the approved social impact assessment.
20. The development must be completed in accordance with the approved gender equality plan.
21. The development must be completed in accordance with the approved human rights plan.
22. The development must be completed in accordance with the approved anti-corruption plan.
23. The development must be completed in accordance with the approved information management plan.
24. The development must be completed in accordance with the approved knowledge management plan.
25. The development must be completed in accordance with the approved innovation and technology plan.
26. The development must be completed in accordance with the approved procurement plan.

NO.	DATE	DESCRIPTION	STATUS
1	18/07/2023	Final Design	Approved
2	18/07/2023	Final Design	Approved
3	18/07/2023	Final Design	Approved
4	18/07/2023	Final Design	Approved
5	18/07/2023	Final Design	Approved
6	18/07/2023	Final Design	Approved
7	18/07/2023	Final Design	Approved
8	18/07/2023	Final Design	Approved
9	18/07/2023	Final Design	Approved
10	18/07/2023	Final Design	Approved

GENERAL NOTES

1. The proposed development is situated on a site of 1.5 hectares (15,000 m²) and is subject to the following conditions of approval:
2. The development must be completed within 12 months of the date of approval.
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KEY

- 1. Existing Buildings
- 2. New Buildings
- 3. Existing Roads
- 4. New Roads
- 5. Existing Gardens
- 6. New Gardens
- 7. Existing Parking
- 8. New Parking
- 9. Existing Services
- 10. New Services
- 11. Existing Utilities
- 12. New Utilities
- 13. Existing Landscaping
- 14. New Landscaping
- 15. Existing Fencing
- 16. New Fencing
- 17. Existing Walls
- 18. New Walls
- 19. Existing Gates
- 20. New Gates
- 21. Existing Drains
- 22. New Drains
- 23. Existing Stormwater
- 24. New Stormwater
- 25. Existing Sewerage
- 26. New Sewerage
- 27. Existing Water Supply
- 28. New Water Supply
- 29. Existing Electricity
- 30. New Electricity
- 31. Existing Gas
- 32. New Gas
- 33. Existing Telecommunications
- 34. New Telecommunications
- 35. Existing Other Services
- 36. New Other Services

PROPOSED SITE PLAN
BUSCHENDAL WERF
GENERAL ARRANGEMENT AT 1:250
DRAWN :
CHECKED :
DATE :
SCALE :
REVISION :
208_LAD-1011

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015),
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

