David Hellig and Abrahamse

Land Surveyors • Landmeters

DAVID SAMUEL HELLIG
B.Sc., B.Sc. (Land Survey), PR.L. (SA)
SPENCER GRAHAM DREYER
B.Sc. (Survey), PR.L. (SA)

At Cape Town
RICHARD CLIFTON ABRAHAMSE
B.Sc. (Survey), PR.L. (SA)
BRYAN JAMES HANSEN
B.Sc. (Geomatics), PR.L. (SA)

258 Main Street/Hoofstraat
PAARL 7646

✉ P O Box 18 PAARL 7622
Posbus 18 PAARL 7622

Telephone/Telefoon : (021) 872 4086
e-mail : david@dhaa.co.za

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

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

Application Property Address:	**La Garonne Estate, R45, Franschhoek, 7690**
Application Property Number:	**The Remainder of Farm No 1610 and the Farm No 1772 Paarl**
Applicant:	**David Hellig and Abrahamse Professional Land Surveyors** **Tel: 021 872 4086** **Email: spencer@dhaa.co.za**
Owner:	**La Garonne Estates (Pty) Ltd** **Tel: c/o David Hellig and Abrahamse Land Surveyors 021-8724086** **Email: spencer@dhaa.co.za**
Application Reference:	**TP343/2023**
Application Type:	**Consent Use Application**

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

1. **Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 promulgated by notice number 354/2015, dated 20 October 2015 for a Consent Use Approval to permit an Agricultural Industry consisting of the proposed extension of an existing Warehouse by approximately 459.7 square metres on the Remainder of the Farm No 1610 Paarl and a new MCC Production Facility in the proposed new store measuring approximately 3420 square metres in extent on the consolidated land unit comprising the Remainder of the Farm No 1610 Paarl and Portion A of the Farm No 1772 Paarl.**

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the abovementioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.
You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said By-Law 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: **David Hellig and Abrahamse Professional Land Surveyors (Email: spencer@dhaa.co.za).** By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within **30 days** from the date of this notice to be received on or before the closing date of **09-08-2023.**

It should be noted that the Municipality, in terms of Section 50(5) of the said By-Law, 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 **021 872 4086** during normal office hours.

Yours faithfully

DAVID HELLIG AND ABRAHAMSE



PER : S G DREYER
DATE OF NOTIFICATION: 10-07-2023

David Hellig and Abrahamse

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

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

Adres van aansoek eiendom:	**La Garonne Estate, R45, Franschhoek, 7690**
Aansoek eiendom beskrywing:	**Die Restant van die Plaas Nr 1610 en die Plaas Nr 1772 Paarl**
Aansoeker:	**David Hellig en Abrahamse Professionele Landmeters** **Tel: 021 872 4086** **E-pos: spencer@dhaa.co.za**
Eienaar:	**La Garonne Estates (Edms) Bpk** **Tel: David Hellig en Abrahamse Landmeters 021-8724086** **Epos: spencer@dhaa.co.za**
Aansoek Verwysing:	**T343/2023**
Tipe Aansoek:	**Vergunningsgebruik**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. **Aansoek ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015 vir n' Verguningsgebruik goedkeuring vir n' Landbou Nywerheid wat behels die uitbreiding van n' bestaande Stoor met ongeweer 459.7 vierkante meter en 'n nuwe MCC Produksie Fasiliteit in 'n nuwe gebou ongeveer 3420 vierkante meter groot op die gekonsolideerde grondeenheid van die Restant van Plaas Nr 1610 Paarl en Geddeelte A van Plaas Nr 1772 Paarl.**

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

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
    - Die feite en omstandighede aantoon wat die die kommentaar toelig;
    - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
    - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
    - Dat die insette voldoende inlgting 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: **David Hellig en Abrahamse Professionele Landmeters (E-pos: spencer@dhaa.co.za).** Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **09-08-2023.**

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021 872 4086** gedurende normale kantoor ure.

Die uwe

DAVID HELLIG AND ABRAHAMSE



PER : S G DREYER

KENNISGEWING DATUM: 10-07-2023

TAX INVOICE

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2023-05-05	**DOCUMENT NO:**	749159
ERF / FARM NO:	1610 & 1772	**CREATED BY:**	Bulelwa Mdoda
LOCALITY:	La Garonne Estates, PAARL FARMS	**APPLICATION NO:**	LU/15518
OWNER'S NAME:	La Garonne Estates (Pty) ltd	**APPLICATION VAT NO:**	4320112297
ADDRESS:	PO Box 18 Paarl 7622	**VAT NO:**	4700102181
		APPLICANT:	David Hellig & Abrahamse Professional Land Surveyors
		TEL NO:	0218724086

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
EXEMPTION CERTIFICATES (SUBD & CONS) - Exemption Certificate for Subdivision or Consolidation, Per request	1000.00	1	20220630081406	1000.00
TEMPORARY DEPARTURE, CONSENT USE, PERMISSION IN TERMS OF ZONING SCHEME, PERMISSION REQUIRED IN TERMS OF THE TITLE DEED - Submitted in urban and rural areas, Per application per property	2500.00	1	20220630081392	2500.00
			TOTAL AMOUNT PAYABLE	**3500.00**
			VAT INCLUDED @ 15%	**456.52**

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
09 MAY 2023
RECEIVED

FILE NR:
SCAN NR: F1610 & 1772P
COLLABORATOR NR:

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME:

SIGNATURE

DATE: 5/05/23

VERIFIED BY

NAME:

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

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



Enquiries	Phone Number	E-mail
Bulelwa Mdoda	0218088111	bulelwa.mdoda@stellenbosch.gov.za

BTW/VAT Invoice No: 13803

Invoice VAT Reference: 4700102181

Name: David Hellig & Abrahamse Professional Land Surveyors

Reference No: TP343/2023

Client Street address: PO Box 18 Paarl Paarl Western Cape South Africa 7622

Client Postal address: PO Box 18 Paarl Paarl Western Cape South Africa 7622

Client VAT No: 4320112297

Invoice Date: 2023/5/5

Payment Due Date: 2023/6/4

Municipality street address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Municipality postal address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081406	Exemption Certificates for Subdivision or Consolidation	1	1 000.00	Per request	1 000.01
20220630081392	Consent Use ito Zoning	1	2 500.00	Per application per property	2 500.00
				Total Excl VAT	3 043.48
				VAT	456.52
				Invoice Total	**3 500.00**

*VAT Exempt

Created By: Mdoda, Bulelwa

Signature: Mdoda

Verified By: Mdoda, Bulelwa

Signature: _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP343/2023

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.


STELLENBOSCH

Bulelwa Mdoda

Receipt nr.

From: Sharise De Klerk
Sent: Monday, 08 May 2023 13:16
To: Bulelwa Mdoda
Subject: RE: TP343/223 (FARMS 1610 AND 1772 PAARL)

1000226360

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Monday, May 8, 2023 7:17 AM
To: Sharise De Klerk <Sharise.Deklerk@stellenbosch.gov.za>
Subject: FW: TP343/223 (FARMS 1610 AND 1772 PAARL)

Hi Sharise;

Please find attached invoice and pop.

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

T: +27 21 808 8690 : F +27 21 886 6899
1st Floor, NPK Building
Cnr Plein and Ryneveld 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: Spencer Dreyer <Spencer@dhaa.co.za>
Sent: Friday, May 5, 2023 5:57 PM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Cc: plan <plan@dhaa.co.za>; david@dhaa.co.za
Subject: [EX] RE: TP343/223 (FARMS 1610 AND 1772 PAARL)

Our Ref : P2671/94(300)A4(4)
Your Ref : TP 343/2023

Hi Bulelwa

APPLICATION IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND US EPLANNING BY-LAW, 2015: PROPOSED SUBDIVISION, CONSOLIDATION AND CONSENT USES ON THE REMAINDER OF FARM NO 1610 AND FARM NO 1772 PAARL

TP 343/2023

March2022

STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	21-03-2023
Erf No		Town		Suburb	
Farm No	1610 & 1772	Farm Portion	N/A	Nearest Town	Franschhoek
Owner / Applicant	David Hellig and Abrahamse Professional Land Surveyors		Contact number		021 872 4086
Email address	spencer@dhaa.co.za				

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	X		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution	X		✓
3. Bondholders' consent		X	
4. Proof that applicant is authorized to act on behalf of an entity	X		✓
5. Proof of ownership or rights held in land	X		✓
6. Motivation based on criteria in s65	X		✓
7. SG diagram or General Plan	X		✓
8. Locality plan	X		✓
9. Site development plan or plan showing the land development	X		✓
10. Subdivision plan	X		✓
11. Permission for required servitude		X	
12. Title Deed	X		✓
13. Conveyancer's certificate	X		✓

[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.*

14. Feedback on Pre-application scrutiny	X		✓
15. Minutes of Pre-consultation Meeting		X	
16. Consolidation plan	X		✓
17. Street name and numbering plan		X	
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	**ADMIN TO VERIFY**		**PLANNER TO EVALUATE**
18. Land use plan / **Zoning plan**	X		✓
19. Landscaping / tree plan		X	
20. Flood line plan		X	
21. Neighbours' consent		X	
22. HOA / Body Corporate consent		X	
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD		X	
24. Services report (Engineers report)	X		✓
25. Previous approvals	X		✓
26. Proof of failure of HOA		X	
27. Proof of lawful use right / zoning certificate		X	
28. Other documents Specify: **Deeds Office Searches, Noting Sheets, Diagrams**	X		✓

VERIFIED & SIGNED BY ADMIN	NAME	SIGNATURE	DATE
	BULELWA		17/04/2023

Outstanding information (to be completed by Planner):

1. Exemption - Application to be finalized first and seperately
2. Consent use - Applicant to address section 203 & 213 of the zoning scheme by law in notification
   - Applicant to provide a locality plan without the aerial photograph.

Applications to be invoiced (to be completed by Planner):

1. Exemption
2. Consent use

recieved 08/05/2023

EVALUATED & SIGNED BY PLANNER	NAME	SIGNATURE	DATE
	Gesit		03/05/2023

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)].***

STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Mr. S. Dreyer

By email: spencer@dhaa.co.za

29 March 2023

SUBJECT: PRE-APPLICATION SCRUTINY FEEDBACK

APPLICATION FOR CONSENT USE AND REQUEST FOR EXEMPTION - FARM NO.1610 AND FARM NO. 1772, PAARL DIVISION

1. Your pre-application scrutiny submission on the above property dated **21 March 2023**, refers.

2. Your submission has been duly scrutinized for your intended land use application.

3. Your intended land use and land development application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2015) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB] and you may proceed to submit for consideration a corresponding application.

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

G. Goosen
Town Planner
Gerrit.Goosen@stellenbosch.gov.za

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

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✉ P O Box 18 PAARL 7622
Posbus 18 PAARL 7622
Telephone/Telefoon : (021) 872 4086
e-mail : david@dhaa.co.za

Our Ref: P2671/94(300)A4(4)

30 March 2023

The Municipal Manager
Stellenbosch Municipality
P O Box 17
STELLENBOSCH
7599

Attention : Mr Ulrich von Molendorff

Dear Sir

APPLICATION IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2015: PROPOSED SUBDIVISION, CONSOLIDATION AND CONSENT USES ON THE REMAINDER OF FARM NO 1610 AND FARM NO 1772 PAARL

Further to the above, I enclose herewith the following documentation for your attention:

1. a) Land Use Application Forms (Exemption Certification Request & Consent Use)

   b) Land Use Compliance Checklist

   c) Pre-Scrutiny Feedback

2. Locality and Topographical Plans
3. Subdivision, Consolidation and Consent Use Plan
4. Planning Report
5. Zoning Cerrtificate
6. Previous Land Use Planning Approvals
7. Site Development Plan
8. Operational and Logistical Report
9. Engineering Services Availability Report prepared by Sippel and de Lange Consulting Engineers
10. Engineering Services Availability Report prepared by Gerard de Villiers, Consulting Engineer
11. Traffic Statement prepared by ITS Traffic Engineers

12. Surveyor-General Noting Sheets

13. Surveyor-General Diagrams

14. Deeds Office Searches

15. Conveyancers Certificates

16. Deeds of Transfer No T42764/2011 and T25482/2013

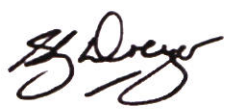
17. Powers of Attorney and Company Resolution.

Please acknowledge receipt in writing of this letter and enclosures, provide us with your land use application reference number, confirmation of the applicable Application Fees and the instructions to proceed with the Public Participation process.

Should you require any additional information, please advise.

I look forward to hearing from you.

Yours sincerely
DAVID HELLIG & ABRAHAMSE



PER : S G DREYER

Bulelwa Mdoda

From: Spencer Dreyer <Spencer@dhaa.co.za>
Sent: Friday, 05 May 2023 17:57
To: Bulelwa Mdoda
Cc: plan; david@dhaa.co.za
Subject: [EX] RE: TP343/223 (FARMS 1610 AND 1772 PAARL)
Attachments: Payment_Notification (33).pdf; LOCALITY PLAN 1NP.pdf

Our Ref : P2671/94(300)A4(4)
Your Ref : TP 343/2023

Hi Bulelwa

APPLICATION IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND US EPLANNING BY-LAW, 2015: PROPOSED SUBDIVISION, CONSOLIDATION AND CONSENT USES ON THE REMAINDER OF FARM NO 1610 AND FARM NO 1772 PAARL

Your below e-mail refers.

I attach herewith the following documents for your information and attention :

1. Proof of payment in respect of the application fees.

2. Locality Plan in PDF format, without the aerial photographic background.

It is my opinion that the provisions of Sections 203 and 213 of the Zoning Scheme By-law have been motivated and addressed in detail in the planning report.

I now look forward to receiving your instructions regarding the commencement of the Public Participation process.

I look forward to hearing from you.

Regards

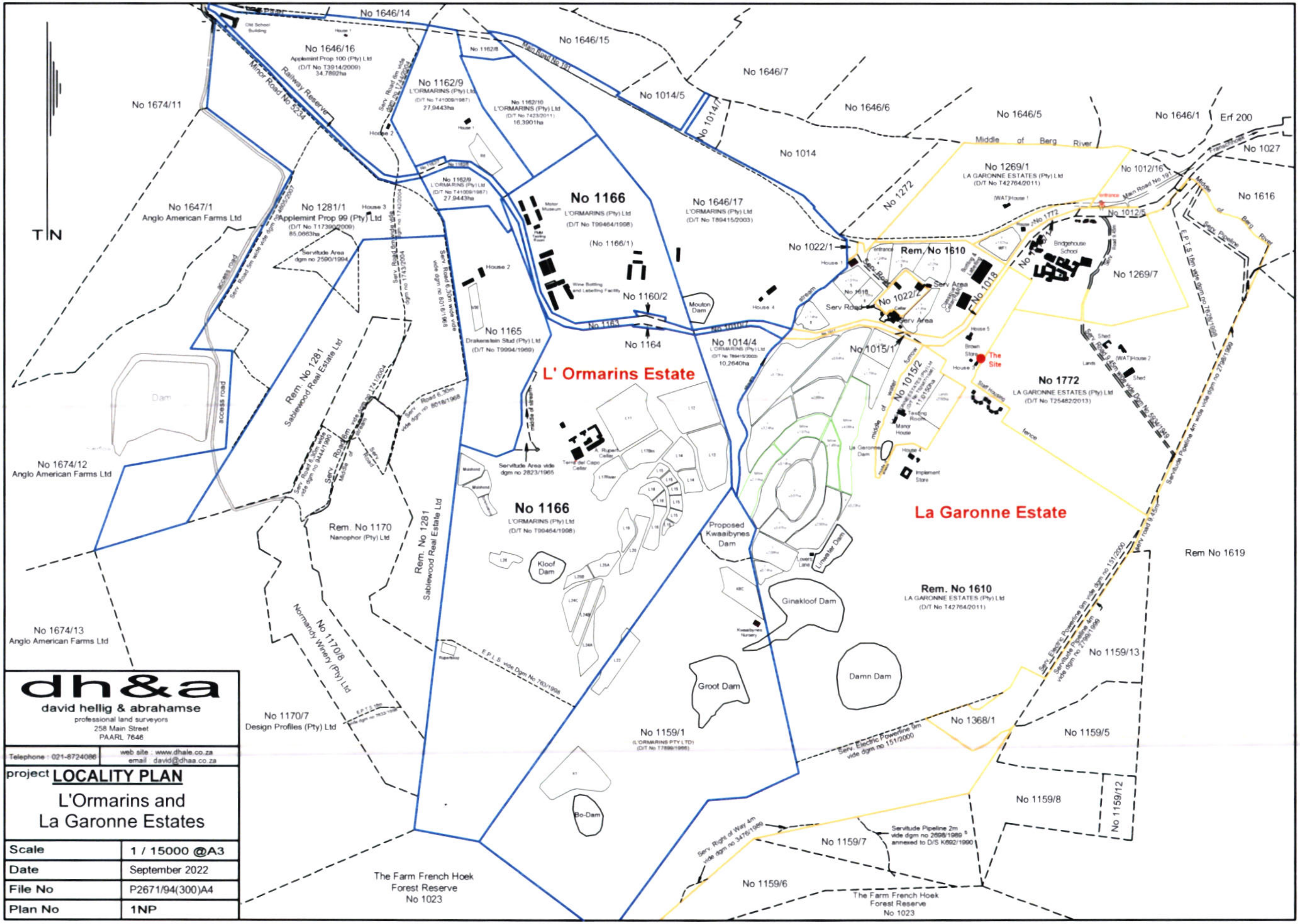
Spencer Dreyer

David Hellig & Abrahamse
Land Surveyors
258 Main Street
PAARL 7646
P O Box 18 PAARL 7622
Telephone : (021) 872 4086

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Friday, May 5, 2023 12:10 PM
To: Spencer Dreyer <Spencer@dhaa.co.za>
Subject: TP343/223 (FARMS 1610 AND 1772 PAARL)

Dear Spencer;

Your application with reference TP343/2023; refers.



dh&a

david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646

Telephone : 021-8724086 | web site : www.dhaie.co.za email : david@dhaa.co.za

project **LOCALITY PLAN**

L'Ormarins and
La Garonne Estates

Scale	1 / 15000 @A3
Date	September 2022
File No	P2671/94(300)A4
Plan No	1NP

STELLENBOSCH
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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)	**Spencer**				
Surname	**Dreyer**				
Company name *(if applicable)*	**David Hellig and Abrahamse Professional Land Surveyors**				
Postal Address	**P O Box 18**				
	Paarl			Postal Code	**7622**
Email	**spencer@dhaa.co.za**				
Tel	**021 872 4086**	Fax	**N/A**	Cell	**N/A**

PART B: REGISTERED OWNER(S) DETAILS *(If different from applicant)*

Registered owner(s)	**La Garonne Estates (Pty) Ltd**				
Physical address	**c/o David Hellig and Abrahamse Land Surveyors**				
	258 Main Street, Paarl			Postal code	**7646**
E-mail	**spencer@dhaa.co.za**				
Tel	**021-8724086**	Fax	**N/A**	Cell	**N/A**

PART C: PROPERTY DETAILS *(in accordance with title deed)*

*Erf / Erven / **Farm No.***	**1610 & 1772**	Portion(s) if Farm		Allotment area	**Paarl**
Physical Address	**c/o David Hellig and Abrahamse Land Surveyors – see above**				
Current Zoning	**Agriculture and Rural**	Extent	**298,7226 and 88,4542 hectares**	Are there existing buildings?	**Y** / N
Applicable Zoning Scheme	**Stellenbosch Municipality Zoning Scheme By-Law, 2019**				
Current Land Use	**Agricultural**				

Title Deed number and date	T	**42764/2011 & 25482/2013**									
Attached Conveyance's Certificate	**Y**	N	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate								
Are the restrictive conditions in favour of a third party(ies)?		**N**	If Yes, list the party(ies):								
Is the property encumbered by a bond?		**N**	If Yes, list the bondholder(s):								
Is the property owned by Council?		**N**	If Yes, kindly attach a power of attorney from the Manager Property Management								
Is the building located within the historical core?		**N**	Is the building older than 60 years?		**N**	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)[1]		**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)?					**N**	If yes, is this application to legalize the building / land use[2]?					**N**
Are there any pending court case(s) / order(s) relating to the subject property(ies)?					**N**	Are there any land claim(s) registered on the subject property(ies)?					**N**

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

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

The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.

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)

Type of application: *Cost are obtainable from the Council Approved tariffs*	**Tick**
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*	

[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)(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	
15(2)(o) a consent use contemplated in the zoning scheme	**X**
15(2)(p) an occasional use of land	
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
	Consent / Permission required in terms of a title deed	R
	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.*

****All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579*

***** 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)	**David Hellig and Abrahamse Professional Land Surveyors**
Postal Address	**P O Box 18, Paarl, 7622**
Vat Number (where applicable)	**4320112297**

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		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 To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
	Other (please specify)	_____ _____ _____					

Brief description of proposed development / intent of application:

Consent Use Application for an agricultural industry as detailed in the planning report

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**	Landscaping / Tree 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**	Abutting owner's consent	Y	N	**N/A**	Home Owners' Association consent
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	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	**N/A**	Proof of failure of Home owner's association
Y	N	**N/A**	Proof of lawful use right	Y	N	**N/A**	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	**N/A**	Required number of documentation copies	Y	N	**N/A**	Other (specify)

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

Y		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)		
				N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y		Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)		N/A	National Water Act, 1998 (Act 36 of 1998)
	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		N/A	Other (specify)
	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
	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.*
15. *I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.*

Applicant's signature: _____ Date: **21-03-2023**

Full name: **Spencer Dreyer**

Professional capacity: **Professional Land Surveyor**

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

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PLANNING & ECONOMIC DEVELOPMENT

REQUEST FOR EXEMPTION: CONSOLIDATION & SUB-DIVISION OF LAND

In terms of Section 24, Stellenbosch Municipality Land Use Planning By-Law, 2015

Name & Surname (Requester)	Spencer Dreyer	**Date Submitted**	21-03-2023
Contact details: Land line and or Cell number	021-8724086	**Email Address**	spencer@dhaa.co.za
Postal Address	P O Box 18, Paarl, 7622		
Erf or Farm Number(s) as per Title Deed Description(s)	Farms No 1610 &1772	**Farm Portions (if applicable)**	N/A
Physical Address(es) of land for request to be exempted	La Garonne Estate on Main Road No 191 (R45)	**Allotment Area (Town)**	Paarl

Have you verified that the proposed land consolidation or sub-division is exempt from a land-use application in ITO *Section 24: Stellenbosch Municipality Land Use Planning By-Law?* (see document attached for exemption scenarios)	YES X X	NO
Briefly outline the nature of your proposed land consolidation or sub-division, ITO Section 24, above. (Please attach motivation)	See enclosed Planning Report - Minor adjustment of common boundary	

INDICATE WHICH OF THE FOLLOWING DOCUMENTS ARE ATTACHED TO THIS EXEMPTION FORM.	**YES**	**NO**	**Customer Interface to Verify**
1. Letter of Motivation / Intent	X		
2. Power of Attorney *(if not land owner)*	X		
3. **Copy** of Title Deeds for all affected properties	X		
4. Proof of Fee Payment			
5. Locality Plan	X		
6. Sub-Division Plan (x2)	X		
Other documents (if applicable – please list below)			
7.			
8.			
SIGNATURE OF OWNER / AGENT			
VERIFIED* & SIGNED BY CUSTOMER INTERFACE OFFICER			

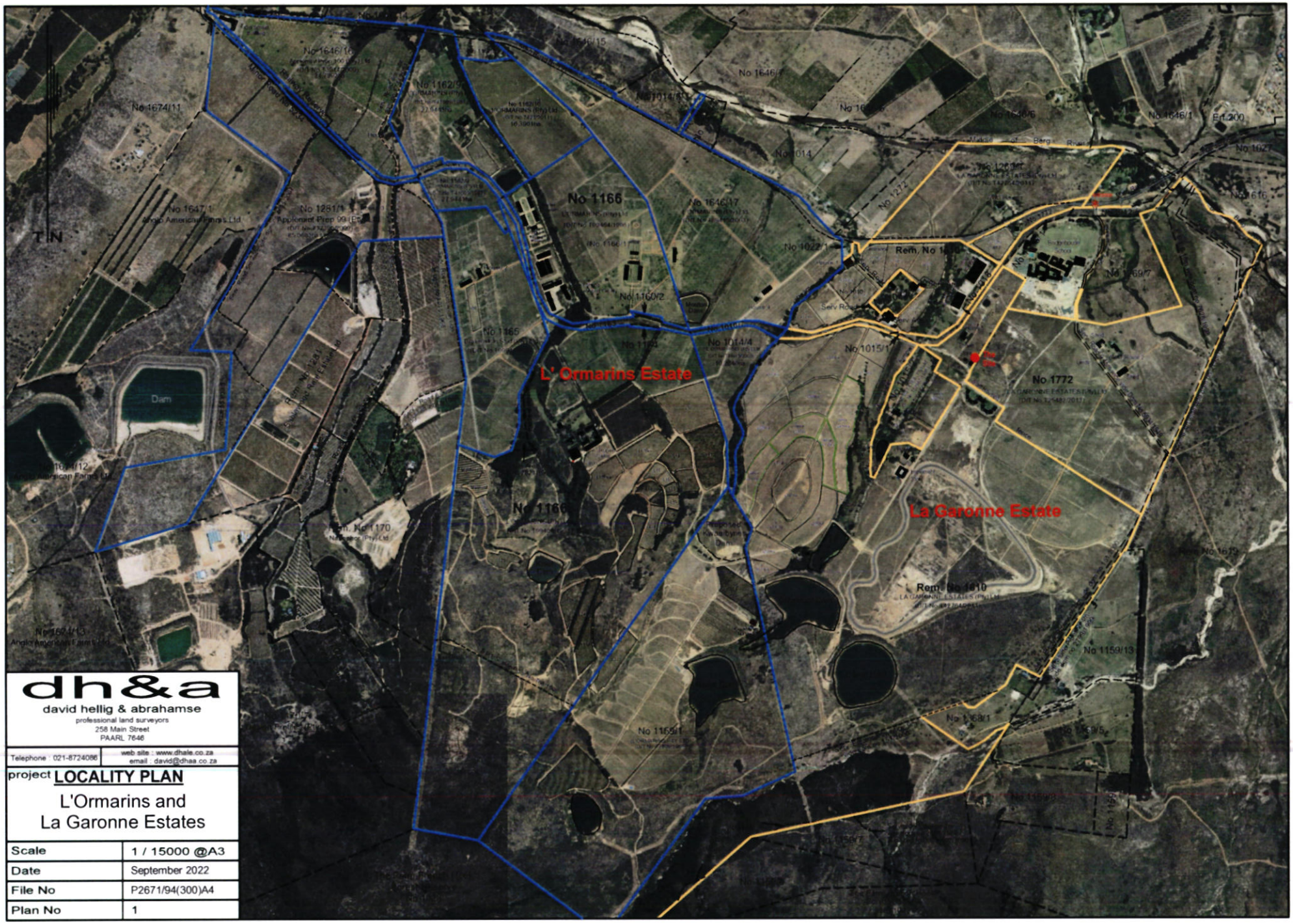
*Verification only of the documentation attached and not the completeness or correctness of that documentation.

REQUIRED DOCUMENTS FOR EXEMPTION REQUESTS REGARDING LAND SUB-DIVISIONS / CONSOLIDATIONS

In terms of Section 24, Stellenbosch Municipality Land Use Planning By-Law, 2015

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Relevant Exemption Scenarios ***(ITO Section 24, Stellenbosch Municipality Land Use Planning By-Law, 2015)***	**Documents Required for Exemption Request**						
	Letter of Motivation / Intent	Power of Attorney *(if not land owner)*	Title Deed	Locality Plan	Sub-Division Plan (x2)	Proof of Fee Payment	Other(s)
(a) a subdivision or consolidation that arises from the implementation of a court ruling;	X	X	X	X	X	X	Certified Copy of **Proof of court ruling**
(b) a subdivision or consolidation that arises from an expropriation;	X	X	X	X	X	X	
(c) a minor amendment to the common boundary between two or more land units if the resulting change in area of any of the land units does not exceed 10 per cent;	X	X	X	X	X	X	
(d) the consolidation of a closed public place with an abutting erf;	X	X	X	X	X	X	
(e) the construction or alteration of a public or proclaimed street;	X	X	X	X	X	X	
(f) the registration of a servitude or lease agreement for— (i) the provision or installation of water pipelines, electricity transmission lines, sewer pipelines, storm water pipes and canals, gas pipelines or oil and petroleum product pipelines by or on behalf of an organ of state or service provider; (ii) the provision or installation of telecommunication lines by or on behalf of a licensed telecommunications operator; (iii) the imposition of height restrictions; or (iv) the granting of a right of habitation, private right of way or usufruct;	X	X	X	X	X	X	
(g) the exclusive utilisation of land for agricultural purposes if the utilisation— (i) requires approval in terms of legislation regulating the subdivision of agricultural land; and (ii) does not lead to urban expansion.	X	X	X	X	X	X	Certified Copy of Proof of application **approval** from National Dept of Agriculture (Act 70 of 1970)



dh&a

david hellig & abrahamse

professional land surveyors

258 Main Street

PAARL 7646

Telephone : 021-8724086

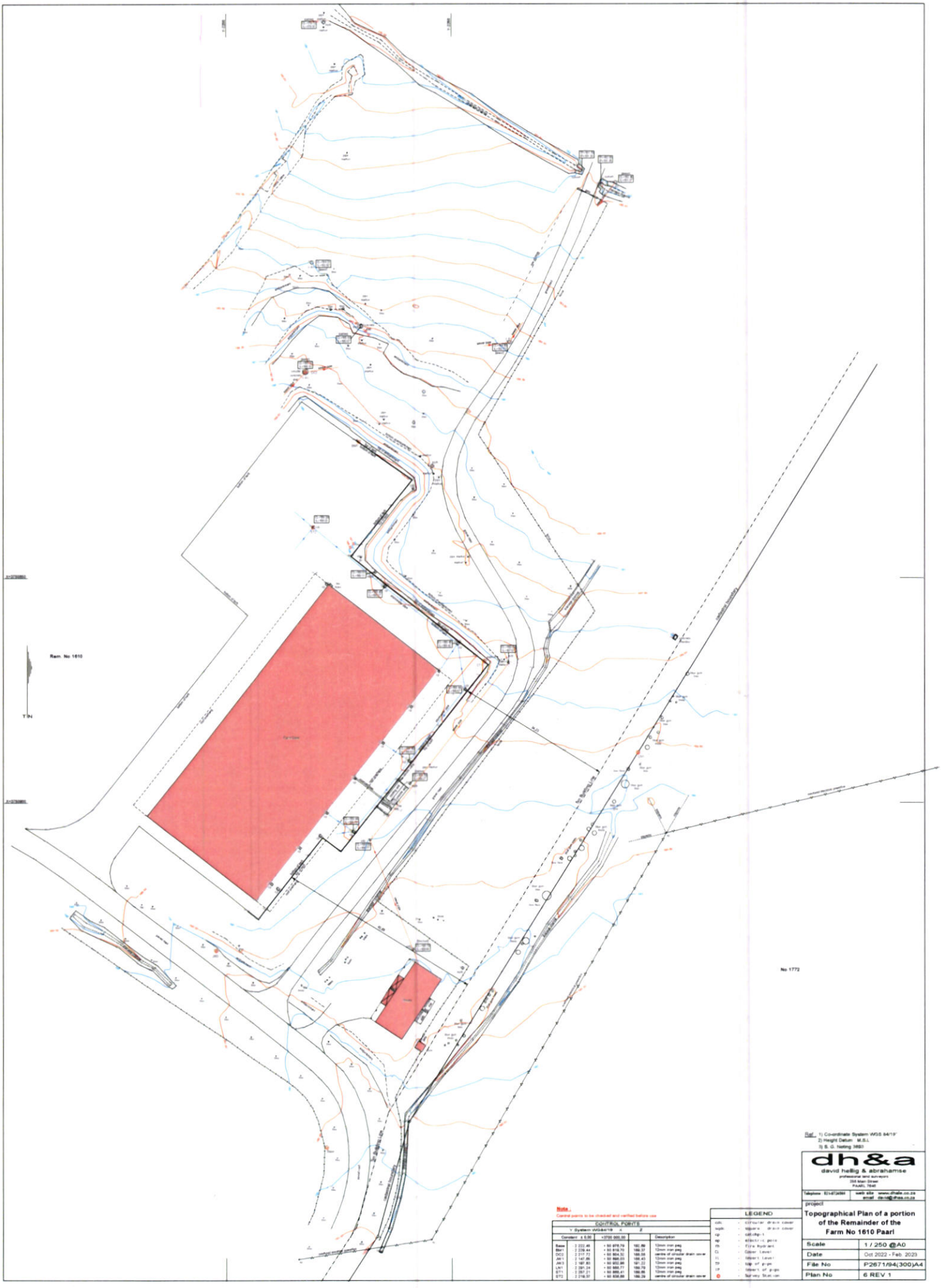
web site : www.dhale.co.za

email : david@dhaa.co.za

project **LOCALITY PLAN**

L'Ormarins and
La Garonne Estates

Scale	1 / 15000 @A3
Date	September 2022
File No	P2671/94(300)A4
Plan No	1



Note :
Control points to be checked and verified before use

CONTROL POINTS

	Y System WGS84/19	X	Z	
	Constant + 3 500	+3700 000.00		Description
Base	3 222.45	+ 93 870.79	192.89	12mm iron peg
BM1	3 239.44	+ 93 819.70	189.37	12mm iron peg
DC2	3 217.72	+ 93 804.32	189.58	centre of circular drain cover
JM1	3 147.86	+ 93 868.03	188.43	12mm iron peg
JM3	3 167.83	+ 93 852.86	191.22	12mm iron peg
LN1	3 281.24	+ 93 886.71	189.79	12mm iron peg
ST1	3 267.21	+ 93 889.41	189.85	12mm iron peg
ST2	3 216.37	+ 93 838.89	189.39	centre of circular drain cover

LEGEND

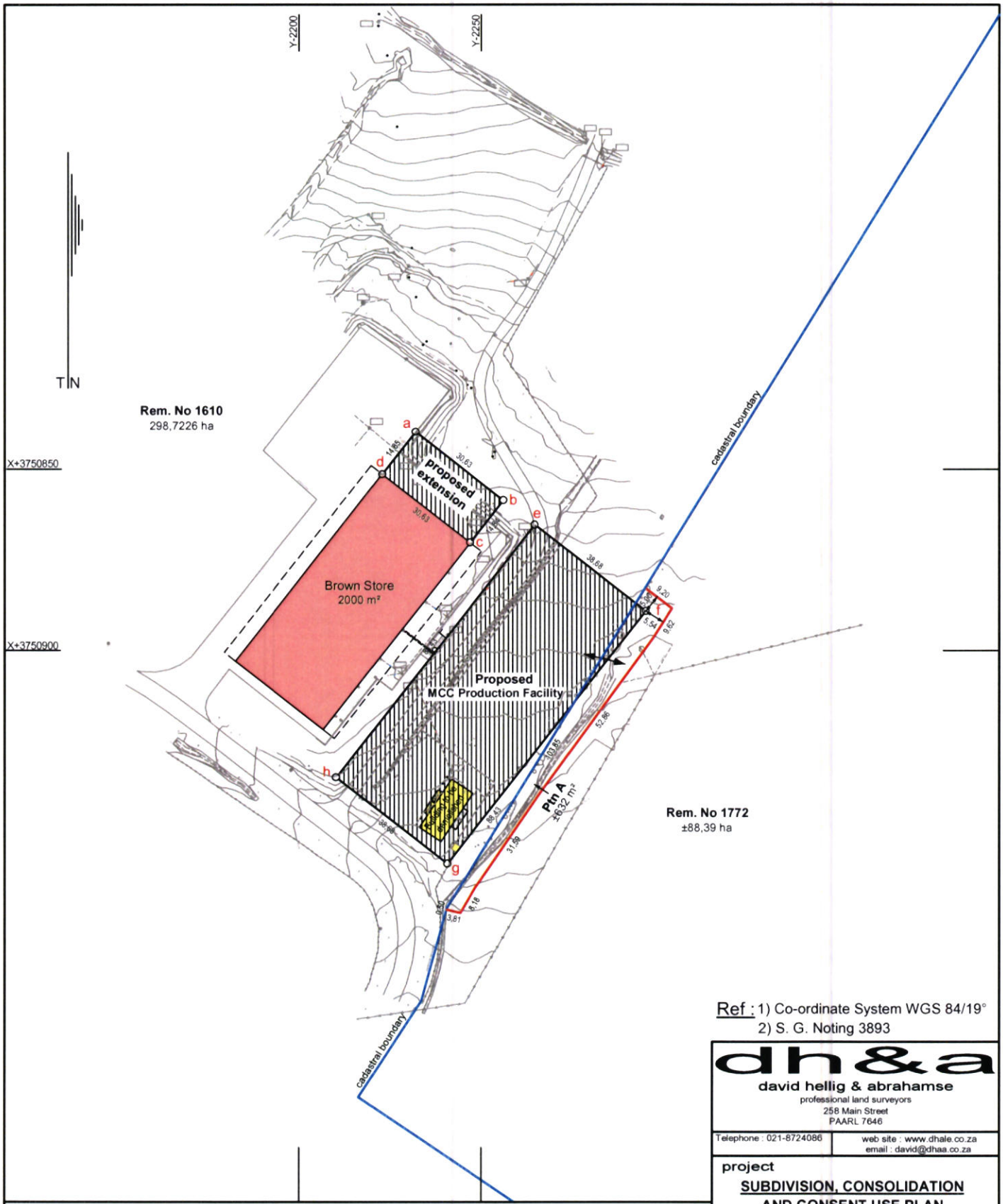
cdc	-	circular drain cover
sqdc	-	square drain cover
cp	-	cattle pipe
ep	-	electric pole
fh	-	fire hydrant
CL	-	Cover Level
IL	-	Invert Level
TP	-	top of pipe
IP	-	Invert of pipe
	-	Survey Station

Ref. 1) Co-ordinate System WGS 84/19°
2) Height Datum M.S.L
3) S. G. Noting 3650

dh&a
david hellig & abrahamse
professional land surveyors
394 Main Street
PAARL 7646
Telephone 021-8726364 web site www.dhalle.co.za
email david@dhea.co.za

project
Topographical Plan of a portion of the Remainder of the Farm No 1610 Paarl

Scale	1 / 250 @A0
Date	Oct 2022 - Feb 2023
File No	P2671/94(300)A4
Plan No	6 REV 1



Ref : 1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3893

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professional land surveyors
258 Main Street
PAARL 7646
Telephone : 021-8724086
web site : www.dhale.co.za
email : david@dhaa.co.za

project

SUBDIVISION, CONSOLIDATION AND CONSENT USE PLAN

Proposed La Garonne MCC Production Facility

The Remainder of the Farm No 1610 and the Farm No 1772 Paarl

Scale	1 / 1000 @ A3
Date	March 2023
File No	P2671/94(300)A4
Plan No	7 Rev1

Notes :

1) The Farm No 1772 Paarl, measuring 88,4524 hectares in extent, is to be subdivided into :
   a) Ptn A ± 0,0632 hectares
   b) Rem. No 1772 ±88,3892 hectares

2) Ptn A and the Remainder of the Farm No 1610 Paarl, measuring 298,7226 hectares in extent, are to be consolidated to form a land unit measuring ± 298,7858 hectares in extent

3) The figures a b c d, measuring ±455 squares metres in extent and e f g h, measuring ±3420 square metres in extent, represent proposed Consent Uses for an agricultural industry viz The La Garonne MCC Production Facility

agriculture, land reform & rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Deeds Registration Office

DeedsWEB

Property Report

Farm Enquiry

General Information

Date Requested	2023-02-03
Deed Office	Cape Town
Information Source	Deed Office

Property Details

Deeds registry	CAPE TOWN
Property type	FARM
Farm name	PAARL RD
Farm number	1610
Portion	0 (REMAINING EXTENT)
Province	WESTERN CAPE
Registration division/Administrative district	PAARL RD
Local authority	WINELANDS DC
Previous description	-
Diagram deed number	T58714/1999
Extent	2987226 H
LPI Code	C05500000000161000000

Deeds Title Details

#	Document	Registration Date	Purchase Date	Amount (R)
1	T42764/2011	20110805	20110221	R78000000.00

Owner Information

#	Document	Full name	Identity Number	Share
1	T42764/2011	LA GARONNE PTY LTD	200901935807	-

Endorsements/Encumbrances

#	Endorsement	Holder	Amount (R)	Microfilm Reference
1	K731/1999S	-	-	1999 0452 5609
2	CONSOLIDATE FROM	REG DIV PAARL RD ,NAME FARM 1019 ,NO 1019 ,PRTN 0	-	-
3	CONSOLIDATE FROM	REG DIV PAARL RD ,NAME BELLINGHAM ,NO 1368 ,PRTN 0	-	-

Historic Documents

#	Document	Holder	Amount (R)	Image Reference
1	B22296/1994	STANDARD BANK	R260000.00	1999 0452 5511
2	B82364/1995	STANDARD BANK	R102000.00	1999 0452 5514
3	K1449/2007S	-	-	20080116 12:27:30
4	K171/2011S	-	-	20110428 15:06:20
5	K359/1987S	-	-	1987 0672 0371
6	K692/1990S	-	-	1999 0452 5463
7	VA3459/1999	-	-	1999 0452 5475
8	VA6784/2007	-	-	20071009 19:25:34
9	T58714/1999	D G B PTY LTD	CCT	2000 0700 3986

Historic Documents

#	Document	Holder	Amount (R)	Image Reference
10	T84228/2000	KANGRA GROUP PTY LTD	R40126631.00	20111011 10:15:05
11	T42764/2011	TERZOCEPT INV PTY LTD	R78000000.00	20130708 06:28:36

Disclaimer:

The Office of the Chief Registrar of Deeds hereby confirms that, on the basis of information at the Deeds Office's disposal that the contents of this report accurately reflects property information held in the deeds registry. As per Deeds Registration process, this information is valid for seven (7) days.

Alterations to the contents of this report are not valid.

This report is issued subject to costs as specified in the fee schedule: http://deeds.dalrrd.gov.za/fees.php.

agriculture, land reform & rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Deeds Registration Office

DeedsWEB

Property Report

Farm Enquiry

General Information

Date Requested	2023-02-03
Deed Office	Cape Town
Information Source	Deed Office

Property Details

Deeds registry	CAPE TOWN
Property type	FARM
Farm name	-
Farm number	1772
Portion	0
Province	WESTERN CAPE
Registration division/Administrative district	PAARL RD
Local authority	WINELANDS DC
Previous description	-
Diagram deed number	T25482/2013
Extent	884524 H
LPI Code	C05500000000177200000

Deeds Title Details

#	Document	Registration Date	Purchase Date	Amount (R)
1	T25482/2013	20130530	-	CCT

Owner Information

#	Document	Full name	Identity Number	Share
1	T25482/2013	LA GARONNE PTY LTD	200901935807	-

Endorsements/Encumbrances

#	Endorsement	Holder	Amount (R)	Microfilm Reference
1	K892/2014S	-	-	20150123 12:35:40
2	CONSOLIDATE FROM	REG DIV PAARL RD ,NAME WATERVAL ,NO 1269 ,PRTN 0	-	-
3	CONSOLIDATE FROM	REG DIV PAARL RD ,NAME PAARL RD ,NO 1610 ,PRTN 1	-	-

Historic Documents

No data found for this search criteria

Disclaimer:

The Office of the Chief Registrar of Deeds hereby confirms that, on the basis of information at the Deeds Office's disposal that the contents of this report accurately reflects property information held in our records. As per Deeds Registration process, this information is valid for seven (7) days.

Photocopies of this report are not valid.

This report is issued subject to costs as specified in the fee schedule. http://deeds.dalrrd.gov.za/fees.php

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I Monique Christina Schreuder

(conveyancer's name and surname)

Practising at:

Boy Louw Incorporated, 188 Main Road, Paarl, 7646

(firm and place of practice)

In respect of:

Remainder of the Farm No. 1610
In the Stellenbosch Municipality
Paarl Division
Western Cape Province
In extent: 298,722 (two hundred and ninety eight comma seven two two) hectares

(in the case of exemption, kindly furnish particulars of the deed of transfer)

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 T42764/2011

2. Deed of Transfer T1087/1913

3. Deed of Transfer T12085/1918

4. Deed of Transfer T12087/1918

5. Deed of Transfer T2416/1924

6. Deed of Transfer T4371/1927

7. Deed of Transfer T8436/1934

(for example: Deed of Transfer T12345/2000 or Certificate of Registered Title T1234/2000 dated prior to the above number and date)

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	X	
2.	Building lines	Y	X	
3.	Height	Y	X	
4.	Number of Dwellings	Y	X	
5.	Bulk floor area	Y	X	
6.	Coverage/built upon area	Y	X	
7.	Subdivision	Y	X	
8.	Servitudes that may be registered over or in favour of the property	Y	X	
9.	Other Restrictive Conditions	Y	X	

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

In respect of which it was found that there ~~are~~ are no restrictive conditions with reference to Section 33(1)(a) of the Land Use Planning By-law (2015) registered against such property that prohibit the proposed development for the following purposes as elaborated in the accompanying application:

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

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

Please tick appropriate box

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

Signed at PAARL (Place) **on this 12th** (Day) of SEPTEMBER (Month)

2022

Full names and Surname MONIQUE CHRISTINA SCHREUDER

Signature: .....

Boy Louw Inc
188 Main Road / PO Box 2765
Paarl 7646 / Paarl 7620

MONIQUE CHRISTINA SCHREUDER
Kommissaris van Ede / Commissioner of Oaths (RSA)
Praktiserende Prokureur / Practising Attorney
Aktebesorger / Conveyancer
Notaris Publiek / Notary Public
Boy Louw Ingelyf / Boy Louw Incorporated
188 Main Street, Paarl

Tel: 0218603500

Email: mschreuder@boylouw.com

Cell: 0726499135

157

BOY LOUW INCORPORATED
188 MAIN ROAD
PAARL
7646

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R.....	R 250.00
Mortgage capital Amount	R.....	R.....
Reason for exemption	Cat.....	Exempt i.t. o section.....Act.....

Prepared by me

CONVEYANCER
~~MYBURGH N~~
JANNEKE VICTOR

CERTIFICATE OF CONSOLIDATED TITLE

T000025482/2013

Issued under the Provisions of Section 40 of
the Deeds Registries Act 1937 (No. 47 of 1937)

DATA / CAPTURE
13 JUN 2013
NGOGWANA PENELOPE

DATA / VERIFY
24 JUN 2013
GONCALVES BELINDA

WHEREAS

LA GARONNE PROPRIETARY LIMITED
Registration Number 2009/019358/07

Has applied to the Registrar of Deeds at Cape Town for the issue of a Certificate of Consolidated Title in terms of Section 40 of the Deeds Registries Act No. 47 of 1937.

AND WHEREAS the said Company is the registered owner of the following properties, namely:

1. THE REMAINDER OF THE FARM WATERVAL NO. 1269
IN THE STELLENBOSCH MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

HELD by DEED OF TRANSFER NO. T42764/2011

2. PORTION 1 OF THE FARM NO. 1610
IN THE STELLENBOSCH MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

HELD by CERTIFICATE OF REGISTERED TITLE NO. T0002548 1 / 2013

Which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that

LA GARONNE PROPRIETARY LIMITED
Registration Number 2009/019358/07

or its Assigns are the registered owner of:

THE FARM NO. 1772
IN THE STELLENBOSCH MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

IN EXTENT: **88,4524** (EIGHTY EIGHT COMMA FOUR FIVE TWO FOUR) **HECTARES**

AS WILL APPEAR from Diagram S.G. No. 1987/2012 attached hereto

I. **AS REGARDS** the figure q middle of Berg River r S Z A1 B1 C1 D1 E1 F1 G1 H N P and G H J on the said annexed Diagram S.G. No. 1987/2012:-

A. **SUBJECT** to the conditions as are referred to in Deed of Transfer No. T238 dated 19 September 1834.

B. **SUBJECT FURTHER** to the Servitude referred to in the endorsement dated 2 July 1952 to Deeds of Transfer No. T4372/1927 and No. T12314/1942 which endorsement reads as follows:

"Kragtens Not. Akte No. 318/52 gedateer 16.6.52 verleen die eienaar van die grond hieronder gehou die ewigdurende reg aan die Regering van die Republiek van Suid-Afrika om 'n serwituut pad 9,45 m wyd en gemerk A B C D E F G H J K L M N op Kaart Nr 5934/49 oor die genoemde grond te maak en te gebruik onderworpe aan sekere voorwaardes soos meer volledig sal blyk uit die gesegde Not. Akte en bogemelde Kaart daaraan geheg, afskrif waarvan geheg is aan T.12314/42."

(which servitude road is depicted on Diagram S.G. No. 3792/1980 annexed to Certificate of Consolidated Title No. T46469/1981 by the broken line y b^2 b^3 b^4 b^5 b^6 b^7 b^8 b^9 b^{10} b^{11} b^{12} z and by the line E1 F1 G1 and by the broken line G1 b10 b11 b12 z on Diagram S.G. No. 1987/2012)

C. By virtue of Notarial Deed No. K172/2011S dated 22 April 2010 the servitude referred to in Condition B above, has been cancelled in terms of an endorsement dated 24 February 2011 on Deed of Transfer No. T84228/2000, insofar as it relates to the figures A B C D E F G on Diagram S.G. No. 5934/1949, the figures y b^2 b^3 b^4 b^5 b^6 b^7 b^8 b^9 on Diagram S.G. No. 3792/1980.

II. **AS REGARDS** the figure A B C D E F G J K L M on the said annexed Diagram S.G. No. 1987/2012:-

A. **SUBJECT** to the conditions as referred to in Deed of Transfer No. T8514/1921.

III. **AS REGARDS** A B C D E F G H J K L M and N P q Middle of Berg River r S Z A1 B1 C1 D1 E1 F1 G1 H1 J1 on the said annexed Diagram S.G. No. 1987/2012:-

A. **SUBJECT** to expropriation contained in Deed of Transfer No. T76769/1991 by Provincial Administration Western Cape (Chief Directorate of Transport) of portion of the said Remainder of the Farm Waterval No. 1269 measuring approximately 8213 square metres as will more fully appear from EX107/1996.

B. **SUBJECT FURTHER** to the following Servitude dated 27 July 1999 contained in Deed of Transfer No. T89592/1997 which reads as follows:

4

"By Notarial Deed K.732/99S the Remainder meas. 76,0987 Ha is subject to a perpetual servitude right of way 9,45 metres wide as depicted by the figure A B on Diagram S.G. No. 8187/1998 in favour of Portion 1 of the farm Bellingham No. 1368 meas. 7,3634 Ha held by Deed of Transfer T58713/99 with ancillary rights.

As will more fully appear from said Notarial Deed and Diagram S.G. 8187/1998 annexed."

(which perpetual servitude right of way is depicted on Diagram S.G. No. 1987/2012 by the line z S)

C. **SUBJECT FURTHER** to the following Servitude dated 27 July 1999 contained in Deed of Transfer No. T89592/1997 which reads as follows:

"By Notarial Deed K.733/99S the Remainder meas. 76,0987 Ha of the within property is subject to a perpetual servitude right of water pipeline 4 metres wide indicated by:

1) The line a A represents the South Eastern boundary of a Servitude Pipeline 4 (four) metres wide, up to the Middle of the Berg River;

2) The line A B C D represents the Centre Line of a Servitude Pipeline 4 (four) metres wide;

3) The lines D E and E f respectively represent the South Eastern and South Western boundaries of a Servitude Pipeline 4 (four) metres wide.

As shown on Diagram S.G. No. 2798/99;

In favour of Portion 1 of the farm Bellingham No. 1368 held by Deed of Transfer T.58713/99 with ancillary rights.

As will more fully appear from said Notarial Deed with Diagram S.G. 2798/1999 annexed."

(the perpetual servitude right of water pipeline is depicted on Diagram S.G. No. 1987/2012 by:

1) the line r R represents the South Eastern Boundary;

2) the line R a3 a4 a5 represents the Centre Line;

3) the lines a5 S and S a6 respectively represent the South Eastern and South Western Boundaries)

D. **SUBJECT FURTHER** to the following endorsement dated 20 January 2000 contained in Deed of Transfer No. T89592/1997 which reads as follows:

"The withinmentioned property is subject to a powerline servitude in favour of Eskom with Ancilliary rights K60/2000S."

(The line d1 c3 on Diagram S.G. No. 1987/2012 represents the centre line of the powerline servitude extending 9 metres on each side of the line d1 c3.)

E. **ENTITLED** to the terms of an endorsement dated 24 February 2011 contained in Deed of Transfer No. T84228/2000 which reads as follows:

"By virtue of Notarial Deed No. K172/2011S dated 22 April 2010, the within mentioned Farm is **ENTITLED** to a servitude right of way, 9,45 metres wide over Portion 4 of the Farm Waterval No. 1269 held by Certificate of ConsolidatedTitle No. T41555/2010, the eastern boundary of which right of way is depicted by the figure a m l k j h g f e on Diagram S.G. No. 3679/2007, with ancillary rights. As will more fully appear from said Notarial Deed."

IV. **AS REGARDS** the figure Z S T U V W X Y on the said annexed Diagram S.G. No. 1987/2012:-

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T238 dated 19 September 1834.

B. **SUBJECT FURTHER** to the conditions referred to in the endorsement dated 28th December 1971 on Deed of Transfer No. T13599/1943 which endorsement reads as follows:

"Servitude paras 2 and 5
By Deed of Transfer no. 34814/1971 dated this day, Para 2 and Para 5 held hereunder are subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as follows:

"The property hereby transferred (hereinafter referred to a "Lot D") is transferred SUBJECT to and/or entitled to benefits under, as the case may be, the following conditions imposed by the Transferor for the benefit of and/or over the following properties registered in his name:

(i) CERTAIN piece of land partly freehold and partly redeemed quitrent situate in the Division of Paarl, being Lot E, portion of the farm Bellingham;

MEASURING: Thirty-two comma nine one nine four (32,9194) Hectares (of which Two comma two eight four six (2,2846) Hectares is freehold land);

HELD under Deed of Transfer No. 13599, dated 3rd November, 1943;

(ii) CERTAIN piece of redeemed quitrent land, situate as above, called Bellegam B, portion of Bellegam;

MEASURING: Forty-five comma five three nine nought (45,5390) Hectares;

HELD under Deed of Transfer No. 13599, dated 3rd November, 1943;

(iii) CERTAIN piece of land situate at Groot Drakenstein in the Division of the Paarl, being the remaining extent of part of the freehold place called Bellingham and surrounding redeemed quitrent land, the said piece of land together with that described in paragraph (iv) below being now called "PACKWOOD";

MEASURING: Twenty-eight comma eight four five eight (28,8458) Hectares;

HELD under Deed of Transfer No. 7710, dated 14th June, 1945;

(iv) CERTAIN piece of abolished quitrent land situate at Groot Drakenstein in the Division of the Paarl, being Lot B part of the land adjoining the place called Bellingham, the said piece of land together with that described in paragraph (iii) above is now called "PACKWOOD";

MEASURING: Fifty comma nought three nought one (50,0301) Hectares;

HELD under Deed of Transfer No. 7710, dated 14th June, 1945;

(v) CERTAIN piece of redeemed quitrent land, situate in the Division of the Paarl, called Bellegam A, portion of Bellegam;

MEASURING: Forty-six comma two five two seven (46,2527) Hectares;

HELD under Deed of Transfer No. 7710, dated 14th June, 1945;

(vi) CERTAIN piece of land being portion 4 (a portion of Portion 3) of the farm Waterfall, situate in the Division of Paarl;

MEASURING: One Hundred and Two comma three seven four eight (102,3748) Hectares;

(vii) CERTAIN piece of land partly freehold and partly redeemed quitrent, being the remainder of the farm BELLINGHAM, situate in the Division of Paarl;

MEASURING: Twenty-six comma four one one six (26,4116) Hectares;

HELD under Certificate of Consolidated Title No. 10015 dated 27th May, 1966;

(Hereinafter referred to as "the properties"); namely:

1. (a) The properties shall be entitled to a servitude right-of-way and road over Lot D along such route as may be agreed upon between the respective owners.

(b) The costs of and incidental to the maintenance and repair, from time to time, of the said servitude right-of-way and road shall be borne by the owners of the properties and of Lot D in equal shares.

2. (a) Lot D shall be entitled to 4550 litres of water per day of the water to which the properties are entitled, which water shall be abstracted from a point on the properties as may be agreed upon between the respective owners; provided that any part of the said 4550 litres which is not used by the owner of Lot D shall be forfeited.

(b) The properties shall be entitled to all the water flowing in the stream which crosses Lot D and to which Lot D may be entitled provided that the owner of Lot D shall be at liberty to lead such water as is not required by the owners of the properties from the said stream for use on Lot D and shall further be entitled, if he builds a dam on Lot D to store any water which he may abstract from the said stream as aforesaid, provided that the capacity of the dam does not exceed 13,650,000 litres.

(c) The costs of and incidental to the conveyance, abstraction, use and storage of water to which Lot D is entitled in terms of this condition, including costs of materials, installation, construction, maintenance and upkeep of the said works shall be borne by and be the sole responsibility of the owner of Lot D."

C. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and FREDAGH PODLASHUK (born ADELSON), Identity Number 160123 0031 00 1, married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

IN EXTENT: 2,5753 Hectares;

HELD BY Certificate of Registered Title No. T48434/1984;

and shall take all reasonable steps to ensure compliance herewith.

D. **SUBJECT FURTHER** to the following expropriation endorsement No. EX109/1996 endorsed on Certificate of Consolidated Title No. T48436/1984, dated

"Expropriation by Provincial Administration Western Cape (Chief Directorate Transport) of portion of the farm Bellingham No. 1368, measuring approximately 5194 square metres, EX109/1996."

E. **SUBJECT FURTHER** to a servitude right of way contained in Certificate of Consolidated Title No. T58714/1999 in favour of Portion 1 of the Farm Bellingham No. 1368, Division of Paarl, Western Cape Province, as will more fully appear from Diagram S.G. No. 8185/1998 by the line QR representing the south eastern boundary of a servitude right of way 9,45 metres wide. (Now represented by the line S T on Diagram S.G. No. 1987/2012.)

F. **SUBJECT FURTHER** to a perpetual servitude of water pipeline 4 metres wide in favour of Portion 1 of the Farm Bellingham No. 1368, Division of Paarl, Western Cape Province, the south eastern boundary depicted by the line A B C on Diagram S.G. No. 2799/1999 as will more fully appear from Notarial Deed of Servitude No. K731/1999S. (Now represented by the line b3 u on Diagram S.G. No. 1987/2012.)

G. **SUBJECT FURTHER** to the terms of an endorsement dated 21 November 2007 contained in Deed of Transfer No. T84228/2000 which reads as follows:

"By Notarial Deed of Servitude No. K1449/2007S the withinmentioned property is **SUBJECT** to a powerline servitude in favour of ESKOM with ancilliary rights."

(The line d1 c3 on Diagram S.G. No. 1987/2012 represents the centre line of the powerline servitude extending 9 metres on each side of the line d1 c3.)

H. **SUBJECT FURTHER** to the special conditions contained in Certificate of Registered Title No. T 00[illegible]25481/2013 imposed by the Controlling Authority in terms of Section 11(6) of Act 21 of 1940 namely:

1. The current road marking configuration at the intersection of Main Road 191 and the access road to the development be improved so that:

   1.1 vehicles turning right into the access road do not cut the corner and drive over the right turn approach lane at the exit from the development;

   1.2 the applicant widens the access road at its junction with Main Road 191 so that the lane into the site is made wider (to 4.0 m)

4

I. **SUBJECT FURTHER** to the special conditions contained in Certificate of Registered Title No. T 000085481/2013 imposed by the Stellenbosch Municipality when approving the subdivision in terms of Section 25(1) of Ordinance 15 of 1985, namely:

1. The owner of this property shall without compensation be obliged to allow that main gas pipes, electrical, telephones and television cables and/or wires, main and/or other water pipes and sewers and stormwater pipes, channels and furrows of any other fundamental unit or units may be transported over the land, and that surface installations, such as mini-substations, meter switchboxes and services pillars be erected thereon, if it is considered necessary by the Council, in the manner and place which from time to time will be reasonably expected, it includes the right of access to the land unit at any reasonable time with the purposes to erect any works in connection with the above-mentioned, to alter, remove or investigate; and

2. The owner of this property shall without compensation be obliged to receive the material or allow the excavations on the land unit which may be necessary to allow the use of the full width of an adjoining street and to provide the road embankment of a safe and proper slope, which due to differences between the level of the street, as finally built, and the level of the land unit may be necessary, unless he prefers to build abutment piers to the satisfaction of the Council and within a period as determined by the Council.

AND THAT by virtue of these presents the said

LA GARONNE PROPRIETARY LIMITED
Registration Number 2009/019358/07

or its Assigns

NOW IS AND HENCEFORTH shall be entitled thereto conformably to local custom, the State, however, reserving its rights;

IN WITNESS WHEREOF, I the said Registrar, 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 30 MAY 2013

REGISTRAR OF DEEDS

T25482/2013

000000892 / 2014

IN TERMS OF NOTARIAL DEED OF SERVITUDE NO. K S, dated 14 August 2014 is the withinmentioned property: is;

Component (I.)

D. **SUBJECT FURTHER** to a Servitude Pipeline, 3 metres wide, for irrigation, aqueduct and sewer purposes, as shown by the line A B C D E, E F and F G respectively representing the North Western, Western and North Western Boundaries thereof depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

E. **SUBJECT FURTHER** to a Servitude Pipeline, 2 metres wide, for irrigation and aqueduct purposes, as shown by the line H J K representing the Centre Line thereof depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

F **SUBJECT FURTHER** to a Servitude Pumphouse Area, 12 square metres in extent as shown by the figure L M N P depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

G. **SUBJECT FURTHER** to a Servitude Pipeline, 3 metres wide, for irrigation and aqueduct purposes, as shown by the line N x representing the South Eastern Boundary up to the Middle of the Berg River thereof depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

Component (III.)

F. **SUBJECT FURTHER** to a Servitude Pipeline, 3 metres wide, for irrigation, aqueduct and sewer purposes, as shown by the line A B C D E, E F and F G respectively representing the North Western, Western and North Western Boundaries thereof depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

G. **SUBJECT FURTHER** to a Servitude Pipeline, 2 metres wide, for irrigation and aqueduct purposes, as shown by the line H J K representing the Centre Line thereof depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

H **SUBJECT FURTHER** to a Servitude Pumphouse Area, 12 square metres in extent as shown by the figure L M N P depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

I. **SUBJECT FURTHER** to a Servitude Pipeline, 3 metres wide, for irrigation and aqueduct purposes, as shown by the line N x representing the South Eastern Boundary up to the Middle of the Berg River thereof depicted on Servitude Diagram S.G. No. 1514/2008, with ancillary rights, as will more fully appear from the said Notarial Deed.

IN FAVOUR OF THE STELLENBOSCH MUNICIPALITY.

Deeds Office
CAPE TOWN

Registrar of Deeds

Date:

157 Boy Louw Inc. | Kraaier Bevrager

12

FEE

R 1250 00

Werksmans Attorneys
First Floor
211 Main Road
Paarl
7646

Prepared by me

CONVEYANCER
VICTOR J

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 29

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T00042764 / 2011

~~JANNEKE VICTOR~~ **AIDAN KENNY**

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 FRANSCHHOEK on 20 JULY 2011 granted to him by

KANGRA GROUP (PROPRIETARY) LIMITED
Registration Number 1957/003935/07

DATA / CAPTURE
15 SEP 2011
LARNEY PATGETAH

DATA / VERIFY
20 SEP 2011
BARLOW M

GhostConvey 13.2.9.7

For Information Only

29

DIE NAAM VAN DIE	THE NAME OF THE
TRANSFEREE COMPANY ##	
IS VERANDER NA	HAS BEEN CHANGED TO
LA GARONNE (PTY) LTD	

BC 0009845 / 2012

2012 -11- 19

REGISTRATEUR/REGISTRAR

5

21

PARA 1
PREAMBLE

CONDITION IX.B ON PAGE 20

GEWYSIG KRAGTENS ART 4 (1) VAN WET 47 VAN 1937 OM TE LEES:

AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:

BY THE INSERTION OF THE DATE OF DEED OF TRANSFER No. T231/1873 which READS 15 FEBRUARY 1873

BC 000025100 / 2013

2013 -05- 30

REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 30

And the appearer declared that his said principal had, on 21 February 2011, 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:

TERZOCEPT INVESTMENTS (PROPRIETARY) LIMITED
Registration Number 2009/019358/07

or its assigns, in full and free property

1. **THE FARM NO. 1610**
IN THE STELLENBOSCH MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

IN EXTENT: **329,7981** (THREE HUNDRED AND TWENTY NINE COMMA SEVEN NINE EIGHT ONE) **HECTARES**

FIRST REGISTERED by **CERTIFICATE OF CONSOLIDATED TITLE NO. T58714/1999** with Diagram S.G. No. 8186/1998 relating thereto, and held by **DEED OF TRANSFER NO. T84228/2000**

I. **AS REGARDS** the figure A B Middle of Stream C D E F G H J X2 W2 V2 W1 X1 Y1 Z1 A2 B2 excluding J2 K2 L2 M2 N2 P2 Q2 R2 S2 T2 U2 C2 D2 E2 F2 G2 H2 on said Diagram S.G. No. 8186/1998:

(1) **AS REGARDS** the figure Z1 A2 B2 A B middle of stream C on Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T8436/1934.

B. **SUBJECT FURTHER** to the following conditions imposed in Deed of Transfer No. T19044/1947 by Carel Christian Alexander De Villiers for himself and his successors in title as owners of the other land transferred to and then still held by him by Deed of Transfer No. T8239/1939, namely:

For Information Only

PARA 2

CREATIVE DEED AND EXTENT OF THE EXPROPRIATION IN CONDITION III. A ON PAGE 25

GEWYSIG KRAGTENS ART. 4 (1) VAN WET 47 VAN 1937 OM TE LEES:

AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:

T76769/1991 (creative deed)

8213 m² (extent of the expropriation

BC 000025101 / 2013

2013 -05- 30

REGISTRATEUR/REGISTRAR

PARA 2

HOLDING TITLE IN CONDITION III.E ON PAGE 26

GEWYSIG KRAGTENS ART. 4 (1) VAN WET 47 VAN 1937 OM TE LEES:

AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:

CERTIFICATE OF CONSOLIDATED TITLE TVO. T41555/2010

BC 000025102 / 2013

2013 -05- 30

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY 31
FOR ENDORSEMENTS SEE PAGE

"(a) That all the existing rights of the said Carel Christian Alexander de Villiers as enjoyed in the past, to take water out of the Poespas River, marked on the Diagram No. 2631/1946 by means of a furrow across the farm Bellinchamp and across the land hereby transferred shall continue to be held and enjoyed by him and his successors in title to the end that his right to use such water shall remain undisturbed as heretofore in like manner as if this transfer has not taken place, and for this purpose, he, and his successors in title shall have a servitude of aqueduct across the land hereby transferred whereby he, and they, will be entitled to convey water as heretofore across the hereinbefore described land by means of the furrow marked m.n. on the said Diagram No. 2631/46 with the further right to continue to lead water across the farm Bellinchamp into the said furrow marked m.n. as heretofore, and a right of access from time to time and at all times to such furrows to inspect, maintain and repair the same.

(The said furrow is represented by the line m.n. coloured blue on the said Diagram No. 11498/65 and the aforesaid Diagram No. 2631/46 is annexed to Deed of Transfer No. T19044/1947. Now represented by the line J K on Diagram No. 8186/1998;

(b) The line of pipes marked q.p. on the said Diagram S.G. No. 2631/46 from the tank at the windmill on a borehole on the remainder of the property of the said Carel Christian Alexander de Villiers, which pipe line is laid across the land hereby transferred to the house of the said Carel Christian Alexander de Villiers on the remainder, shall remain undisturbed for this use and enjoyment, and for this purpose he and his successors in title shall have a servitude of aqueduct across the land hereby transferred whereby he and they will be entitled to convey water in pipes across the land hereby transferred and the right of access to replace, inspect of repair of pipes from time to time and at all times.

(The said pipe line is represented by the line q.p. coloured blue on said Diagram No. 11498/65). Now represented by the line n l on Diagram No. 8186/1998;

For Information Only

PARA 3

CREATIVE DEED OF THE EXPROPRIATION (EX108/1996) ON PAGE 27

GEWYSIG KRAGTENS ART. 4 (1) VAN WET 47 VAN 1937 OM TE LEES:

AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:

T76770/1991

BC 000025103/2013

2013-05-30

REGISTRATEUR/REGISTRAR

PARA 2

PORTION 5 = 3,7788 HA

PORTION 6 = 4,0892 HA

GETRANSPORTEER AAN / TRANSFERRED TO

BRIDGE HOUSE EDUCATIONAL FOUNDATION

RESTANT/REMAINDER = 57,3764 HA ~~53,1576 HA~~

T000025479/2013

2013-05-30

REGISTRATEUR/REGISTRAR

PARA 1

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF PORTION 1 = 31,0755 HA

RESTANT / REMAINDER 298,7226 HA

T 000025481/2013

2013-05-30

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 32

(c) The said Carl Christian Alexander de Villiers and his successors in title shall be entitled to continue to lead water at any time from his cement dam or pump station on the remainder of the property in the existing furrow marked o.p. across the land hereby transferred with the further right to convert the said furrow into a cement furrow or to replace it by a line of pipes at anytime; and for this, he and his successors in title shall have a further servitude of aqueduct whereby he and they will be entitled to lead water by means of the existing furrow across the land hereby transferred, together with the right to replace the said furrow, if he or his successors in title should so desire, by a cement furrow or by pipes and shall have a right of access to such furrow or pipes to inspect or replace or repair the same from time to time and at all times. The said furrow is represented by the line o.p. coloured blue on said Diagram No. 11498/65. Now represented by the line L M on Diagram No. 8186/98;

(d) The transferee and his successors in title shall not have the right to erect any pig-sty or cattle-kraal or stable or shed or labourers cottage on the land hereby transferred, and the said Carl Christian Alexander de Villiers or his successors in title shall be entitled to enforce compliance at all time with this restriction."

(2) AS REGARDS the figure D E F G H J X2 W2 V2 W1 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T2416/1924.

B. **SUBJECT FURTHER** to the special condition relating to water grazing, roads and rights of commonage contained in Deed of Transfer No. T231/1873 dated 15th February 1873.

C. **SUBJECT FURTHER** to the terms of a Servitude of Right of Way which is referred to in the endorsement dated 16th September 1946 on Deed of Transfer No. T13599/1943, reading as follows:

For Information Only

32

REMAINDER PARA 2

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK
CERTIFICATE OF CONSOLIDATED TITLE ISSUED

NOU BEKEND AS
NOW KNOWN AS FARM NO 1772
=88,4524 HA

T 000025482/2013

2013-05-30 (17)

REGISTRATEUR/REGISTRAR

"By Transfer no. 15790 dated the 16th September, 1946, the owner and his successors in title of ptn 15 of the farm Bellingham thereby conveyed is entitled to a right of way leading from said portion 15 over Lots F and D held by para 3 and 4 hereunder on the main road from Paarl to Fransch Hoek. As will more fully appear on reference to the said Deed of Transfer."

(3) AS REGARDS the whole of the figure I. above:

A. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December 1971 on Certificate of Consolidated Title No. T10015/1966, namely:

"Servitude

By Not. Deed 548/1971 dated 17.2.71 registered this day, the remainder of the farm Bellingham meas. 26,4116 hectares held hereunder is subject to the condition in favour of Portion 1 of the farm Bellingham meas. 3410 sq. metres held under Deed of Transfer No. 10016 dated 27.5.66 viz.; to supply and deliver in perpetuity 4550 litres of water every 24 hours through a pipeline to a point marked 'X' on the boundary C D reflected on Diagram 11497/65 annexed to said Deed of Transfer 10016 dated 27.5.66, with certain obligations and ancilliary rights. As will more fully appear from said Not. Deed."

B. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December 1971 on Certificate of Consolidated Title No. T10015/1966, namely:-

"Remainder Servitude

By Deed of Transfer No. 34814 dated this day, the property held hereunder is subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as follows:

"The property hereby transferred (hereinafter referred to a "Lot D") is transferred SUBJECT to and/or entitled to benefits under, as the case may be, the following conditions imposed by the Transferor for the benefit of and/or over the following properties registered in his name:

(i) CERTAIN piece of land partly freehold and partly redeemed quitrent situate in the Division of Paarl, being Lot E, portion of the farm Bellingham;

For Information Only

MEASURING: Thirty-two comma nine one nine four (32,9194) Hectares (of which Two comma two eight four six (2,2846) Hectares is freehold land);

HELD under Deed of Transfer No. 13599, dated 3rd November, 1943;

(ii) CERTAIN piece of redeemed quitrent land, situate as above, called Bellegam B, portion of Bellegam;

MEASURING: Forty-five comma five three nine nought (45,5390) Hectares;

HELD under Deed of Transfer No. 13599, dated 3rd November, 1943;

(iii) CERTAIN piece of land situate at Groot Drakenstein in the Division of the Paarl, being the remaining extent of part of the freehold place called Bellingham and surrounding redeemed quitrent land, the said piece of land together with that described in paragraph (iv) below being now called "PACKWOOD";

MEASURING: Twenty-eight comma eight four five eight (28,8458) Hectares;

HELD under Deed of Transfer No. 7710, dated 14th June, 1945;

(iv) CERTAIN piece of abolished quitrent land situate at Groot Drakenstein in the Division of the Paarl, being Lot B part of the land adjoining the place called Bellingham, the said piece of land together with that described in paragraph (iii) above is now called "PACKWOOD";

MEASURING: Fifty comma nought three nought one (50,0301) Hectares;

HELD under Deed of Transfer No. 7710, dated 14th June, 1945;

(v) CERTAIN piece of redeemed quitrent land, situate in the Division of the Paarl, called Bellegam A, portion of Bellegam;

MEASURING: Forty-six comma two five two seven (46,2527) Hectares;

HELD under Deed of Transfer No. 7710, dated 14th June, 1945;

(vi) CERTAIN piece of land being portion 4 (a portion of Portion 3) of the farm Waterfall, situate in the Division of Paarl;

MEASURING: One Hundred and Two comma three seven four eight (102,3748) Hectares;

(vii) CERTAIN piece of land partly freehold and partly redeemed quitrent, being the remainder of the farm BELLINGHAM, situate in the Division of Paarl;

MEASURING: Twenty-six comma four one one six (26,4116) Hectares;

HELD under Certificate of Consolidated Title No. 10015 dated 27th May, 1966;

(Hereinafter referred to as "the properties"); namely:

1. (a) The properties shall be entitled to a servitude right-of-way and road over Lot D along such route as may be agreed upon between the respective owners.

(b) The costs of and incidental to the maintenance and repair, from time to time, of the said servitude right-of-way and road shall be borne by the owners of the properties and of Lot D in equal shares.

2. (a) Lot D shall be entitled to 4550 litres of water per day of the water to which the properties are entitled, which water shall be abstracted from a point on the properties as may be agreed upon between the respective owners; provided that any part of the said 4550 litres which is not used by the owner of Lot D shall be forfeited.

(b) The properties shall be entitled to all the water flowing in the stream which crosses Lot D and to which Lot D may be entitled provided that the owner of Lot D shall be at liberty to lead such water as is not required by the owners of the properties from the said stream for use on Lot D and shall further be entitled, if he builds a dam on Lot D to store any water which he may abstract from the said stream as aforesaid, provided that the capacity of the dam does not exceed 13,650,000 litres.

(c) The costs of and incidental to the conveyance, abstraction, use and storage of water to which Lot D is entitled in terms of this condition, including costs of materials, installation, construction, maintenance and upkeep of the said works shall be borne by and be the sole responsibility of the owner of Lot D."

C. **SUBJECT FURTHER** to (and as regards condition 2 below, also entitled to the benefits of) the following conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and his successors in title to:

For Information Only

Portion 2 of the farm Bellingham No. 1022,
in the Administrative District of Paarl;

IN EXTENT: 2,5753 Hectares;

HELD BY Certificate of Registered Title No. T48434/1984

with Diagram S.G. No. 2730/1983 annexed,

(which land is hereinafter referred to as the Homestead area and which diagram is hereinafter referred to as the Diagram), namely:

1. The owner for the time being of the Homestead area shall be entitled -

   (a) to the following permanent rights of way for all purposes over the property hereby transferred (the property), namely:

      (i) a continuous 3 metre wide road the eastern edge of which is represented by the line O P Q R A, the southern edge of which is represented by the lines A B C and the western edge of which is represented by the line C D on the Diagram;

      (The eastern edge is represented by the lines B" C" E" O', the southern edge by the lines O' P' Q' and the western edge by the line Q' R' on Diagram S.G. No. 8989/1983). Now represented by lines C2 D2 E2 F2, G2 on Diagram S.G. No. 8186/1998;

      (ii) .....

   which roads shall when necessary be graded and resurfaced with suitable material by the owner of the property;

   (b) to maintain, repair and replace from time to time as may be necessary, the underground sewerage tank and soakaway upon the property within the Servitude area represented by the figure c d e f on the Diagram S.G. No. 2730/1983 above. Now represented by the line b c d e on Diagram S.G. No. 8186/1998.

   (c) by special arrangement with the owner of the property, to use, for functions, the parking area, between the abovementioned servitude road represented by the line Oh on the Diagram and the south-western boundary of the Homestead area represented by the line OH on the Diagram S.G. No. 2730/1983 above.

(d) to dump garden rubbish and dispose of domestic refuse on the property at such places as the owner for the time being of the property may designate; and

(e) to sufficient water from the public streams on the property for domestic and garden purposes on the Homestead area which shall be supplied by the owner of the property to the Homestead area.

2. The property and the Homestead area shall be subject and entitled to the condition that the walls represented by the lines E F G H J K L M on the Diagram S.G. No. 2730/1983 are party walls. Now represented by the line L2 M2 N2 P2 Q2 R2 S2 T2 U2 on Diagram S.G. No. 8186/1998;

3. .....

D. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

IN EXTENT: 2,5753 Hectares;

HELD BY Certificate of Registered Title No. T48434/1984;

For Information Only

and shall take all reasonable steps to ensure compliance herewith.

3. No buildings or erections shall be constructed on the property unless they are approved in writing by either of the beneficiaries.

E. **SUBJECT FURTHER** to the following endorsement dated 17 June 1987 on Certificate of Consolidated Title No. T48436/1984, which endorsement reads as follows:

"By Notarial Deed of Amendment of Servitude dated 1987-05-06 No. K359/1987S condition C.(1)(c) on Page 12 herein has been amended to read as follows:

(c) "By special arrangement with the owner of the property to use, for functions, the parking areas, as described by the figure A.B.C.D.E.F.G. on servitude diagram No. 8185/86 annexed to abovementioned Not Deed"

as will more fully appear from said Not. Deed. Now represented by the figure h w x y z a1 b1 on Diagram S.G. No. 8186/1998.

II. **AS REGARDS** the figure V1 A3 Z2 Y2 K k1 l1 T1 U1 stream on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T2416/1924.

B. **SUBJECT FURTHER** to the special conditions relating to water, grazing, roads and rights of commonage contained in Deed of Transfer No. T231/1873 dated 15th February 1873.

C. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December 1971 on Deed of Transfer No. T13599/1943:

"Servitude paras 2 and 5
By Deed of Transfer no. 34814/1971 dated this day, Para 2 and Para 5 held hereunder are subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as set out in component I(3)B above.

D. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

   Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

   IN EXTENT: 2,5753 Hectares;

   HELD BY Certificate of Registered Title No. T48434/1984;

   and shall take all reasonable steps to ensure compliance herewith.

III. **AS REGARDS** the figure R S T p1 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T238/1834 dated 19 September 1834.

B. **SUBJECT FURTHER** to the conditions referred to in the endorsement dated 28th December 1971 on Deed of Transfer No. T13599/1943 which endorsement reads as follows:

"Servitude paras 2 and 5

For Information Only

By Deed of Transfer no. 34814/1971 dated this day, Para 2 and Para 5 held hereunder are subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as set out in component I(3)B above.

C. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

   Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

   IN EXTENT: 2,5753 Hectares;

   HELD BY Certificate of Registered Title No. T48434/1984;

   and shall take all reasonable steps to ensure compliance herewith.

IV. **AS REGARDS** the figure K g1 middle of water furrow J3 H3 middle stream G3 F3 E3 m1 l1 k1 and figure B3 a D3 C3 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T1087/1913.

B. **SUBJECT FURTHER** to the conditions referred to in the endorsement dated 16th September 1946 on Deed of Transfer No. T7710/1945, namely:

"Rem Para 1 and Para 2 and 3
Registration of Servitude
By transfer no. 12790 dated 6.9.1946 the owner and successors in title of ppty held by para 2 and 3 and remainder of para 1 hereunder shall supply 14,000 gallons of water per day from the dam on said ppty to the owner of portion 15 thereby conveyed. As will more fully appear from the said Deed of Transfer."

C. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December 1971 on Deed of Transfer No. T7710/1945, namely:

"Servitude paras 2 and 5
By Deed of Transfer no. 34814/1971 dated this day, Para 2 and Para 5 held hereunder are subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as set out in component I(3)B above.

D. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

For Information Only

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

   Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

   IN EXTENT: 2,5753 Hectares;

   HELD BY Certificate of Registered Title No. T48434/1984;

   and shall take all reasonable steps to ensure compliance herewith.

V. **AS REGARDS** the figure T1 n1 g1 r1 s1 R1 S1 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T12085/1918.

B. **SUBJECT FURTHER** to the special conditions contained in the Schedule annexed to Deed of Transfer No. T12085/1918 marked 'A', reading:

"(1) That the existing Road to the Waterfall as shown on the Diagram of Lot A this day (14th December, 1918) transferred to Conrad Christian Silberbauer shall remain free and undisturbed.

(2) That the Water upon which the place Beilingham (also described as Bellegam) formerly belonging to Johannes van Niekerk A. Son (now owned by the Estate of the late Abraham Barend de Villiers, Daniel Pfeil Haupt de Villiers and Harry Oakes Arton) depends as shown on said Diagram as "Waterloop for the place Bellegam" on the North West Boundary of Lot A this day transferred to the said Conrad Christian Silberbauer shall not be interrupted in its free course thither.

(3) That the existing Watercourse from the Waterfall River shown on the Diagram of the abovementioned Lot A commencing at or near the beacon F on the South East Boundary of Lot A this day transferred to the said Conrad Christian Silberbauer and running on to and over Lot B this day transferred to Harry Oakes Arton, shall remain free and undisturbed and the water therein shall not be interrupted in its flow.

(4) That the existing Watercourses from the abovementioned Lot A and the Lot C this day transferred to Daniel Pfeil Haupt de Villiers and the estate of the late Abraham Barend de Villiers running over Lot B this day transferred to the said Harry Oakes Arton on to and over that portion of the place Bellegam (now called Packwood) as shown on the Diagram of Lot B this day transferred to the said Harry Oakes Arton to remain free and undisturbed and the Water therein shall not be interrupted in its flow.

(5) That the existing Watercourse from the Little Waterfall River (on Crown Land) on the Southern Boundary of Lot C running from and out of the Little Waterfall River near the said Southern Boundary of Lot C this day transferred to the said Daniel Pfeil Haupt de Villiers and the said Estate of the late ABRAHAM BAREND DE VILLIERS and running on to and over Lot B this day transferred to the said Harry Oakes Arton on to the aforesaid portion of the place Bellegam (now called Packwood) shall remain free and undisturbed and the Water therein shall not be interrupted in its flow.

(6) The condition set forth in the Grant in favour of Johannes van Niekerk. Albert's son, and Isaac Jacob Marais, Joh's son dated 15th December 1822, namely:

That the land hereby granted never sold separately, but always remain attached to the Freehold Place Bellingham and L'Ormarin."

C. **SUBJECT FURTHER** to the conditions referred to in the endorsement dated 16th September, 1946 on Deed of Transfer No. T7710/1945 which endorsement reads as follows:

"Rem Para 1 and Para 2 and 3
Registration of Servitude
By transfer no. 12790 dated 6.9.1946 the owner and successors in title of ppty held by para 2 and 3 and remainder of para 1 hereunder shall supply 14,000 gallons of water per day from the dam on said ppty to the owner of portion 15 thereby conveyed. As will more fully appear from the said Deed of Transfer."

D. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December 1971 on Deed of Transfer No. T7710/1945, namely:

For Information Only

"Servitude paras 2 and 5
By Deed of Transfer no. 34814/1971 dated this day, Para 2 and Para 5 held hereunder are subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as set out in component I(3)B above.

E. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

   Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

   IN EXTENT: 2,5753 Hectares;

   HELD BY Certificate of Registered Title No. T48434/1984;

   and shall take all reasonable steps to ensure compliance herewith.

VI. **AS REGARDS** the figure p1 T U n1 m1 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T4371/1927.

B. **SUBJECT FURTHER** to the conditions referred to in endorsement dated 16th September, 1946 on Deed of Transfer No. T7710/1945 which endorsement reads as follows.

"Rem Para 1 and Para 2 and 3
Registration of Servitude
By transfer no. 12790 dated 6.9.1946 the owner and successors in title of ppty held by para 2 and 3 and remainder of para 1 hereunder shall supply 14,000 gallons of water per day from the dam on said ppty to the owner of portion 15 thereby conveyed. As will more fully appear from the said Deed of Transfer."

C. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December, 1971 on Deed of Transfer No. T7710/1945 which endorsement reads as follows:

"Servitude paras 2 and 5
By Deed of Transfer no. 34814/1971 dated this day, Para 2 and Para 5 held hereunder are subject to and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from the said Deed of Transfer."

The aforesaid Annexure 'A' reads as set out in component I(3)B above.

D. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

For Information Only

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

IN EXTENT: 2,5753 Hectares;

HELD BY Certificate of Registered Title No. T48434/1984;

and shall take all reasonable steps to ensure compliance herewith.

VII. **AS REGARDS** the figure n1 T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 s1 r1 q1 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T12087/1918.

B. **SUBJECT FURTHER** to certain conditions with reference to roads and water rights set out in Annexure 'A' annexed to Deed of Transfer No. T12087/1918.

C. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 28th December, 1971 on Deed of Partition Transfer No. T11884/1962, namely:

"Servitude
By Deed of Transfer No. 34814 dated this day, the ppty, held hereunder is subject and/or entitled to as the case may be to the conditions set out in Annexure 'A' hereto annexed over and in favour of Lot 'D' portion of the farm Bellingham meas. 7,3634 hectares held hereunder. As will more fully appear from said Deed of Transfer."

The aforesaid Annexure 'A' is fully set out in component I(3)B above.

D. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T48435/1984 imposed by the Transferor for the benefit of himself and

FREDAGH PODLASHUK (born ADELSON) (Identity No. 160123 0031 00 1) married out of community of property to JOEL BERNARD PODLASHUK, ANC NO. 179/1953 (marital power excluded)

who are hereinafter referred to as the beneficiaries, namely:

1. The beneficiaries shall be entitled, together with friends whom they may entertain, to walk and drive on and enjoy the amenities of the property hereby transferred (the property), provided that the agricultural activities carried out on the property are not interfered with and provided, furthermore, that such friends shall be entitled to enjoy such amenities unaccompanied by the beneficiaries if they have been provided by the beneficiaries with some written form of identification.

2. The owner of the property shall not, during weekends, unduly disturb the peace, quiet and privacy of the beneficiaries on

   Portion 2 of the Farm Bellingham No. 1022, in the Administrative District of Paarl;

   IN EXTENT: 2,5753 Hectares;

   HELD BY Certificate of Registered Title No. T48434/1984;

   and shall take all reasonable steps to ensure compliance herewith.

VIII. **AS REGARDS** the figure A B Middle of Stream C D E F G H J K g1 Middle of Water Furrow J3 H3 Middle of Stream G3 F3 E3 D3 C3 B3 a R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T U1 Stream V1 Water course W1 Stream X1 Y1 Z1 A2 B2 excluding the figures C2 D2 E2 F2 G2 H2 J2 K2 L2 M2 N2 P2 Q2 R2 S2 T2 U2 and W1 V2 W2 X2 J K Y2 Z2 A3 V1 on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the terms of the endorsement dated 21 August 1990 on Certificate of Consolidated Title No. T48436/1984, namely:

"By Notarial Deed of Servitude No. K692/90 dated 22.3.1990 the within property is

(a) Subject to a Servitude right of way 4,00 metre wide as depicted by the lines hc and jf indicated on Servitude diagram 3476/89 in favour of the Remainder of Portion 8 (a portion of portion 5) of the farm Waterfall No. 1159 meas. 17,4935 Ha and Remainder of Portion 5 (a Portion of Portion 3) of the farm Waterfall No. 1159 meas. 80,7191 Ha. Now represented by the lines c1 d1 and e1 f1 on Diagram No. 8186/1998.

For Information Only

(b) Entitled to a Servitude Pipeline area 2 metre wide depicted by the figure a b c d e f g h j k m n p q r on servitude diagram 2698/89 over Remd. Portion 5 (a Portion of Ptn 3) of the farm Waterfall No. 1159, meas. 80,7191 ha. As will more fully appear from said Not Deed of Servitude."

B. **SUBJECT FURTHER** to the following expropriation endorsement No. EX109/1996 endorsed on Certificate of Consolidated Title No. T48436/1984, dated

"Expropriation by Provincial Administration Western Cape (Chief Directorate Transport) of portion of the farm Bellingham No. 1368, measuring approximately 5194 square metres, EX109/1996."

C. **SUBJECT FURTHER** to a servitude right of way contained in Certificate of Consolidated Title No. T58714/1999 in favour of Portion 1 of the Farm Bellingham No. 1368, Division of Paarl, Western Cape Province, as will more fully appear from Diagram S.G. No. 8185/1998 by the line QR representing the south eastern boundary of a servitude right of way 9,45 metres wide. Now represented by the line S T on Diagram S.G. No. 8186/1998.

D. **SUBJECT FURTHER** to a temporary servitude right of way contained in Certificate of Consolidated Title No. T58714/1999 in favour of Portion 1 of the Farm Bellingham No. 1368, Division of Paarl, Western Cape Province, as will more fully appear from Diagram S.G. No. 8185/1998 by the line T R representing the southern boundary and G T representing the south eastern boundary of a servitude right of way 9,45 metres.

IX. **AS REGARDS** the figure L M N P Q a on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T2416/1924.

B. **SUBJECT FURTHER** to the special conditions relating to water, grazing, roads and rights of commonage contained in Deed of Transfer No. T231/1873.

C. **SUBJECT FURTHER** to the terms of a Servitude referred to in endorsement dated 16th September 1946 on Deed of Transfer No. T13599/1943 which endorsement reads as follows:

"By transfer No. 15790 dated 16-9-1946 the owner or his successors in title of ptn 15 of the farm Bellingham thereby conveyed is entitled to a right of way leading from said portion 15 over lots F and D held by para 3 and 4 hereunder on the main road from Paarl to Fransch Hoek."

D. THE PROPERTY hereby transferred (hereinafter referred to as "Lot D") is transferred **SUBJECT** to and/or **ENTITLED** to the benefit as the case may be to the following conditions contained in Deed of Transfer No. T34814/1971 and imposed by JOEL BERNARD PODLASHUK for the benefit and/or over the following properties registered in his name:

(i) LOT E, portion of the Farm BELLINGHAM, in the Division of Paarl;

IN EXTENT: 32,9194 (Thirty Two Comma Nine One Nine Four) Hectares;

HELD under Deed of Transfer No. T13599/1943;

(ii) The Farm BELLEGAM B, portion of BELLEGAM;

IN EXTENT: 45,5390 (Forty Five Comma Five Three Nine Nought) Hectares;

HELD by Deed of Transfer No. T13599/1943;

(iii) The Remainder of freehold land BELLINGHAM and surrounding Redeemed Quitrent land, described together with the property set out in (iv) hereunder as PACKWOOD;

IN EXTENT: 28,8485 (Twenty Eight Comma Eight Four Eight Five) Hectares;

HELD by Deed of Transfer No. T7710/1945;

(iv) LOT B, portion of the ground adjoining the place called BELLINGHAM, this land being described with that in paragraph (iii) above, as PACKWOOD;

IN EXTENT: 50,0301 (Fifty Comma Nought Three Nought One) Hectares;

HELD by Deed of Transfer No. T7710/1945;

For Information Only

(v) The land called BELLEGAM A, portion of BELLEGAM, in the Division of Paarl;

IN EXTENT: 46,2527 (Forty Six Comma Two Five Two Seven) Hectares;

HELD by Deed of Transfer No. T7710/1945;

(vi) PORTION 4 (a portion of Portion 3) of the Farm WATERFALL, in the Division of Paarl;

IN EXTENT: 102,3748 (One Hundred and Two Comma Three Seven Four Eight) Hectares;

HELD by Deed of Transfer No. T11884/1962;

(vii) The Remainder of the Farm BELLINGHAM, in the Division of Paarl;

IN EXTENT: 26,4116 (Twenty Six Comma Four One One Six) Hectares;

HELD by Certificate of Consolidated Title No. T10015/1966;

(hereinafter called "the properties") viz.:

1. (a) The properties shall be entitled to a servitude right of way and road over Lot D along such route as may be agreed upon between the respective owners.