DATE: 13/07/2023

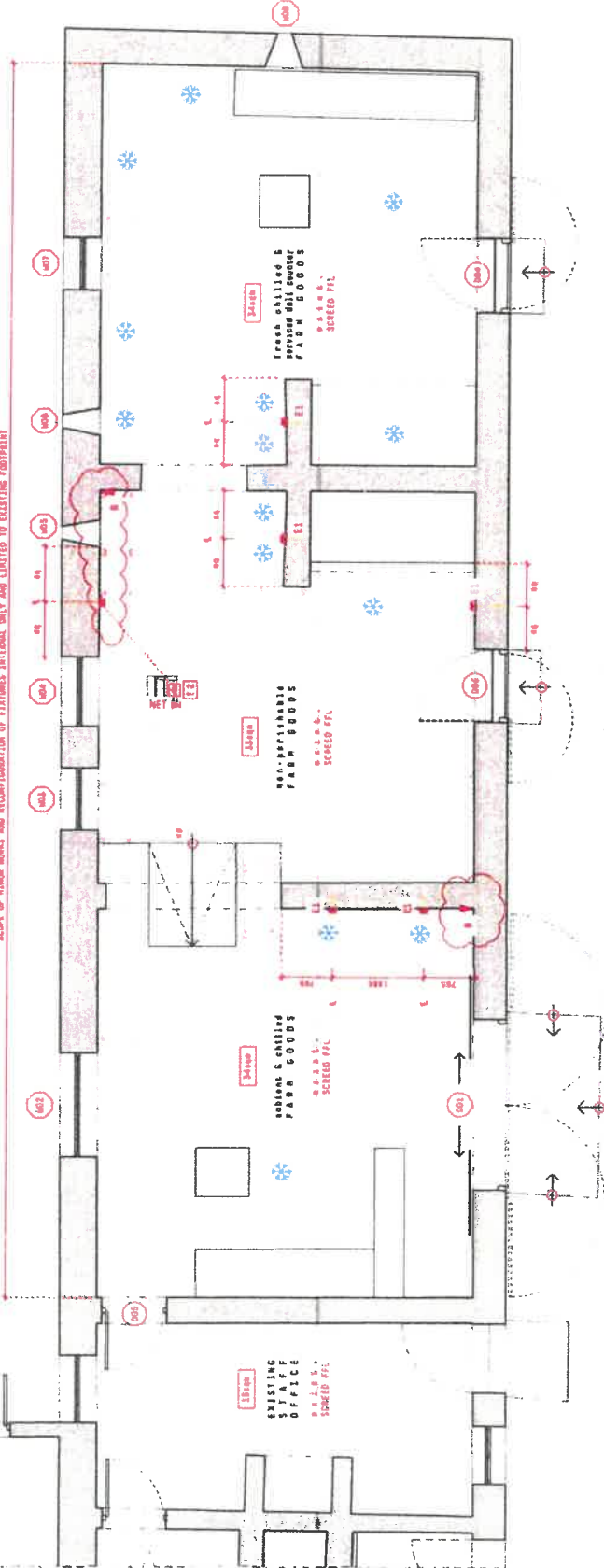
MUNICIPAL MANAGER

ATC

ATTACHED ALL FORMS CONSIDERED
AS PART OF THE DEVELOPMENT PLAN
AND MUST BE SUBMITTED TO THE
MUNICIPALITY FOR APPROVAL
AND MUST BE KEPT ON THE SITE
AT ALL TIMES.

P A R K I N G

SCAPE OF EXISTING WORKS AND RECONFIGURATION OF EXISTING INTERNAL ONLY AND LIMITED TO EXISTING FOOTPRINT



FARMSHOP UPGRADE GROUND FLOOR PLAN
scale 1:50



STUDY AREA

ARCHITECT'S NOTES

The drawing is issued under condition 11 of the contract.
The drawing is issued under condition 11 of the contract.
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REV	DATE	DESCRIPTION	DESIGN
A	11.01.21	Issue of work	AM
B	15.07.21	Final design	AM
C	24.08.21	Issue for construction	AM

GENERAL NOTES

All dimensions are in meters unless otherwise stated.
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PROJECT :
BOSCHENDAL FARMSHOP &
OFFICE

DRAWING :

RECONFIGURATION OF INTERNAL FIT-OUT

CHECKED :
JH/GB

DATE :
25.08.21

REVISION :
C

DWG. NO :
208_LAD.2002

ANNOTATION LEGEND:

- EXISTING STRUCTURE
- DEMOLITION
- EXISTING LOOSE-STANDING FIXTURES
- FIX-CONTAINED RETAIL FIXTURES
- EXISTING WINDOWS to be retained and serviced only where required
- EXISTING DOOR OPENINGS to be retained and serviced where required
- DOUBLE SOCKET OUTLET (unless unless otherwise specified, all new installations to be surface mounted and 10A, 15A, 20A, 25A, 30A, 32A, 40A, 45A, 50A, 60A, 63A, 70A, 75A, 80A, 90A, 100A, 110A, 120A, 130A, 140A, 150A, 160A, 170A, 180A, 190A, 200A, 210A, 220A, 230A, 240A, 250A, 260A, 270A, 280A, 290A, 300A, 310A, 320A, 330A, 340A, 350A, 360A, 370A, 380A, 390A, 400A, 410A, 420A, 430A, 440A, 450A, 460A, 470A, 480A, 490A, 500A, 510A, 520A, 530A, 540A, 550A, 560A, 570A, 580A, 590A, 600A, 610A, 620A, 630A, 640A, 650A, 660A, 670A, 680A, 690A, 700A, 710A, 720A, 730A, 740A, 750A, 760A, 770A, 780A, 790A, 800A, 810A, 820A, 830A, 840A, 850A, 860A, 870A, 880A, 890A, 900A, 910A, 920A, 930A, 940A, 950A, 960A, 970A, 980A, 990A, 1000A, 1010A, 1020A, 1030A, 1040A, 1050A, 1060A, 1070A, 1080A, 1090A, 1100A, 1110A, 1120A, 1130A, 1140A, 1150A, 1160A, 1170A, 1180A, 1190A, 1200A, 1210A, 1220A, 1230A, 1240A, 1250A, 1260A, 1270A, 1280A, 1290A, 1300A, 1310A, 1320A, 1330A, 1340A, 1350A, 1360A, 1370A, 1380A, 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A floor plan of a building. The plan shows a long, narrow structure with several rooms. A section in the upper right is highlighted in yellow. This section includes a large rectangular room and a smaller square room adjacent to it. To the left of the yellow section is a large, complex room with multiple internal partitions. To the right of the yellow section is a small square room. Below the yellow section is a long, narrow corridor or hallway. At the bottom of the plan is a large, open area, possibly a courtyard or a large hall, with a series of small rectangular shapes along its bottom edge, possibly representing a fence or a row of small structures.