(b) The costs of and incidental to the maintenance and repair, from time to time of the said servitude right of way and road shall be borne by the owners of the properties and of Lot D in equal shares.

2. (a) Lot D shall be entitled to 4550 litres of water per day of the water to which the properties are entitled which water shall be abstracted from a point on the properties as may be agreed upon between the respective owners; provided that any part of the said 4550 litres which is not used by the owner of Lot D shall be forfeited.

(b) The properties shall be entitled to all the water flowing in the stream which crosses Lot D and to which Lot D may be entitled provided that the owner of Lot D shall be at liberty to lead such water as is not required by the owners of the properties from the said stream for use on Lot D and shall further be entitled, if he builds a dam on Lot D to store any water which he may abstract from the said stream as aforesaid provided that the capacity of the dam does not exceed 13,650,000 litres.

(c) The cost of and incidental to the conveyance, abstraction, use and storage of water to which Lot D is entitled in terms of this condition including the costs of material installation, construction, maintenance and upkeep of the said works shall be borne by and be the sole responsibility of the owner of Lot D.

X. **REGARDING** the whole property on said Diagram S.G. No. 8186/1998:

A. **SUBJECT** to a perpetual servitude of water pipeline 4 metres wide in favour of Portion 1 of the Farm Bellingham No. 1368, Division of Paarl, Western Cape Province, the south eastern boundary depicted by the line A B C on Diagram S.G. No. 2799/1999 as will more fully appear from Notarial Deed of Servitude No. K731/1999S.

B. **SUBJECT FURTHER** to the terms of an endorsement dated 21 November 2007 contained in Deed of Transfer No. T84228/2000 which reads as follows:

"By Notarial Deed of Servitude No. K1449/2007S the withinmentioned property is **SUBJECT** to a powerline servitude in favour of ESKOM with ancilliary rights."

C. **SUBJECT FURTHER** to the terms of an endorsement dated 24 February 2011 contained in Deed of Transfer No. T84228/2000 which reads as follows:

"By Notarial Agreement and Deed of Servitude No. K171/2011S dated 17 November 2010, the within Farm is now **SUBJECT** to a servitude right of way, 4 (four) metres wide, the centre line of which is represented by the curvilinear line a b on Diagram S.G. No. 3038/2009, in favour of Portion 2 of the Farm Bellingham Number 1022. The terms, conditions, regulation, maintenance and rights pertaining to the servitude right is set out in the agreement dated 4 November 2010. As will more fully appear from the said Notarial Deed."

For Information Only

2. **THE REMAINDER OF THE FARM WATERVAL NO. 1269**
IN THE STELLENBOSCH MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

IN EXTENT: **65,2444** (SIXTY FIVE COMMA TWO FOUR FOUR FOUR) **HECTARES**

FIRST REGISTERED by **CERTIFICATE OF CONSOLIDATED TITLE NO. T46469/1981** with Diagram S.G. No. 3792/1980 relating thereto, and held by **DEED OF TRANSFER NO. T84228/2000**

I. **INSOFAR** as the figure m^1 in the middle of the Berg River n^1 p q v w x and a^2 middle of the Berg River b^1 c d e as depicted on Diagram S.G. No. 3792/1980 annexed to Certificate of Consolidated Title No. T46469/1981 are concerned:-

A. **SUBJECT** to the conditions as are referred to in Deed of Transfer No. T238 dated 19 September 1834.

B. **SUBJECT FURTHER** to the Servitude referred to in the endorsement dated 2 July 1952 to Deeds of Transfer No. T4372/1927 and No. T12314/1942 which endorsement reads as follows:

"Kragtens Not Akte No. 318/52 gedateer 16.6.52 verleen die eienaar van die grond hieronder gehou die ewigdurende reg aan die Regering van die Republiek van Suid-Afrika om 'n serwituut pad 9,45 m wyd en gemerk A B C D E F G H J K L M N op Kaart Nr 5934/49 oor die genoemde grond te maak en te gebruik onderworpe aan sekere voorwaardes soos meer volledig sal blyk uit die gesegde Not. Akte en bogemelde Kaart daaraan geheg, afskrif waarvan geheg is aan T.12314/42."

(which servitude road is depicted on Diagram S.G. No. 3792/1980 annexed to Certificate of Consolidated Title No. T46469/1981 by the broken line y b^2 b^3 b^4 b^5 b^6 b^7 b^8 b^9 b^{10} b^{11} b^{12} z)

C. By virtue of Notarial Deed No. K172/2011S dated 22 April 2010 the servitude referred to in Condition B above, has been cancelled in terms of an endorsement dated 24 February 2011 on Deed of Transfer No. T84228/2000, insofar as it relates to the figures A B C D E F G on Diagram S.G. No. 5934/1949 and the figures y b^2 b^3 b^4 b^5 b^6 b^7 b^8 b^9 on Diagram S.G. No. 3792/1980.

II. **INSOFAR** as the remainder of the figures a^1 middle of Berg River a^2 e f g h j k and v r s t u as depicted on the said Diagram S.G. No. 3792/1980 annexed to Certificate of Consolidated Title No. T46469/1981 are concerned:-

A. **SUBJECT** to the conditions as referred to in Deed of Transfer No. T8514/1921.

III. **INSOFAR** as the whole of the property on Diagram S.G. No. 3792/1980 are concerned:-

A. **SUBJECT** to expropriation contained in Deed of Transfer No. T89592/1997 by Provincial Administration Western Cape (Chief Directorate of Transport) of portion of the said Remainder of the Farm Waterval No. 1269 measuring approximately 821 square metres as will more fully appear from EX107/1996.

B. **SUBJECT FURTHER** to the following Servitude dated 27 July 1999 contained in Deed of Transfer No. T89592/1997 which reads as follows:

"By Notarial Deed K.732/99S the Remainder meas. 76,0987 Ha is subject to a perpetual servitude right of way 9,45 metres wide as depicted by the figure A B on Diagram S.G. No. 8187/1998 in favour of Portion 1 of the farm Bellingham No. 1368 meas. 7,3634 Ha held by Deed of Transfer T58713/99 with ancillary rights.

As will more fully appear from said Notarial Deed and Diagram S.G. 8187/1998 annexed."

C. **SUBJECT FURTHER** to the following Servitude dated 27 July 1999 contained in Deed of Transfer No. T89592/1997 which reads as follows:

"By Notarial Deed K.733/99S the Remainder meas. 76,0987 Ha of the within property is subject to a perpetual servitude right of water pipeline 4 metres wide indicated by:

1) The line a A represents the South Eastern boundary of a Servitude Pipeline 4 (four) metres wide, up to the Middle of the Berg River;

2) The line A B C D represents the Centre Line of a Servitude Pipeline 4 (four) metres wide;

For Information Only

3) The lines D E and E f respectively represent the South Eastern and South Western boundaries of a Servitude Pipeline 4 (four metres wide.

As shown on Diagram S.G. No. 2798/99;

In favour of Portion 1 of the farm Bellingham No. 1368 held by Deed of Transfer T.58713/99 with ancillary rights.

As will more fully appear from said Notarial Deed with Diagram S.G. 2798/1999 annexed."

D. **SUBJECT FURTHER** to the following endorsement dated 20 January 2000 contained in Deed of Transfer No. T89592/1997 which reads as follows.

"The withinmentioned property is subject to a powerline servitude in favour of Eskom with Ancilliary rights K60/2000S."

E. **ENTITLED** to the terms of an endorsement dated 24 February 2011 contained in Deed of Transfer No. T84228/2000 which reads as follows.

"By virtue of Notarial Deed No. K172/2011S dated 22 April 2010, the within mentioned Farm is **ENTITLED** to a servitude right of way, 9,45 metres wide over Portion 4 of the Farm Waterval No. 1269 held by Deed of Transfer No. T41555/2010, the eastern boundary of which right of way is depicted by the figure a m l k j h g f e on Diagram S.G. No. 3679/2007, with ancillary rights. As will more fully appear from said Notarial Deed."

3. **PORTION 1 OF THE FARM WATERVAL NO. 1269**
IN THE STELLENBOSCH MUNICIPALITY
PAARL DIVISION
WESTERN CAPE PROVINCE

IN EXTENT: **28,1715** (TWENTY EIGHT COMMA ONE SEVEN ONE FIVE) **HECTARES**

FIRST TRANSFERRED by **DEED OF TRANSFER NO. T46470/1981** with Diagram S.G. No. 3791/1980 relating thereto, and held by **DEED OF TRANSFER NO. T29670/2007**

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T8514/1921.

B. **SUBJECT FURTHER** to expropriation contained in Deed of Transfer No. T29670/2007 by Provincial Administration Western Cape (Chief Directorate of Transport) of a portion of the said Portion 1 of the Farm Waterval No. 1269, measuring approximately 1,7335 hectares, as will more fully appear from EX108/1996.

For Information Only

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

KANGRA GROUP (PROPRIETARY) LIMITED
Registration Number 1957/003935/07

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

TERZOCEPT INVESTMENTS (PROPRIETARY) LIMITED
Registration Number 2009/019358/07

or its 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 R78 000 000,00 (SEVENTY EIGHT MILLION 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 5 August 2011

q.q.

In my presence

REGISTRAR OF DEEDS

COMPANY RESOLUTION

At a meeting of **LA GARONNE (PTY) LTD (ID NO 200901935807)** held at **Stellenbosch,** it was resolved as follows:

1) To make application in terms of :

   a) **The Subdivision of Agricultural Land Act No 70/1970**

   b) **Stellenbosch Municipal Land Use Planning By-Law, 2015 and / or Stellenbosch Zoning Scheme By-law, 2019**

   c) **Any other applicable Acts / Ordinances / By-laws**

   with respect to **the boundary adjustment between Farms No 1610 and 1772 Paarl and the erection of the proposed La Garonne MCC production facility**

   situate in the **Stellenbosch Municipality, Administrative District of Paarl**

2) To authorise **JOHN LOFTIE-EATON** to sign the necessary Power of Attorney in favour of **Messrs David Hellig & Abrahamse, Professional Land Surveyors.**

.....

AE RUPERT
ON BEHALF OF
MESSRS LA GARONNE (PTY) LTD

DATE : ..... **FEBRUARY 2023**

POWER OF ATTORNEY

I the undersigned,

JOHN LOFTIE-EATON

duly authorised by

LA GARONNE (PTY) LTD

do hereby nominate, constitute and appoint

Messrs David Hellig & Abrahamse, Professional Land Surveyors

with power of Substitution, to be my lawful Attorney and Agent.

To make application and sign the necessary application forms in terms of

1) The Subdivision of Agricultural Land Act No 70/1970

2) Stellenbosch Municipal Land Use Planning By-Law, 2015 and / or the Stellenbosch Zoning Scheme By-law, 2019

3) Any other applicable Acts / Ordinances / By-laws

with respect to **the boundary adjustment between Farms No 1610 and 1772 Paarl and the erection of the proposed La Garonne MCC production facility**

situate in the **Stellenbosch Municipality, Administrative District of Paarl**

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 I might or could do if personally present and acting herein – hereby ratifying, allowing and confirming, and promising and agreeing to ratify, allow and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done by virtue of these present.

Executed at **Stellenbosch** in the Province of the Western Cape on this ..... day of **February 2023** in the presence of the undersigned Witnesses.

Witnesses:

.....

.....

.....

JOHN LOFTIE-EATON

PLANNING REPORT

PROPOSED LA GARONNE MCC PRODUCTION FACILITY

THE REMAINDER OF FARM NO 1610 AND FARM NO 1772 PAARL

OUR REF: P2671/94(300)A4

Compiled by:

David Hellig and Abrahamse
Land Surveyors

MARCH 2023

1. INTRODUCTION

The subject land units viz the Remainder of Farm No 1610 Paarl and Farm No 1772 Paarl, respectively measuring 298,7226 hectares and 88,4524 hectares in extent, are owned by La Garonne (Pty) Ltd vide Deeds of Transfer No T42764/2011 and T25482/2013. The subject land units are situated contiguous to and south of Main Road No 191 (R45 between Paarl Franschhoek) ± 18 km south of Paarl within the area of jurisdiction of the Stellenbosch Municipality, Administrative District of Paarl.

These land units form part of a much larger agricultural enterprise including the L'Ormarins Wine Estate and comprise of the following agricultural building infrastructure and tourist landmarks *viz* the Franschhoek Motor Museum complex, Terra del Capo Wine Cellar, Anthonij Rupert Wine Cellar, Armagnac Wine Cellar, Chardonnay Cellar, MCC Bottling and Labelling Facility, Old Historic Cellars, Classique Wine Cellar, La Garonne Red and Still Wine Cellars, Cold Stores, Manor Houses, Wine Tasting and Sales Facilities, Wine Barrel Storage, admin offices, workshops, stores, stables and other associated and ancillary agricultural buildings.

The land units forming part of the larger agricultural estate are developed with high quality wine grape vineyards and paddocks for the grazing of thoroughbred horses and angus cattle, being tabulated below and clearly indicated on the enclosed Locality Plan :

NORMANDY			
Paarl Farm No	Registered Owner	Deed of Transfer No	Extent (ha)
1281/1	Applemint Prop 99 (Pty) Ltd	T17390/2009	85,0663
1646/16	Applemint Prop 100 (Pty) Ltd	T3914/2009	34,7892
		TOTAL	**119,8555ha**

L'ORMARINS			
Paarl Farm No	Registered Owner	Deed of Transfer No	Extent (ha)
1014/4	L'Ormarins (Pty) Ltd	T89415/2003	10,2640
1159/1	L'Ormarins (Pty) Ltd	T7899/1966	126,8196
Rem 1162/9	L'Ormarins (Pty) Ltd	T41009/1987	27,9443
1162/10	L'Ormarins (Pty) Ltd	T7423/2011	16,3901
1165	Drakenstein Stud (Pty) Ltd	T9994/1969	34,2459
1166	L'Ormarins (Pty) Ltd	T99464/1998	231,2265
1646/17	L'Ormarins (Pty) Ltd	T89415/2003	66,4508
		TOTAL	**513,3412ha**

LA GARONNE			
Paarl Farm No	Registered Owner	Deed of Transfer No	Extent (ha)
1015/2	La Garonne (Pty) Ltd	T52987/1986	11,0150
1269/1	La Garonne (Pty) Ltd	T42764/2011	28,1715
Rem 1610	La Garonne (Pty) Ltd	T42764/2011	298,7226
1772	La Garonne (Pty) Ltd	T25482/2013	88,4524
		TOTAL	**426,3615ha**

A rezoning approval in respect of the current MCC production facility situated on the Farm No 1166 Paarl (L'Ormarins Wine Estate) was previously granted in terms of the then Land Use Planning Ordinance No 15/1985 vide Stellenbosch Municipality Ref Farm No 1166, Paarl Division dated 30-05-2019. A copy of the land use planning approval being enclosed with this application.

In response to the increased demand for the high quality international standard sparkling wine produced under the Anthonij Rupert brand together with other logistical and operational reasons, the agricultural enterprise has out grown the existing MCC production facility and seeks to expand and improve the business by establishing a new centralised, consolidated and vastly improved MCC production unit on LaGaronne.

The purpose of this application is to obtain the necessary land use planning approvals to permit the erection of the new MCC production facility on La Garonne which will further enhance and promote the range of existing well established and internationally recognised Anthonij Rupert brand of iconic wines.

2. SUBJECT LAND UNITS

Table 1: Property details

SUBJECT LAND UNITS				
PROPERTY DESCRIPTION	**EXTENT**	**REGISTERED LANDOWNER**	**DEED OF TRANSFER**	**EXISTING ZONING**
The Remainder of the Farm No 1610 Paarl	298,7226 hectares	La Garonne (Pty) Ltd	T42764/2011	Agriculture and Rural Zone (See Zoning Certificate)
The Farm No 1772 Paarl	88,4524 hectares	La Garonne (Pty) Ltd	T25482/2013	Agriculture and Rural Zone

The Remainder of Farm No 1610 Paarl comprises a Bottling and Labelling Facility, Anthnoij Rupert Still & Red Wine Cellars, Classique Cellar, Cold Store known as the 'Brown Store", Implement Store, Staff Housing Complex, 4 Dwellings, three storage dams (Ginakloof, Linwater

and Damn Dam) and is planted to ± 10,27 hectares of wine grape vineyards (north of the railway line) and ± 44,45 hectares of wine grape vineyards (south of the railway line).

Farm No 1772 Paarl comprises a Dwelling, Sheds with the balance of the land being largely undeveloped.

3. LOCATION

The subject land units are located ± 18 km south of Paarl, ± 18 km north east of Stellenbosch and ± 16 km west of Franschhoek being bounded to the north by Bridge House School and accessed directly from Main Road No 191 as indicated in the Figure below :

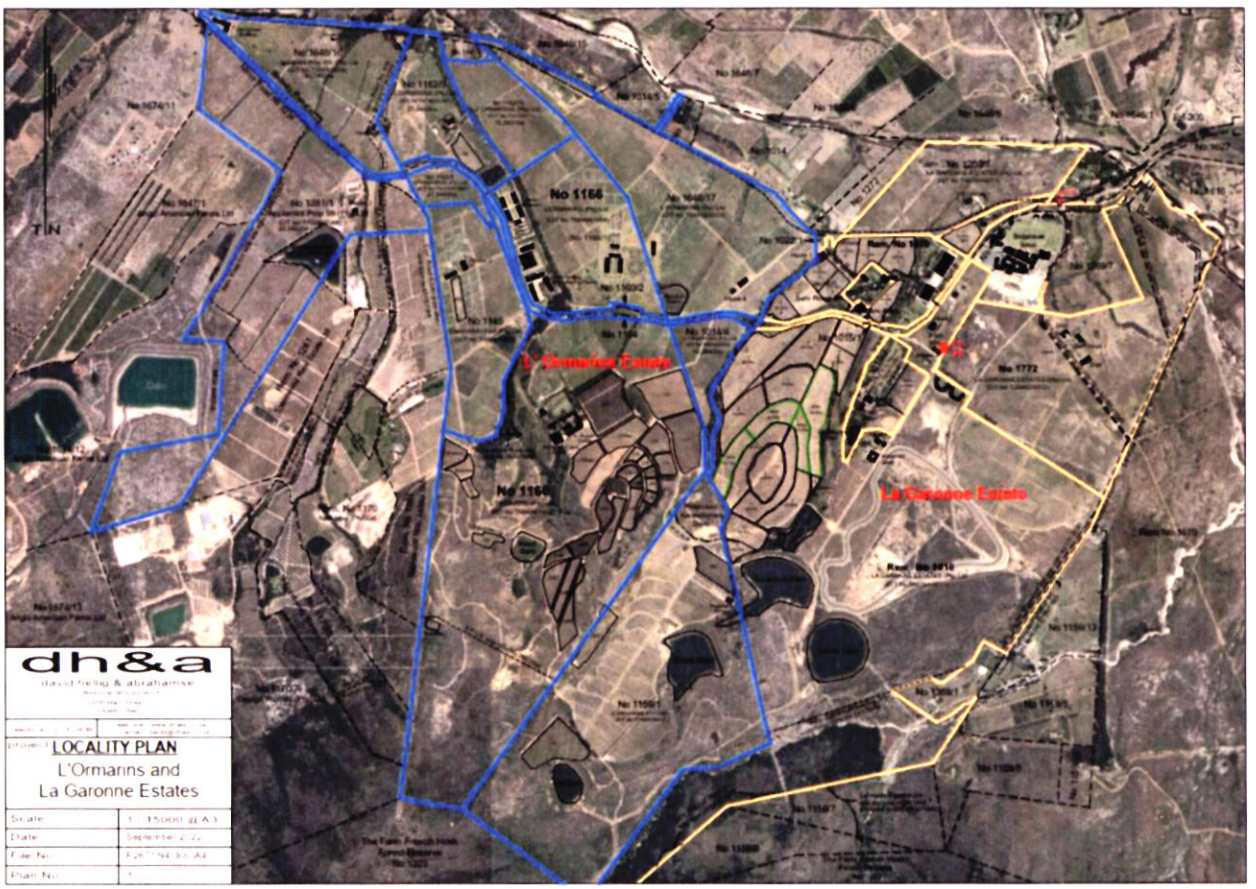


Figure 1: Location of the subject land units

4. PREVIOUS LAND USE PLANNING APPROVALS

The most recent land use planning approval in respect of the extension of the Red Wine Cellar vide Stellenbosch Municipality Ref Farm 1610, Paarl Division dated 02-11-2016 is enclosed with this application for information purposes together with a Zoning Certificate in respect of the subject land unit dated 4-09-2019.

5. STELLENBOSCH ZONING SCHEME BY-LAW, 2019

The subject land units are zoned for Agriculture and Rural purposes in terms of the Stellenbosch Zoning Scheme By-law, 2019.

*""**agricultural building**" means any building normally erected and/or used in direct connection with and ancillary to the farming operations on a land unit, and includes amongst others packing sheds, implement stores, produce storage, a farm office, staff facilities, and/or cold stores, but excludes abattoirs, polytunnels, agricultural industry buildings, employee housing, and /or any of the defined additional or consent uses in Agriculture and Rural Zone."*

*""**agricultural industry**" is an industry for the processing of fresh agricultural products, and where the agricultural industry activity is subservient to the dominant agricultural production on the land unit or farm, and may include ancillary buildings such as storage, a point of sale, tasting facilities, staff facilities and/or administrative offices and examples thereof include a winery, wine cellar, distillery, cheese making industry, cannery, juice factory or fruit ripening plant facility."*

An agricultural industry with a total area including all storage, parking, loading and associated circulation space which exceeds the threshold of 2000 square metres in extent requires a Consent Use Approval in terms of the Municipal Land Use Planning By-law, 2015.

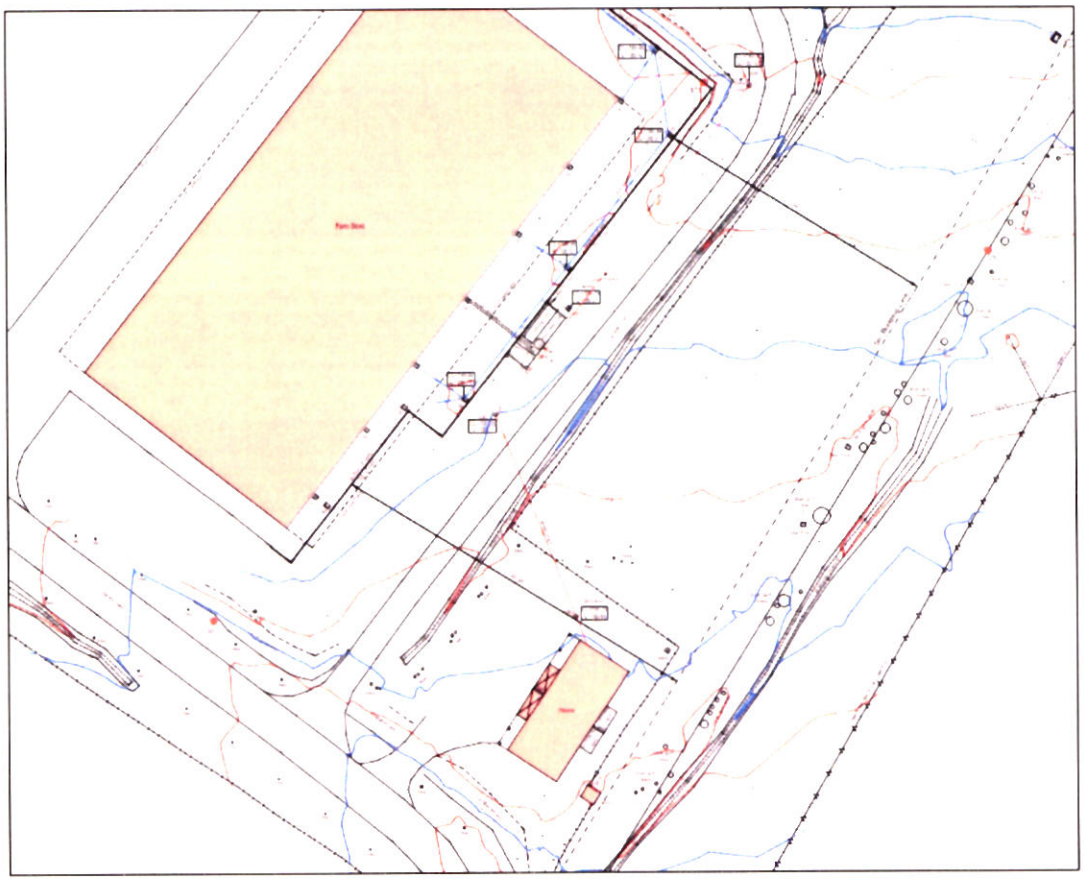
The building development parameters are tabulated below :

Building type	Building Line	Height (Storeys)
Agricultural industry	5 metres	3 storeys

6. DEVELOPMENT PROPOSAL

The development site is situated to the east of the existing Cold Storage Facility (Brown Store) with access from an existing formalised internal access road and shared use of the existing concrete apron on which the Brown Store is situated. Refer to the below extract of the Topographical Plan.

The construction of the La Garonne production facility in this location will promote the shared utilisation and optimisation of existing infrastructure and resources.



The Site Development Plan enclosed with this application prepared by Gordan Hart Architects comprises the following drawings :

- SDP : Localised Site Plan indicating the proposed new building to the east of the existing Brown Store straddling the cadastral boundary thereby necessitating a minor boundary adjustment between the subject land units to eliminate the encroachment as well as the demolition of the existing dwelling which is currently utilised as a base station for the security service provider on the farming estate. An extension of the current agricultural building known as the Brown Store (Cold Store) to accommodate additional storage capacity for the La Garonne production facility.

- SDP : Floor Plans indicating the internal layout of the building noting that the actual wine making or processing component entailing the riddling, disgorging, bottling and labelling components together with other staff, admin, sales and marketing related and ancillary activities represents a small portion of the overall coverage of the building with the overwhelming majority being required for the storage of the bottled product, in which a second and final fermentation process takes place in the bottle together with the storage dry goods.

- SDP : Elevations which clearly illustrates that the building is of a similar design as that of the existing Brown Store.

7. APPLICATION PROPOSAL

A minor adjustment of the common boundary between the two subject land units needs to be effected to eliminate the encroachment of the proposed La Garonne MCC production facility requiring the following actions listed in paras A) and B) below :

A) Subdivision

The Farm No 1772 Paarl is to be subdivided into :

1) **Portion A** measuring approximately 632 square metres in extent, with the alignment of the proposed subdivisional line coinciding with the crest of the embankment of the platform required for the construction of the proposed MCC facility.

2) **The Remainder of Farm No 1772 Paarl** measuring approximately 88,39 hectares in extent and comprising all of the agricultural infrastructure and improvements as previously listed in this report.

B) Consolidation

3) **Portion A** and the Remainder of the Farm No 1610 Paarl, measuring 298,7226 hectares in extent, are to be consolidated to form a consolidated land unit measuring approximately 298,78 hectares in extent.

C) Consent Use

4) A Consent Use for an Agricultural Industry measuring 3875 square metres in extent and labelled abcd and efgh on the enclosed Subdivision, Consolidation and Consent use Plan to permit the erection of the proposed La Garonne MCC production facility including the extension of the existing building (Brown Store) for the purposes of additional storage as shown on the enclosed Plans.

The following land use planning applications and processes are triggered :

Stellenbosch Municipal Land Use Planning By-law, 2015 (Stellenbosch Municipality) :

- Exemption Certification request in respect of the minor adjustment of the common boundary as provided for in terms of Section 24(1)(c), noting that the resulting change in area between land units due to the minor adjustment of the common boundary respectively measure 0,07 % (Farm No 1772) and 0,02 % (Farm No 1610) of the original extents being well below the prescribed 10% threshold thus qualifying the boundary adjustment proposal as exempt from the application provisions in terms of the Land Use Planning By-law, 2015.

  The Stellenbosch Municipality is however hereby formally request to provide the required certification of the exemption provision together with an endorsed plan indicating the proposal.

- Section 15(2)(o) for a Consent Use Approval to permit the proposed land use for an agricultural industry.

The Subdivision of Agricultural Land Act No 70/1970 (Department of the Agriculture, Rural Development and Land Reform)

The approval of the proposed subdivision, conditional on the proposed simultaneous consolidation thereof to give effect to the proposed boundary re-alignment.

The Roads and Ribbon Development Act No 21/1940 (Department of Transport and Public Works, WCG)

Section 11) with respect to the proposed boundary adjustment and the framing of the subdivisional and consolidation diagrams for submission to the Surveyor-General for approval.

The National Environmental Management Act No 107/1998 (The Department of Environmental Affairs and Development Planning, WCG)

Guillaume Nel, Environmental Consultant has been appointed to attend to the environmental applications and approvals authorising the listed activities as triggered in the Regulations framed thereunder.

8. ACCESS AND SERVICES

The following specialist reports were commissioned and are included in this application :

- Civil Engineering Services Report prepared by Sippel and de Lange Consulting Engineers dealing with the provision of external engineering services and constraints viz Geotechnical, Civil Infrastructure, Potable Water, Sewer, Stormwater, Fire Fighting, Roadworks, Solid Waste Removal. This report concludes that the site is suitable for the intended development from an engineering perspective.

- Specialist Engineering Services Report dealing with the provision of internal engineering services related specifically to the wine making activities prepared by Mr Gerard de Villiers, Consulting Engineer.

- Traffic Impact Statement prepared by ITS Traffic Engineers which concludes that the proposed development has a low negative significance in terms of transport impact and further recommends that the development be approved from a transport impact perspective.

9. RESTRICTIONS

- The title deed of the subject land unit contains no restrictive conditions prohibiting the development proposal. Please refer to the enclosed Conveyancers Certificates provided by Boy Louw Inc., Attorneys.

10. MOTIVATION IN FAVOUR OF THE APPLICATION

9.1 Stellenbosch Municipality Spatial Development Framework, 2019

- The development proposal is considered consistent in respect of the principles and objectives advocated in the Stellenbosch MSDF for the following reasons :
    - The development proposal protects the agricultural and rural character of the area by supporting and encouraging agricultural growth and associated agricultural industries.
    - The brand of Anthonij Rupert Wines together with the iconic and internationally recognised La Garonne and L'Ormarins Estates are well established landmarks within the agricultural sector and an important contributor to the agricultural and rural landscape and sense of place within the Stellenbosch region, in particular and the Western Cape in general.
    - The approval of the application will enable the agricultural enterprise to provide an improved product range and service thereby stimulating not only the agricultural economy but also that of the agri-tourism industry, noting the many visitors which currently visit the many tourist offerings and destinations on the larger estate.
    - The development proposal will not lead to the loss of any viable agricultural land which is to be protected as promoted by the Stellenbosch MSDF.

9.2 Section 59 of the Western Cape Land Use Planning Act No 3/2014

The following land use planning principles prescribed in Section 59 of the Western Cape Land Use Planning Act, being indicators of desirability which in turn is one of the criteria for decision making, are complied with as follows:

- Spatial sustainability: The approval of the application will not adversely impact high potential agricultural land and will not contribute to urban sprawl; on the contrary existing agricultural resources, infrastructure and activities will be promoted and supported.
- Protection of the environment: The development proposal will have no negative impact on the environment and the proposed MCC production facility has been sensitively designed with due consideration to the nature of the surroundings and the topography of the land unit in the layout and design process.
- Efficiency: The proposal optimises the use of existing resources and infrastructure thereby providing the agricultural enterprise the opportunity to expand and further improve on its product range, efficiency and production output. The proposal will also enable the agricultural enterprise to consolidate the existing wine making processes which are currently in operation in various locations into one centralised MCC production facility, in close proximity to the primary fermentation winery resulting in improved efficiency and efficacy.
- Good administration: The application will follow due process in terms of the processes and procedures prescribed in terms of the planning legislative framework and is well supported and underpinned by numerous collective inputs and specialist reports from an experienced and extensive Consultant Team.

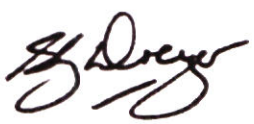
9.3 Neighbourhood and Surroundings

- The development proposal does not conflict with the character of the surrounding area as the proposed agricultural industry will only enhance and improve the current agricultural activities on the subject land units.
- The proposed new building reflects the style and design of the existing building and will therefore have no negative impact on the existing agricultural character of the property or its surroundings.
- The proposed La Garonne MCC production facility is centrally located within the subject land units and will not be visually intrusive from the Main Road No 191 (R45) or any of the adjoining land units.

9.4 Need, Desirability and Demand

- An Operational and Logistical Report prepared by the client highlighting and detailing the critical need and importance of centralising the current sparkling wine production facilities is enclosed with this application.
- The Report clearly illustrates and details the need for increased cold storage (extension of the existing Brown Store) and the erection of the new La Garonne MCC production facility which will achieve the following outcomes :
  - Meet the current sales demand with enhanced and efficient production capabilities which will also translate into improved quality.
  - The installation of Fire Protection mechanisms (water sprinkler systems) to protect the both the MCC production and cold storage facilities which can be serviced from one centralised water supply plant.
- The centralised location of the La Garonne Still Wine Cellar, La Garonne Red Wine Cellar, Cold Storage Facility and the proposed new La Garonne MCC production facility will result in significantly improved efficiency and production output thereby contributing to improved economic growth whilst securing financial protection on capital investment.

DAVID HELLIG & ABRAHAMSE



PER : S G DREYER
MARCH 2023

STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Ref : *1610 P*
Contact person : *N Laphi*
Contact no : *(021) 808 8665*
Date : *04 September 2019*

ZONING CERTIFICATE

Farm No. 1610, PAARL DIVISION.

It is hereby certified that the zoning of Farm No. 1610 Paarl, in terms of the Zoning Scheme Regulations (PN 1048/1988) promulgated in terms of Section 8 of Land Use Planning Ordinance (No. 15 of 1985), is:

Agricultural Zone I

PRIMARY USE	CONSENT USE *Land uses allowed with the consent of Council.*
Agriculture	Additional dwelling units Farm stall Farm store Intensive feed farming Riding school Nursery Service trade Tourist facilities Guesthouse Aquaculture Roof Top Base Telecommunication station Free standing base telecommunication station Renewable energy structure

Agricultural Zone II

- (±5053m^2 for bottling plant, bottle maturation area, finished produce store, marketing and administration offices, wine tasting and sales area, wine museum, workers canteen and ablution block and dispatch area,± 1656m^2 for outside parking and ± 3694m^2 for outside working and container dispatch area ,± 2200m^2 for a winery,1999m^2 in extent in order to increase the existing wine cellar building and make provision for additional processing facilities ,barrel maturation and canopy area.)
- (Consent Use to utilize a portion of the wine cellar as a wine tasting and sales area and wine museum ± 96m2 ,± 275m2 for wine tasting and sales)

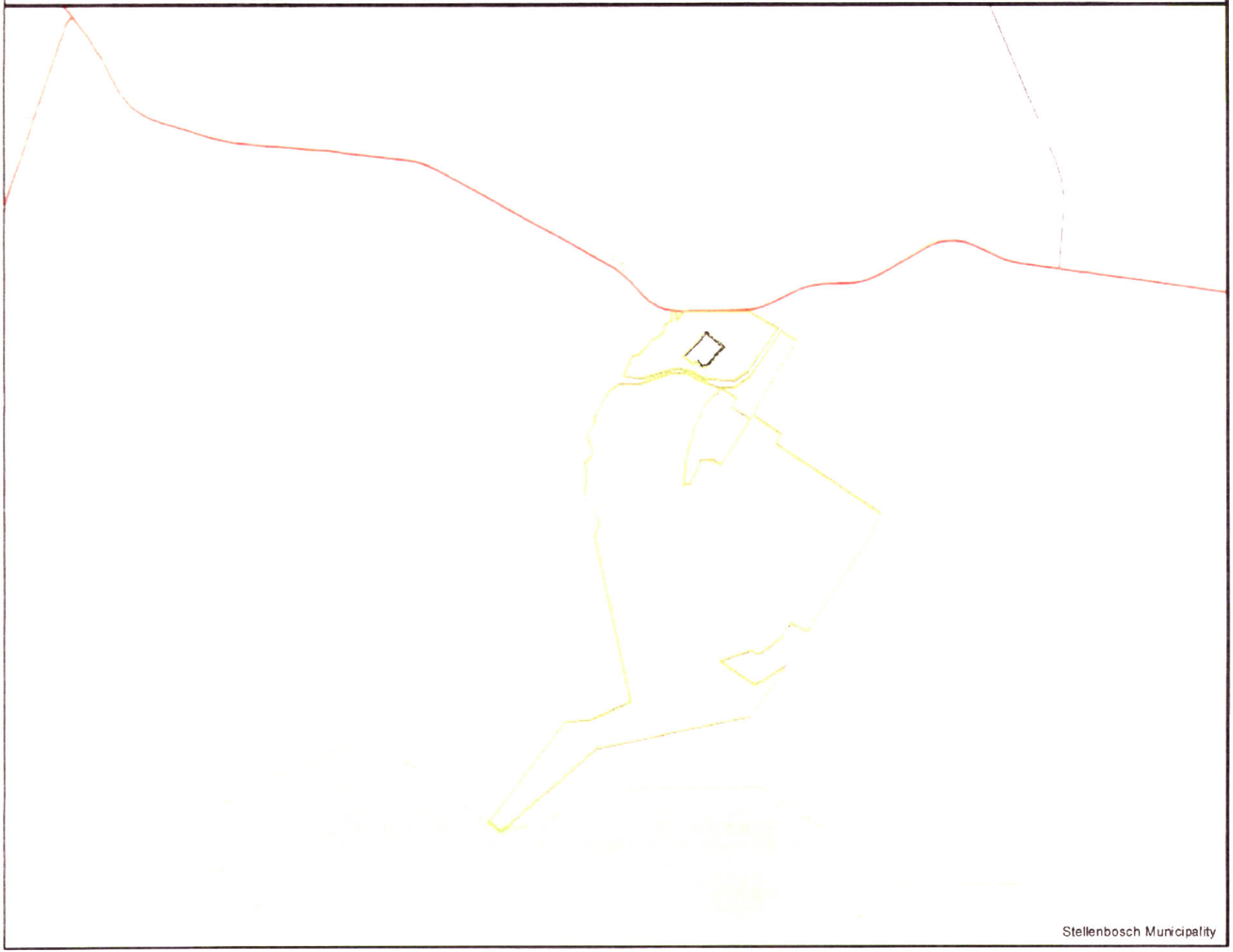
PRIMARY USE	CONSENT USE *Land uses allowed with the consent of Council.*
Agricultural Industry Roof Top Base Telecommunication station Free standing base telecommunication station	Tourist Facilities Farm store

pp **Director: Planning & Economic Development**

* *Please Note:* *Where discrepancies exist between the zoning information contained in this certificate and any Council decision, Council's decision override the contents of this zoning certificate.*

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

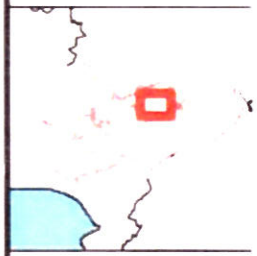
Stellenbosch Map



SCALE

1:36 111,91

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2019-09-05

Author: Stellenbosch Municipality

Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

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Application Number: LU/7013
Our File Reference Number: Farm 1166, Paarl Division
Your Reference Number: P3051/02(A6)
Enquiries: Pheeha Molele / Nicole Katts
Contact No: 021 808 8672 / 8318
Email address: pheeha.molele@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za
Date: 10 April 2019

REGISTERED MAIL

Spencer Graham Dreyer
David Hellig & Abrahamse
PO Box 18
PAARL
7622

Sir / Madam

APPLICATION FOR REZONING: FARM NO. 1166, PAARL DIVISION

1. The application in the above regard, refers.

2. The Authorised Employee, on 01 April 2019, **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 A **rezoning** of a portion of an existing building (MCC Bottling and Labelling Facility) measuring ±641 m² from Agricultural Zone I to Agricultural Zone II.

   2.2 Rezoning of portions of an existing building (Terra Del Capo White Wine and Barrel Maturation Cellar) measuring ±295m², ±76m² and ±54m² from Agricultural Zone I to Agricultural Zone II.

3. **The above approvals are is 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 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 from complying with any other legal prescriptions or requirements that might have a bearing on the proposed

3.3 Building plans be submitted to the Municipality for approval;

3.4 The approval shall lapse if not exercised within 5 years from date of final notification; and

3.5 The conditions imposed by the Director: Engineering Services as contained in their memo dated 19 March 2018 be complied with.

3.6 The primary use for the remainder of the farm must remain agricultural.

4. **REASONS FOR THE ABOVE DECISION**

The application is supported for the following reasons:

4.1 The proposal does not undermine the agricultural character of the property to which it relates and there will be no material impact on the existing rights of the neighbouring properties with regards to views and privacy.

4.2 The proposed rezoning is desirable and compatible with the L'Ormarins Werf Precinct land uses as it enhance the agri-industrial component of the property;

4.3 The proposed rezoning will have no adverse impact on the agricultural character of the property (i.e. vineyards). Agriculture will remain a primary use;

4.4 The proposal will not generate any additional traffic that will place undue pressure on the existing servitude road;

4.5 The proposal is in line with the objectives of the Stellenbosch Municipal Spatial Development Framework; and

4.6 The proposal would not have negative impact on the rights and legitimate expectations of any person can be identified, and no threat to the health and safety of any person or the community is likely to result.

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.

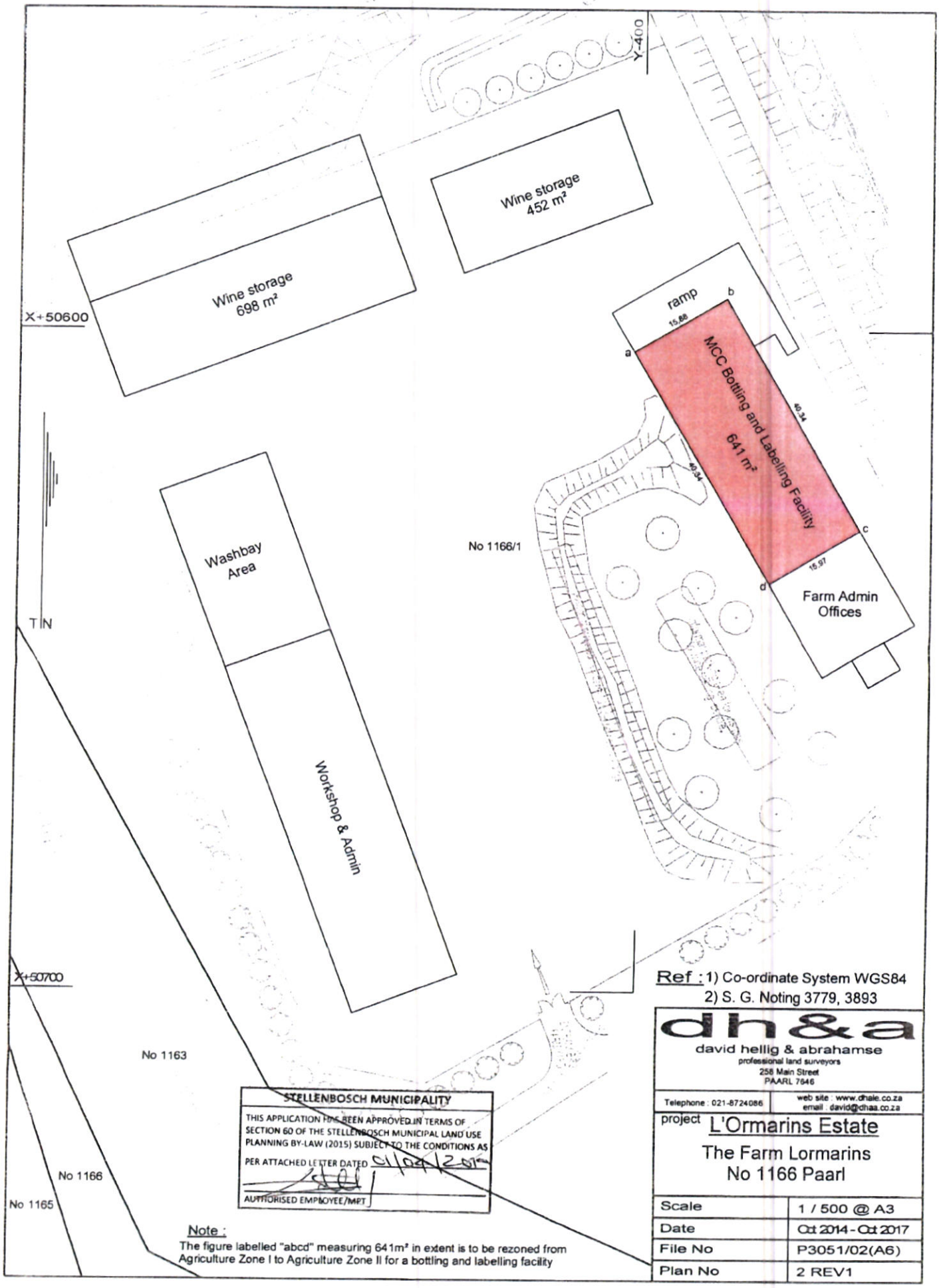
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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.

Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

Annexure B: Proposed Site Development Plan/Sketch plan



STELLENBOSCH MUNICIPALITY

THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 01/04/2019

AUTHORISED EMPLOYEE/MPT

Note :
The figure labelled "abcd" measuring 641m² in extent is to be rezoned from Agriculture Zone I to Agriculture Zone II for a bottling and labelling facility

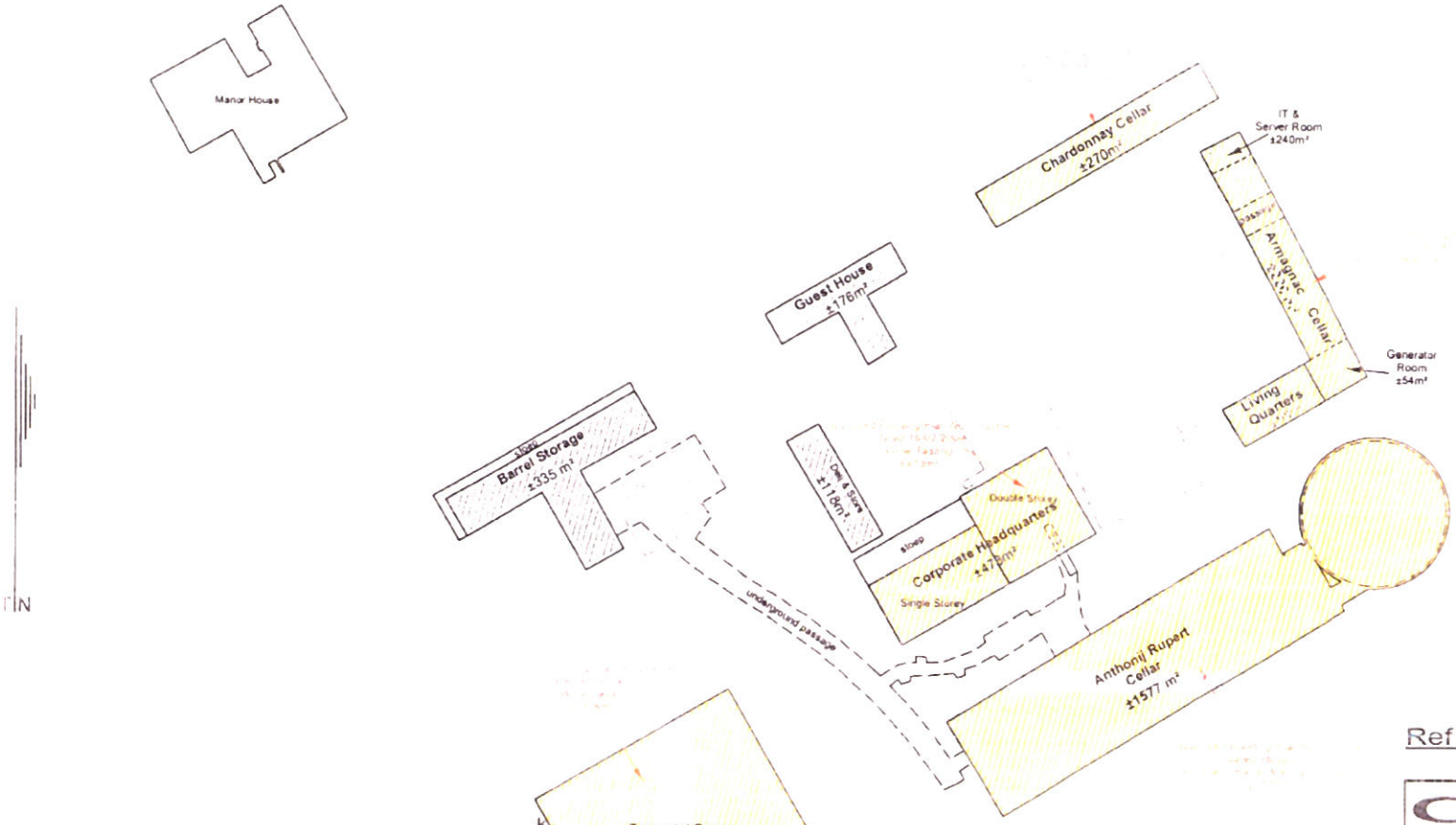
Ref : 1) Co-ordinate System WGS84
2) S. G. Noting 3779, 3893

dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646
Telephone : 021-8724086
web site : www.dhale.co.za
email : david@dhaa.co.za

project **L'Ormarins Estate**
The Farm Lormarins
No 1166 Paarl

Scale	1 / 500 @ A3
Date	Oct 2014 - Oct 2017
File No	P3051/02(A6)
Plan No	2 REV1

L'Ormarins Werf Precinct : Overlay Plan



Notes :

- denotes building footprints surveyed in December 2002
- denotes building footprints surveyed in January 2017
- denotes building footprints of the wine cellar infrastructure vide approved Building Plans
- The figures "abcd", "efgh" and "jkmn" respectively measuring ±295m², ±54m² and ±76m² in extent are to be rezoned from Agriculture Zone I to Agriculture Zone II for the purposes of a Wine Cellar

STELLENBOSCH MUNICIPALITY

THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 01/04/2017

AUTHORISED EMPLOYEE/AGENT

Ref : 1) Co-ordinate System WGS84
2) S. G. Noting 3779, 3893

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web site www.dhale.co.za
email david@dhaa.co.za

project L'Ormarins Estate
The Farm Lormarins
No 1166 Paarl

Scale	1 / 750 @ A3
Date	Jan - Oct 2017
File No	P3051/02(A6)
Plan No	3C Rev1

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INNOVATION CAPITAL

To Aan:	Director: Planning + Economic Development
Att Aandag:	Mr. Ulrich von Molendorff
From Van:	JJ. Fourie (Development Services)
Date Datum:	19/03/2018
Our Ref/Ons Verw:	Civil LU 1597
Your Ref/U Verw:	LU7013
Re Insake:	Farm 1166 Paarl (L'Ormarins)

The application for the rezoning of various portions of existing buildings from Agriculture ZoneI to Agriculture ZoneII refers:

Comments from the Directorate Engineering Services i.e Roads + Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

The application for the rezoning are recommended for approval subject to the following conditions:

1. Development Charges (DC's)

1.1 Development Charges to the amount of R300 751,86 (14% VAT Included) are payable. See Annexure DC's

1.2 The DC's were calculated by using the 2017/2018 tariff structure. If DC's are paid after 30 June 2018 it will have to be recalculated by using the tariff structure applicable at date of payment.

JJ. Fourie

Development Services (Engineering Services)

JJF/jj W:\AAUSERS\Jay\KobusF\Memorandums\Memo Farms\1597 - Farm 1166 Paarl LOmarins\Memo Farm 1166 Paarl (L'Ormarins).docx

Stellenbosch Municipality - Development Charge Calculation

APPLICATION INFORMATION	
Application Number	
Date	Friday, 09/Mar/2018
Financial Year	2017-2018
Erf Location	Franschhoek
Erf No	Farm 1166 Paarl
Erf Size (m^2)	
Suburb	
Applicant	David Hellig & Abrahamse Professional
Approved Building Plan No.	

SUMMARY OF DC CALCULATION							
	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
Unit(s)	kl/day	kl/day	ha*C	t/week	trips/day	person	
Total Increased Services Usage	1.700	1.488	0.034	0.170	38.25	38.3	
Total Development Charges before Deductions				R 8 583.35	R 249 673.18	R 5 560.90	R 263 817.42
Total Deductions							
Total Payable (excluding VAT)				R 8 583.35	R 249 673.18	R 5 560.90	R 263 817.42
VAT				R 1 201.67	R 34 954.24	R 778.53	R 36 934.44
Total Payable (including VAT)				R 9 785.02	R 284 627.42	R 6 339.43	R 300 751.86

APPLICANT INFORMATION	
Application Processed by:	C Taylor
Signature	
Date	9 Mar 2018
Amount Paid:	
Date Payment Received	
Receipt Number	

Franschhoek

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge levied (excl VAT)						
	Infrastructure Type applicable? (yes/no)									Water: no	Sewer: no	Storm-water: no	Solid Waste: yes	Roads: yes	Community Facilities: yes	Total
		du		du	du/ha		du	du/ha	du							
		m2 GLA	area (m2)	m2 GLA	% GLA	area (m2)	m2 GLA	% GLA	m2 GLA							
		m2							m2							
Residential	Single Residential >1000m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Group Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Group Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Medium Density Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	Medium Density Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	High Density Residential - flats	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
	High Density Residential - student rooms	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Commercial	Local Business - office	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	Local Business - retail	m2 GLA			0%		425	0%	425	R -	R -	R -	R 8 583.35	R 249 673.18	R 5 560.90	R 263 817.42
	General Business - office	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	General Business - retail	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	Community	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	Education	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial	Light Industrial	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	General Industrial - light	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	General Industrial - heavy	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	Noxious Industrial - heavy	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Other	Resort	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	Public Open Space	m?						0%	0	R -	R -	R -	R -	R -	R -	R -
	Private Open Space	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
	Natural Environment	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
	Utility Services	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
	Public Roads and Parking	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
	Transport Facility	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
	Limited Use							0%	0	R -	R -	R -	R -	R -	R -	R -
Special																
	To be calculated															
	based on equivalent demands															
			0			0										

* Complete yellow/green cells.

** du = dwelling unit, GLA=Gross lettable area.

*** displays red if not equal to existing area

Total Development Charges before Deductions	R0.00	R0.00	R0.00	R8 583.35	R249 673.18	5 560.90	R263 817.42
% Deductions per service (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
% Deductions per service (amount)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Additional Deduction per service - from Service Agreement (sum)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Sub Total after Deductions (excluding VAT)	R0.00	R0.00	R0.00	R8 583.35	R249 673.18	5 560.90	R263 817.42
VAT	R0.00	R0.00	R0.00	R1 201.67	R34 954.24	778.53	R36 934.44
Total	R0.00	R0.00	R0.00	R9 785.02	R284 627.42	6 339.43	R300 751.86

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Our Reference Number: Farm 1166, Paarl Division
Application Number: LU/7013
Your Reference Number: P3051/02(A6)
Enquiries: Louisa Ollyn / Nicole Katts
Email: Hedre.dednam@stellenbosch.gov.za / nicole.katts@stellenbosch.gov.za
Contact No. 021 808 8674 / 8318
Date: 30 May 2019

REGISTERED MAIL

Spencer Graham Dreyer
David Hellig & Abrahamse
PO Box 18
PAARL
7622

Sir/Madam

APPLICATION FOR REZONING: FARM 1166, PAARL DIVISION

1. This Municipality's letter dated 10 April 2019, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.

3. Accordingly, you may now act on the decision detailed in my letter dated 10 April 2019, subject to compliance with the conditions of approval.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

INNOVATION CAPITAL • ISIXEKO ESIZA NENGUQU • INNOVASIESTAD

Our Reference Number: Farm 1610, Paarl Division
Application Number: LU/4642
Your Reference Number:
Enquiries: L Ramakuwela / B Mdoda
Contact No. 021 808 8645 / 8690
Date: 03 November 2016

REGISTERED MAIL

David Hellig and Abrahamse Land Surveyors
PO Box 18
Paarl
7622

Sir

APPLICATION FOR REZONING: REMAINDER OF FARM 1610, PAARL DIVISION

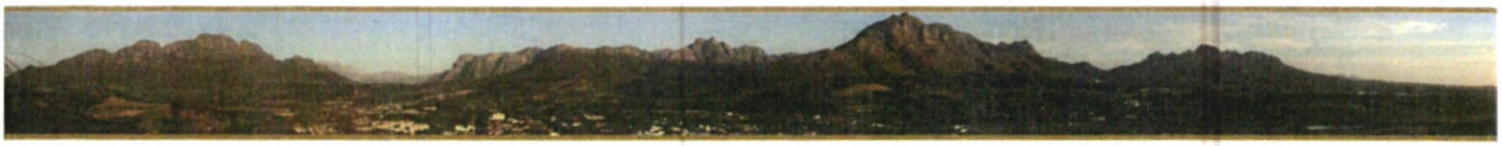
1. Your letter dated 2 November 2016, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.

3. Accordingly, you may now act on the decision detailed in the letter 2 November 2016, subject to compliance with the conditions of approval.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



Tel: +27 21 808 8025 | Fax: +27 21 886 6749
Physical Address: Plein Street, Stellenbosch, 7600 | Postal Address: PO Box 17, Stellenbosch, 7599 | Website: www.stellenbosch.gov.za

STELLENBOSCH

Our Reference Number: Farm 1610, Paarl Division
Application Number: LU/4642
Your Reference Number:
Enquiries: L Ramakuwela / B Mdoda
Contact No. 021 808 8645 / 8690
Date: 02 November 2016

REGISTERED MAIL

David Hellig and Abrahamse Land Surveyors
PO Box 18
Paarl
7622

Sir

APPLICATION FOR REZONING: REMAINDER OF FARM 1610, PAARL DIVISION

1. This Municipality's letter dated 14 June 2016, refers.

2. The Authorised Employee on 31 October 2016, **approved, in whole** the application for rezoning in order to increase the existing wine cellar building and make provision for additional processing facilities, barrel maturation and canopy area as indicated on Drawing No: 002, 003 & 004, drawn by slee & co Architects, dated 20 April 2016, attached as **APPENDIX 3**, in terms of Section 60 of the Stellenbosch Municipality Land Use Planning By-law dated 20 October 2015, subject to the conditions of approval as per Section 9 of the report, an extract of which is attached hereto.

3. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

3.1 The attached appeal form 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 6899, or hand delivered to the Advice centre, Land Use Management, Ground floor, Plein Street, Stellenbosch within 21 days of notification of this decision together with proof of payment of the appeal fee to the amount of R1500.00.



3.2 You 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.

3.3 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.

4. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

5. 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.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

8. RECOMMENDATION

That **approval be granted** in terms of Section 60 of the Stellenbosch Municipality Land Use Planning By-Law for rezoning in order to increase the existing wine cellar building and make provision for additional processing facilities, barrel maturation and canopy area as indicated on Drawing No: 002,003 & 004, drawn by slee & co architects, dated 20 April 2016, attached as **Appendix 3,** subject to conditions below.

9. CONDITIONS OF APPROVAL

The following conditions of approval are imposed ito section 66 of the Land Use Planning By-law (2015)

Proposed conditions of approval:

9.1 That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;

9.2 That building plans must be approved by this Municipality, prior to any building work commencing on site;

9.3 That all outside lighting, if needed should be done in such a way that it will have the minimum impact on the environment and the views from the surrounding properties and roads;

9.4 The approval of the rezoning is valid for 2 (two) years after final date of notification;

9.5 That council reserves the right to impose further conditions if deemed necessary.

STELLENBOSCH

12. AUTHORISED EMPLOYEE DECISION:

Authorised employee decision ito of Section 60 of the Stellenbosch Municipal Land Use Planning By-law 2015:

Tick the appropriate box:

APPROVED	✓	APPROVED CONDITIONALLY		APPROVED IN PART		REFUSED	

If approved, all the conditions of approval as per section 9 above of this report shall be adhered to.

SIGNATURE: _____ **DATE:** 31/10/2016

AUTHORIZED OFFICIAL
DUPRÈ LOMBAARD
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

If REASON/S FOR DECISION:

APPENDIX 3: Site Development Plan



general notes:

slee

project title:

LA GARONNE
Redwine Cellar extension
Anthonij Rupert Wines

drawing title:

APPROACH VIEW
scale N.T.S.

date:	proj.no:
2016-04-06	J316
dwg.no:	**rev.no:**
001	B



general notes:

slee

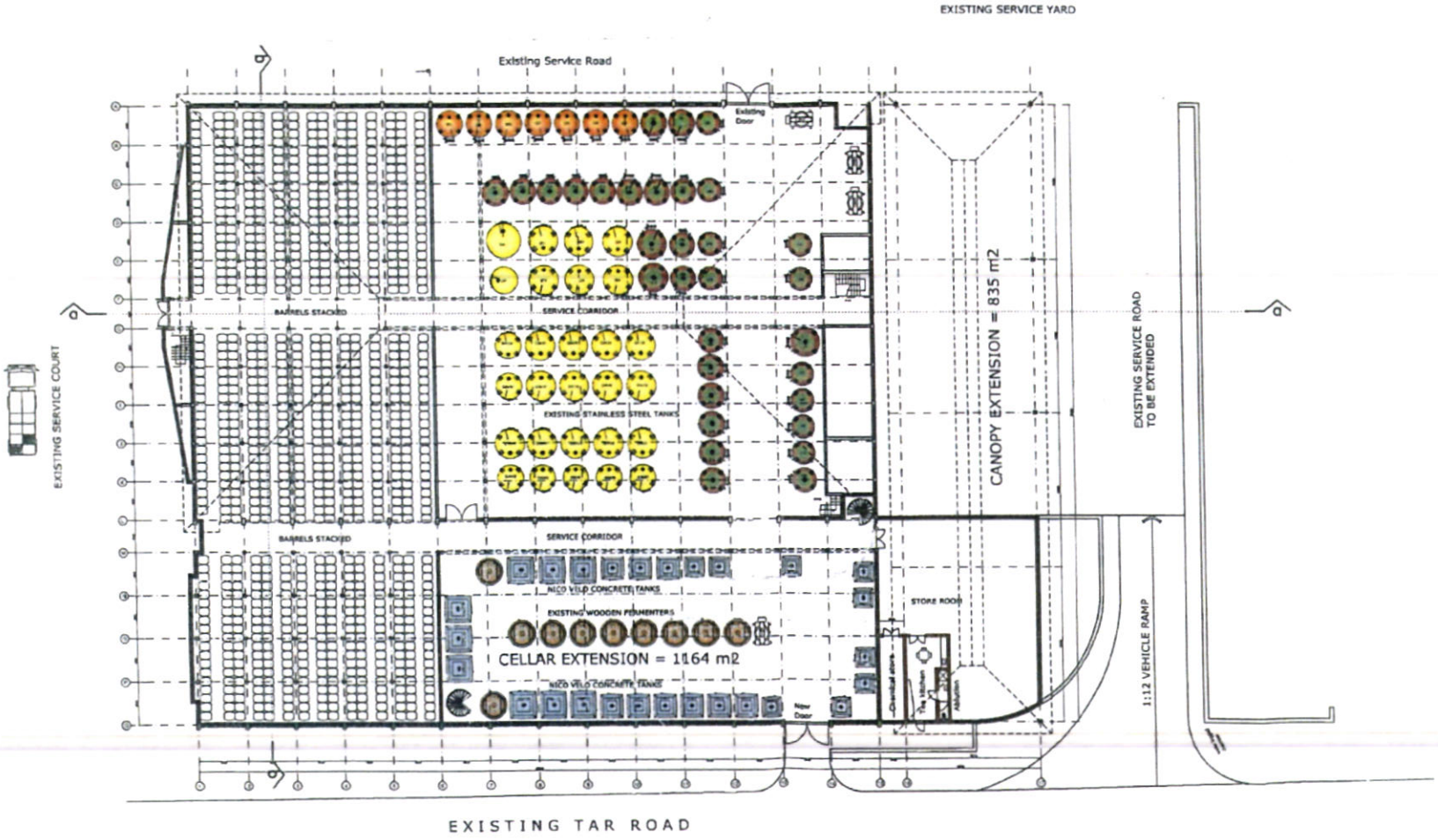
project title:

LA GARONNE
Redwine Cellar extension
Anthonij Rupert Wines

drawing title:

AERIAL VIEW
scale N.T.S.

date:	proj.no:
2015-04-08	J316
dwg.no:	rev.no:
002	B



LOWER LEVEL PLAN

SCALE 1:200 (A1)

general notes:

slee

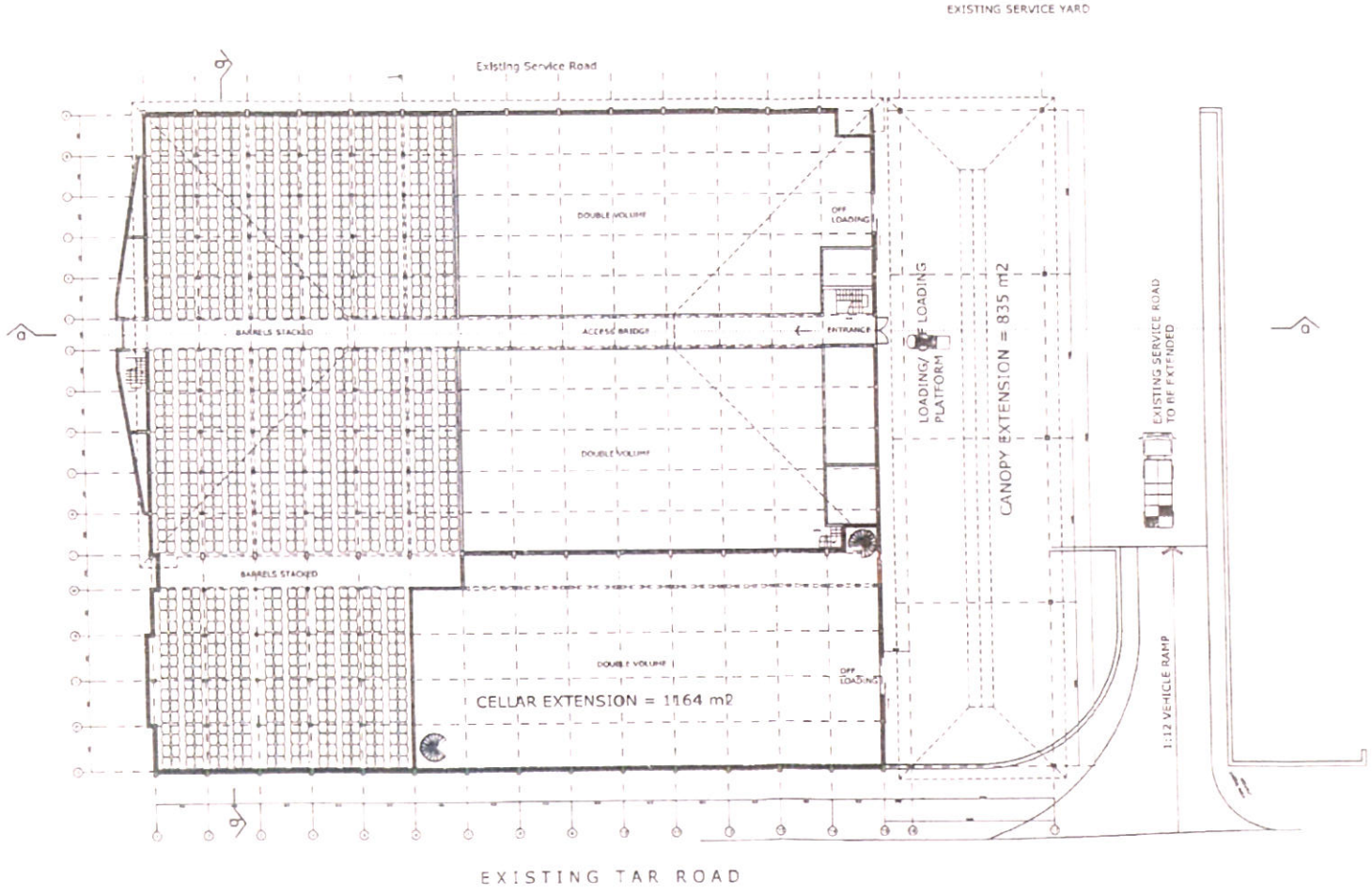
project title:

LA GARONNE
Redwine Cellar extension
Anthonij Rupert Wines

drawing title:

LOWER LEVEL PLAN
scale 1:200 (A1)

date:	proj.no:
2016-04-30	J316
dwg.no:	rev.no:
003	B



UPPER LEVEL PLAN

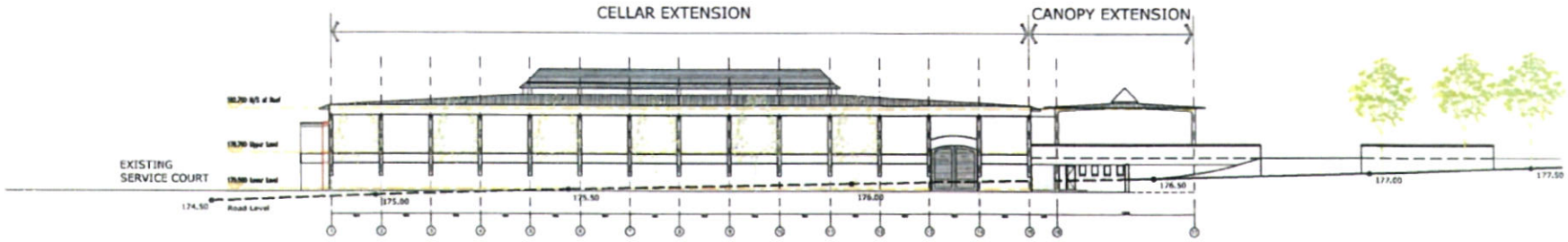
SCALE 1: 200 (A1)

general notes:

project title:
LA GARONNE
Redefine Cellar extension
Anthonij Rupert Wines

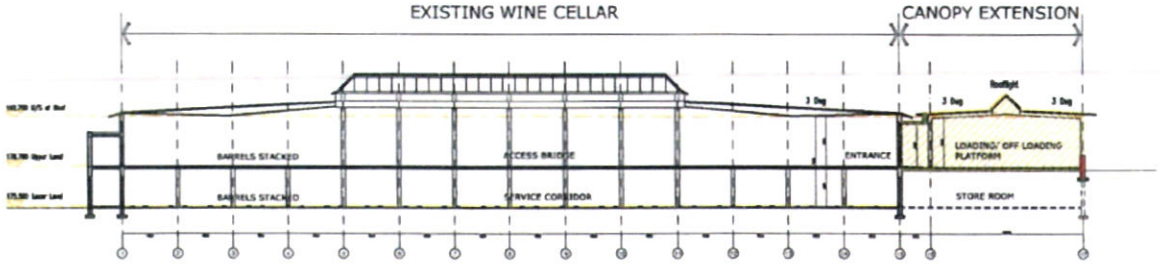
drawing title:
UPPER LEVEL PLAN

date: 2016.04.28
proj. no: J316
dwg. no: 004
rev. no: B



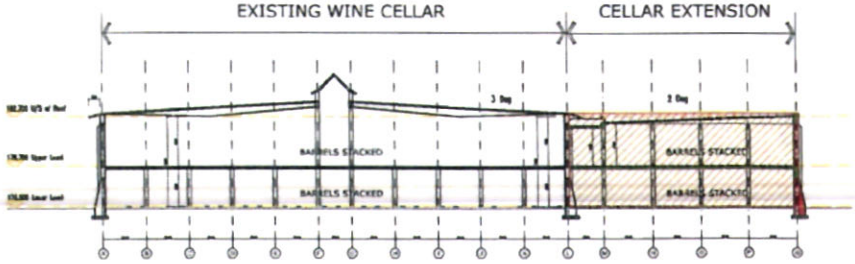
WEST ELEVATION

SCALE 1 : 200 (A1)



SECTION A-A

SCALE 1 : 200 (A1)



SECTION B-B

SCALE 1 : 200 (A1)

EXISTING WINE CELLAR
CELLAR EXTENSION
CANOPY EXTENSION

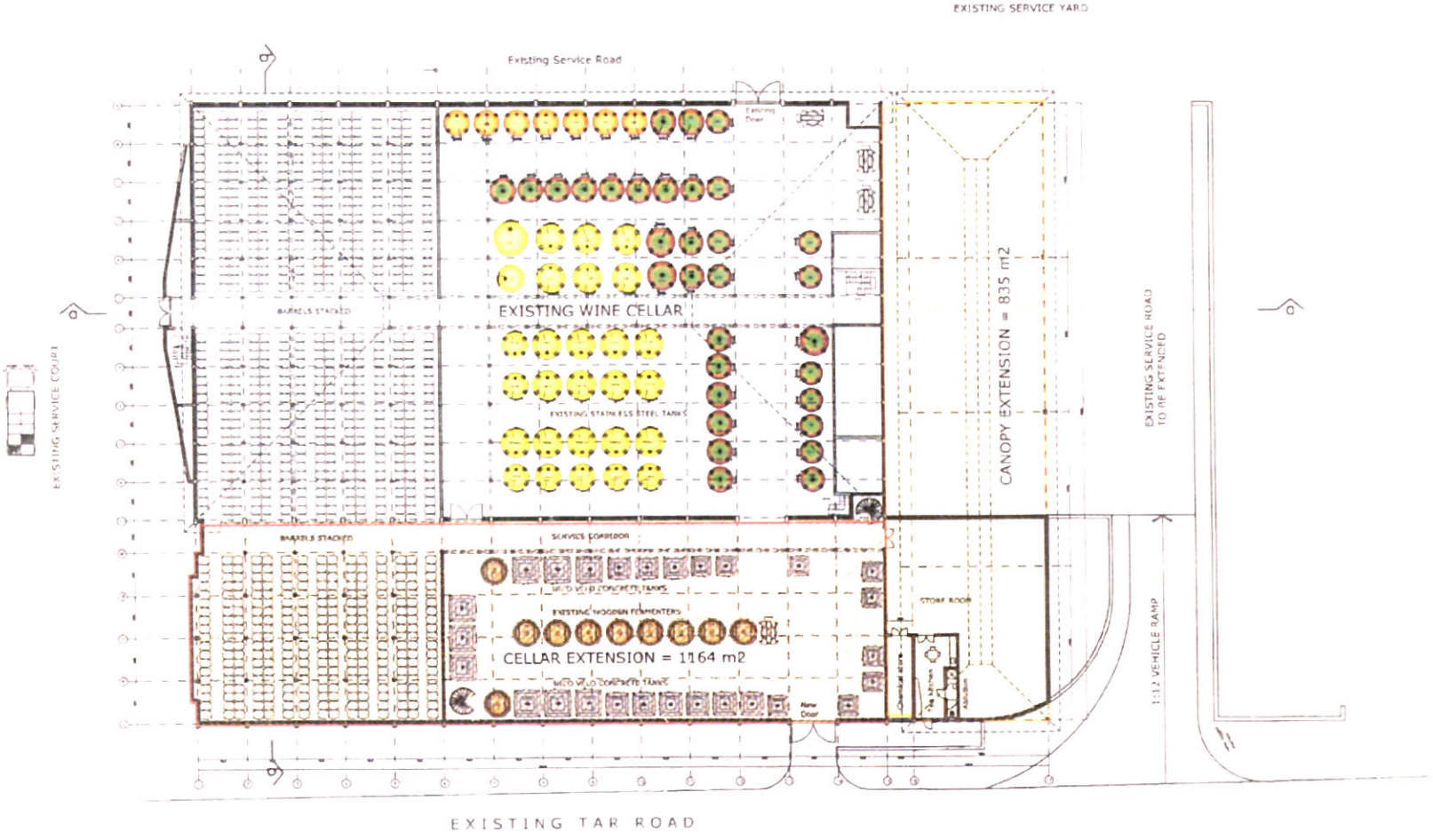
general notes:

slee

project title:
LA GARONNE
Redwine Cellar extension
Anthonij Rupert Wines

drawing title:
Elevation & Sections
scale 1:200 (A1)

date: 2016-06-08
proj.no: J316
dwg.no: 005
rev.no: B



DEVELOPMENT DIAGRAM

SCALE 1:200 (A1)

EXISTING WINE CELLAR

CELLAR EXTENSION = 1164 m2

CANOPY EXTENSION = 835 m2

general notes:

slee

project title:

LA GARONNE

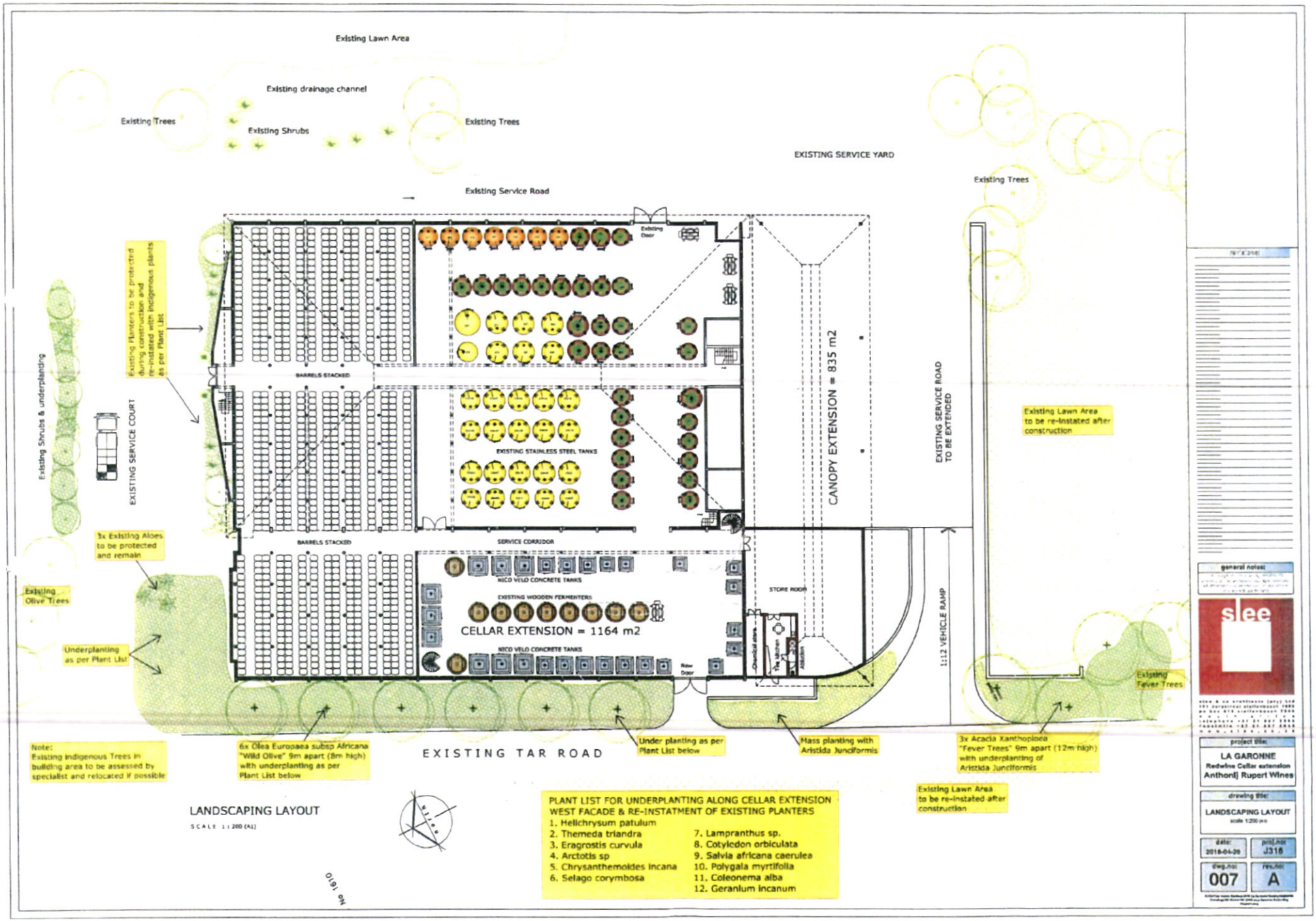
Redwine Cellar extension

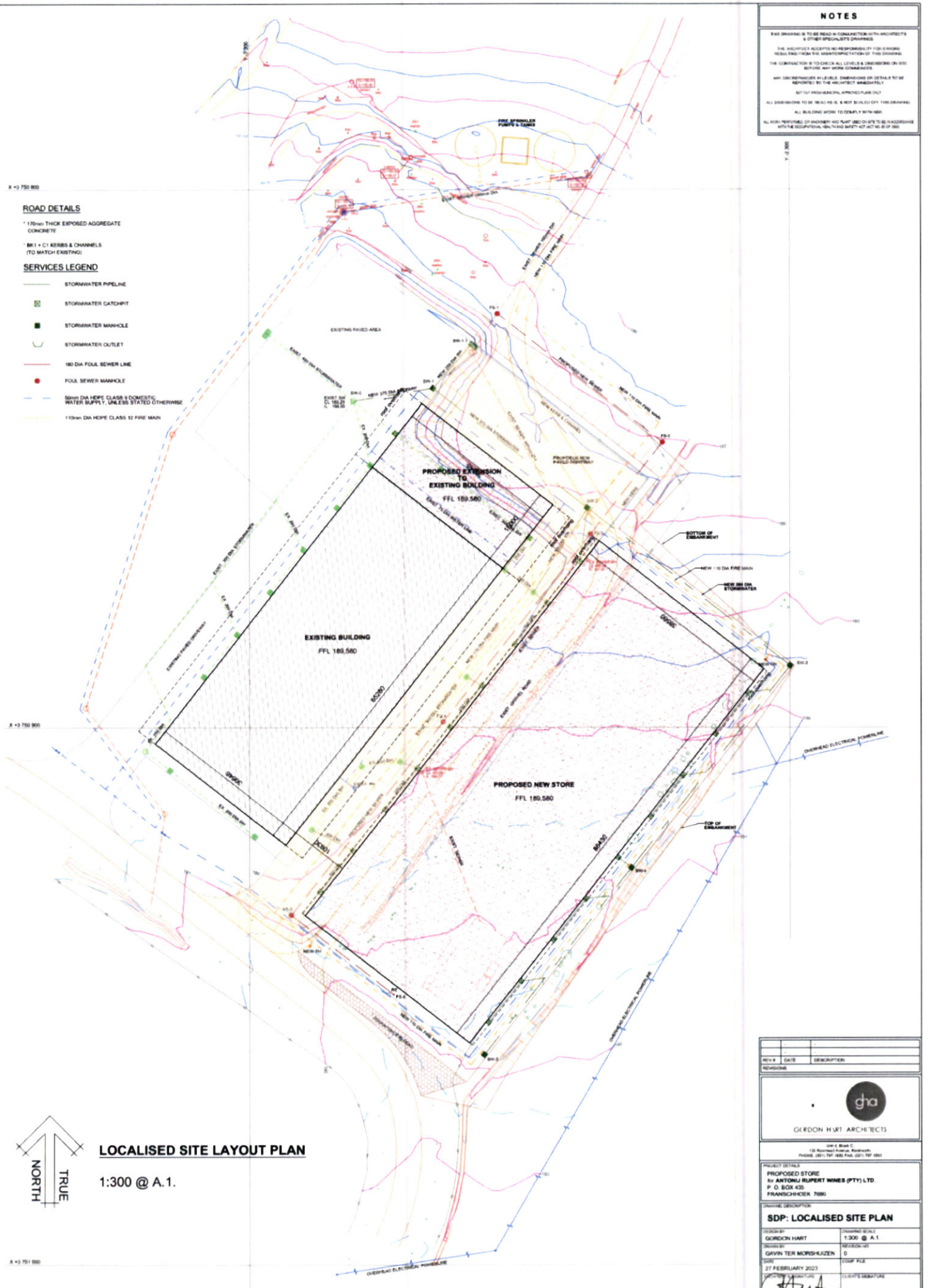
Anthonij Rupert Wines

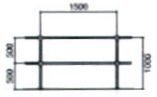
drawing title:

DEVELOPMENT DIAGRAM

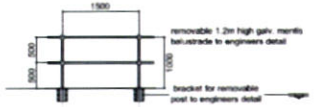
date:	proj.no:
2018-04-20	J316
dwg.no:	rev.no:
006	A


Existing Lawn Area
Existing drainage channel
Existing Trees
Existing Shrubs
Existing Trees
EXISTING SERVICE YARD
Existing Service Road
Existing Trees
Existing Door
Existing Planters to be protected during construction and re-instated with indigenous plants as per Plant List
BARRELS STACKED
EXISTING STAINLESS STEEL TANKS
CANOPY EXTENSION = 835 m2
EXISTING SERVICE ROAD TO BE EXTENDED
Existing Lawn Area to be re-instated after construction
Existing Shrubs & underplanting
EXISTING SERVICE COURT
3x Existing Aloes to be protected and remain
BARRELS STACKED
SERVICE CORRIDOR
NICO VELO CONCRETE TANKS
EXISTING WOODEN FERMENTERS
CELLAR EXTENSION = 1164 m2
NICO VELO CONCRETE TANKS
STORE ROOM
1:12 VEHICLE RAMP
Existing Olive Trees
Underplanting as per Plant List
New Door
Existing Fever Trees
Note:
Existing indigenous Trees in building area to be assessed by specialist and relocated if possible
6x Olea Europaea subsp Africana "Wild Olive" 9m apart (8m high) with underplanting as per Plant List below
EXISTING TAR ROAD
Under planting as per Plant List below
Mass planting with Aristida Junciformis
3x Acacia Xanthophloea "Fever Trees" 9m apart (12m high) with underplanting of Aristida Junciformis
Existing Lawn Area to be re-instated after construction
LANDSCAPING LAYOUT
SCALE 1:200 (A1)
PLANT LIST FOR UNDERPLANTING ALONG CELLAR EXTENSION WEST FACADE & RE-INSTATMENT OF EXISTING PLANTERS
1. Helichrysum patulum
2. Themeda triandra
3. Eragrostis curvula
4. Arctotis sp
5. Chrysanthemoides incana
6. Selago corymbosa
7. Lampranthus sp.
8. Cotyledon orbiculata
9. Salvia africana caerulea
10. Polygala myrtifolia
11. Coleonema alba
12. Geranium incanum
No 1610
general notes:
slee
project title:
LA GARONNE
Redwine Cellar extension
Anthonij Rupert Wines
drawing title:
LANDSCAPING LAYOUT
scale 1:200 (A1)
date:
2018-04-20
proj.no:
J318
dwg.no:
007
rev.no:
A


NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S & OTHER SPECIALISTS DRAWINGS.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING.
THE CONTRACTOR IS TO CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES.
ANY DISCREPANCIES IN LEVELS, DIMENSIONS OR DETAILS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY
SET OUT FROM MUNICIPAL APPROVED PLANS ONLY
ALL DIMENSIONS TO BE READ AS IS, & NOT SCALED OFF THIS DRAWING
ALL BUILDING WORK TO COMPLY WITH NBR.
ALL WORK RESPONSIBLE OF MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT ACT NO. 85 OF 1993
ROAD DETAILS
* 170mm THICK EXPOSED AGGREGATE CONCRETE
* BK1 + C1 KERBS & CHANNELS (TO MATCH EXISTING)
SERVICES LEGEND
STORMWATER PIPELINE
STORMWATER CATCHPIT
STORMWATER MANHOLE
STORMWATER OUTLET
160 DIA FOUL SEWER LINE
FOUL SEWER MANHOLE
50mm DIA HDPE CLASS 9 DOMESTIC WATER SUPPLY, UNLESS STATED OTHERWISE
110mm DIA HDPE CLASS 12 FIRE MAIN
FIRE SPRINKLER PUMPS & TANKS
EXISTING PAVED AREA
PROPOSED EXTENSION TO EXISTING BUILDING
FFL 189.580
EXISTING BUILDING
FFL 189.580
PROPOSED NEW STORE
FFL 189.580
BOTTOM OF EMBANKMENT
TOP OF EMBANKMENT
NEW 110 DIA FIRE MAIN
NEW 200 DIA STORMWATER
OVERHEAD ELECTRICAL POWERLINE
NORTH
TRUE
LOCALISED SITE LAYOUT PLAN
1:300 @ A.1.
GORDON HART ARCHITECTS
PROPOSED STORE
for ANTONIJ RUPERT WINES (PTY) LTD.
P. O. BOX 435
FRANSCHHOEK 7690
SDP: LOCALISED SITE PLAN
GORDON HART
1:300 @ A.1.
GAVIN TER MORSHUIZEN
0
27 FEBRUARY 2023
2022.16.100

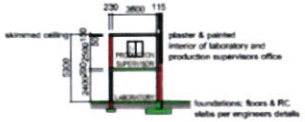


MENTIS HANDRAIL: FIXED
n.t.s.

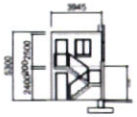


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n.t.s.

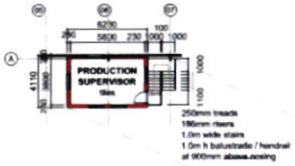
WINDOWS TO PRODUCTION SUPERVISOR'S OFFICE TO BE "DOUBLE GLAZED"



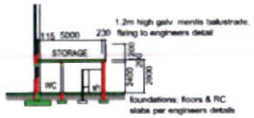
SECTION "Y - Y":
PRODUCTION SUPERVISOR & LABORATORY
1:200



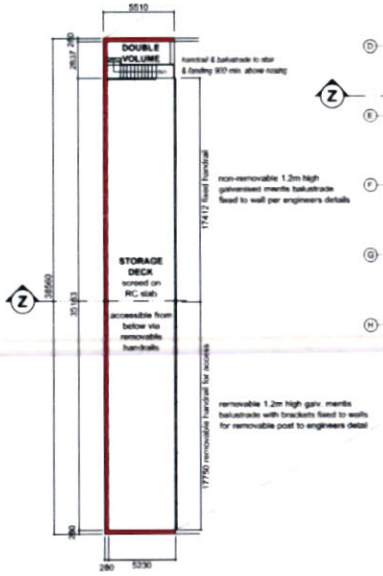
ELEVATION: PRODUCTION SUPERVISOR & LABORATORY
1:200



FIRST FLOOR PLAN:
PRODUCTION SUPERVISOR
1:200



SECTION "Z - Z":
ADMINISTRATION BLOCK
1:200



FIRST FLOOR PLAN
1:200

GROUND FLOOR PLAN
1:200

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S & OTHER SPECIALIST'S DRAWINGS.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING.

THE CONTRACTOR IS TO CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES.
ANY DISCREPANCIES IN LEVELS, DIMENSIONS OR DETAILS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

SET OUT FROM MUNICIPAL APPROVED PLANS ONLY

ALL DIMENSIONS TO BE READ AS fl. & NOT SCALED OFF THIS DRAWING.

ALL BUILDING WORK TO COMPLY WITH NBR.

ALL WORK REGARDING OR MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT ACT NO. 85 OF 1993.

CURRENT DEVELOPMENT DETAILS

COVERAGE	
EXISTING BUILDING	2000.6 m²
EXTENSION TO EXISTING BUILDING	459.7 m²
NEW BUILDING	3 420.0 m²
TOTAL COVERAGE	5 880.7 m²

GROSS FLOOR AREAS	
GROUND FLOOR: EXISTING BUILDING	2000.6 m²
EXTENSION TO EXISTING BUILDING	459.7 m²
GROUND FLOOR: NEW BUILDING	3 420.0 m²
1st FLOOR: STORAGE DECK	193.7 m²
1st FLOOR: SUPERVISOR	25.7 m²
TOTAL GROSS FLOOR AREA	6 099.7 m²

Ref #	DATE	DESCRIPTION
-	-	-

REVISIONS

gha
GORDON HART ARCHITECTS

PROJECT DETAILS
PROPOSED STORE
for **ANTONIJ RUPERT WINES (PTY) LTD**
P. O. BOX 435
FRANSCHHOEK 7690

DRAWING DESCRIPTION
SDP: FLOOR PLANS & DETAILS

DESIGN BY	DRAWING SCALE
GORDON HART	1:200 @ A1
DRAWN BY	REVISION NO.
GAVIN TER MORSHUIZEN	0
DATE	DRWG. FILE
27 FEBRUARY 2023	
DESIGNER'S SIGNATURE	CLIENT'S SIGNATURE

GHA HART & ASSOC (PTY) LTD. PR. ARCH REG NO. 5829

DRAWING NO.
2022.16.101

NOTES

FITTINGS & FINISHES

WATER CLOSETS
VAAL 'KLIP' LOW LEVEL SUITE COMPLETE WITH LID.
FITMENTS AND INCLUDING ALL PIPE CONNECTIONS.

URINALS
VAAL 'LAVATERA' WALL HUNG BOWL URINAL COMPLETE WITH TOP INLET FITTINGS, C.P. DOMICAL GRATING, SPREADER AND HANGER BRACKETS.

WASH HAND BASINS
VAAL SANITARYWARE VITREOUS CHINA 510 x 405mm ROUNDED "HIBISCUS" BASIN COMPLETE WITH BIBTAPS (COBRA CLASSIC STAR 115-15), PLUG, WASTE AND HANGING BRACKETS.