MUNICIPAL MANAGER		DATE
		18/7/2023

THIS SITE DEVELOPMENT PLAN IS APPROVED IN
TERMS OF SECTION 60 OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BY-LAW (2015),
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

中国各城市人口密度分布图

Date		Time		Location		Weather		Remarks	
1	10/10/77	08:00	08:15	1000	1000	1000	1000	1000	1000
2	10/10/77	08:15	08:30	1000	1000	1000	1000	1000	1000
3	10/10/77	08:30	08:45	1000	1000	1000	1000	1000	1000
4	10/10/77	08:45	09:00	1000	1000	1000	1000	1000	1000
5	10/10/77	09:00	09:15	1000	1000	1000	1000	1000	1000
6	10/10/77	09:15	09:30	1000	1000	1000	1000	1000	1000
7	10/10/77	09:30	09:45	1000	1000	1000	1000	1000	1000
8	10/10/77	09:45	10:00	1000	1000	1000	1000	1000	1000
9	10/10/77	10:00	10:15	1000	1000	1000	1000	1000	1000
10	10/10/77	10:15	10:30	1000	1000	1000	1000	1000	1000
11	10/10/77	10:30	10:45	1000	1000	1000	1000	1000	1000
12	10/10/77	10:45	11:00	1000	1000	1000	1000	1000	1000
13	10/10/77	11:00	11:15	1000	1000	1000	1000	1000	1000
14	10/10/77	11:15	11:30	1000	1000	1000	1000	1000	1000
15	10/10/77	11:30	11:45	1000	1000	1000	1000	1000	1000
16	10/10/77	11:45	12:00	1000	1000	1000	1000	1000	1000
17	10/10/77	12:00	12:15	1000	1000	1000	1000	1000	1000
18	10/10/77	12:15	12:30	1000	1000	1000	1000	1000	1000
19	10/10/77	12:30	12:45	1000	1000	1000	1000	1000	1000
20	10/10/77	12:45	13:00	1000	1000	1000	1000	1000	1000
21	10/10/77	13:00	13:15	1000	1000	1000	1000	1000	1000
22	10/10/77	13:15	13:30	1000	1000	1000	1000	1000	1000
23	10/10/77	13:30	13:45	1000	1000	1000	1000	1000	1000
24	10/10/77	13:45	14:00	1000	1000	1000	1000	1000	1000
25	10/10/77	14:00	14:15	1000	1000	1000	1000	1000	1000
26	10/10/77	14:15	14:30	1000	1000	1000	1000	1000	1000
27	10/10/77	14:30	14:45	1000	1000	1000	1000	1000	1000
28	10/10/77	14:45	15:00	1000	1000	1000	1000	1000	1000
29	10/10/77	15:00	15:15	1000	1000	1000	1000	1000	1000
30	10/10/77	15:15	15:30	1000	1000	1000	1000	1000	1000
31	10/10/77	15:30	15:45	1000	1000	1000	1000	1000	1000
32	10/10/77	15:45	16:00	1000	1000	1000	1000	1000	1000
33	10/10/77	16:00	16:15	1000	1000	1000	1000	1000	1000
34	10/10/77	16:15	16:30	1000	1000	1000	1000	1000	1000
35	10/10/77	16:30	16:45	1000	1000	1000	1000	1000	1000
36	10/10/77	16:45	17:00	1000	1000	1000	1000	1000	1000
37	10/10/77	17:00							

1. *Chlorophyll a* (Chl *a*) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum.

[illegible]

DRAWING :
GENERAL ARRANGEMENT
PROPOSED UPGRADE
GROUND FLOOR PLAN
at scale 1:75

DATE : 14-08-23
SCALE : 1/75 on A1
REV. NO :
DIVISION :
JN
CARTO
208_LAD_1002

THE BOSCHENDAL WERF CELLAR BUILDING
PROPOSED GROUND FLOOR PLAN
GENERAL ARRANGEMENT LAYOUT
SCALE 1:75