SINKS
FRANKE TRENDLINE SINGLE END BOWL (CODE: 311050) DROP-IN SINK COMPLETE WITH PLUG, WASTE AND PIPE FITTINGS

PROVIDE 'COBRA CLASSIC STAR 166-041 MIXER' WITH ALL NECESSARY PIPES AND CONNECTIONS.

PROVIDE FORMICA COUNTER TOP AND MELAMINE FINISHED FLOOR CUPBOARDS WITH SQUARE EDGED DOORS AND STANDARD HARDWARE UNDER SINKS IN KITCHENETTES PER SKETCH

NOTE
ALLOWANCE TO BE MADE FOR ALL NECESSARY PIPES AND CONNECTIONS TO FITTINGS AND SANITARYWARE
SAMPLES OF TILES, CARPETS AND PAINT SWATCHES TO BE PRESENTED TO PROJECT FOR APPROVAL OF ITEM AND COLOUR
ALL FITTINGS ARE AS SPECIFIED OR SIMILAR TO PROJECT MANAGERS APPROVAL

WINDOWS AND DOORS
SEE WINDOW & DOOR SCHEDULE (later detail)

TILING

FLOOR TILES
PROVIDE 1st GRADE NON-SLIP FULL-BODIED PORCELAIN FLOOR TILES (minimum dimension 300mm x 300mm x 8mm)
COLOUR: "SALT & PEPPER" GREY EX. TILETORIA OR SIMILAR TO PROJECT MANAGERS APPROVAL
100mm PORCELAIN TILE SKIRTING CUT FROM FLOOR TILES, JOINTED TO MATCH FLOOR TILE
TRANSITION STRIPS TO BE PROVIDED BETWEEN AREAS OF DIFFERENT FLOOR FINISHES
EXPANSION JOINT GRIDS TO BE DETERMINED AND INSTALLED AS PER ENGINEER'S SPECIFICATIONS
FINAL PREPARATION OF FLOORS TO RECEIVE FLOOR FINISHES MUST BE SMOOTH, EVEN AND LEVEL
(TOLERANCE SHALL BE 3mm IN 3000mm)

WALL TILES
PROVIDE WHITE PORCELAIN WALL TILES (minimum dimension 150mm x 150mm x 5mm)
COLOUR: "WHITE" EX. TILETORIA OR SIMILAR TO PROJECT MANAGERS APPROVAL

CARPETS
NEXUS 50cm X 50cm BERBER POINT 650 NEXBAC TILES MANUFACTURED FROM 100% STAINPROOF MIRACLE FIBRE
COLOUR: BERBER POINT 650 "ROCK" OR SIMILAR TO PROJECT MANAGERS APPROVAL
NEXBAC TILES MUST BE TESSELLATED AT INSTALLATION
PRODUCT IS TO BE LAID IN ACCORDANCE WITH THE SANS 10186-2008 FITTING CODE OF PRACTICE
TRANSITION STRIPS TO BE PROVIDED BETWEEN AREAS OF DIFFERENT FLOOR FINISHES
FINAL PREPARATION OF FLOORS TO RECEIVE FLOOR FINISHES MUST BE SMOOTH, EVEN AND LEVEL
(TOLERANCE SHALL BE 3mm IN 3000mm)

SKIRTINGS: OFFICES
POWER SKIRTING TO ELECTRICAL ENGINEER'S SPECIFICATIONS IN ALL OFFICES
EXPOSED WALLS TO RECEIVE NATURAL ANODISED ALUMINIUM SKIRTING

CEILINGS: OFFICES
SUSPENDED VINYL CLAD CEILING TILES, 600 X 600 OR 600 X 1200 X 9mm THICK PELICAN GYPSUM BOARD. VINYL CLAD CEILING TILES LAID IN EXPOSED TEE. SUSPENSION SYSTEM ALL AS SUPPLIED BY DONN, WITH DONN SM SHADOWLINE CORNICE (WHITE)
INSTALLATION STRICTLY IN ACCORDANCE WITH DONN SPECIFICATIONS.

WALL FINISHES: PAINTED AREAS

INTERIORS
PLASTERED WALLS - ONE COAT PLASTER, ONE COAT FILLER AND TWO FINISHING COATS OF WHITE WASH N WEAR SILK APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

EXTERIORS
PLASTERED WALLS - TWO COAT PLASTER, ONE COAT FILLER AND TWO FINISHING COATS OF WHITE SUPER ACRYLIC APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

BRICK PANELS - FAIRFACE ROK BRICK PANELS, SANDBLASTED ON COMPLETION TO MATCH NEARBY BUILDINGS.

KITCHENS & ABLUTIONS
ONE COAT PLASTER AND 150 X 150 WHITE CERAMIC TILES TO HEIGHT OF 1.35m ABOVE FFL.

PROVIDE 22 x 44 PINE DADO RAIL (COLORSIP ex. COL TIMBERS) ABOVE WALL TILES AT 1.35 ABOVE FFL. SUITABLY PRIMED ALL ROUND PRIOR TO FIXING AND FINISHED WITH 2 x COATS GLOSS ENAMEL (COLOUR: WHITE OR OTHER TO PROJECT MANAGERS APPROVAL)

WALLS TO BE WATERPROOFED WITH 2 x COATS OF Vuralfex by abe TO A HEIGHT OF 500mm AFFL IN GENERAL AREAS OF ABLUTIONS AND TO HEIGHT OF 300mm BEHIND SINK AREA & BASINS, PRIOR TO TILING.

WALLS ABOVE DADO RAIL TO BE PLASTERED AND PAINTED PER "INTERIOR WALL" SPECIFICATION ABOVE.

ELECTRICAL
REFER TO SEPARATE ENGINEERS / CONTRACTORS DETAILS

CIVIL WORKS
REFER TO SEPARATE ENGINEERS DETAILS

RC, STEEL, CLADDING & STRUCTURAL
REFER TO SEPARATE ENGINEERS DETAILS

NOTES

ROOF CONSTRUCTION
0.5mm CORRUGATED PROFILE GALVANISED STEEL SHEETING WITH "TIGER'S EYE" STONE FINISH ON ONE SIDE IN SINGLE LENGTHS FIXED TO STEEL STRUCTURE BY ENGINEER AND 0.5mm GALVANISED STEEL ACCESSORIES WITH "TIGER'S EYE" FINISH ON ONE SIDE. ROOF AT 5° PITCH. FLASHING TO MATCH EXISTING ROOF SHEETING SPECIFICATION

SIDE CLADDING
0.5mm CORRUGATED PROFILE GALVANISED STEEL SHEETING WITH "TIGER'S EYE" STONE FINISH ON ONE SIDE IN SINGLE LENGTHS FIXED TO STEEL STRUCTURE BY ENGINEER AND 0.5mm GALVANISED STEEL ACCESSORIES WITH "TIGER'S EYE" FINISH ON ONE SIDE ON SHEETING RAILS STEEL PORTAL FRAMES PER ENGINEERS DETAILS

ROOF & WALL INSULATION
PROVIDE 50mm LAMDABOARD OVER PURLIN / UNDER ROOF SHEETS TO ENTIRE BUILDING PER MANUFACTURERS SPECIFICATIONS.
PROVIDE 100mm INSULATION PANELS TO WALLS & UNDERSIDE OF ROOF TIE BEAMS IN BOTTLING AREA PER ENGINEERS DETAILS

RAIN WATER GOODS
SPECIAL GALV. BOX GUTTERS AND LAUNDERS PER ENGINEERS DETAILS
RAINWATER DISCHARGING VIA DOWNPIPES TO CATCHPITS LINKED TO STORM WATER SYSTEM

CEILINGS: ADMINISTRATION & OFFICES
SUSPENDED VINYL CLAD CEILING TILES, 600 X 600 OR 600 X 1200 X 9mm THICK PELICAN GYPSUM BOARD. VINYL CLAD CEILING TILES LAID IN EXPOSED TEE. SUSPENSION SYSTEM ALL AS SUPPLIED BY DONN, WITH DONN SM SHADOWLINE CORNICE (WHITE)
INSTALLATION PER DONN SPECIFICATIONS

FLOOR CONSTRUCTION: WAREHOUSE
175mm CONCRETE FLOORS MIN. 30Mpa ON 250micron SABS APPROVED DAMP PROOF UNDERLAY ON SAND LAYER ON WELL COMPACTED HARDCORE

FLOOR CONSTRUCTION: ADMINISTRATION
GROUND FLOOR:
25mm SCREED ON 100mm CONCRETE SLAB ON 250micron SABS APPROVED DAMP PROOF UNDERLAY ON SAND LAYER ON WELL COMPACTED HARDCORE.
FIRST FLOOR:
50mm SCREED WITH 6mm GRANO CHIPS AND 193 MESH ON 150mm CONCRETE SLAB TO ENGINEERS DETAIL. FINISHED TO RECEIVE FLOOR FINISHES PER PLAN LAYOUT

FOUNDATIONS
90mm INTERNAL WALLS TO BE FOUNDED ON 700 X 230 STRIP FOUNDATIONS
ALL LOAD BEARING WALLS TO BE FOUNDED ON 700 X 300 STRIP FOUNDATIONS.
ELSEWHERE FOUNDATIONS TO PROJECT A MINIMUM OF 200mm PAST BRICKWORK AND BE 200mm DEEP
FOOTINGS TO STEEL STRUCTURE AND COLUMNS TO ENGINEERS DETAILS.
FOUNDATION WALLS TO COMPLY WITH TABLE 4 OF PART KK OF SABS 0400.
NO FOUNDATIONS TO PROJECT BEYOND THE SITE BOUNDARIES. USE TO BE MADE OF EXCENTRIC FOUNDATIONS IN SUCH SITUATIONS.

WALLS
EXTERNAL WALLS TO BE 280mm CAVITY CLAY BRICK WALLS
WALL TIES PROVIDE AT RATE OF 5 PER m²
PROVIDE CRANKED 375micron DPC AT FLOOR LEVEL WITH WEEPHOLES AT 600mm CENTRES
14MPA SOLID BRICKS TO ALL LOADBEARING WALLS & 7MPA TO NON-LOADBEARING WALLS.

LIGHT & VENTILATION
SUPPLY MINIMUM 10% LIGHT AREA & 5% OPENABLE, TO EACH HABITABLE ROOM
ALL ALUMINIUM WINDOWS AND DOORS EX SPECIALIST CONTRACTOR
ALL TIMBER DOORS EX SWARTLAND OR SIMILAR.
GLAZING IN EXCESS OF 1.0m² OR WITHIN 500mm OF FLOOR MUST BE SAFETY GLASS AND ALL OTHER INSTANCES AS PER PART N SABS 0400 / AAAMSA REGULATIONS.

LINTOLS
ALL OPENINGS TO RECEIVE PRESTRESSED CONCRETE LINTOLS. LAID TO MANUFACTURERS SPECIFICATIONS AND 4 COURSES BRICKFORCE

ARTIFICIAL VENTILATION
PROVIDE MECHANICAL VENTILATION PER ENGINEERS DETAILS TO EACH 'INTERNAL' COMPARTMENT WITHOUT NATURAL VENTILATION
WC DOORS TO BE UNDERCUT BY 20mm
COMPLIANCE WITH GOVERNMENT SMOKING REGULATIONS.

ARTIFICIAL LIGHTING
PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH SABC 0114 WHERE LESS THAN 10% NATURAL LIGHT IS PROVIDED

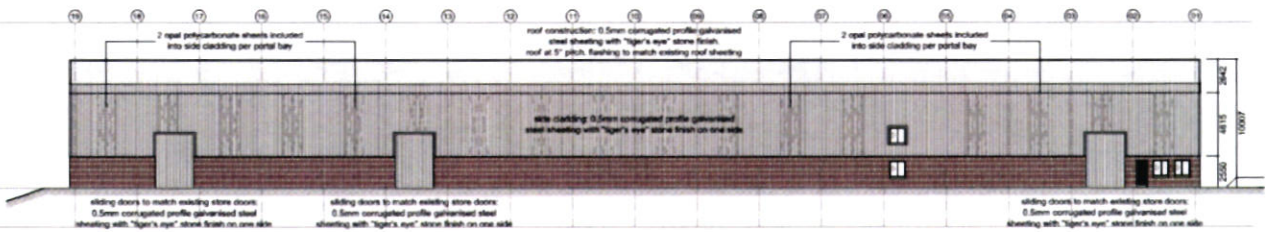
LIGHT FITTINGS
PER ELECTRICAL ENGINEER/CONTRACTOR

ABLUTION AND TOILET FACILITIES
A CONSTANT SUPPLY OF HOT AND COLD WATER MUST BE SUPPLIED TO ALL SINKS AND WASH HAND BASINS.
THE WALL AREA'S BEHIND ALL SINKS AND WASH HAND BASINS MUST BE TILED TO A HEIGHT OF AT LEAST 300mm

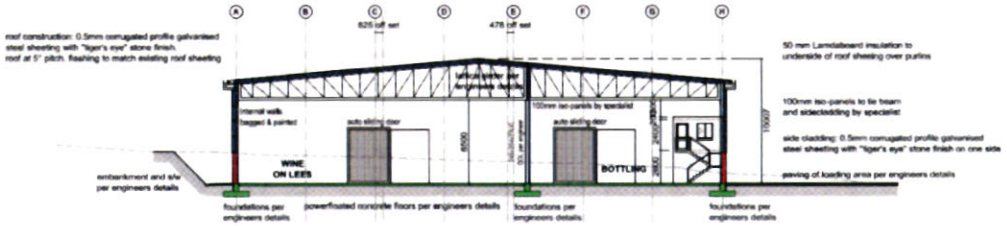
WATER HEATING
ABLUTIONS:
PROVIDE HEAT PUMP LINKED TO KWIKHOT MEGAFLO DUAL 100 150litre 400kPa HOT WATER CYLINDER.
PROVIDE GALV. DRIP TRAY UNDER HOT WATER CYLINDER WITH OVERFLOW TO OUTSIDE.
ALL OTHER FACILITIES
PROVIDE INSTANT WATER HEATERS FOR HOT WATER ON DEMAND ONLY

PLUMBING
WATER PIPES BELOW GROUND IN POLYPOP.
WATER PIPES ABOVE GROUND IN COPPER AND CONCEALED WHERE POSSIBLE.
MINIMUM 3/4" PIPES THROUGHOUT.
ALL UPPER FLOOR WASTE FITTINGS TO BE ANTI-SYPHONED OR FITTED WITH DEEP SEAL TRAPS.
ALL WORK TO BE UNDERTAKEN BY A LICENCED PLUMBER.

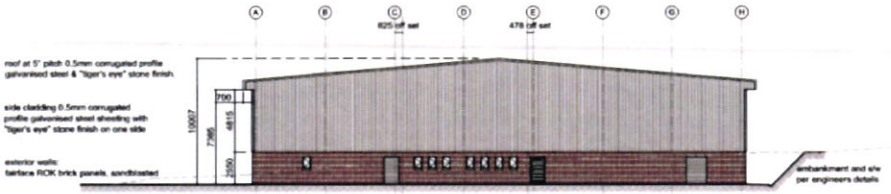
SEWER VENT PIPES
INTERNAL STACKS TO BE PROVIDE WITH 1-WAY VENTS.



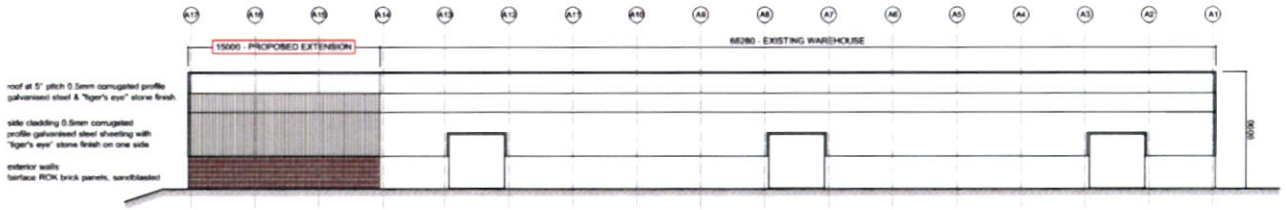
NORTH WEST ELEVATION:
NEW BUILDING
1:200



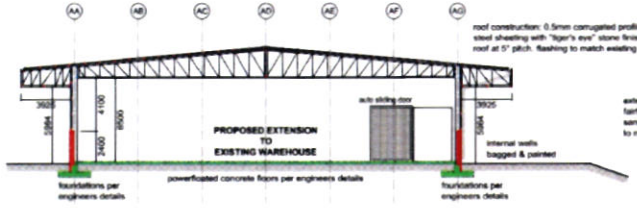
SECTION "X - X": NEW BUILDING
1:200



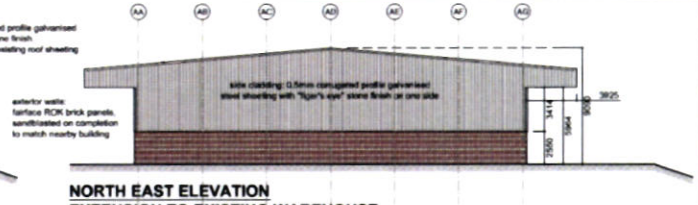
SOUTH WEST ELEVATION:
NEW BUILDING
1:200



NORTH WEST ELEVATION:
EXTENSION TO EXISTING WAREHOUSE
1:200



SECTION "A - A"
EXTENSION TO EXISTING WAREHOUSE
1:200



NORTH EAST ELEVATION
EXTENSION TO EXISTING WAREHOUSE
1:200

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S & OTHER SPECIALIST'S DRAWINGS.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING

THE CONTRACTOR IS TO CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES.
ANY DISCREPANCIES IN LEVELS, DIMENSIONS OR DETAILS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

SET OUT FROM MUNICIPAL APPROVED PLAN ONLY

ALL DIMENSIONS TO BE READ AS IS, & NOT SCALED OFF THIS DRAWING

ALL BUILDING WORK TO COMPLY WITH NBR

ALL WORK PERFORMED, OR MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (ACT NO. 85 OF 1993)

DISABLED PERSONS TOILET FACILITIES:

ANY COMPARTMENT CONTAINING A WATER CLOSET PAN FOR THE USE OF DISABLED PERSONS SHALL HAVE A MINIMUM AREA OF 2.8m² AND A MINIMUM PLAN DIMENSION OF 1.8m.

PROVIDE AN OUTWARD OPENING DOOR, WITH LOCK BEING OPENABLE FROM THE OUTSIDE WITH A SUITABLE DEVICE.

THE WATER CLOSET MUST NOT BE LESS THAN 450mm AND NOT MORE THAN 500mm BETWEEN THE CENTRE LINE AND NEAREST WALL. THE FRONT EDGE OF THE PAN MUST BE NOT LESS THAN 600mm FROM THE REAR WALL. THE TOP SURFACE OF THE SEAT MUST NOT BE LESS THAN 460mm AND NOT MORE THAN 480mm ABOVE FLOOR LEVEL.

APPROVED HANDGRABS TO BE PROVIDED TO THE NEARER WALL AND REAR WALL OF THE COMPARTMENT.

THE FLUSHING CONTROL AND TOILET PAPER-HOLDER TO BE EASILY ACCESSIBLE AND THE LID AND SEAT TO REMAIN IN THE UPRIGHT POSITION WHEN RAISED.

THE WASH HAND BASIN MUST BE SITUATED NOT MORE THAN 830mm FROM THE FLOOR AND HAVE A VERTICAL CLEARANCE OF 650mm UNDERNEATH AT A POINT NOT LESS THAN 180mm FROM THE FRONT OF THE BASIN.

THE BOWL OF A VANITY SLAB MUST NOT BE MORE THAN 80mm FROM THE FRONT OF THE SLAB AND MUST HAVE A CLEARANCE OF 680mm MEASURED FROM THE FLOOR TO THE UNDERSIDE OF THE FASCIA.

WATER TAPS TO BE OPERATED BY LEVER HANDLES AND THE COLD TAP MUST BE IN EASY REACH OF ANY PERSON SITTING ON THE WATER CLOSET PAN.

APPROVED SIGNS MUST BE PROVIDED TO INDICATE THE FACILITIES FOR DISABLED PERSONS.

RAMP PROVIDED TO MAIN ENTRANCE

FACILITIES PERSONS WITH DISABILITIES COMPLYING WITH SANS REGULATIONS.

ALL GROUND FLOOR LIVING ACCOMMODATION ON SAME LEVELS FOR EASY ACCESS BY PERSON'S WITH DISABILITIES

DEMAND MANAGEMENT WATER SYSTEM:

PROVIDE WASH HAND BASINS WITH TAPS WITH MAXIMUM FLOW RATE OF 6.8l/min OR METERING TAPS

PROVIDE WC'S WITH WATER EFFICIENT DUAL FLUSH CISTERNS WITH 3 LTR AND 6 LTR FLUSHES.

REV #	DATE	DESCRIPTION

REVISIONS

GORDON HART ARCHITECTS
Unit 6, Block C
102 Racecourse Avenue, Northwold
PHONE: (021) 797 1960 FAX: (021) 797 1961

PROJECT DETAILS
PROPOSED STORE
for **ANTONIJ RUPERT WINES (PTY) LTD**
P. O. BOX 435
FRANSCHHOEK 7690.

DRAWING DESCRIPTION
SDP: SECTIONS & ELEVATIONS

DESIGN BY: GORDON HART	DRAWING SCALE: 1:200 @ A1
DRAWN BY: GAVIN TER MORSHUIZEN	REVISION NO: 0
DATE: 27 FEBRUARY 2023	CHART FILE
CONSULTANTS SIGNATURE	CLIENT'S SIGNATURE

GH HART B ARCH (CT) PR ARCH REG NO. 5829

DRAWING NO
2022.16.102

Operational and Logistical Report

Date: 2 December 2022

To: Board of Directors

Project: New La Garonne – Sparkling Wine Production Facility &
Extension of La Garonne – Cold Storage Warehouse

Timeline: Required to be operational by December 2024

The purpose of this operational and logistical report is to highlight the need for a newly erected Sparkling Wine production facility, increasing cold storage capacity to satisfy sales growth, and the installation of a water sprinkler system at all production facilities to mitigate fire risk as required by the underwriters of our asset insurance policies.

The primary challenge is the lack of an adequate dedicated production facility with sufficient production and storage capacity for sparkling wines and still wines, which is limiting our ability to meet the increasing demand for these products.

Our comprehensive and detailed analysis of storage capacity indicates that we need to create additional cold storage space for:

- Bottled still wine (Bottle matured) = 12 500 cases
- Sparkling wine (Bottle matured) = 95 000 cases

In addition, the limited cold storage capacity is preventing us from storing our products effectively, leading to a loss of sales and potential customers.

Furthermore, the lack of a water sprinkler system in all cold store facilities is exposing our inventory to a high risk of fire, which could result in significant financial losses.

At the moment our bottling and labelling operation is split between two geographical locations (bordering farms) being:

- L'Ormarins – Wine Estate (Sparkling Wine) &
- La Garonne – Wine Estate (Still Wine)

Refer to **Appendix A** for an aerial view of these production buildings.

The exorbitant cost of creating two water supply plants for fire prevention (sprinkler systems) requires us to centralise operations on the La Garonne estate. It does not only make sense from a financial point of view, but also improves efficient and reduce transport in between the locations.

Refer to **Appendix B** for approved Fire Safety Concept Design.

Therefore, this report recommends that our company invest in the following initiatives:

1. Establish a Sparkling Wine Production Facility:
   To address the current production challenges, it is recommended that our company establishes a dedicated production facility for Sparkling Wine. This facility will be responsible for the production, bottling, and labelling of Sparkling Wine, enabling us to meet the increasing demand for these products. The facility will also enable us to improve our production efficiency, lower production costs, and enhance the overall quality of our products.

2. Increase Cold Storage Capacity:
   The current cold storage capacity is insufficient to store all of our products effectively, leading to a loss of sales and potential customers. Therefore, it is recommended that our company invests in increasing the cold storage capacity. This initiative will allow us to store our products more efficiently, maintain product quality, and meet the increasing demand for our products.

3. Install a Water Sprinkler System at all Cold Store Facilities:
   The lack of a water sprinkler system in all cold store facilities is exposing our inventory to a high risk of fire, which could result in significant financial losses. Therefore, it is recommended that our company invests in the installation of a water sprinkler system at all cold store facilities. This initiative will mitigate the risk of fire, protect our inventory, and reduce the potential for financial losses.

Refer to **Appendix C** for additional motivations and benefit from the proposed capital investment.

Conclusion:

In conclusion, the establishment of a Sparkling Wine production facility, increasing cold storage capacity, and installation of a water sprinkler system at all cold store facilities are critical initiatives that will enable our company to meet the increasing demand for our products, enhance production efficiency, maintain product quality, and reduce the risk of financial losses. Therefore, it is recommended that our company invests in these initiatives to improve our overall operational and logistical performance.

John Sutherland
Operations and Financial Director
Anthonij Rupert Wyne (Pty) Ltd

Annexure A

L'Ormarins – Wine Estate (Sparkling Wine Production Buildings)



Annexure A (Continue)

La Garonne – Wine Estate (Still Wine Production Buildings)



Annexure B

EKCON

ENGINEERS & PROJECT MANAGERS

Rupertwines

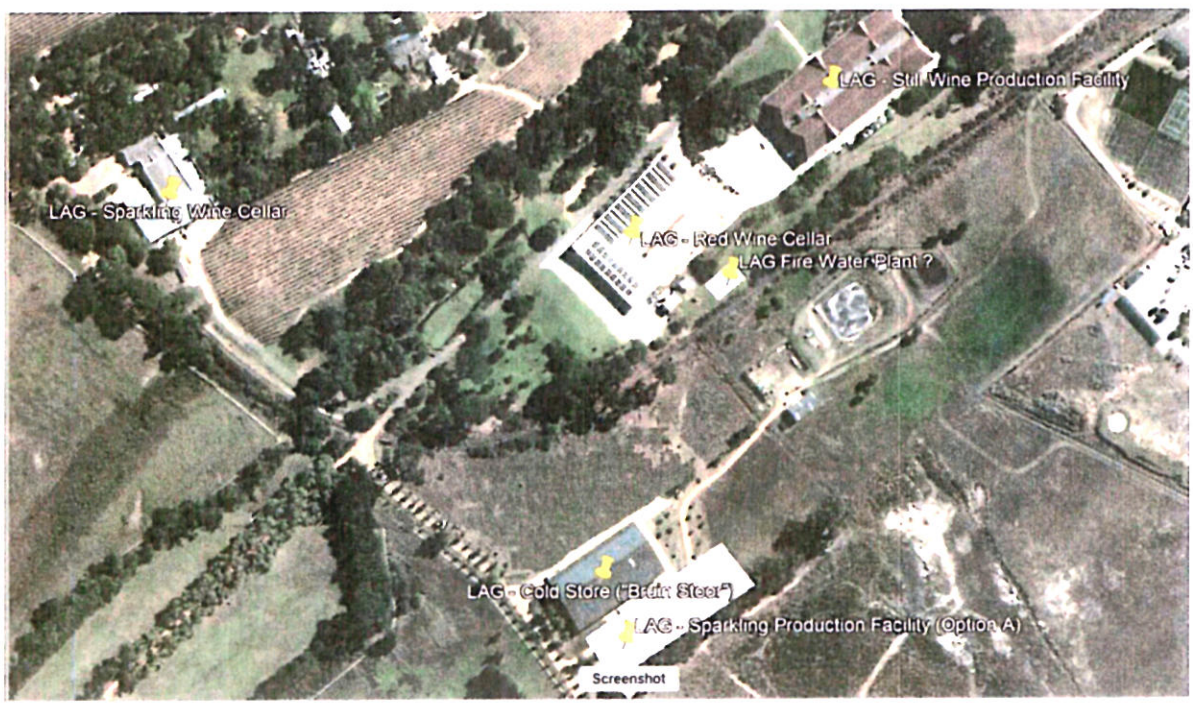
For Attention: John Sutherland

Sir

La Garonne Fire Safety Concept Design: Rev 1

Further to our Fire Safety Audit, herewith please find the concept design proposal for the envisaged work.

L'Ormarins will be submitted in a complete separate report, once confirmation is received on the concept



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Ekcon (Pty) Ltd
Directors: MW Casper / A Ekermans / GA Engelbrecht / HJ Karsten / WV Kleinhans / A Meyer / KJF Raimond / ML Woudberg
RegNo.2000/000165/07 – Vat No 4890187877

Uitzicht, Tygerberg Office Park 163
Uys Krige Drive, Plattekloof, 7500
PO Box 2420, Bellville, 7535
Cape Town, South Africa

1. List of Buildings

The following buildings will be involved in terms of the fire safety upgrade (in order of priority):

- New Sprinkler Water Supply to La Garonne
- LAG Still Wine Bottling & Storage Building
- LAG Cold Store (Bruin Stoor)
- LAG New Sparkling Production Facility

2. Description of Sprinkler System Upgrade

2.1 Sprinkler Water Supply

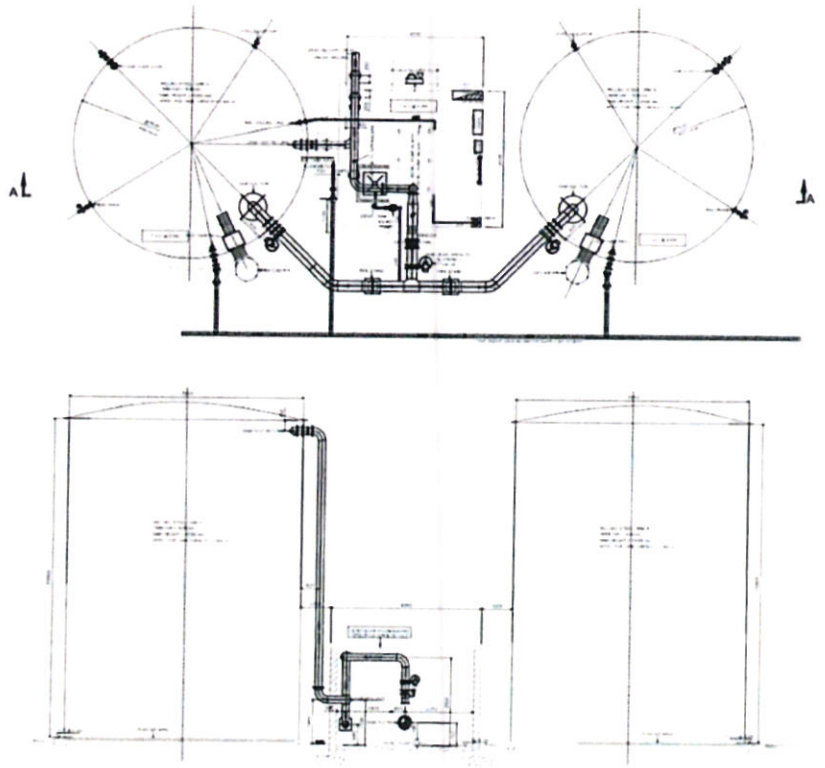
A dedicated sprinkler supply (pump & tank system) must be installed in a centralized location to feed the buildings on the La Garonne site. The system must be able to supply sprinkler water to the following buildings:

- LAG Still Wine Bottling & Storage Building
- LAG Cold Store (Bruin Stoor)
- LAG New Sparkling Production Facility
- Red Wine Cellar storage area.

The intention is to design the water supply to comply with ASIB 12th edition.
The estimated size according to initial calculations (based on worst case scenario to cover the Cold Store with racking as per pictures) is a water demand of 9 800l/min at an estimated pressure of 900kPa.

This will be provided by a single diesel pump set, connected to 2 x 450kL cylindrical water storage tanks. The infill to these tanks would be via an existing 100mm water supply line in close proximity to the envisaged tank location. The water supply line is fed from a dam on a higher location on the farm, able to produce 450l/min in order to fill the sprinkler tanks within 36 hours. See attached diagrammatic layout of pipe routes and pump/tank detailed positioning.

The water supply will be as per the following arrangement, in line with ASIB 12th edition.



2.2 LAG Still Wine Bottling & Storage Building

The following corrective measures will be implemented to obtain satisfactory sprinkler protection in the building, in line with the attached concept design drawing:

a. Install roof level sprinkler protection throughout the building to 10mm/min DDoD (design density of discharge) over an AMAO (assumed max area of operation) of 260m^2. This will satisfy block storage of Cat 2 goods up to 5m height.
b. Install void protection in all voids exceeding 800mm depth
c. Install in-rack sprinklers in all racks to satisfy the required category of goods stored, and storage method as indicated in the picture below.



Screenshot



Drive in racks to be sprinkler protected.

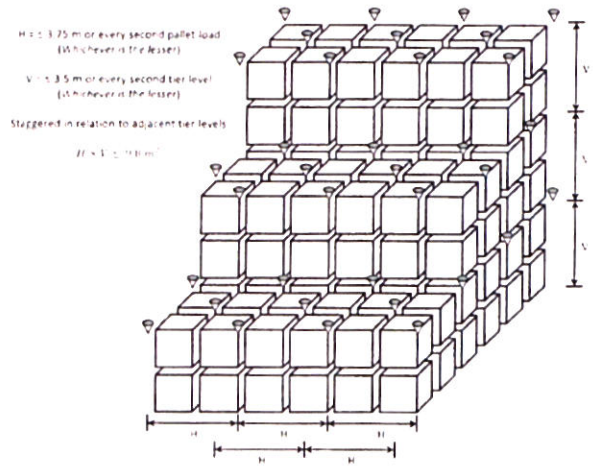


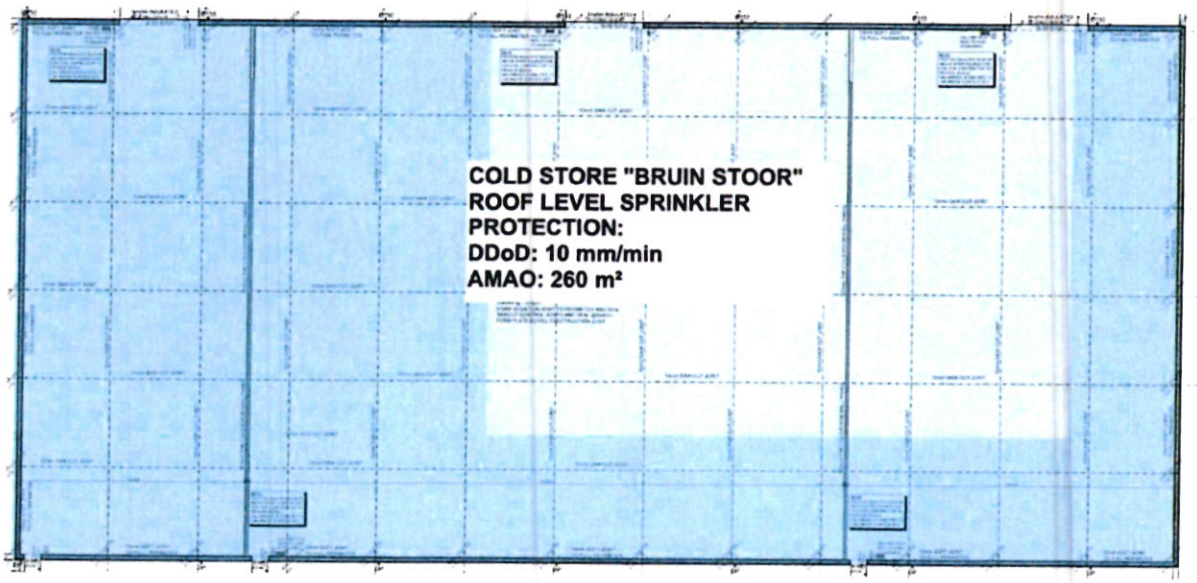
Figure 104 Location of intermediate in rack protection sprinklers for Category I or II goods stored in live, drive-in, drive-through, flow, push-back, mobile or mole beam pallet racking

Sprinkler head positioning as per fig.104 (Asib 12th ed)

2.3 LAG Cold Store (Bruin Stoor)

The following corrective measures will be implemented to obtain satisfactory sprinkler protection in the building, in line with the attached concept design drawing:

a. Install roof level sprinkler protection throughout the building to 10mm/min DDoD (design density of discharge) over an AMAO (assumed max area of operation) of 260m^2. This will satisfy block storage of Cat 2 goods up to 5m height.
b. Install void protection in all voids exceeding 800mm depth (should existing ceiling not be relocated to omit void protection)
c. Install in-rack sprinklers in all racks to satisfy the required category of goods stored, and storage method.
d. Reduce storage height by 1 level, or increase ceiling height to provide 1m free clearance above racks.





Drive in racks to be sprinkler protected.

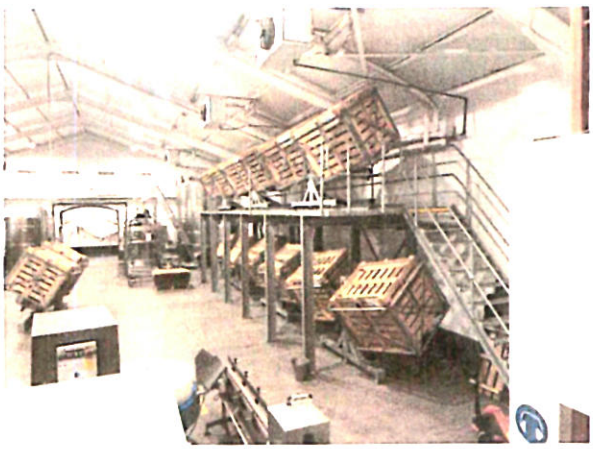


Cat 2 Goods (with wine/sparkling wine

2.4 LAG New Sparkling Production Facility

The following corrective measures will be implemented to obtain satisfactory sprinkler protection in the building, in line with the attached concept design drawing:

a. Install roof level sprinkler protection throughout the building to 10mm/min DDoD (design density of discharge) over an AMAO (assumed max area of operation) of 260m^2. This will satisfy block storage of Cat 2 goods up to 5m height.
b. Install void protection in all voids exceeding 800mm depth
c. Install in-rack sprinklers in all racks to satisfy the required category of goods stored, and storage method.



Sparkling wine production area



Typical block stack storage arrangement

Programme:

3. Description of Fire Protection Services, Fire Detection Systems & Smoke Management

3.1 LAG Still Wine Bottling & Storage Building

The following corrective measures will be implemented to obtain satisfactory first aid fire fighting equipment, adequate smoke detection & alarm as well as smoke management in the building:

a. Install 1 x additional fire hydrant
b. Install 3 x additional fire hose reels.
c. Install 4 x 9kg DCP-type fire extinguishers & 2 x 4.5kg DCP-type fire extinguishers
d. Install fire detection and alarm system.
e. Provide suitable smoke management systems to comply with SANS10400 and EN12101.

3.2 LAG Cold Store (Bruin Stoor)

The following corrective measures will be implemented to obtain satisfactory first aid fire fighting equipment, adequate smoke detection & alarm as well as smoke management in the building:

a. Install 1 x additional fire hose reels.
b. Install 2 x 9kg DCP-type fire extinguishers
c. Install fire detection & alarm system
d. Upgrade statutory fire signage to be compliant with SANS10400.
e. Provide suitable smoke management systems to comply with SANS10400 and EN12101.

3.3 LAG New Sparkling Production Facility

This building is still to be constructed and the following would be made provision for in terms of statutory compliance:

a. Install first aid fire fighting equipment incl. fire hydrants, fire hose reels and fire extinguishers
b. Install smoke detection and alarm system
c. Provide positive smoke ventilation system.

4. Cost Estimate

Please refer to our detailed cost estimate for a breakdown of the costs.

5. Programme

Herewith please find the best case scenario programme. This programme is subject to the following:

a. Access to the various buildings to meet installation period.
b. Detailed dwg layouts and sections of all the existing buildings, together with anticipated modifications to the buildings.
c. Final layouts and sections of Sparkling Wine Production Facility drawings.

Yours faithfully



Hennie Karsten (Pr Eng 940184)
for EKCON (Pty) Ltd

Detailed Site Layout:



Annexure C

Additional motivations and benefits of proposed capital investment:

Installation of water sprinkler system

The installation of a water sprinkler system in a building is motivated by the need to reduce the risk of fire and limit the damage caused by fire in case one occurs. Sprinkler systems work by automatically detecting the presence of fire and releasing water to extinguish the flames.

The water sprinkler system helps to control or extinguish the fire before it becomes too large, preventing further spread and limiting the amount of damage to the building, its contents, and the people inside.

In addition to preventing loss of life and property damage, the installation of a water sprinkler system can also help to lower insurance premiums, as it is a recognized safety measure that can reduce the risk of fire-related losses.

Sprinkler systems are also required by building codes in many jurisdictions, particularly for commercial and high-rise residential buildings.

Overall, the installation of a water sprinkler system is a proactive measure to ensure the safety of occupants and limit the damage caused by fires, making it an important investment for building owners and managers.

Additional cooled storage space

The creation of additional cooled storage space is required for our increased production.

The main reason being:

- Increased capacity:
  Additional storage space allows the company to store more products, which can help meet the needs of growing demand. This will assist in prevent backorders, which can lead to lost sales.

- Better inventory management:
  With more storage space, ARW can better manage inventory by keeping adequate stock levels, minimizing stock outs, and rotating inventory to ensure that products are fresh and in good condition.

- Improved efficiency:
  A larger storage area can allow for better organization and more efficient use of space, which can streamline the production process and improve workflow.

- Longer storage life:
  Additional cooled storage space can help extend the shelf life of wines, reducing waste and improving profitability. However, it's important to note that creating additional cooled storage space can be a significant investment, both in terms of the initial cost of building or expanding a storage facility and the ongoing operating costs associated with cooling and maintaining the space. It's important to carefully evaluate the costs and benefits before making the decision to expand storage capacity.

SIPPEL & DE LANGE

ANTHONIJ RUPERT WINES [PTY] Ltd

LA GARONNE MCC FACILITY

ANTHONIJ RUPERT
WYNE



CIVIL ENGINEERING SERVICES REPORT - REVISION 1

SUBMISSION OF SITE DEVELOPMENT PLAN

Project No. 22-134

28 February 2023

ANTHONIJ RUPERT WINES [PTY] Ltd

LA GARONNE MCC FACILITY

CONTENTS

CHAPTER	DESCRIPTION	PAGE

1. INTRODUCTION
2. SITE TOPOGRAPHY
3. GEOTECHNICAL CONDITIONS
4. CIVIL INFRASTRUCTURE
5. POTABLE WATER
6. SEWERAGE
7. STORMWATER
8. FIRE FIGHTING
9. ROADWORKS
10. SOLID WASTE REMOVAL
11. CONCLUSION

APPENDICES

Appendix 1 – Architectural layouts Drawing no. 2022.16.101 and 2022.16.102

Appendix 2 - Preliminary Civil Infrastructure Layout prepared by Sippel and de Lange Consulting Engineers, Drawing Nr 22-134/CS1 dated 14 February 2023

Appendix 3 - Geotechnical Investigation prepared by Professional Geologist CJ Engelbrecht [Pr.Eng.]

1. INTRODUCTION

The Client, Anthonij Rupert Wines [Pty] Ltd appointed Sippel and De Lange Consulting Engineers to compile an Engineering Services report for the Site Development Plan [SDP] submission for the extension of the existing storage shed (460 m2) and a new storage shed and small office block of approximately 3450 m2 in extent. See Appendix 1 Architectural Layouts

2. SITE TOPOGRAPHY

A detailed Topographical Survey of the proposed site has been undertaken and contours are available. and is indicated on the SDP as well as the Preliminary Civil Infrastructure drawing compiled by Sippel and De Lange.

3. GEOTECHNICAL CONDITIONS

A detailed Geotechnical Investigation has been undertaken by Professional Geologist CJ Engelbrecht [Pr Eng.] and a copy of the investigation and recommendations is included as Appendix 3. The results of the investigations will guide the foundation designs and layer works for the hardened surfaces.

4. CIVIL INFRASTRUCTURE

The design and implementation of all required Civil Infrastructure required for the development will be done according to the "Guidelines for Installation of Engineering Services in Residential Areas" or the so called "Blue Book", as well as standards and requirements of the Department of Water Affairs, the minimum standards of the Stellenbosch Municipality and the Provincial Roads Engineer.

Detailed Construction Drawings will be submitted to the Stellenbosch Municipality for approval prior to Tender and Construction.

A Preliminary Layout of the required Civil Infrastructure is indicated on Nr 22-134/CS1 contained in Appendix 2.

5. POTABLE WATER

The potable water use of the development is minimal. The farm is well developed and has adequate quantities and pressure to provide the development with potable water exceeding the minimum standard of potable water of SANS 241-1 of 2015. A connection to serve the development will be made on existing pipe infrastructure in the vicinity of the building.

Some existing water pipelines lie within the footprint of the proposed building and will be relocated.
The Annual Average Daily Potable Water Demand of the facility is calculated as 0,375 kl/day and more than enough spare capacity exists in the external bulk conveyance and treatment systems to serve the demand of the new facility.

6. SEWERAGE

The effluent generated by the development is minimal.

The annual daily wet weather flow generated by the new facility is calculated as 0,338 kl/day.

The farm is well developed and has adequate spare capacity in the sewer reticulation network as well as at the Sewer Treatment Plant to accommodate effluent generated by the development. Some existing gravity sewer lines lie within the footprint of the proposed building and will be relocated.

7. STORMWATER

Stormwater run-off up to the 5-year storm event from hardened areas and roofs will be collected via catch pits and inlet grids and conveyed via a combination of open channels and underground concrete pipework. A stormwater attenuation pond will be provided and designed such that the post development run-off rate does not exceed the pre-development run-off rate in terms of the Water Affairs legislation and the Stellenbosch Municipal guidelines prior to release into the drainage channels. The stormwater calculations, the size and position of the retention facilities and the proposed litter traps will be provided to the Stellenbosch Municipality as part of the construction drawing submission once the application has been approved.

8. FIRE FIGHTING

A Fire Plan will be commissioned according to the Stellenbosch Municipal guidelines for firefighting within and outside the proposed building.

9. ROADWORKS

9.1 ACCESS/INTERSECTION ON R45

The existing intersection on the R45 has been analyzed and are considered sufficient to handle the anticipated traffic load and vehicle type that will serve the proposed facility and no upgrading is required.

9.2 INTERNAL ROADS

New internal hardened areas will be surfaced by a combination of tar, paving and cobbles to suit the architectural theme. The existing roads providing access to the proposed building has been assessed and are adequate to handle the traffic load and vehicle type that will serve the proposed facility and no upgrading is required.

10. SOLID WASTE REMOVAL

The amount of Solid Waste generated by the proposed facility is minimal. Solid Waste will be collected by farm personnel and combined with the Solid Waste generated by the farm.

11. CONCLUSION

Sippel and De Lange has investigated the proposed facilities and engineering constraints of the site and are satisfied that the site is suitable for the intended development from an engineering point of view.



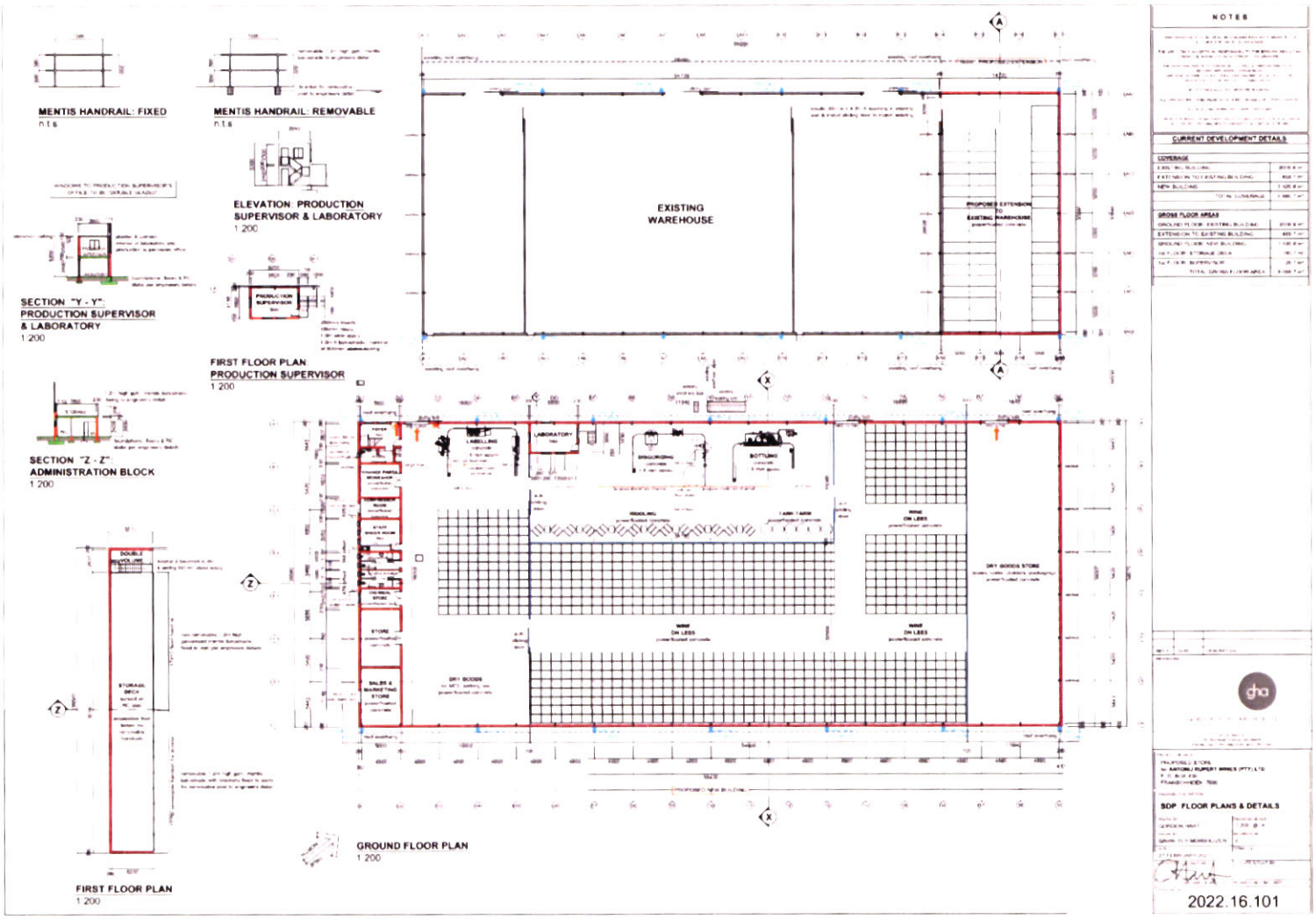
DM LINDERS

for Sippel and De Lange Engineers

Appendix 1 - Architectural Layouts

Appendix 2 - Preliminary Civil Infrastructure Layout

Appendix 3 - Geotechnical Investigation


MENTIS HANDRAIL: FIXED
n.t.s
MENTIS HANDRAIL: REMOVABLE
n.t.s
ELEVATION: PRODUCTION SUPERVISOR & LABORATORY
1:200
SECTION "Y - Y"
PRODUCTION SUPERVISOR & LABORATORY
1:200
FIRST FLOOR PLAN
PRODUCTION SUPERVISOR
1:200
SECTION "Z - Z"
ADMINISTRATION BLOCK
1:200
FIRST FLOOR PLAN
1:200
EXISTING WAREHOUSE
GROUND FLOOR PLAN
1:200
NOTES
CURRENT DEVELOPMENT DETAILS
SDP FLOOR PLANS & DETAILS
2022.16.101

NOTES

FITTINGS & FINISHES

WATER CLOSETS
WHITE SUITE (TOP FLUSH) VITREOUS CHINA SUITE COMPLETE WITH LID, FITTINGS AND WELL-ENDED ALL PIPE CONNECTIONS

URINALS
WALL URINATOR WALL HUNG BOWL VITREOUS CHINA SUITE COMPLETE WITH TOP INLET FITTINGS, C.P. DOMICAL GRATING, SPREADER AND HANGER BRACKETS.

WASH HAND BASINS
WHITE VITREOUS CHINA SUITE COMPLETE WITH 1/2" x 450mm RADIUSED "HERCULES" BASIN COMPLETE WITH 32MM DIA CHROME PLATED CLASSIC STAR TYPE 111 02, PLUG, WASTE AND OVERFLOW BRACKETS.

SINKS
PLEASE TRICOLINE SINGLE END BOWL EDGE 31 RIM DROP-IN SINK COMPLETE WITH PLUG, WASTE AND PIPE FITTINGS.

PROVIDE COBRA CLASSIC STAR 1/2" MIXER TAP WITH ALL NECESSARY PIPES AND CONNECTIONS.

PROVIDE FORMICA COUNTER TOP AND MELAMINE FINISHED FLOOR CUPBOARDS WITH SQUARE EDGED DOORS AND STAINLESS STEEL HANDLES UNDER SINKS IN KITCHENETTES PER SKETCH.

PIPES
ALLOWANCE TO BE MADE FOR ALL NECESSARY PIPES AND CONNECTIONS TO FITTINGS AND SANITARYWARE
SAMPLES OF TILES, CARPETS AND PAINT SPECIFICATIONS TO BE PRESENTED TO PROJECT FOR APPROVAL OF ITEM AND COLOUR
ALL FITTINGS ARE AS SPECIFIED OR SIMILAR TO PROJECT MANAGERS APPROVAL

WINDOWS AND DOORS
SEE WINDOW & DOOR SCHEDULE (later sheet)

TILING

FLOOR TILES
PROVIDE for GRADE HDN SLIP FULL BODIED PORCELAIN FLOOR TILES (300mm diameter 300mm x 300mm x 8mm)
COLOUR: "WALT & PEPPER" GREY EX. TILETONA OR SIMILAR TO PROJECT MANAGERS APPROVAL
150mm PORCELAIN TILE SKIRTING SET FROM FLOOR TILES, JOINTED TO MATCH FLOOR TILE
TRANSITION STRIPS TO BE PROVIDED BETWEEN AREAS OF DIFFERENT FLOOR FINISHES
TRANSITION JOINT STRIPS TO BE DETERMINED AND INSTALLED AS PER ENGINEER'S SPECIFICATIONS
FINAL PREPARATION OF FLOORS TO RECEIVE FLOOR FINISHES MUST BE SMOOTH, EVEN AND LEVEL (TOLERANCE SHALL BE 3mm IN 3000mm)

WALL TILES
PROVIDE WHITE PORCELAIN WALL TILES minimum dimension 150mm x 150mm)
COLOUR: "WHITE" EX. TILETONA OR SIMILAR TO PROJECT MANAGERS APPROVAL

CARPETS
NEEDLE FELT 5mm 5 fibre BERBER POINT 650 HEABAC TILES
VISUALLY SECURED FROM 100% EXISTING WORLD TWIST
COLOUR: BERBER POINT 650 "ROCK" OR SIMILAR TO PROJECT MANAGERS APPROVAL
ADHESIVE TILES MUST BE TO BE LAID AT INSTALLATION PRODUCT IS TO BE LAID IN ACCORDANCE WITH THE SANS 10400 PLAN FITTING CODE OF PRACTICE
TRANSITION STRIPS TO BE PROVIDED BETWEEN AREAS OF DIFFERENT FLOOR FINISHES
FINAL PREPARATION OF FLOORS TO RECEIVE FLOOR FINISHES MUST BE SMOOTH, EVEN AND LEVEL (TOLERANCE SHALL BE 3mm IN 3000mm)

BUILDING SERVICES
REFER TO MECHANICAL & ELECTRICAL ENGINEERS SPECIFICATIONS IN ALL OFFICES
EXPOSED WIRES TO RECEIVE NATURAL ANODISED ALUMINIUM SKIRTING

CEILING OFFICES
SUSPENDED VINYL CLAD CEILING TILES 600 X 600 OR 600 X 1200 X 6mm THICK PELICAN GYPSUM BOARD, VINYL CLAD CEILING TILES LAID IN EXPOSED T01 SUSPENSION SYSTEM ALL AS SUPPLIED BY ZOPA, BTW (ZOPA) BK SANDWELME GORMEE (WHITE)
INSTALLATION STRICTLY IN ACCORDANCE WITH ZOPA SPECIFICATIONS

WALL FINISHES: PAINTED WORK

INTERIORS
PLASTERED WALLS - ONE COAT PLASTER, ONE COAT FILLER AND TWO FINISHING COATS OF WHITE WASH IN "READY MIX" APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

EXTERIORS
PLASTERED WALLS - TWO COAT PLASTER, ONE COAT FILLER AND TWO FINISHING COATS OF WHITE SUPER ACRYLIC APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

BRICK PANELS - FAIRFACED BRICK PANELS
SandBLASTED ON COMPLETION TO MATCH NEARBY BUILDINGS

KITCHENS & ABLUTIONS
ONE COAT PLASTER AND 150 X 150 WHITE CERAMIC TILES TO HEIGHT OF 1800 ABOVE FFL

PROVIDE 2 No. SPLIT NON - CONVERT ex. FOR TABLETOP ABOVE WALL TILES AT 1.20 ABOVE FFL SURFACE 7 COATS OF GLOSS PAINT TO FACES AND TWO COATS WITH 2 + COATS GLOSS ENAMEL (COLOUR: WHITE OR OFF-WHITE TO PROJECT MANAGERS APPROVAL.

WALLS TO BE WATERPROOFED WITH 2 x COATS OF "bondex no stop" TO HEIGHT OF 300mm ABV. IN GENERAL AREAS OF ABLUTIONS AND TO HEIGHT OF 300mm BEHIND SINK AREA & BASINS, PRIOR TO TILING.

WALLS ABOVE SHOD RAIL TO BE PLASTERED AND PAINTED FOR "INTERIOR WALL" SPECIFICATION ABOVE

ELECTRICAL
REFER TO MECHANICAL & ELECTRICAL ENGINEERS CONTRACTORS DETAILS

CIVIL WORKS
REFER TO SEPARATE ENGINEERS DETAILS

RC STEEL - CLADDING & STRUCTURAL
REFER TO SEPARATE ENGINEERS DETAILS

NOTES

ROOF CONSTRUCTION
0.5mm CORRUGATED PROFILE GALVANISED STEEL SHEETING WITH "TIGERS EYE" STONE FINISH ON ONE SIDE IN SHADE LICHEN FIELD TO STEEL STRUCTURE BY ENGINEER AND 0.5mm GALVANISED STEEL ACCESSORIES WITH "TIGERS EYE" FINISH ON ONE SIDE, BEDF AT 5° PITCH, FLASHING TO MATCH EXISTING ROOF SHEETING SPECIFICATION.

SIDE CLADDING
0.5mm CORRUGATED PROFILE GALVANISED STEEL SHEETING WITH "TIGERS EYE" STONE FINISH ON ONE SIDE IN SHADE LICHEN FIELD TO STEEL STRUCTURE BY ENGINEER AND 0.5mm GALVANISED STEEL ACCESSORIES WITH "TIGERS EYE" FINISH ON ONE SIDE ON BASE RAILS STEEL PORTAL FRAMES PER ENGINEERS DETAILS

ROOF & WALL INSULATION
PROVIDE 50mm - 100MM THICK GLASSWOOL OVER PURLIN UNDER ROOF SHEETS TO ENTIRE BUILDING PER MANUFACTURERS SPECIFICATIONS
PROVIDE 100mm INSULATION PANELS TO WALLS & UNDERSIDE OF ROOF TO BE MADE REFER TO BUILDING MANUFACTURERS DETAILS

RAIN WATER GOODS
SPECIAL GALV BOX GUTTERS AND LAUNDERS PER MANUFACTURERS DETAILS
RAINWATER DISCHARGING VIA DOWNPIPES TO CATCHPITS / LINKED TO STORM WATER SYSTEM

CEILINGS: ADMINISTRATION & OFFICES
SUSPENDED VINYL CLAD CEILING TILES, 600 X 600 OR 600 X 1200 X 6mm THICK PELICAN GYPSUM BOARD, VINYL CLAD CEILING TILES LAID IN EXPOSED T01 SUSPENSION SYSTEM ALL AS SUPPLIED BY ZOPA WITH DOWN BK SANDWELME GORMEE (WHITE)
INSTALLATION PER ZOPA SPECIFICATIONS

FLOOR CONSTRUCTION: WAREHOUSE
150mm CONCRETE FLOORS 10N, 50kg/m² on 200mm thick APPROVED DAMP PROOF UNDERLAY ON MIN 200 LAYER ON WELL COMPACTED HARDCORE

FLOOR CONSTRUCTION: ADMINISTRATION
GROUND FLOOR
25mm SCREED ON 100mm CONCRETE SLAB ON 200mm thick APPROVED DAMP PROOF UNDERLAY ON SAND LAYER ON WELL COMPACTED HARDCORE
REFER TO STRUCTURAL ENGINEERS DETAILS
FIRST FLOOR
50mm SCREED WITH 50mm GRANO JOISTS AND 18G MESH ON 150mm CONCRETE SLAB TO ENGINEERS DETAIL FINISHED TO RECEIVE FLOOR FINISHES PER PLAN LAYOUT

FOUNDATIONS
230mm BRICK WALLS TO BE FOUNDED ON 700 X 300 STRIP FOUNDATIONS.
ALL LOAD BEARING WALLS TO BE FOUNDED ON 700 X 300 STRIP FOUNDATIONS.
CLARIFIABLE FOUNDATIONS TO PROJECT A MINIMUM OF 2000m PAST BROADERS AND BE 200MM DEEP PENETRATE TO UNDISTURBED, STRUCTURE AND CUBE LINES TO ENGINEERS DETAILS.
FOUNDATION WALLS TO COMPLY WITH TABLE 4 OF PART "H" OF SANS 0400.
NO FOUNDATIONS TO PROJECT BEYOND THE SITE BOUNDARIES. USE TO BE MADE OF EXCAVATED FOUNDATIONS IN SUCH SITUATIONS.

WALLS
EXTERNAL WALLS TO BE 280mm CAVITY CLAY BRICK WALLS.
WALL TIES PROVIDE AT RATE OF 3 PER m²
PROVIDE DRAINED 50x40mm DPC AT FLOOR LEVEL WITH WEEP HOLES AT 1000mm CENTRES.
190PA SOLID BRICK TO ALL LOADBEARING WALLS & PIPS TO NON-LOADBEARING WALLS

LIGHT & VENTILATION
SUPPLY MINIMUM 10% LIGHT AREA & 5% OPENABLE TO EACH HABITABLE ROOM.
ALL ALUMINIUM WINDOWS AND DOORS OR SPECIAL BY CONTRACTOR.
ALL TIMBER DOORS TO STRUCTURAL OR SMOKE GLAZING IN EXCESS OF 1.5m² OR MORE 800mm OF FLOOR MUST BE SAFETY GLASS AND ALL OTHER INSTANCES AS PER PART "H" SANS 0400 - SAMBRA REGULATIONS.

LINTELS
ALL OPENINGS TO RECEIVE PRESTRESSED CONCRETE LINTELS, LAID TO MANUFACTURERS SPECIFICATIONS AND 4 COURSES BRICKFORCE.

ARTIFICIAL VENTILATION
PROVIDE MECHANICAL VENTILATION PER ENGINEERS DETAILS TO EACH INTERNAL COMPARTMENT WITHOUT NATURAL VENTILATION
(40 DOORS TO BE UNDERCUT BY 20mm CLEAR ABOVE FINISHED FLOOR) SOMERSBURY BAKING REGULATIONS.

ARTIFICIAL LIGHTING
PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH SANS 10114 WHERE LESS THAN 10% NATURAL LIGHT IS PROVIDED

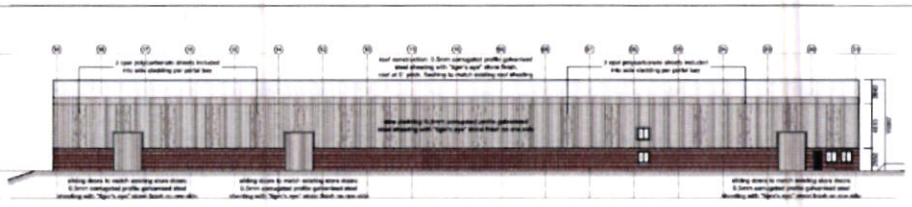
LIGHT FITTINGS
REF ELECTRICAL ENGINEER/CONTRACTOR

ABLUTION AND TOILET FACILITIES
A CONSTANT SUPPLY OF HOT AND COLD WATER MUST BE SUPPLIED TO ALL BASINS AND WASH HAND BASINS.
THE WALL AREAS BEHIND ALL BASINS AND WASH HAND BASINS MUST BE TILED TO A HEIGHT OF AT LEAST 300mm

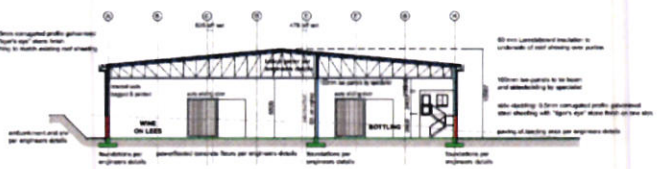
WATER HEATING
ELECTRIC GEYSER / PUMP (GASED TO ARREST HEDGFLO DUAL 150 150MM 400PA HOT WATER CYLINDER.
PROVIDE GALV DBZ TRIO UNDER HOT WATER CYLINDER WITH 32mm DIA OVERFLOW TO OUTSIDE.
Rheem 50 LITRE GEYSER FOR HOT WATER ON DEMAND ONLY

PLUMBING
WATER PIPES BELOW GROUND IN POLYTOP
WATER PIPES ABOVE GROUND IN COPPER, ANY CONCEALED WHERE POSSIBLE
MINIMUM 24" PIPES THROUGHOUT
ALL UPPER FLOOR WASTE PITTINGS 100 MM ANTI-SYPHONED OR FITTED WITH DEEP SEAL TRAPS
ALL WORK TO BE UNDERTAKEN BY A LICENCED PLUMBER

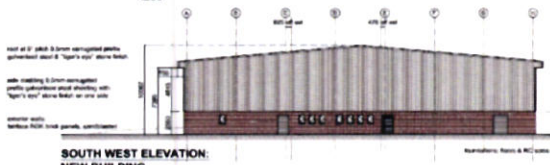
SEWER VENT PIPES
INTERNAL STACKS TO BE PROVIDE WITH 1 MAY VENTS



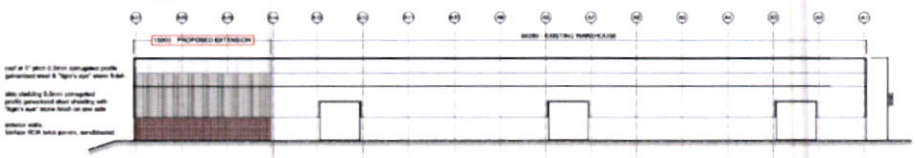
NORTH WEST ELEVATION:
NEW BUILDING
1:200



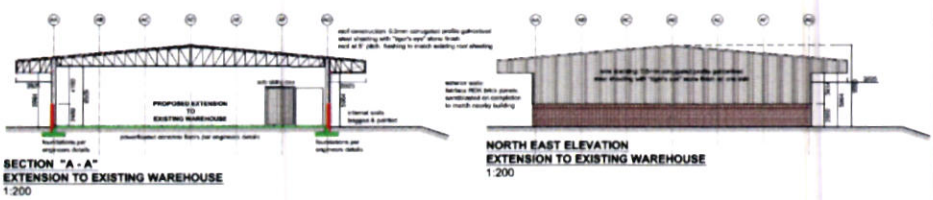
SECTION "X - X": NEW BUILDING
1:200



SOUTH WEST ELEVATION:
NEW BUILDING
1:200



NORTH WEST ELEVATION:
EXTENSION TO EXISTING WAREHOUSE
1:200



SECTION "A - A"
EXTENSION TO EXISTING WAREHOUSE
1:200

NORTH EAST ELEVATION
EXTENSION TO EXISTING WAREHOUSE
1:200

NOTES

DISABLED PERSONS TOILET FACILITIES.

ANY COMPARTMENT CONTAINING A WATER CLOSET PAN FOR THE USE OF DISABLED PERSONS SHALL HAVE A MINIMUM AREA OF 2.5m² AND A MINIMUM PLAN DIMENSION OF 1.5m

PROVIDE AN OUTWARD OPENING DOOR, WITH LOCK BEING OPERABLE FROM THE OUTSIDE WITH A SUITABLE DEVICE.

THE WATER CLOSET MUST NOT BE LESS THAN 400mm AND NOT MORE THAN 500mm BETWEEN THE CENTRE LINE AND NEAREST WALL. THE FRONT EDGE OF THE PAN MUST BE NOT LESS THAN 680mm FROM THE REAR WALL. THE TOP SURFACE OF THE SEAT MUST NOT BE LESS THAN 460mm AND NOT MORE THAN 480mm ABOVE FLOOR LEVEL.

APPROVED HANDGRAMS TO BE PROVIDED TO THE NEARER WALL AND REAR WALL OF THE COMPARTMENT.

THE FLUSHING CONTROL AND TOILET PAPER HOLDER TO BE EASILY ACCESSIBLE AND THE LID AND SEAT TO REMAIN IN THE UPRIGHT POSITION WHEN RAISED.

THE WASH HAND BASIN MUST BE SITUATED NOT MORE THAN 600mm FROM THE FLOOR AND HAVE A VERTICAL CLEARANCE OF 650mm UNDERNEATH AT A POINT NOT LESS THAN 180mm FROM THE FRONT OF THE BASIN.

THE BOWL OF A VANITY BLAG MUST NOT BE MORE THAN 350mm FROM THE FRONT OF THE SLAB AND MUST HAVE A CLEARANCE OF 680mm MEASURED FROM THE FLOOR TO THE UNDERSIDE OF THE FASCIA.

WATER TAPS TO BE OPERATED BY LEVER HANDLES AND THE COLD TAP MUST BE IN EASY REACH OF ANY PERSON SITTING ON THE WATER CLOSET PAN.

APPROVED SIGNS MUST BE PROVIDED TO INDICATE THE FACILITIES FOR DISABLED PERSONS.

RAMP PROVIDED TO MAIN ENTRANCE.

FACILITIES PERSONS WITH DISABILITIES COMPLYING WITH SANS REGULATIONS

ALL GROUND FLOOR LIVING ACCOMMODATION ON BASE LEVELS FOR EASY ACCESS BY PERSONS WITH DISABILITIES.

RAINWATER MANAGEMENT: WATER SYSTEM.

PROVIDE WASH HAND BASINS WITH TAPS WITH A MINIMUM FLOW RATE OF 6 litres/ min METERING TAPS.

PROVIDE WCS WITH DWYER EFFICIENT DUAL FLUSH CISTERNS WITH 3 LITRE AND 6 LITRE FLUSHES.

REV	DATE	DESCRIPTION

REVISIONS

GORDON HART ARCHITECTS

PROJECT DETAILS
PROPOSED STORE
for ANTONIJ RUPERT WINES (PTY) LTD
P. O. BOX 439
FRANSCHHOEK 7690

DRAWING DESCRIPTION
SDP: SECTIONS & ELEVATIONS

DRAWN BY: GORDON HART	DRAWING SCALE: 1:200 @ A1
CHECKED BY: GAVIN TER MORSHUIZEN	REVISION NO: 0
DATE: 27 FEBRUARY 2023	DRAWING FILE:
SIGNATURE:	COPYRIGHT:

DRAWING NO.
2022.16.102



LAYOUT OF PROPOSED CIVIL ENGINEERING SERVICES
1 : 300

24 Feb 2023

NO.	AMENDMENT	NAME	DATE

SIPPEL & DE LANGE
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
P.O. BOX 1054
MATIELAND
TEL:
E-mail:

CLIENT:
ANTHONIJ RUPERT WINES (PTY) LTD

PROJECT:
PROPOSED NEW STORE
LA GARONNE FARM
DRAKENSTEIN

DRAWING:
CIVIL ENGINEERING SERVICES LAYOUT

SCALE:	AS SHOWN	DATE:	24 Feb 2023
DESIGNED:	DL	DRAWN:	WF
APPROVED:			
DRAWING NO:	22-134/ CS1	REVISION:	

Geotechnical Site Investigation For
Rupert Wines
Franschhoek

Prepared by: J C Engelbrecht (Pr Eng)

On behalf of:
Mr John Sutherland
Director
Rupert Wines

INDEX

1. Introduction and geological description of the site

2. Profiling

3. DCP Tests

4. Bearing Capacity

5. Foundation Indicator Tests

6. Groundwater and Drainage

7. Design of Entrance road and Paving

8. Conclusions and Recommendations

GEOTECHNICAL REPORT FOR RUPERT WINES FRANSCHHOEK

1. INTRODUCTION WITH GEOLOGICAL DESCRIPTION OF THE SITE

The site investigated lies within the Antonij Rupert Wine Farm.. The site consist of transported silty sand with pebbles cobbles and boulders (alluvium) with vegetation, underlain by a moist, firm to stiff clayey silt (weathered granite) A perched water table was encountered at all three test holes. A large amount of water seeped into the holes through the cobble and bouder layer, most probably from a marshy area above and next to the site. A row of large trees are also present.

2. PROFILING OF TEST HOLES

A visit to the site was conducted on Thursday the 20th of October 2022. Three test holes were dug to depths varying from 1.5 m to 2 m at the positions shown on the google plan. The results are as follows:

TH 1

Depth (mm)	**Description**
0 - 500	Topsoil consisting of moist to wet dark brown medium dense gravelly silty sand with roots (alluvium)
500-1500	Moist to wet dark grey to dark brown silty sand with pebbles cobbles and boulders (alluvium)
1500-1700	Moist to wet light yellowish orange to dark yellow and light grey to white mottled firm clayey silt (weathered granite)

Water seeps into the test hole at 1.1 m depth and a perched water table formed at 1 m depth.

TH 2

Depth (mm)	**Description**
0-200	Topsoil consisting of moist to wet dark grey medium dense gravelly silty sand with roots (alluvium)
200 - 800	Moist to wet light grey to dark grey medium dense gravelly silty sand
800-1100	Moist to wet dark grey to dark brown silty sand with pebbles cobbles and boulders (alluvium)
1100-2000	Moist to wet light yellowish orange to dark yellow and light grey to white mottled firm clayey silt (weathered granite)

Water seeps into the test hole at 800 mm depth and a perched water table formed at 800 mm depth.

TH 3

Depth (mm)	Description
0-300	Topsoil consisting of moist to wet dark grey medium dense gravelly silty sand with roots (alluvium)
300-1200	Moist to wet dark grey to dark brown silty sand with pebbles cobbles and boulders (alluvium)
1200-1700	Moist to wet light yellowish orange to dark yellow and light grey to white and dark red mottled firm clayey silt (weathered granite)

Water seeps into the test hole at 800 mm depth and a perched water table formed at 600 mm depth.

3. DCP TESTS

DCP tests were also performed, with the following results:

TP 1 (At TH 1 from NGL)

Depth mm	DCP mm/blow	CBR	SPT
0 –40	40	5	8
40 – 110	10	22	30
110 – 300	12	18	25
300 –760	10	22	30

TP 2 (In TH 1 from 1.5 m depth)

Depth mm	DCP mm/blow	SPT
160 –180	20	15
180 – 210	10	30
210 – 340	8	37
340 – 560	6	50

TP 3 (At TH 2 from NGL)

Depth mm	DCP mm/blow	CBR	SPT
20 - 100	35	6	8
100 –340	14	16	21
340- 680	18	12	17
680- 870	8	28	37

TP 4 (In TH 2 from 1.2 m depth)

Depth mm	DCP mm/blow	SPT
60 –200	40	8
200 – 240	30	10
240 – 530	18	17
530 – 1030	10	30

TP 5 (At TH 3 from NGL)

Depth mm	DCP mm/blow	CBR	SPT
50 –110	40	5	8
110 – 250	15	14	20
250 – 500	12	18	25
500 –790	8	28	37

TP 6 (In TH 3 from 1.1 m depth)

Depth mm	DCP mm/blow	SPT
120 –240	20	15
240 – 400	16	19
400 – 520	20	15
520 – 680	12	25

TP 7 (In TH 3 from 1.6 m depth)

Depth mm	DCP mm/blow	SPT
140 –330	30	10
330 – 480	10	30
480 – 520	8	37
520 – 680	6	50

4. BEARING CAPACITY

The DCP results varied between 6 and 40 mm/blow, with a average of about 20 mm/blow, from about 600 mm depth and more. The average equivalent SPT will then be 15 for a safe bearing capacity of at least 150 kN/m^2 and an expected total settlement of less than the required limit of 25 mm.

5. FOUNDATION INDICATORS.

The results of an indicator test on a sample from TH 3 are attached, with a summary below:

The clayey silty sand sample (weathered granite) sample from TH 3 was obtained at a depth of about 1.3 m The fines in the sample can be classified as a clayey silt with medium plasiticty (PI = 13.3) and low linear shrinkage of 5.6%. It falls just below the A line of the plasticity chart, with classification of **ML** The activity of the clay is low.

..

6. GROUNDWATER

A perched water table was encountered at all the test holes and water seeped into the holes through the gravel cobble and boulder layer at about 800 to 1100 mm depth, with the water table forming on the clayey silt layer below the boulder layer.
Drainage should also be provided for surface water.

7. DESIGN OF ENTRANCE ROAD AND PAVING

Excavation for the services should not cause any problems. No rock outcrops have been visible and the excavations can be done with ordinary earth moving equipment, without any blasting.. There is some vegatation and grass on the site, as well as a row of large trees and care must be taken to remove all vegetation and the roots as part of the site clearance. Subsoil drainage must be provided because of the perched water table at depths of about 600 to 1200 mm.

7.1 Soaked CBR results

Soaked CBR with the Mod Aashto density have been obtained from a sample, of the gravelly sand from TH 1, with the following results:

Sample	CBR(%)	Dry Density (Kg/m^3)	OMC(%)	(%) Mod Aashto
TH 1 (gravelly sand)	52	1869	10.2	100
TH 1 (gravelly sand)	33	1813	10.2	97
TH 1 (gravelly sand)	18	1738	10.2	93

According to the results, the gravelly sand from TH 1 can be classified as G 7 and can be used for general backfilling, and as selected subgrade..

7.2 In Situ CBR from DCP tests

The in situ CBR values were obtained from the DCP results The design average CBR values for the top 600 mm of the profile are as follows:

TH number	CBR	Layer thickness neccesary as protective cover
1	17	200
2	15	200
3	16	200

7.3 The proposed layering, for protection of at least 200 mm is therefore as follows :

The top 200 mm of sandy gravel with roots should be removed
The gravelly sand below should then be compacted to 97% Mod Aashto density at optimum moisture content to serve as as **selected subgrade of at least 100 mm** thickness.
100 mm subbase of G5 material
100 mm base of G4 material
25 mm bedding sand.
80 mm Concrete Block Paving (CBP)

8. CONCLUSIONS AND RECOMMENDATIONS

There is a marshy area next to the proposed site for the store and a cut off drain should be installed along the contours above the site to a depth of at least about 1.2 m to prevent flooding of the proposed construction site

According to the test results as listed, it is suggested that the strip footings and the column footings for the proposed structure be taken through the topsoil to about 600 mm depth or more .
Where some trees are to be removed care must be taken to remove all tree stumps and roots. The founding in the vicinity of the trees should be taken through the disturbed soil into the natural soil below.

It is also suggested that nominal steel be provided in all the footings to prevent differential movement due to the variability of the founding conditions across the site, as well as activity of the clay. Six Y12 bars, three at the top and three at the bottom of the footing in the longitudinal direction with one Y10 stirrup at 500 mm intervals crosswise, should suffice. The strip footings should be at least 600 mm wide

Shoring of the sides of the excavations should also be done due to the looseness of the sandy, cobble and boulder layer

The gravelly sandy topsoil on site is acceptable for use as filling under the surface beds, provided that all large cobbles and boulders are removed.

The NHBRC classification for the sandy cobble and boulder can be accepted as **S1/R** and as **C** for the weathered granite layer below.

aps Anthonij Rupert Wines - Head Office



Beeld ©2022 CNES / Airbus Maxar Technologies Kaartdata ©2022 AfriGIS (Pty) Ltd

TH1 - 3 RUPERT WINES

s/place/Anthonij+Rupert+Wines/...+Head+Office/@-33.8849966,19.0240232,163m/data=!3m1!1e3!4m5!3m4!1s0x1dcda55ff65ece7e:0x7c5597d47e239ffa!8m2!3d-33.8

Gerard de Villiers

Raadgewende Strukturele en Proses Ingenieur | Consulting Structural and Process Engineer

Kleinood Plaas Blaauwklippenpad Stellenbosch | Kleinood Farm Blaauwklippen Road Stellenbosch

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E-pos/E-mail: gerard@kleinood.com

LA GARONNE SPARKLING WINE PRODUCTION FACILITY.
SERVICES REPORT
Rev #2 – 31 January 2023

1. INTRODUCTION

Rupert Wines are one of the premium sparkling wine producers using the Champagne bottle fermentation) method in South Africa.

At present the various sparkling wine production pods are spread all over the property.
Typically, the various stages in the production chain are:

- The grape receiving and primary fermentation winery;
- The bottling facility;
- The secondary bottle fermentation storage (currently wine is stored in a number of facilities);
- The riddling, neck-freezing, disgorging, corking and labelling facility and
- The finished goods store.

The proposed new facility at La Garonne will house all of these activities with the exception of the primary fermentation winery (which is located close by) under one roof.

It is important to understand that the volume of production will remain the same – thus the same amount of water will be used, the same amount of electricity will be consumed, and the same quality and volume of effluent will be discharged as is currently the case.

2 WINERY WATER

The proposed new La Garonne production facility will receive water from the current supply on the farm. Based on normal winemaking practice, we estimate the water usage as set out in Table 1 below.

Table 1: Estimated Water Demand for the La Garonne Sparkling Store

Description	**Unit**	**Process Water (Jan-December)**
Total Annual Process Water Consumption	m^3/annum	4 200
Average Daily Flow	**m^3/day**	**12**
Peak Daily Flow	m^3/day	19

3 WINERY EFFLUENT

Based on the fact that no water will be added to the wine - all of the water used in the production of the sparkling wine will end up in the effluent drainage system.

As such the volume of effluent generated will be:

Table 2: Estimated Effluent Generated by the La Garonne Sparkling Store

Description	Unit	Process Effluent (Jan-December)
Total Annual Process Effluent Generated	m^3/annum	4 200
Average Daily Flow	**m^3/day**	**12**
Peak Daily Flow	m^3/day	19

Please note that the floor drains within the Winery, where effluent is collected will consist of stainless steel strip drains with hygienic Rofo collection gulleys complete with a removeable fine mesh basket to collect any solids, and a built in P-traps to capture odors.

A state-of-the-art effluent treatment facility is operational and in place some 200 m from the proposed building. In the greater scheme of things, the 12 m3 per day that will be generated in the proposed facility will be a drop in the bucket of the volume of effluent currently being treated by the Rupert facility.

The effluent will gravitate to the facility where it will be treated to statutory guidelines.

4 ELECTRICAL INSTALLATION

The electrical demand of the new building will add up to around 240 kVA (building) plus 160 kVA (process) ie. 400 kVA.
In accordance with the Rupert Wines sustainable design philosophy, there is a long term plan in place to cover the complete roof of the proposed building with photovoltaic panels to capture solar power. The design of the installation indicates that the panels will generate in excess of 600 kVA under ideal conditions. The roof structure will be designed to be strong enough to support the solar panels.
Rupert Wines already have a strong alternative energy installation with multiple solar installations and a huge hydraulically driven power turbine. Excess power thus generated is channeled back into the central Eskom grid.
The fact of the matter is that the new building will result in an additional electrical loading of 240 kVA (the 160 kVA required for the process is already being used in the current production installation) and it will generate some 600 kVA from the solar installation. As such it will have a negative electrical demand based on the current consumption.

5 PROJECT PROGRAM

The planning for the facility is under way, and, depending on progress, it is anticipated that the facility will be operational in 2024.

INNOVATIVE TRANSPORT SOLUTIONS

29 De Havilland Crescent
Pro Park, Building 1
Persequor Technopark
Pretoria 0020
+27 (012) 349 1664
gauteng@itsglobal.co.za

5th Floor, Imperial Terraces
Carl Cronje Drive,
Tyger Waterfront
Bellville 7530
+27 (021) 914 6211
westerncape@itsglobal.co.za

www.itsglobal.co.za

De Leeu Group
23 Mark Street
Stellenbosch, 7600

Email: fmalan@deleeuw.co.za

13 March 2023

Our Reference: 4573

Attention: Mr. Francois Malan

TRANSPORT IMPACT STATEMENT: LA GARONNE MCC FACILITY, FRANSCHHOEK

We refer to our appointment to evaluate the expected transport related impacts associated with the proposed MCC facility on the Farm La Garrone near Franschhoek. This report is in support of a consent use application to accommodate the MCC facility on the property.

The property is located to the south of the R45 (MR191) and approximately 1.6km to the west of the R301 (MR201) intersection at Wemmershoek. See **Figure** 1 in Annexure A for a Locality Map.

Proposed Development

It is proposed to extend an existing building and provide a new building on the site to accommodate the MCC production facility and additional storage area. The total additional floor area is 4 099m². The MCC production is currently accommodated on the neighbouring farm and it is proposed to move all the MCC production and storage activities to the facility on La Garonne. The existing building is already being used for storage purposes. Refer to **Figure 2** in Annexure A for the proposed Site Development Plan.

Existing Traffic Conditions

Existing Roadways in Site Vicinity

R45 (MR191): Provincial Main Road, one lane per direction, paved shoulders and no sidewalks in the site vicinity. The posted speed limit is 100km/h in the site vicinity. See Photo 1 in Annexure B for a typical cross section of the road.

Directors: Mr JL Coetzee Pr Eng (Managing), Dr P Pretorius Pr Eng,
Dr JC Krogscheepers Pr Eng, Mrs LC Pretorius Pr Eng

Registration No: 2001/027212/07

Transport Impact Analysis

Existing Conditions

The Annual Average Daily Traffic (AADT) along MR191 is approximately 9 500 with approximately 900 two-way peak hour trips. There are many gaps in the traffic streams along MR191, which enables side road traffic to enter these roads with minimal delay. No significant conflict situations were observed during the site visit.

Trip Generation and Trip Distribution

This report is in support of a consent use application to accommodate the proposed land use on the site. Based on the information provided the MCC production is an existing activity currently conducted on the neighbouring farm. The intention is to move the MCC production and all the storage activities to the new facility on La Garonne. Therefore no additional new vehicular trips will be added to the larger road network. The farms share the same accesses off the R45 and no additional traffic will be added to the existing farm accesses.

Traffic Impact

From the observations during the site visit it is evident that all the intersections in the vicinity of the site have sufficient capacity to accommodate the existing trips generated by the current land uses on the property. Based on the nature and extent of the development and the current traffic conditions it is concluded that the transport impact of the proposed development will be insignificant. Therefore, no specific road improvements will be required to accommodate the proposed development.

Access, Access Spacing and Shoulder Sight Distance

Access is proposed via the existing accesses off the R45 as shown in Photo 2 Annexure B.

The proposed access is a low volume driveway and the proposed access is acceptable in terms of the minimum access spacing requirements. There is an existing dedicated right-turn lane eastbound along the R45 at the access, which is sufficient to accommodate all site traffic.

Conclusions and Recommendations

Based on the evaluation in this report, the conclusions and recommendations are as follows:

- The MCC production facility is an existing activity on the neighbouring farm and no new trips will be generated by the proposed development.
- The surrounding road network has sufficient capacity to accommodate the trips associated with the proposed development.

- The access spacing is acceptable and the existing intersection layouts can accommodate the truck turning movements.
- The development has a low negative significance in terms of the transport impact.
- It is recommended that the development be approved from a transport impact perspective.

We hope this adequately addresses the expected transport impact associated with the development. Please do not hesitate to contact us should you required any further information.

Yours sincerely,

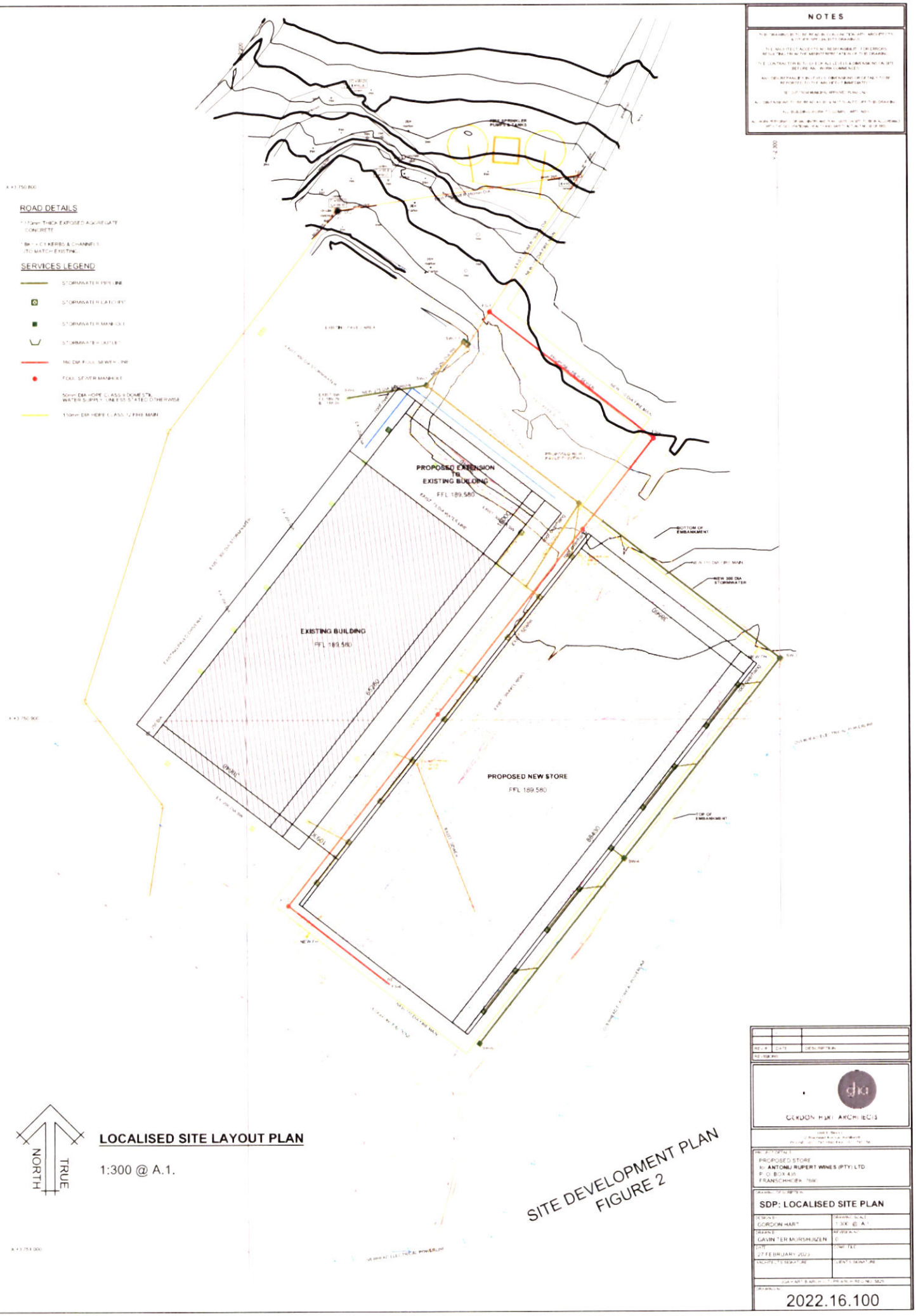
Christoff Krogscheepers
For *Innovative Transport Solutions*

Annexure A: Figures



PROJECT:	FIGURE:	NUMBER:
4573 LA GARONNE MCC, FRANSCHHOEK	LOCALITY MAP	1

G:\4573 De Leeuw Access Motivation, Franschhoek\111 Drawings, Figures & GIS\CAD\4573 La Garonne MCC, Franschhoek LP PA 2023-03-13.dwg


NOTES
ROAD DETAILS
SERVICES LEGEND
STORMWATER PIPELINE
STORMWATER CATCHPIT
STORMWATER MANHOLE
STORMWATER OUTLET
160 DIA FOUL SEWER LINE
FOUL SEWER MANHOLE
50mm DIA HDPE CLASS 9 DOMESTIC WATER SUPPLY UNLESS STATED OTHERWISE
110mm DIA HDPE CLASS 12 FIRE MAIN
PROPOSED EXTENSION TO EXISTING BUILDING
FFL 189.580
EXISTING BUILDING
FFL 189.580
PROPOSED NEW STORE
FFL 189.580
BOTTOM OF EMBANKMENT
NEW 110 DIA FIRE MAIN
NEW 300 DIA STORMWATER
GRAVEL
BRICK
NORTH
TRUE
LOCALISED SITE LAYOUT PLAN
1:300 @ A.1.
SITE DEVELOPMENT PLAN
FIGURE 2
GORDON HART ARCHITECTS
PROPOSED STORE
for ANTONIJ RUPERT WINES (PTY) LTD
P.O. BOX 435
FRANSCHHOEK 7690
SDP: LOCALISED SITE PLAN
GORDON HART
1:300 @ A.1
GAVIN TER MORSHUIZEN
0
27 FEBRUARY 2023
2022.16.100

Annexure B: Photos

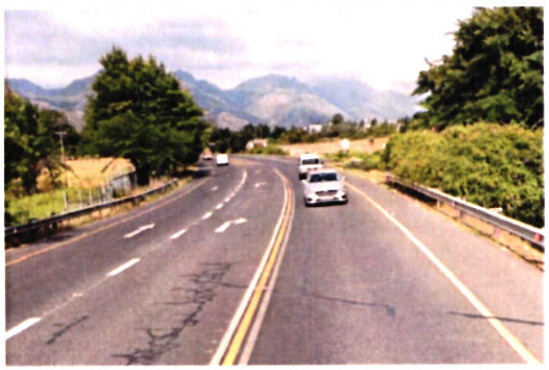
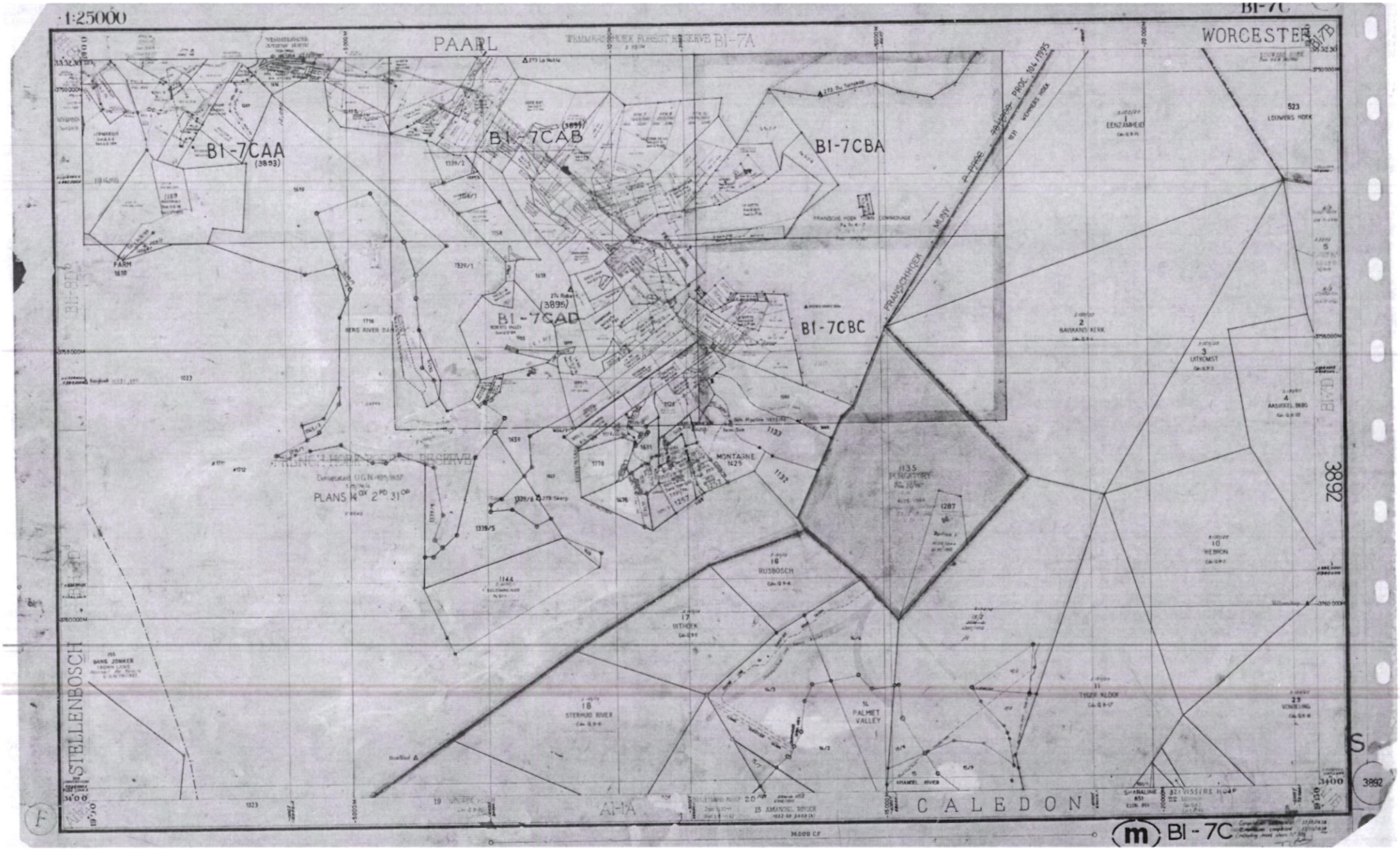


Photo 1: MR191 Eastbound View towards the Farm Access



Photo 2: Southbound View towards the Farm Access


1:25000
BI-7C
PAARL
WORCESTER
BI-7A
BI-7CAA
(3893)
BI-7CAB
(3895)
BI-7CAD
(3895)
BI-7CBA
BI-7CBC
PROC. 104/1995
FRANSCHHOEK
MUNY
FARM
1610
BERG RIVER DAM
MONTAINE
1425
PLANS 1 OK 2 PD 31 OP
1135
PLANTATION
1287
523
LOUWS HOEK
EENZAAMHEID
2
BAVIAANS KERK
3
UITKOMST
4
AASVOEL BERG
5
10
WEBRON
16
RUSBOSCH
17
WITHOEK
18
STERHUIS RIVER
19
PALMIET
VALLEY
11
TYGER KLOOF
23
WONDERING
15
AMANDEL RIVER
STELLENBOSCH
CALEDON
A1-1A
BI-7C
3892

PLANNING REPORT

PROPOSED LA GARONNE MCC PRODUCTION FACILITY

THE REMAINDER OF FARM NO 1610 AND FARM NO 1772 PAARL

OUR REF: P2671/94(300)A4

Compiled by:

David Hellig and Abrahamse
Land Surveyors

MARCH 2023

1. INTRODUCTION

The subject land units viz the Remainder of Farm No 1610 Paarl and Farm No 1772 Paarl, respectively measuring 298,7226 hectares and 88,4524 hectares in extent, are owned by La Garonne (Pty) Ltd vide Deeds of Transfer No T42764/2011 and T25482/2013. The subject land units are situated contiguous to and south of Main Road No 191 (R45 between Paarl Franschhoek) ± 18 km south of Paarl within the area of jurisdiction of the Stellenbosch Municipality, Administrative District of Paarl.

These land units form part of a much larger agricultural enterprise including the L'Ormarins Wine Estate and comprise of the following agricultural building infrastructure and tourist landmarks *viz* the Franschhoek Motor Museum complex, Terra del Capo Wine Cellar, Anthonij Rupert Wine Cellar, Armagnac Wine Cellar, Chardonnay Cellar, MCC Bottling and Labelling Facility, Old Historic Cellars, Classique Wine Cellar, La Garonne Red and Still Wine Cellars, Cold Stores, Manor Houses, Wine Tasting and Sales Facilities, Wine Barrel Storage, admin offices, workshops, stores, stables and other associated and ancillary agricultural buildings.

The land units forming part of the larger agricultural estate are developed with high quality wine grape vineyards and paddocks for the grazing of thoroughbred horses and angus cattle, being tabulated below and clearly indicated on the enclosed Locality Plan :

NORMANDY			
Paarl Farm No	Registered Owner	Deed of Transfer No	Extent (ha)
1281/1	Applemint Prop 99 (Pty) Ltd	T17390/2009	85,0663
1646/16	Applemint Prop 100 (Pty) Ltd	T3914/2009	34,7892
		TOTAL	**119,8555ha**

L'ORMARINS			
Paarl Farm No	Registered Owner	Deed of Transfer No	Extent (ha)
1014/4	L'Ormarins (Pty) Ltd	T89415/2003	10,2640
1159/1	L'Ormarins (Pty) Ltd	T7899/1966	126,8196
Rem 1162/9	L'Ormarins (Pty) Ltd	T41009/1987	27,9443
1162/10	L'Ormarins (Pty) Ltd	T7423/2011	16,3901
1165	Drakenstein Stud (Pty) Ltd	T9994/1969	34,2459
1166	L'Ormarins (Pty) Ltd	T99464/1998	231,2265
1646/17	L'Ormarins (Pty) Ltd	T89415/2003	66,4508
		TOTAL	**513,3412ha**

LA GARONNE			
Paarl Farm No	Registered Owner	Deed of Transfer No	Extent (ha)
1015/2	La Garonne (Pty) Ltd	T52987/1986	11,0150
1269/1	La Garonne (Pty) Ltd	T42764/2011	28,1715
Rem 1610	La Garonne (Pty) Ltd	T42764/2011	298,7226
1772	La Garonne (Pty) Ltd	T25482/2013	88,4524
		TOTAL	**426,3615ha**

A rezoning approval in respect of the current MCC production facility situated on the Farm No 1166 Paarl (L'Ormarins Wine Estate) was previously granted in terms of the then Land Use Planning Ordinance No 15/1985 vide Stellenbosch Municipality Ref Farm No 1166, Paarl Division dated 30-05-2019. A copy of the land use planning approval being enclosed with this application.

In response to the increased demand for the high quality international standard sparkling wine produced under the Anthonij Rupert brand together with other logistical and operational reasons, the agricultural enterprise has out grown the existing MCC production facility and seeks to expand and improve the business by establishing a new centralised, consolidated and vastly improved MCC production unit on LaGaronne.

The purpose of this application is to obtain the necessary land use planning approvals to permit the erection of the new MCC production facility on La Garonne which will further enhance and promote the range of existing well established and internationally recognised Anthonij Rupert brand of iconic wines.

2. SUBJECT LAND UNITS

Table 1: Property details

SUBJECT LAND UNITS				
PROPERTY DESCRIPTION	**EXTENT**	**REGISTERED LANDOWNER**	**DEED OF TRANSFER**	**EXISTING ZONING**
The Remainder of the Farm No 1610 Paarl	298,7226 hectares	La Garonne (Pty) Ltd	T42764/2011	Agriculture and Rural Zone (See Zoning Certificate)
The Farm No 1772 Paarl	88,4524 hectares	La Garonne (Pty) Ltd	T25482/2013	Agriculture and Rural Zone

The Remainder of Farm No 1610 Paarl comprises a Bottling and Labelling Facility, Anthnoij Rupert Still & Red Wine Cellars, Classique Cellar, Cold Store known as the 'Brown Store", Implement Store, Staff Housing Complex, 4 Dwellings, three storage dams (Ginakloof, Linwater

and Damn Dam) and is planted to ± 10,27 hectares of wine grape vineyards (north of the railway line) and ± 44,45 hectares of wine grape vineyards (south of the railway line).

Farm No 1772 Paarl comprises a Dwelling, Sheds with the balance of the land being largely undeveloped.

3. LOCATION

The subject land units are located ± 18 km south of Paarl, ± 18 km north east of Stellenbosch and ± 16 km west of Franschhoek being bounded to the north by Bridge House School and accessed directly from Main Road No 191 as indicated in the Figure below :

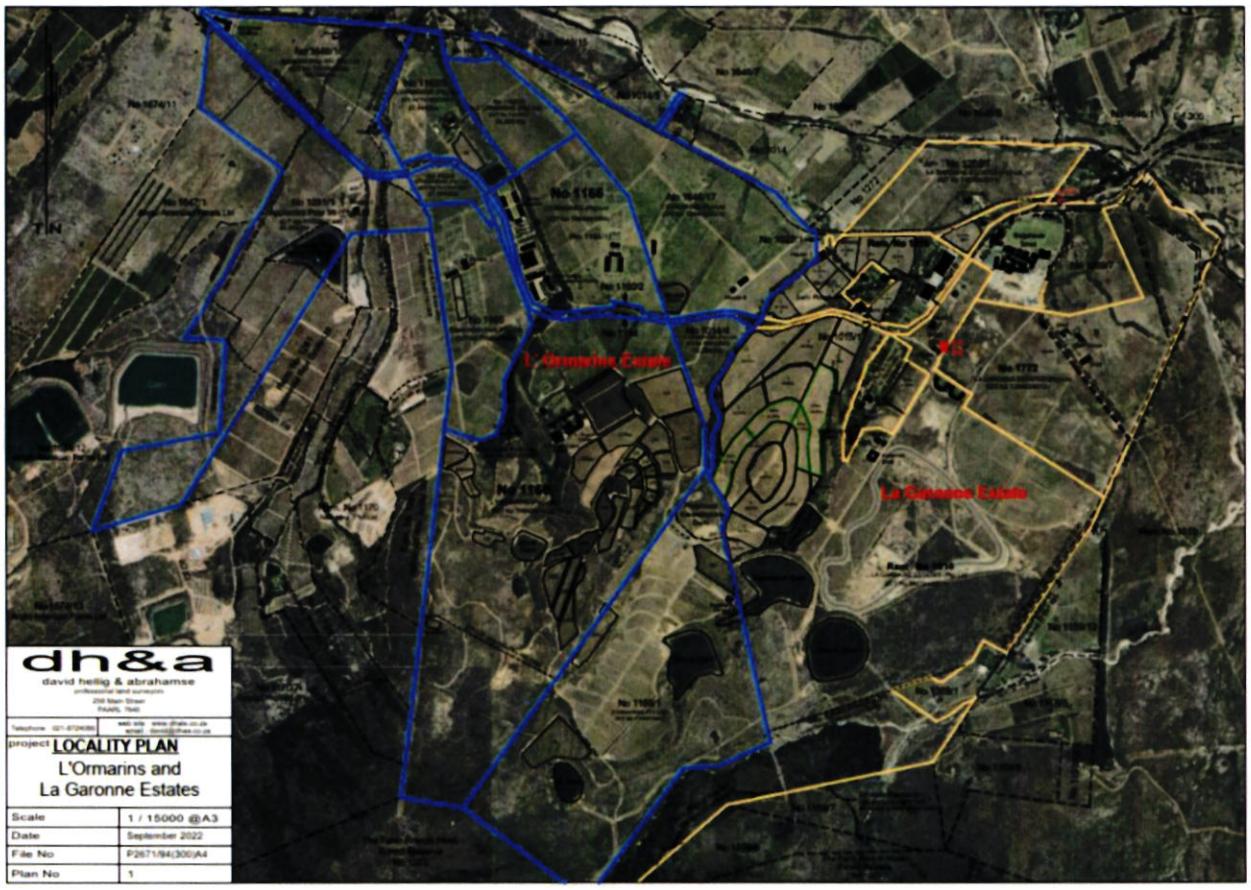


Figure 1: Location of the subject land units

4. PREVIOUS LAND USE PLANNING APPROVALS

The most recent land use planning approval in respect of the extension of the Red Wine Cellar vide Stellenbosch Municipality Ref Farm 1610, Paarl Division dated 02-11-2016 is enclosed with this application for information purposes together with a Zoning Certificate in respect of the subject land unit dated 4-09-2019.

5. STELLENBOSCH ZONING SCHEME BY-LAW, 2019

The subject land units are zoned for Agriculture and Rural purposes in terms of the Stellenbosch Zoning Scheme By-law, 2019.

*""**agricultural building**" means any building normally erected and/or used in direct connection with and ancillary to the farming operations on a land unit, and includes amongst others packing sheds, implement stores, produce storage, a farm office, staff facilities, and/or cold stores, but excludes abattoirs, polytunnels, agricultural industry buildings, employee housing, and /or any of the defined additional or consent uses in Agriculture and Rural Zone."*

*""**agricultural industry**" is an industry for the processing of fresh agricultural products, and where the agricultural industry activity is subservient to the dominant agricultural production on the land unit or farm, and may include ancillary buildings such as storage, a point of sale, tasting facilities, staff facilities and/or administrative offices and examples thereof include a winery, wine cellar, distillery, cheese making industry, cannery, juice factory or fruit ripening plant facility."*

An agricultural industry with a total area including all storage, parking, loading and associated circulation space which exceeds the threshold of 2000 square metres in extent requires a Consent Use Approval in terms of the Municipal Land Use Planning By-law, 2015.

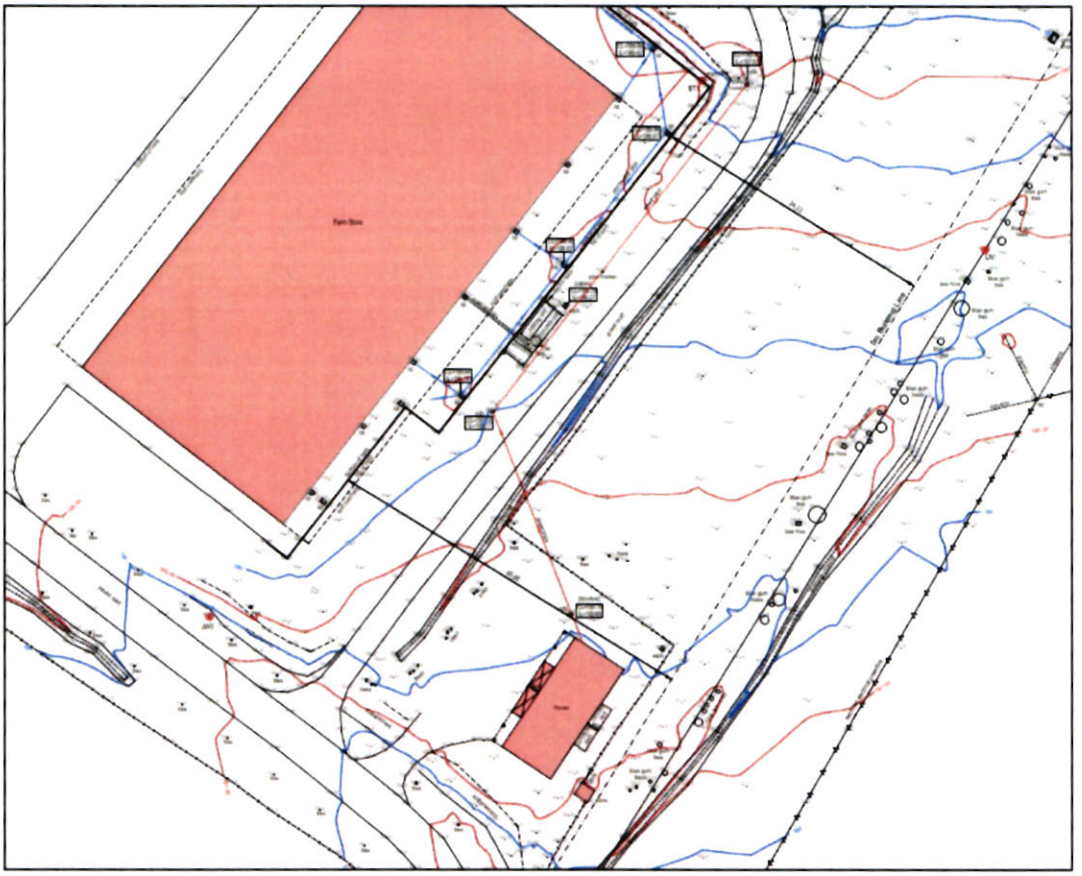
The building development parameters are tabulated below :

Building type	Building Line	Height (Storeys)
Agricultural industry	5 metres	3 storeys

6. DEVELOPMENT PROPOSAL

The development site is situated to the east of the existing Cold Storage Facility (Brown Store) with access from an existing formalised internal access road and shared use of the existing concrete apron on which the Brown Store is situated. Refer to the below extract of the Topographical Plan.

The construction of the La Garonne production facility in this location will promote the shared utilisation and optimisation of existing infrastructure and resources.



The Site Development Plan enclosed with this application prepared by Gordan Hart Architects comprises the following drawings :

- SDP : Localised Site Plan indicating the proposed new building to the east of the existing Brown Store straddling the cadastral boundary thereby necessitating a minor boundary adjustment between the subject land units to eliminate the encroachment as well as the demolition of the existing dwelling which is currently utilised as a base station for the security service provider on the farming estate. An extension of the current agricultural building known as the Brown Store (Cold Store) to accommodate additional storage capacity for the La Garonne production facility.

- SDP : Floor Plans indicating the internal layout of the building noting that the actual wine making or processing component entailing the riddling, disgorging, bottling and labelling components together with other staff, admin, sales and marketing related and ancillary activities represents a small portion of the overall coverage of the building with the overwhelming majority being required for the storage of the bottled product, in which a second and final fermentation process takes place in the bottle together with the storage dry goods.

- SDP : Elevations which clearly illustrates that the building is of a similar design as that of the existing Brown Store.

7. APPLICATION PROPOSAL

A minor adjustment of the common boundary between the two subject land units needs to be effected to eliminate the encroachment of the proposed La Garonne MCC production facility requiring the following actions listed in paras A) and B) below :

A) Subdivision

The Farm No 1772 Paarl is to be subdivided into :

1) **Portion A** measuring approximately 632 square metres in extent, with the alignment of the proposed subdivisional line coinciding with the crest of the embankment of the platform required for the construction of the proposed MCC facility.

2) **The Remainder of Farm No 1772 Paarl** measuring approximately 88,39 hectares in extent and comprising all of the agricultural infrastructure and improvements as previously listed in this report.

B) Consolidation

3) **Portion A** and the Remainder of the Farm No 1610 Paarl, measuring 298,7226 hectares in extent, are to be consolidated to form a consolidated land unit measuring approximately 298,78 hectares in extent.

C) Consent Use

4) A Consent Use for an Agricultural Industry measuring 3875 square metres in extent and labelled abcd and efgh on the enclosed Subdivision, Consolidation and Consent use Plan to permit the erection of the proposed La Garonne MCC production facility including the extension of the existing building (Brown Store) for the purposes of additional storage as shown on the enclosed Plans.

The following land use planning applications and processes are triggered :

Stellenbosch Municipal Land Use Planning By-law, 2015 (Stellenbosch Municipality) :

- Exemption Certification request in respect of the minor adjustment of the common boundary as provided for in terms of Section 24(1)(c), noting that the resulting change in area between land units due to the minor adjustment of the common boundary respectively measure 0,07 % (Farm No 1772) and 0,02 % (Farm No 1610) of the original extents being well below the prescribed 10% threshold thus qualifying the boundary adjustment proposal as exempt from the application provisions in terms of the Land Use Planning By-law, 2015.

  The Stellenbosch Municipality is however hereby formally request to provide the required certification of the exemption provision together with an endorsed plan indicating the proposal.

- Section 15(2)(o) for a Consent Use Approval to permit the proposed land use for an agricultural industry.

The Subdivision of Agricultural Land Act No 70/1970 (Department of the Agriculture, Rural Development and Land Reform)

The approval of the proposed subdivision, conditional on the proposed simultaneous consolidation thereof to give effect to the proposed boundary re-alignment.

The Roads and Ribbon Development Act No 21/1940 (Department of Transport and Public Works, WCG)

Section 11) with respect to the proposed boundary adjustment and the framing of the subdivisional and consolidation diagrams for submission to the Surveyor-General for approval.

The National Environmental Management Act No 107/1998 (The Department of Environmental Affairs and Development Planning, WCG)

Guillaume Nel, Environmental Consultant has been appointed to attend to the environmental applications and approvals authorising the listed activities as triggered in the Regulations framed thereunder.

8. ACCESS AND SERVICES

The following specialist reports were commissioned and are included in this application :

- Civil Engineering Services Report prepared by Sippel and de Lange Consulting Engineers dealing with the provision of external engineering services and constraints viz Geotechnical, Civil Infrastructure, Potable Water, Sewer, Stormwater, Fire Fighting, Roadworks, Solid Waste Removal. This report concludes that the site is suitable for the intended development from an engineering perspective.

- Specialist Engineering Services Report dealing with the provision of internal engineering services related specifically to the wine making activities prepared by Mr Gerard de Villiers, Consulting Engineer.

- Traffic Impact Statement prepared by ITS Traffic Engineers which concludes that the proposed development has a low negative significance in terms of transport impact and further recommends that the development be approved from a transport impact perspective.

9. RESTRICTIONS

- The title deed of the subject land unit contains no restrictive conditions prohibiting the development proposal. Please refer to the enclosed Conveyancers Certificates provided by Boy Louw Inc., Attorneys.

10. MOTIVATION IN FAVOUR OF THE APPLICATION

9.1 Stellenbosch Municipality Spatial Development Framework, 2019

- The development proposal is considered consistent in respect of the principles and objectives advocated in the Stellenbosch MSDF for the following reasons :
    - The development proposal protects the agricultural and rural character of the area by supporting and encouraging agricultural growth and associated agricultural industries.
    - The brand of Anthonij Rupert Wines together with the iconic and internationally recognised La Garonne and L'Ormarins Estates are well established landmarks within the agricultural sector and an important contributor to the agricultural and rural landscape and sense of place within the Stellenbosch region, in particular and the Western Cape in general.
    - The approval of the application will enable the agricultural enterprise to provide an improved product range and service thereby stimulating not only the agricultural economy but also that of the agri-tourism industry, noting the many visitors which currently visit the many tourist offerings and destinations on the larger estate.
    - The development proposal will not lead to the loss of any viable agricultural land which is to be protected as promoted by the Stellenbosch MSDF.

9.2 Section 59 of the Western Cape Land Use Planning Act No 3/2014

The following land use planning principles prescribed in Section 59 of the Western Cape Land Use Planning Act, being indicators of desirability which in turn is one of the criteria for decision making, are complied with as follows:

- Spatial sustainability: The approval of the application will not adversely impact high potential agricultural land and will not contribute to urban sprawl; on the contrary existing agricultural resources, infrastructure and activities will be promoted and supported.
- Protection of the environment: The development proposal will have no negative impact on the environment and the proposed MCC production facility has been sensitively designed with due consideration to the nature of the surroundings and the topography of the land unit in the layout and design process.
- Efficiency: The proposal optimises the use of existing resources and infrastructure thereby providing the agricultural enterprise the opportunity to expand and further improve on its product range, efficiency and production output. The proposal will also enable the agricultural enterprise to consolidate the existing wine making processes which are currently in operation in various locations into one centralised MCC production facility, in close proximity to the primary fermentation winery resulting in improved efficiency and efficacy.
- Good administration: The application will follow due process in terms of the processes and procedures prescribed in terms of the planning legislative framework and is well supported and underpinned by numerous collective inputs and specialist reports from an experienced and extensive Consultant Team.

9.3 Neighbourhood and Surroundings

- The development proposal does not conflict with the character of the surrounding area as the proposed agricultural industry will only enhance and improve the current agricultural activities on the subject land units.
- The proposed new building reflects the style and design of the existing building and will therefore have no negative impact on the existing agricultural character of the property or its surroundings.
- The proposed La Garonne MCC production facility is centrally located within the subject land units and will not be visually intrusive from the Main Road No 191 (R45) or any of the adjoining land units.

9.4 Need, Desirability and Demand

- An Operational and Logistical Report prepared by the client highlighting and detailing the critical need and importance of centralising the current sparkling wine production facilities is enclosed with this application.
- The Report clearly illustrates and details the need for increased cold storage (extension of the existing Brown Store) and the erection of the new La Garonne MCC production facility which will achieve the following outcomes :
  - Meet the current sales demand with enhanced and efficient production capabilities which will also translate into improved quality.
  - The installation of Fire Protection mechanisms (water sprinkler systems) to protect the both the MCC production and cold storage facilities which can be serviced from one centralised water supply plant.
- The centralised location of the La Garonne Still Wine Cellar, La Garonne Red Wine Cellar, Cold Storage Facility and the proposed new La Garonne MCC production facility will result in significantly improved efficiency and production output thereby contributing to improved economic growth whilst securing financial protection on capital investment.

DAVID HELLIG & ABRAHAMSE



PER : S G DREYER
MARCH 2023

Bulelwa Mdoda

From: Spencer Dreyer <Spencer@dhaa.co.za>
Sent: Friday, 24 March 2023 16:42
To: Nicole Katts; Landuse Applications
Subject: [EX] PRE SCRUTINY APPLICATION : LA GARONNE MCC PRODUCTION FACILITY
Attachments: 1a - Pre-Application Scrutiny Form 2022v1.pdf; 1b - Land-Use-Application-Form-2022v1.pdf; 1c - LUMS-S38-COMPLIANCE-CHECKLIST-2022-29.3.pdf; 1d - Request for Exemption Form_Subdivision and consolidation_June_2017 (2).pdf; 2a - LOCALITY PLAN 1.pdf; 2b - Topographical PLAN6 REV1.pdf; 3 - Subdivision, Consolidation and Consent Use Plan PLAN7 REV1.pdf; 4 - Planning report.pdf; 7a - La Garonne - SDP dd.27.02.2023 sheet 1 of 3.pdf; 7b - La Garonne - SDP dd.27.02.2023 sheet 2 of 3.pdf; 7c - La Garonne - SDP dd.27.02.2023 sheet 3 of 3.pdf

Our Ref : P2671/94(300)A4

Hi Nicole

PRE-SCRUTINY CHECK IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2015
THE REMAINDER OF THE FARM NO 1610 AND THE FARM NO 1772 PAARL

Further to the above, I attach herewith the following documents for your attention :

- Pre-scrutiny application form
- Exemption and Land Use Application forms
- Compliance Check List
- Locality and Topographical Plans
- Subdivision, Consolidation and Consent Use Plans
- Draft Planning Report
- Site Development Plan

I look forward to receiving the comments and inputs soonest to enable us to formally submit the full land use planning application for approval.

Please acknowledge receipt in writing of this e-mail and attachments.

Kind regards

Spencer Dreyer

David Hellig & Abrahamse
Land Surveyors
258 Main Street
PAARL 7646
P O Box 18 PAARL 7622
Telephone : (021) 872 4086

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/
SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION SCRUTINY FORM

1. *This Land Use **Pre-Application Scrutiny Form** is to be submitted prior to the submission of a Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).*
2. ***It is compulsory to submit a Pre-application Scrutiny Form for any zoning determination, rezoning, subdivision or consolidation of land, the amendment or cancellation of a subdivision plan, the removal of restrictive conditions or an amendment of conditions of approval.***
3. *It is not a requirement to submit a Pre-Application Scrutiny Form for the other types of applications, although you are advised to do so when any form of guidance is required.*
4. *Relevant documents can be accessed at the Planning Portal – Stellenbosch Municipality https://stellenbosch.gov.za/planning-portal/.*
5. *A signed copy of the form must be submitted by email to landuse.applications@stellenbosch.gov.za.*
6. *The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.*
7. *A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of a **Pre-Application Consultation Form**.*

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

Applicant Name	**David Hellig and Abrahamse Professional Land Surveyors**
E-Mail Address	**spencer@dhaa.co.za**
Tel/ Cell Number	**021 872 4086**
Registered Owner	**La Garonne (Pty) Ltd**

Property Description (Erf / Farm Number)	**The Remainder of Farm No 1610 Paarl and Farm No 1772 Paarl**
Physical / Street Address	**R45 – (Simondium – Franschhoek)**
Suburb & Town	**N/A - Rural**
Current Zoning	**Agriculture and Rural**
Current Land Use Activities / Buildings	**Agriculture**

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: APPLICATION

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

s15 (2)(a)	Rezoning	s15 (2)(f)	Removal / Suspension Amendment of restrictive conditions	s15 (2)(l)	Permission in terms of condition of approval*	s15 (2)(q)	Disestablishment of HOA*
s15 (2)(b)	Permanent Departure*	s15 (2)(g)	Permission in terms of zoning scheme*	s15 (2)(m)	Determination of a zoning	s15 (2)(r)	Rectify failure by HOA*
s15 (2)(c)	Temporary Departure*	s15 (2)(h)	Amendment of condition(s) of approval	s15 (2)(n)	Closure of a public place*	s15 (2)(s)	Permission required for the reconstruction of a building*
s15 (2)(d)	Subdivision	s15 (2)(i)	Extension of validity period of approval*	s15 (2)(o)	X **Consent use***		Other: Registration of a proposed servitude garden area
s15 (2)(e)	Consolidation	s15 (2)(k)	Amendment / cancelation of approved subdivision plan	s15 (2)(p)	Occasional use*		Other:

OTHER	s13 ZSBL	Technical Approval*	24(2) SLUPB	X **Exemption***	Title Deed	Title Deed consent / permissions*		

**The submission of a pre-application scrutiny is not compulsory for this land use application and a land use planning application form can be submitted, without completing the pre-application scrutiny form.*

Details of the Proposal: (Brief description of development proposal. List expected land use activities. Short motivation of intended land use. Detail planned outcome. If change of zoning is required, list which zoning is applied for. Describe additional use planned for. List type of consent use applied for.) **The adjustment of the common boundary between the subject land units and a Consent Use Application for an agricultural industry as detailed in the enclosed planning report.**

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

RELEVANT PLANNING CONSIDERATIONS		
(a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such?	**Yes**	**No**
	X	
Details with reference to applicable plans/ policies/ guidelines: **Application in terms of NEMA being attended to by Guillaume Nel, Environmental Consultants**		
(b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other?	**YES**	**NO**
	X	
Detailed Engineering Services Reports and Traffic Impact Statements have been prepared and will be included in the land use planning application.		
(c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units?	**YES**	**NO**
		X
Details on target market:		
(d) In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments?	**YES**	**NO**
Details on inclusionary housing provision: **N/A**		
(e) Does the subject property fall within the Adam Tas Corridor?	**YES**	**NO**
		X
Details on proposed densities:		

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

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

1. **Locality plan**
2. **Layout plan of proposal** (e.g. copy of existing building plan, indicating proposal on site plan, etc.)
3. **Proposed subdivision or consolidation plan**
4. **Full copy of the title deed or Conveyance Certificate**

Note:

- The Municipality may request any other information deemed necessary for the purpose of this pre-application scrutiny.
- If an incomplete pre-application scrutiny form or the required minimum supporting documents are not submitted the pre-application scrutiny form will not be accepted by the Municipality.

DECLARATION:

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

Applicant's signature:  Date: **21-03-2023**

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LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	21-03-2023
Erf No		Town		Suburb	
Farm No	1610 & 1772	Farm Portion	N/A	Nearest Town	Franschhoek
Owner / Applicant	David Hellig and Abrahamse Professional Land Surveyors		Contact number		021 872 4086
Email address	spencer@dhaa.co.za				

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	X		
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution	X		
3. Bondholders' consent		X	
4. Proof that applicant is authorized to act on behalf of an entity	X		
5. Proof of ownership or rights held in land	X		
6. Motivation based on criteria in s65	X		
7. SG diagram or General Plan	X		
8. Locality plan	X		
9. Site development plan or plan showing the land development	X		
10. Subdivision plan	X		
11. Permission for required servitude		X	
12. Title Deed	X		
13. Conveyancer's certificate	X		

[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.*

14. Feedback on Pre-application scrutiny	X		
15. Minutes of Pre-consultation Meeting		X	
16. Consolidation plan	X		
17. Street name and numbering plan		X	
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	**ADMIN TO VERIFY**		**PLANNER TO EVALUATE**
18. Land use plan / **Zoning plan**	X		
19. Landscaping / tree plan		X	
20. Flood line plan		X	
21. Neighbours' consent		X	
22. HOA / Body Corporate consent		X	
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD		X	
24. Services report (Engineers report)	X		
25. Previous approvals	X		
26. Proof of failure of HOA		X	
27. Proof of lawful use right / zoning certificate		X	
28. Other documents Specify: **Deeds Office Searches, Noting Sheets, Diagrams**	X		

VERIFIED & SIGNED BY ADMIN	NAME	SIGNATURE	DATE

Outstanding information (to be completed by Planner):

Applications to be invoiced (to be completed by Planner):

EVALUATED & SIGNED BY PLANNER	NAME	SIGNATURE	DATE

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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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)	**Spencer**				
Surname	**Dreyer**				
Company name *(if applicable)*	**David Hellig and Abrahamse Professional Land Surveyors**				
Postal Address	**P O Box 18**				
	Paarl			Postal Code	**7622**
Email	**spencer@dhaa.co.za**				
Tel	**021 872 4086**	Fax	**N/A**	Cell	**N/A**

PART B: REGISTERED OWNER(S) DETAILS *(If different from applicant)*

Registered owner(s)	**La Garonne Estates (Pty) Ltd**				
Physical address	**c/o David Hellig and Abrahamse Land Surveyors**				
	258 Main Street, Paarl			Postal code	**7646**
E-mail	**spencer@dhaa.co.za**				
Tel	**021-8724086**	Fax	**N/A**	Cell	**N/A**

PART C: PROPERTY DETAILS *(in accordance with title deed)*

*Erf / Erven / **Farm No.***	**1610 & 1772**	Portion(s) if Farm		Allotment area	**Paarl**
Physical Address	**c/o David Hellig and Abrahamse Land Surveyors – see above**				
Current Zoning	**Agriculture and Rural**	Extent	**298,7226 and 88,4542 hectares**	Are there existing buildings?	**Y** / N
Applicable Zoning Scheme	**Stellenbosch Municipality Zoning Scheme By-Law, 2019**				
Current Land Use	**Agricultural**				

Title Deed number and date	T	**42764/2011 & 25482/2013**								
Attached Conveyance's Certificate	**Y**	N	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in favour of a third party(ies)?	Y	**N**	If Yes, list the 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 attach a power of attorney 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]?	Y	**N**		
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)?	Y	**N**		

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

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.

** The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.*

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)

Type of application: *Cost are obtainable from the Council Approved tariffs*	**Tick**
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*	

[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)(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	
15(2)(o) a consent use contemplated in the zoning scheme	**X**
15(2)(p) an occasional use of land	
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
	Consent / Permission required in terms of a title deed	R
	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.*

****All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579*

***** 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)	**David Hellig and Abrahamse Professional Land Surveyors**
Postal Address	**P O Box 18, Paarl, 7622**
Vat Number (where applicable)	**4320112297**

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		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 To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
	Other (please specify)	_____ _____ _____					

Brief description of proposed development / intent of application:

Consent Use Application for an agricultural industry as detailed in the planning report

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**	Landscaping / Tree 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**	Abutting owner's consent	Y	N	**N/A**	Home Owners' Association consent
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	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	**N/A**	Proof of failure of Home owner's association
Y	N	**N/A**	Proof of lawful use right	Y	N	**N/A**	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	**N/A**	Required number of documentation copies	Y	N	**N/A**	Other (specify)

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.*
15. *I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.*

Applicant's signature: _____ Date: **21-03-2023**

Full name: **Spencer Dreyer**

Professional capacity: **Professional Land Surveyor**

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

PLANNING & ECONOMIC DEVELOPMENT

REQUEST FOR EXEMPTION: CONSOLIDATION & SUB-DIVISION OF LAND

In terms of Section 24, Stellenbosch Municipality Land Use Planning By-Law, 2015

Name & Surname (Requester)	Spencer Dreyer	**Date Submitted**	21-03-2023	
Contact details: Land line and or Cell number	021-8724086	**Email Address**	spencer@dhaa.co.za	
Postal Address	P O Box 18, Paarl, 7622			
Erf or Farm Number(s) as per Title Deed Description(s)	Farms No 1610 &1772	**Farm Portions (if applicable)**	N/A	
Physical Address(es) of land for request to be exempted	La Garonne Estate on Main Road No 191 (R45)		**Allotment Area (Town)**	Paarl
Have you verified that the proposed land consolidation or sub-division is exempt from a land-use application in ITO *Section 24: Stellenbosch Municipality Land Use Planning By-Law?* (see document attached for exemption scenarios)			YES X X	NO
Briefly outline the nature of your proposed land consolidation or sub-division, ITO Section 24, above. (Please attach motivation)	See enclosed Planning Report - Minor adjustment of common boundary			

INDICATE WHICH OF THE FOLLOWING DOCUMENTS ARE ATTACHED TO THIS EXEMPTION FORM.	**YES**	**NO**	**Customer Interface to Verify**
1. Letter of Motivation / Intent	X		
2. Power of Attorney *(if not land owner)*	X		
3. **Copy** of Title Deeds for all affected properties	X		
4. Proof of Fee Payment			
5. Locality Plan	X		
6. Sub-Division Plan (x2)	X		
Other documents (if applicable – please list below)			
7.			
8.			
SIGNATURE OF OWNER / AGENT			
VERIFIED* & SIGNED BY CUSTOMER INTERFACE OFFICER			

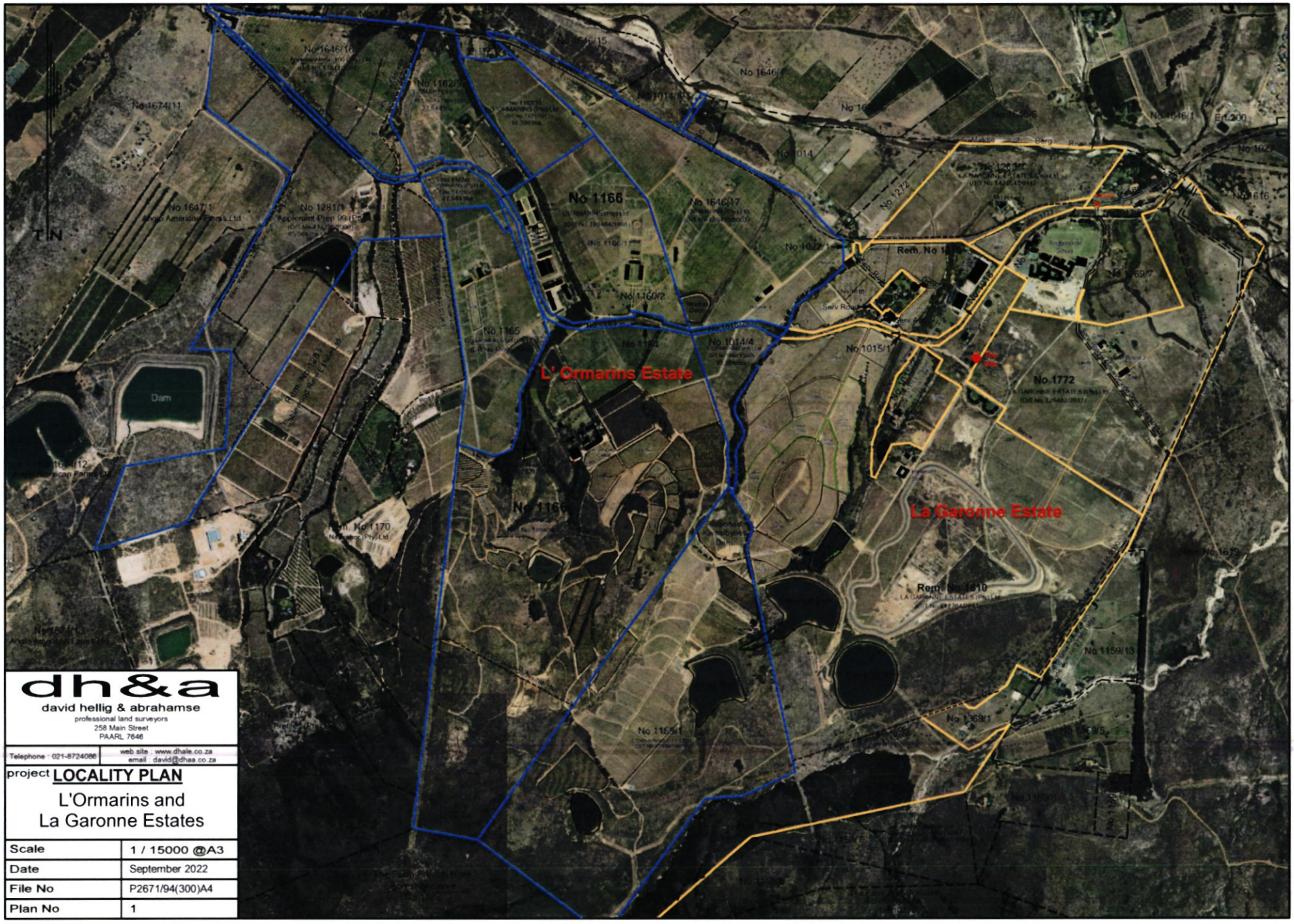
*Verification only of the documentation attached and not the completeness or correctness of that documentation.

REQUIRED DOCUMENTS FOR EXEMPTION REQUESTS REGARDING LAND SUB-DIVISIONS / CONSOLIDATIONS

In terms of Section 24, Stellenbosch Municipality Land Use Planning By-Law, 2015

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Relevant Exemption Scenarios *(ITO Section 24, Stellenbosch Municipality Land Use Planning By-Law, 2015)*	**Documents Required for Exemption Request**						
	Letter of Motivation / Intent	Power of Attorney *(if not land owner)*	Title Deed	Locality Plan	Sub-Division Plan (x2)	Proof of Fee Payment	Other(s)
(a) a subdivision or consolidation that arises from the implementation of a court ruling;	X	X	X	X	X	X	Certified Copy of **Proof of court ruling**
(b) a subdivision or consolidation that arises from an expropriation;	X	X	X	X	X	X	
(c) a minor amendment to the common boundary between two or more land units if the resulting change in area of any of the land units does not exceed 10 per cent;	X	X	X	X	X	X	
(d) the consolidation of a closed public place with an abutting erf;	X	X	X	X	X	X	
(e) the construction or alteration of a public or proclaimed street;	X	X	X	X	X	X	
(f) the registration of a servitude or lease agreement for— (i) the provision or installation of water pipelines, electricity transmission lines, sewer pipelines, storm water pipes and canals, gas pipelines or oil and petroleum product pipelines by or on behalf of an organ of state or service provider; (ii) the provision or installation of telecommunication lines by or on behalf of a licensed telecommunications operator; (iii) the imposition of height restrictions; or (iv) the granting of a right of habitation, private right of way or usufruct;	X	X	X	X	X	X	
(g) the exclusive utilisation of land for agricultural purposes if the utilisation— (i) requires approval in terms of legislation regulating the subdivision of agricultural land; and (ii) does not lead to urban expansion.	X	X	X	X	X	X	Certified Copy of Proof of application **approval** from National Dept. of Agriculture (Act 70 of 1970)



dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646
Telephone : 021-8724086
web site : www.dhale.co.za
email : david@dhaa.co.za

project **LOCALITY PLAN**

L'Ormarins and
La Garonne Estates

Scale	1 / 15000 @A3
Date	September 2022
File No	P2671/94(300)A4
Plan No	1

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S & OTHER SPECIALIST'S DRAWINGS

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING

THE CONTRACTOR IS TO CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES

ANY DISCREPANCIES IN LEVELS, DIMENSIONS OR DETAILS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

SET OUT FROM MUNICIPAL APPROVED PLANS ONLY

ALL DIMENSIONS TO BE READ AS IS. & NOT SCALED OFF THIS DRAWING

ALL BUILDING WORK TO COMPLY WITH NBR

ALL WORK PERFORMED, OR MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (ACT NO. 85 OF 1993)

ROAD DETAILS

* 170mm THICK EXPOSED AGGREGATE CONCRETE

* BK1 + C1 KERBS & CHANNELS (TO MATCH EXISTING)

SERVICES LEGEND

- STORMWATER PIPELINE
- STORMWATER CATCHPIT
- STORMWATER MANHOLE
- STORMWATER OUTLET
- 160 DIA FOUL SEWER LINE
- FOUL SEWER MANHOLE
- 50mm DIA HDPE CLASS 9 DOMESTIC WATER SUPPLY, UNLESS STATED OTHERWISE
- 110mm DIA HDPE CLASS 12 FIRE MAIN

Y -2 300

X +3 750 800

X +3 750 900

X +3 751 000

FIRE SPRINKLER PUMPS & TANKS

EXIST SEWER 160mm DIA

EXIST SEWER 160mm DIA

NEW 110 DIA FIRE MAIN

FS-1

EXISTING PAVED AREA

SW-1.1

EXIST 450 DIA STORMWATER

SW-0

NEW 375 DIA STORMW

SW-1

NEW 250 DIA STR

EXIST SW CL 189.29 IL 188.05

PROPOSED NEW SEWER

NEW 110 DIA FIRE MAIN

FS-2

NEW 375 DIA STORMWATER

EXIST SEWER 160mm DIA

NEW KERB & CHANNEL

PROPOSED NEW PAVED DRIVEWAY

PROPOSED EXTENSION TO EXISTING BUILDING

FFL 189.580

EXIST 75 DIA WATERLINE

EXIST 300 DIA STR

roof overhang

EX. 200 DIA

EXIST 300 DIA STORMWATER

EX. 200 DIA

EXISTING PAVED DRIVEWAY

EXISTING BUILDING

FFL 189.580

65260

30646

10930

EX. 200 DIA SW

EX. 200 DIA SW

EX. 200 DIA

EX. 200 DIA

EXIST 300 DIA STORMWATER

EX. 200 DIA

EXIST SEWER

NEW 110 DIA FIRE MAIN

EXIST GRAVEL ROAD

PROPOSED NEW STORE

FFL 189.580

38660

89430

BOTTOM OF EMBANKMENT

NEW 110 DIA FIRE MAIN

NEW 300 DIA STORMWATER

NEW CH

SW-3

SW-4

TOP OF EMBANKMENT

OVERHEAD ELECTRICAL POWERLINE

OVERHEAD ELECTRICAL POWERLINE

NEW FH

FS-5

FS-6

NEW 110 DIA FIRE MAIN

TERRACE OFFICE BLOCKS

SW-5

OVERHEAD ELECTRICAL POWERLINE

NORTH

TRUE

LOCALISED SITE LAYOUT PLAN

1:300 @ A.1.

REV #	DATE	DESCRIPTION
REVISIONS		

GORDON HART ARCHITECTS

Unit 6, Block C,
132 Rosmead Avenue, Kenilworth.
PHONE: (021) 797.1892 FAX: (021) 797.1583

PROJECT DETAILS

PROPOSED STORE
for **ANTONIJ RUPERT WINES (PTY) LTD.**
P. O. BOX 435
FRANSCHHOEK 7690.

DRAWING DESCRIPTION

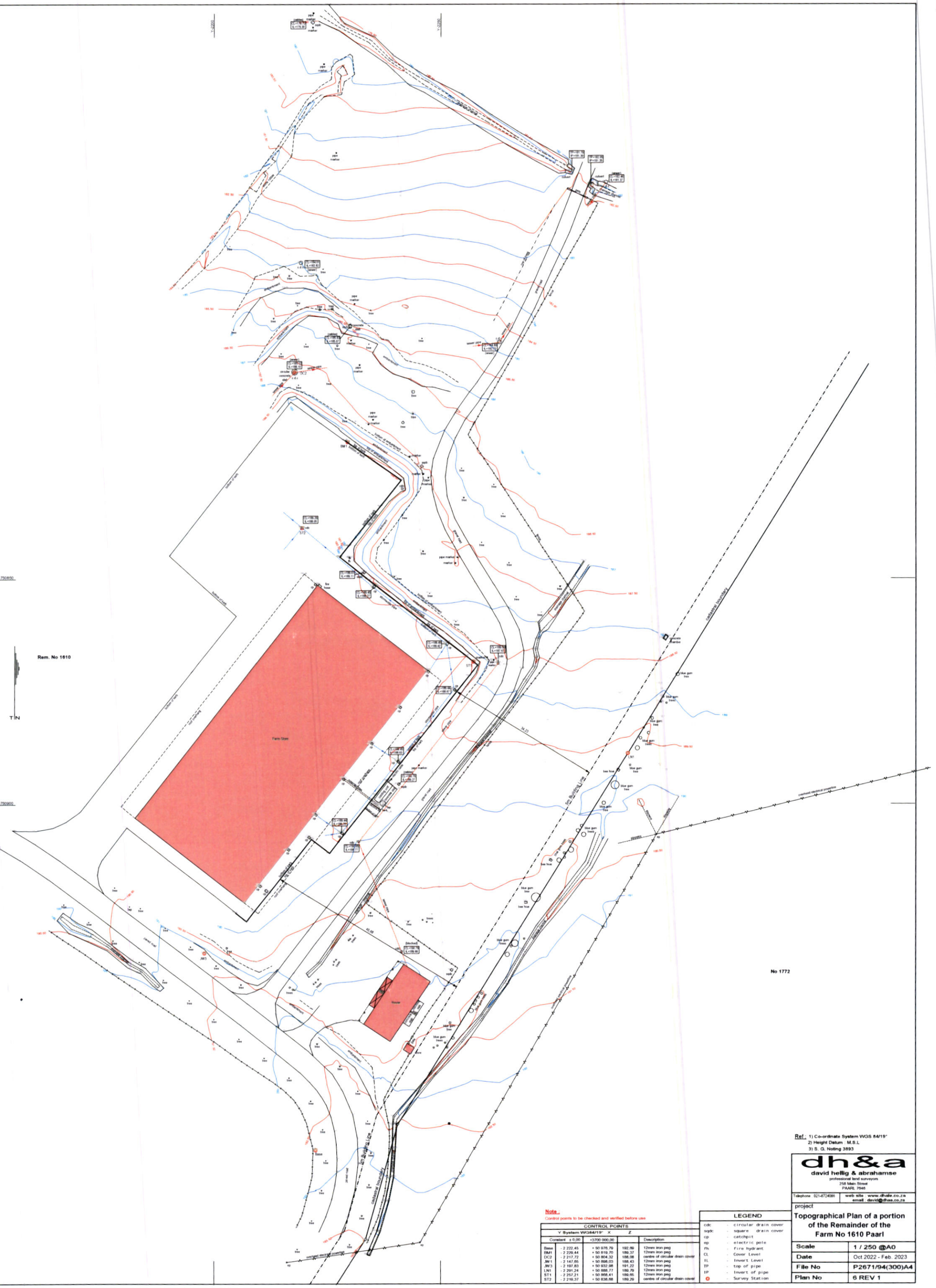
SDP: LOCALISED SITE PLAN

DESIGN BY: GORDON HART	DRAWING SCALE: 1:300 @ A.1.
DRAWN BY: GAVIN TER MORSHUIZEN	REVISION NO: 0
DATE: 27 FEBRUARY 2023	COMP. FILE:
ARCHITECT'S SIGNATURE	CLIENT'S SIGNATURE

JGH HART B ARCH (CT) PR ARCH REG NO. 5829

DRAWING NO:

2022.16.100



Ref: 1) Co-ordinate System WGS 84/19°
2) Height Datum : M.S.L
3) S. G. Noting 3893

Note :
Control points to be checked and verified before use

CONTROL POINTS

	Y System WG84/19°	X	Z		
	Constant ± 0,00	+3700 000,00			Description
Base	- 2 222,45	+ 50 976,79	192,69	12mm iron peg	
BM1	- 2 229,44	+ 50 819,70	189,37	12mm iron peg	
DC2	- 2 217,72	+ 50 804,32	188,06	centre of circular drain cover	
JW1	- 2 147,85	+ 50 898,03	188,43	12mm iron peg	
JW3	- 2 197,83	+ 50 932,98	191,22	12mm iron peg	
LN1	- 2 291,24	+ 50 888,77	189,79	12mm iron peg	
ST1	- 2 257,21	+ 50 858,41	189,65	12mm iron peg	
ST2	- 2 219,37	+ 50 838,68	189,29	centre of circular drain cover	

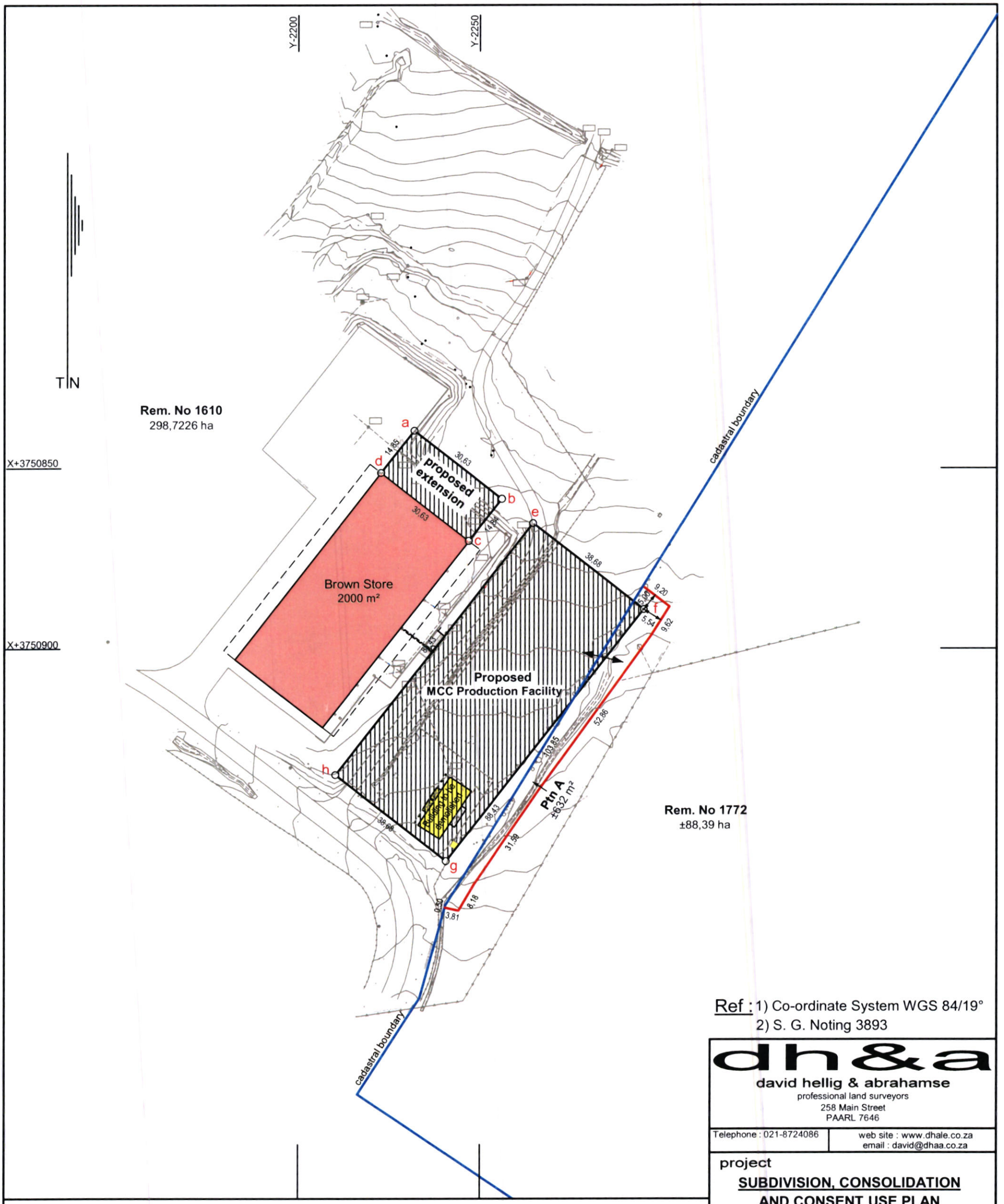
LEGEND

cdc	-	circular drain cover
sqdc	-	square drain cover
cp	-	catchpit
ep	-	electric pole
fh	-	fire hydrant
CL	-	Cover Level
IL	-	Invert Level
TP	-	top of pipe
IP	-	Invert of pipe
⊙	-	Survey Station

dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646
Telephone 021-8724086
web site www.dhale.co.za
email david@dhae.co.za

project
Topographical Plan of a portion of the Remainder of the Farm No 1610 Paarl

Scale	1 / 250 @A0
Date	Oct 2022 - Feb. 2023
File No	P2671/94(300)A4
Plan No	6 REV 1



Ref : 1) Co-ordinate System WGS 84/19°
2) S. G. Noting 3893

Notes :

1) The Farm No 1772 Paarl, measuring 88,4524 hectares in extent, is to be subdivided into :
   a) Ptn A ± 0,0632 hectares
   b) Rem. No 1772 ±88,3892 hectares

2) Ptn A and the Remainder of the Farm No 1610 Paarl, measuring 298,7226 hectares in extent, are to be consolidated to form a land unit measuring ± 298,7858 hectares in extent

3) The figures a b c d, measuring ±455 squares metres in extent and e f g h, measuring ±3420 square metres in extent, represent proposed Consent Uses for an agricultural industry viz The La Garonne MCC Production Facility

dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646
Telephone : 021-8724086
web site : www.dhale.co.za
email : david@dhaa.co.za

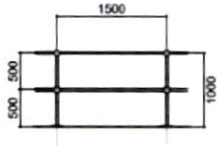
project

SUBDIVISION, CONSOLIDATION AND CONSENT USE PLAN

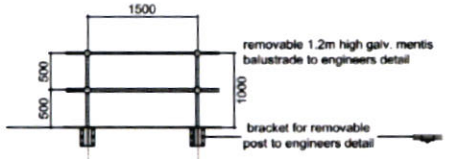
Proposed La Garonne MCC Production Facility

The Remainder of the Farm No 1610 and the Farm No 1772 Paarl

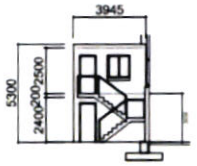
Scale	1 / 1000 @ A3
Date	March 2023
File No	P2671/94(300)A4
Plan No	7 Rev1



MENTIS HANDRAIL: FIXED
n.t.s.

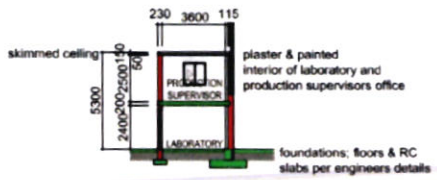


MENTIS HANDRAIL: REMOVABLE
n.t.s.

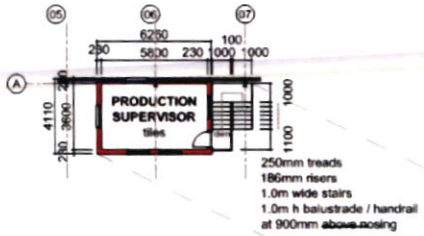


ELEVATION: PRODUCTION SUPERVISOR & LABORATORY
1:200

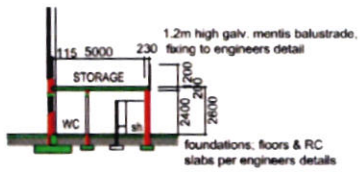
WINDOWS TO PRODUCTION SUPERVISOR'S OFFICE TO BE "DOUBLE GLAZED"



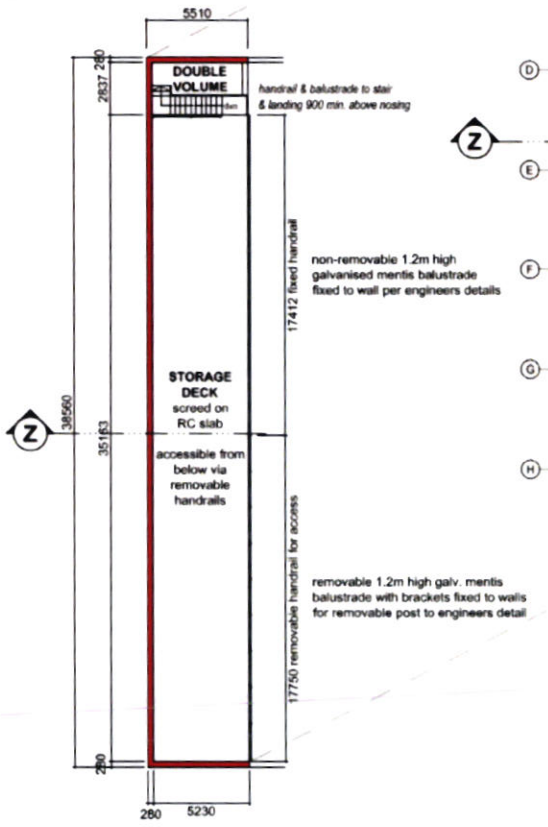
SECTION "Y - Y": PRODUCTION SUPERVISOR & LABORATORY
1:200



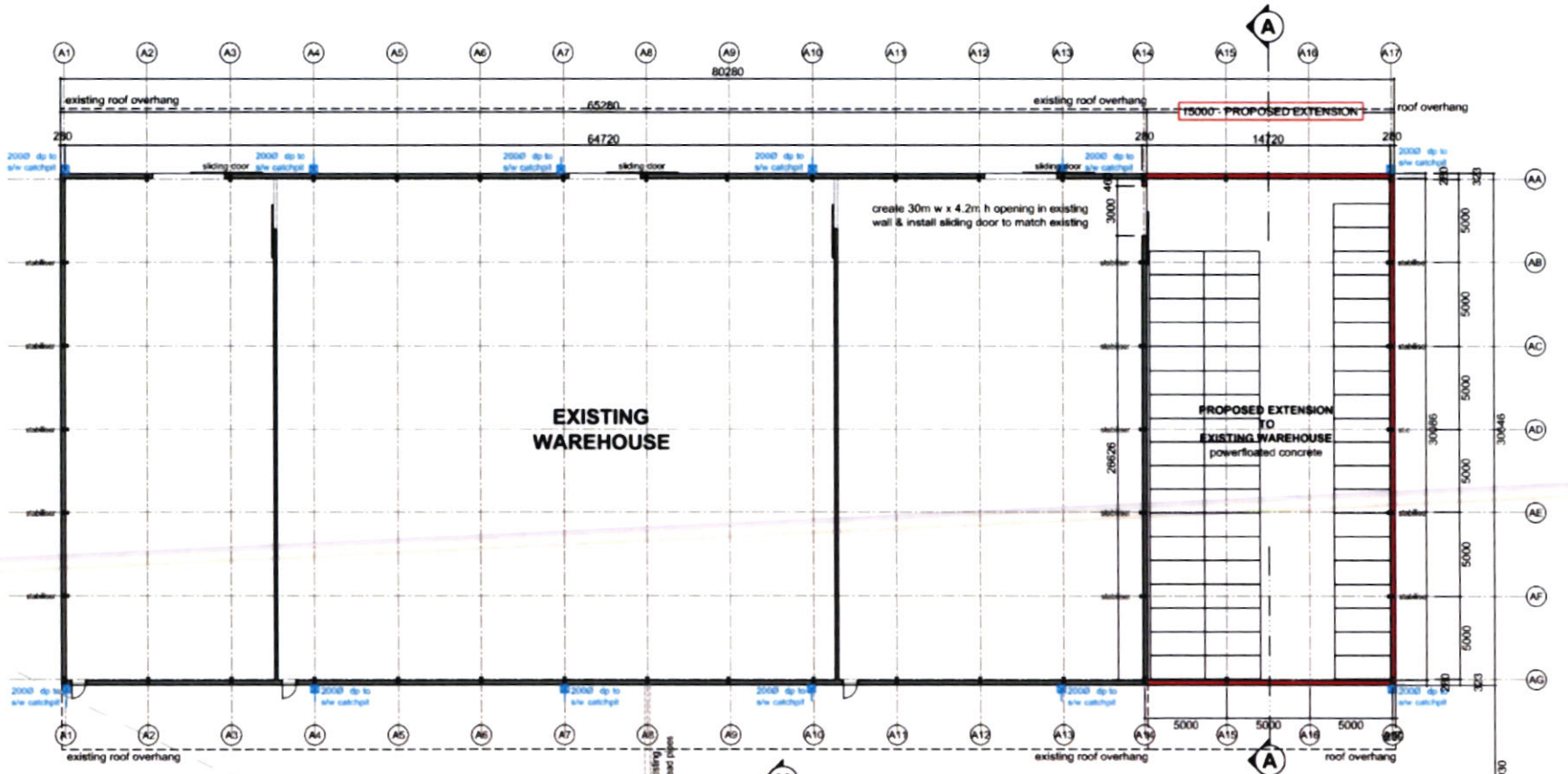
FIRST FLOOR PLAN: PRODUCTION SUPERVISOR
1:200

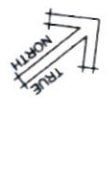


SECTION "Z - Z": ADMINISTRATION BLOCK
1:200



FIRST FLOOR PLAN
1:200





GROUND FLOOR PLAN
1:200

NOTES

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ALL WORK PERFORMED, OR MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (ACT NO. 85 OF 1993)

CURRENT DEVELOPMENT DETAILS

COVERAGE	
EXISTING BUILDING	2000.6 m²
EXTENSION TO EXISTING BUILDING	459.7 m²
NEW BUILDING	3 420.0 m²
TOTAL COVERAGE	5 880.7 m²

GROSS FLOOR AREAS	
GROUND FLOOR: EXISTING BUILDING	2000.6 m²
EXTENSION TO EXISTING BUILDING	459.7 m²
GROUND FLOOR: NEW BUILDING	3 420.0 m²
1st FLOOR: STORAGE DECK	193.7 m²
1st FLOOR: SUPERVISOR	25.7 m²
TOTAL GROSS FLOOR AREA	6 099.7 m²

REV #	DATE	DESCRIPTION
REVISIONS		

GORDON HART ARCHITECTS
Unit 6, Block C
132 Rosmead Avenue, Kenilworth
PHONE: (021) 797 1862 FAX: (021) 797 1583

PROJECT DETAILS
PROPOSED STORE
for **ANTONIJ RUPERT WINES (PTY) LTD.**
P. O. BOX 435
FRANSCHHOEK 7690.

DRAWING DESCRIPTION
SDP: FLOOR PLANS & DETAILS

DESIGN BY	DRAWING SCALE
GORDON HART	1:200 @ A1
DRAWN BY	REVISION NO
GAVIN TER MORSHUIZEN	0
DATE	COMP. FILE
27 FEBRUARY 2023	
ARCHITECT'S SIGNATURE	CLIENT'S SIGNATURE

JGA HART B ARCH (CT) PR ARCH REG NO. 5629

DRAWING NO
2022.16.101

NOTES

FITTINGS & FINISHES

WATER CLOSETS
VAAL 'KLIP' LOW LEVEL SUITE COMPLETE WITH LID, FITMENTS AND INCLUDING ALL PIPE CONNECTIONS

URINALS
VAAL 'LAVATERA' WALL HUNG BOWL URINAL COMPLETE WITH TOP INLET FITTINGS, C.P. DOMICAL GRATING, SPREADER AND HANGER BRACKETS

WASH HAND BASINS
VAAL SANITARYWARE VITREOUS CHINA 510 x 405mm ROUNDED "HIBISCUS" BASIN COMPLETE WITH BIBTAPS (COBRA CLASSIC STAR 111-15), PLUG, WASTE AND HANGING BRACKETS.

SINKS
FRANKE TRENDLINE SINGLE END BOWL (CODE: 311050) DROP-ON SINK COMPLETE WITH PLUG, WASTE AND PIPE FITTINGS

PROVIDE 'COBRA CLASSIC STAR 166-041 MIXER' WITH ALL NECESSARY PIPES AND CONNECTIONS

PROVIDE FORMICA COUNTER TOP AND MELAMINE FINISHED FLOOR CUPBOARDS WITH SQUARE EDGED DOORS AND STANDARD HARDWARE UNDER SINKS IN KITCHENETTES PER SKETCH

NOTE
ALLOWANCE TO BE MADE FOR ALL NECESSARY PIPES AND CONNECTIONS TO FITTINGS AND SANITARYWARE.
SAMPLES OF TILES, CARPETS AND PAINT SWATCHES TO BE PRESENTED TO PROJECT FOR APPROVAL OF ITEM AND COLOUR.
ALL FITTINGS ARE AS SPECIFIED OR SIMILAR TO PROJECT MANAGERS APPROVAL.

WINDOWS AND DOORS
SEE WINDOW & DOOR SCHEDULE (later detail)

TILING

FLOOR TILES
PROVIDE 1st GRADE NON-SLIP FULL-BODIED PORCELAIN FLOOR TILES (minimum dimension 300mm x 300mm x 8mm)
COLOUR: "SALT & PEPPER" GREY EX. TILETORIA OR SIMILAR TO PROJECT MANAGERS APPROVAL
100mm PORCELAIN TILE SKIRTING CUT FROM FLOOR TILES, JOINTED TO MATCH FLOOR TILE
TRANSITION STRIPS TO BE PROVIDED BETWEEN AREAS OF DIFFERENT FLOOR FINISHES
EXPANSION JOINT GRIDS TO BE DETERMINED AND INSTALLED AS PER ENGINEER'S SPECIFICATIONS
FINAL PREPARATION OF FLOORS TO RECEIVE FLOOR FINISHES, MUST BE SMOOTH, EVEN AND LEVEL (TOLERANCE SHALL BE 3mm IN 3000mm)

WALL TILES
PROVIDE WHITE PORCELAIN WALL TILES (minimum dimension 150mm x 150mm x 5mm)
COLOUR: "WHITE" EX. TILETORIA OR SIMILAR TO PROJECT MANAGERS APPROVAL

CARPETS
NEXUS 50cm X 50cm BERBER POINT 650 NEXBAC TILES MANUFACTURED FROM 100% STAINPROOF MIRACLE FIBRE
COLOUR: BERBER POINT 650 "ROCK" OR SIMILAR TO PROJECT MANAGERS APPROVAL
NEXBAC TILES MUST BE TESSELLATED AT INSTALLATION PRODUCT IS TO BE LAID IN ACCORDANCE WITH THE SANS 10186-2006 FITTING CODE OF PRACTICE
TRANSITION STRIPS TO BE PROVIDED BETWEEN AREAS OF DIFFERENT FLOOR FINISHES
FINAL PREPARATION OF FLOORS TO RECEIVE FLOOR FINISHES MUST BE SMOOTH, EVEN AND LEVEL (TOLERANCE SHALL BE 3mm IN 3000mm)

SKIRTINGS: OFFICES
POWER SKIRTING TO ELECTRICAL ENGINEER'S SPECIFICATIONS IN ALL OFFICES
EXPOSED WALLS TO RECEIVE NATURAL ANODISED ALUMINIUM SKIRTING.

CEILINGS: OFFICES
SUSPENDED VINYL CLAD CEILING TILES, 600 X 600 OR 600 X 1200 X 9mm THICK PELICAN GYPSUM BOARD, VINYL CLAD CEILING TILES LAID IN EXPOSED TEE. SUSPENSION SYSTEM ALL AS SUPPLIED BY DONN, WITH DONN SM SHADOWLINE CORNICE (WHITE).
INSTALLATION STRICTLY IN ACCORDANCE WITH DONN SPECIFICATIONS.

WALL FINISHES: PAINTED AREAS

INTERIORS
PLASTERED WALLS - ONE COAT PLASTER, ONE COAT FILLER AND TWO FINISHING COATS OF WHITE WASH N WEAR SILK APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

EXTERIORS
PLASTERED WALLS - TWO COAT PLASTER, ONE COAT FILLER AND TWO FINISHING COATS OF WHITE SUPER ACRYLIC APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

BRICK PANELS - FAIRFACE ROK BRICK PANELS, SANDBLASTED ON COMPLETION TO MATCH NEARBY BUILDINGS.

KITCHENS & ABLUTIONS
ONE COAT PLASTER AND 150 X 150 WHITE CERAMIC TILES TO HEIGHT OF 1.35m ABOVE FFL.

PROVIDE 22 x 44 PINE DADO RAIL (*COLDR3P ex. COL TIMBERS*) ABOVE WALL TILES AT 1.35 ABOVE FFL. SUITABLY PRIMED ALL ROUND PRIOR TO FIXING AND FINISHED WITH 2 x COATS GLOSS ENAMEL (COLOUR: WHITE OR OTHER TO PROJECT MANAGERS APPROVAL)

WALLS TO BE WATERPROOFED WITH 2 x COATS OF 'duraflex by abe' TO A HEIGHT OF 500mm AFFL IN GENERAL AREAS OF ABLUTIONS AND TO HEIGHT OF 300mm BEHIND SINK AREA & BASINS, PRIOR TO TILING.

WALLS ABOVE DADO RAIL TO BE PLASTERED AND PAINTED PER "INTERIOR WALL" SPECIFICATION ABOVE

ELECTRICAL
REFER TO SEPARATE ENGINEERS / CONTRACTORS DETAILS

CIVIL WORKS
REFER TO SEPARATE ENGINEERS DETAILS

RC, STEEL, CLADDING & STRUCTURAL
REFER TO SEPARATE ENGINEERS DETAILS

NOTES

ROOF CONSTRUCTION
0.5mm CORRUGATED PROFILE GALVANISED STEEL SHEETING WITH "TIGER'S EYE" STONE FINISH ON ONE SIDE, IN SINGLE LENGTHS FIXED TO STEEL STRUCTURE BY ENGINEER AND 0.8mm GALVANISED STEEL ACCESSORIES WITH "TIGER'S EYE" FINISH ON ONE SIDE. ROOF AT 5° PITCH. FLASHING TO MATCH EXISTING ROOF SHEETING SPECIFICATION.

SIDE CLADDING
0.5mm CORRUGATED PROFILE GALVANISED STEEL SHEETING WITH "TIGER'S EYE" STONE FINISH ON ONE SIDE, IN SINGLE LENGTHS FIXED TO STEEL STRUCTURE BY ENGINEER AND 0.8mm GALVANISED STEEL ACCESSORIES WITH "TIGER'S EYE" FINISH ON ONE SIDE ON SHEETING RAILS STEEL PORTAL FRAMES PER ENGINEERS DETAILS

ROOF & WALL INSULATION
PROVIDE 50mm LAMDABOARD OVER PURLIN / UNDER ROOF SHEETS TO ENTIRE BUILDING PER MANUFACTURERS SPEXCIFICATIONS.
PROVIDE 100mm INSULATION PANELS TO WALLS & UNDERSIDE OF ROOF TIE BEAMS IN BOTTLING AREA PER ENGINEERS DETAILS.

RAIN WATER GOODS
SPECIAL GALV. BOX GUTTERS AND LAUNDERS PER ENGINEERS DETAILS
RAINWATER DISCHARGING VIA DOWNPIPES TO CATCHPITS LINKED TO STORM WATER SYSTEM

CEILINGS: ADMINISTRATION & OFFICES
SUSPENDED VINYL CLAD CEILING TILES, 600 X 600 OR 600 X 1200 X 9mm THICK PELICAN GYPSUM BOARD, VINYL CLAD CEILING TILES LAID IN EXPOSED TEE. SUSPENSION SYSTEM ALL AS SUPPLIED BY DONN, WITH DONN SM SHADOWLINE CORNICE (WHITE)
INSTALLATION PER DONN SPECIFICATIONS

FLOOR CONSTRUCTION: WAREHOUSE
175mm CONCRETE FLOORS MIN. 30Mpa ON 250micron SABS APPROVED DAMP PROOF UNDERLAY ON SAND LAYER ON WELL COMPACTED HARDCORE

FLOOR CONSTRUCTION: ADMINISTRATION
GROUND FLOOR:
25mm SCREED ON 100mm CONCRETE SLAB ON 250micron SABS APPROVED DAMP PROOF UNDERLAY ON SAND LAYER ON WELL COMPACTED HARDCORE.
FIRST FLOOR:
50mm SCREED WITH 6mm GRANO CHIPS AND 193 MESH ON 150mm CONCRETE SLAB TO ENGINEERS DETAIL. FINISHED TO RECEIVE FLOOR FINISHES PER PLAN LAYOUT.

FOUNDATIONS
90mm INTERNAL WALLS TO BE FOUNDED ON 700 X 230 STRIP FOUNDATIONS.
ALL LOAD BEARING WALLS TO BE FOUNDED ON 700 X 300 STRIP FOUNDATIONS.
ELSEWHERE FOUNDATIONS TO PROJECT A MINIMUM OF 200mm PAST BRICKWORK AND BE 200mm DEEP FOOTINGS TO STEEL STRUCTURE AND COLUMNS TO ENGINEERS DETAILS.
FOUNDATION WALLS TO COMPLY WITH TABLE 4 OF PART KK OF SABS 0400.
NO FOUNDATIONS TO PROJECT BEYOND THE SITE BOUNDARIES. USE TO BE MADE OF EXCENTRIC FOUNDATIONS IN SUCH SITUATIONS.

WALLS
EXTERNAL WALLS TO BE 280mm CAVITY CLAY BRICK WALLS.
WALL TIES PROVIDE AT RATE OF 5 PER m².
PROVIDE CRANKED 375micron DPC AT FLOOR LEVEL WITH WEEPHOLES AT 600mm CENTRES
14MPA SOLID BRICKS TO ALL LOADBEARING WALLS & 7MPA TO NON-LOADBEARING WALLS.

LIGHT & VENTILATION
SUPPLY MINIMUM 10% LIGHT AREA & 5% OPENABLE, TO EACH HABITABLE ROOM.
ALL ALUMINIUM WINDOWS AND DOORS EX SPECIALIST CONTRACTOR.
ALL TIMBER DOORS EX SWARTLAND OR SIMILAR.
GLAZING IN EXCESS OF 1.0m² OR WITHIN 500mm OF FLOOR MUST BE SAFETY GLASS AND ALL OTHER INSTANCES AS PER PART N SABS 0400 / AAAMSA REGULATIONS.

LINTOLS
ALL OPENINGS TO RECEIVE PRESTRESSED CONCRETE LINTOLS, LAID TO MANUFACTURERS SPECIFICATIONS AND 4 COURSES BRICKFORCE

ARTIFICIAL VENTILATION
PROVIDE MECHANICAL VENTILATION PER ENGINEERS DETAILS TO EACH "INTERNAL" COMPARTMENT WITHOUT NATURAL VENTILATION
WC DOORS TO BE UNDERCUT BY 20mm.
COMPLIANCE WITH GOVERNMENT SMOKING REGULATIONS.

ARTIFICIAL LIGHTING
PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH SABC 0114 WHERE LESS THAN 10% NATURAL LIGHT IS PROVIDED

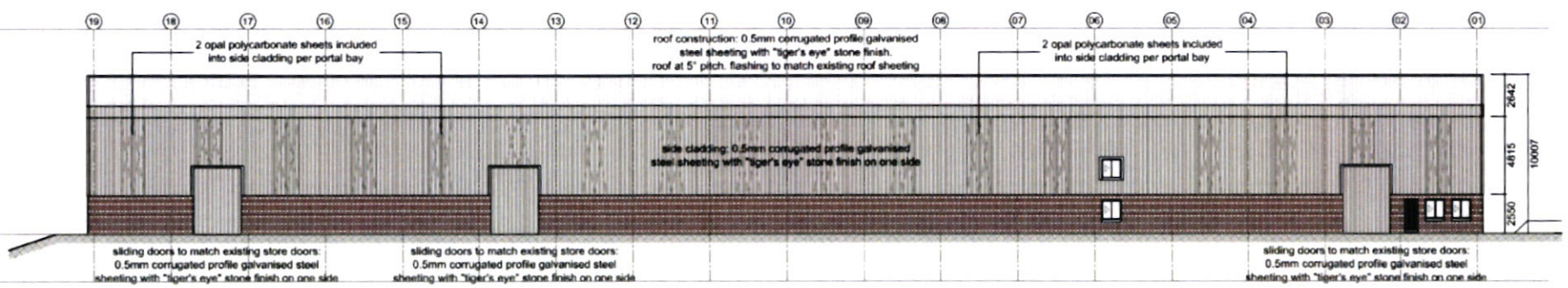
LIGHT FITTINGS
PER ELECTRICAL ENGINEER/CONTRACTOR

ABLUTION AND TOILET FACILITIES:
A CONSTANT SUPPLY OF HOT AND COLD WATER MUST BE SUPPLIED TO ALL SINKS AND WASH HAND BASINS.
THE WALL AREAS BEHIND ALL SINKS AND WASH HAND BASINS MUST BE TILED TO A HEIGHT OF AT LEAST 300mm.

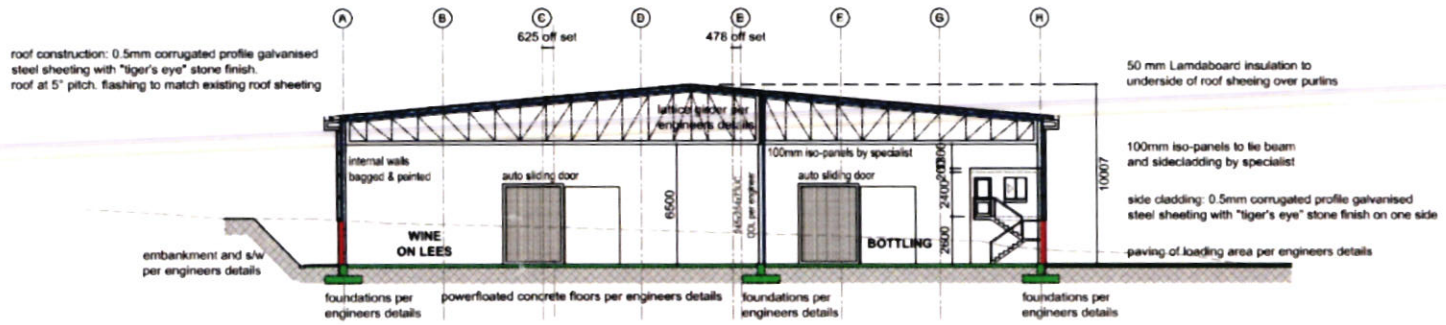
WATER HEATING
ABLUTIONS
PROVIDE HEAT PUMP LINKED TO KWIKOT MEGAFLO DUAL 100 150litre 400kPa HOT WATER CYLINDER.
PROVIDE GALV. DRIP TRAY UNDER HOT WATER CYLINDER WITH OVERFLOW TO OUTSIDE.
ALL OTHER FACILITIES
PROVIDE INSTANT WATER HEATERS FOR HOT WATER ON DEMAND ONLY

PLUMBING
WATER PIPES BELOW GROUND IN POLYCOP.
WATER PIPES ABOVE GROUND IN COPPER AND CONCEALED WHERE POSSIBLE.
MINIMUM 3/4" PIPES THROUGHOUT
ALL UPPER FLOOR WASTE FITTINGS TO BE ANTI-SYPHONED OR FITTED WITH DEEP SEAL TRAPS.
ALL WORK TO BE UNDERTAKEN BY A LICENCED PLUMBER

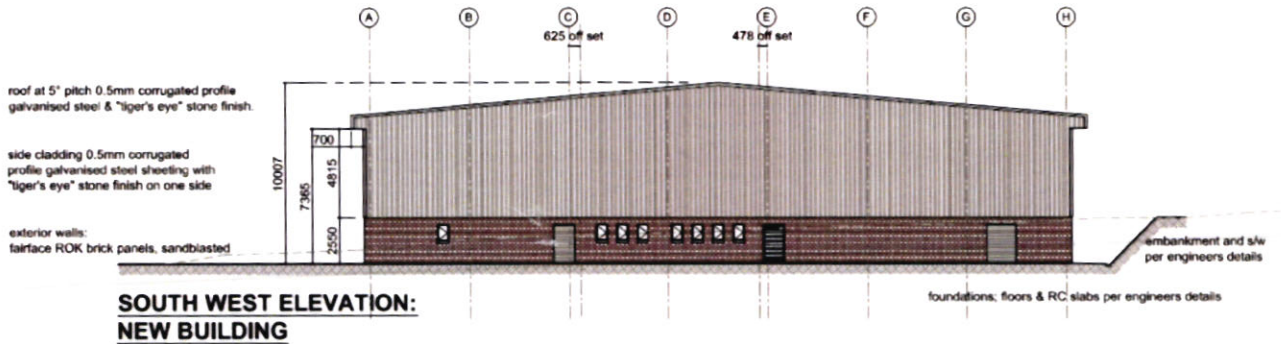
SEWER VENT PIPES
INTERNAL STACKS TO BE PROVIDE WITH 1-WAY VENTS



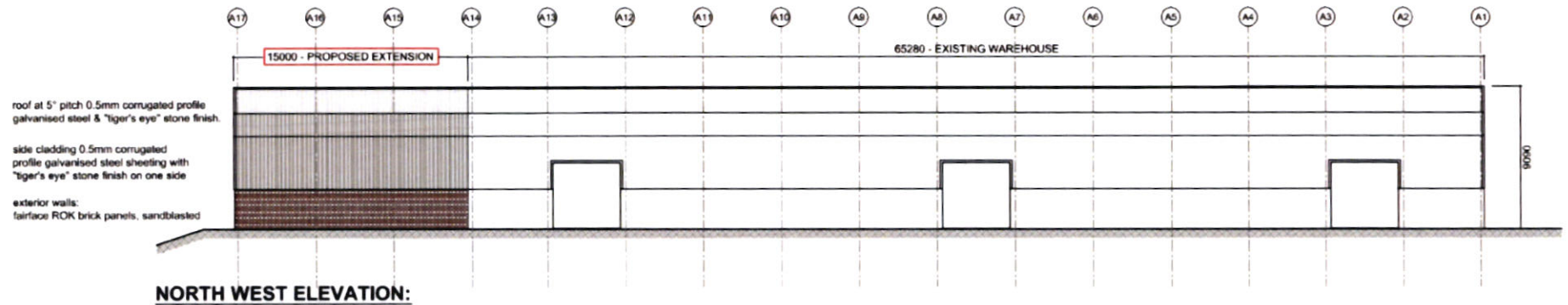
NORTH WEST ELEVATION: NEW BUILDING
1:200



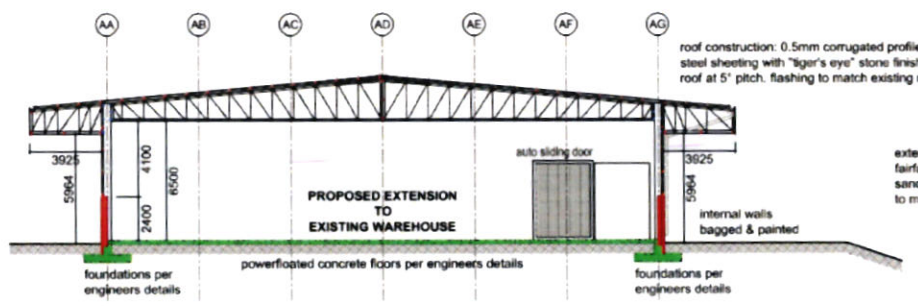
SECTION "X - X": NEW BUILDING
1:200



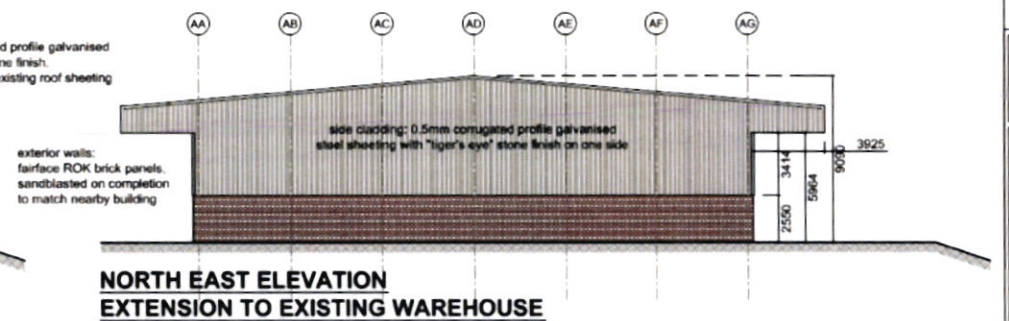
SOUTH WEST ELEVATION: NEW BUILDING
1:200



NORTH WEST ELEVATION: EXTENSION TO EXISTING WAREHOUSE
1:200



SECTION "A - A" EXTENSION TO EXISTING WAREHOUSE
1:200



NORTH EAST ELEVATION EXTENSION TO EXISTING WAREHOUSE
1:200

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTS & OTHER SPECIALIST'S DRAWINGS.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THIS DRAWING.

THE CONTRACTOR IS TO CHECK ALL LEVELS & DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES.
ANY DISCREPANCIES IN LEVELS, DIMENSIONS OR DETAILS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

SET OUT FROM MUNICIPAL APPROVED PLANS ONLY

ALL DIMENSIONS TO BE READ AS IS, & NOT SCALED OFF THIS DRAWING

ALL BUILDING WORK TO COMPLY WITH NBR.

ALL WORK PERFORMED, OR MACHINERY AND PLANT USED ON SITE TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (ACT NO. 85 OF 1993)

DISABLED PERSONS TOILET FACILITIES:

ANY COMPARTMENT CONTAINING A WATER CLOSET PAN FOR THE USE OF DISABLED PERSONS SHALL HAVE A MINIMUM AREA OF 2.9m² AND A MINIMUM PLAN DIMENSION OF 1.8m.

PROVIDE AN OUTWARD OPENING DOOR, WITH LOCK BEING OPENABLE FROM THE OUTSIDE WITH A SUITABLE DEVICE.

THE WATER CLOSET MUST NOT BE LESS THAN 450mm AND NOT MORE THAN 500mm BETWEEN THE CENTRE LINE AND NEAREST WALL. THE FRONT EDGE OF THE PAN MUST BE NOT LESS THAN 600mm FROM THE REAR WALL. THE TOP SURFACE OF THE SEAT MUST NOT BE LESS THAN 460mm AND NOT MORE THAN 480mm ABOVE FLOOR LEVEL.

APPROVED HANDGRABS TO BE PROVIDED TO THE NEARER WALL AND REAR WALL OF THE COMPARTMENT.

THE FLUSHING CONTROL AND TOILET PAPER-HOLDER TO BE EASILY ACCESSIBLE AND THE LID AND SEAT TO REMAIN IN THE UPRIGHT POSITION WHEN RAISED.

THE WASH HAND BASIN MUST BE SITUATED NOT MORE THAN 830mm FROM THE FLOOR AND HAVE A VERTICAL CLEARANCE OF 650mm UNDERNEATH AT A POINT NOT LESS THAN 180mm FROM THE FRONT OF THE BASIN.

THE BOWL OF A VANITY SLAB MUST NOT BE MORE THAN 80mm FROM THE FRONT OF THE SLAB AND MUST HAVE A CLEARANCE OF 680mm MEASURED FROM THE FLOOR TO THE UNDERSIDE OF THE FASCIA.

WATER TAPS TO BE OPERATED BY LEVER HANDLES AND THE COLD TAP MUST BE IN EASY REACH OF ANY PERSON SITTING ON THE WATER CLOSET PAN.

APPROVED SIGNS MUST BE PROVIDED TO INDICATE THE FACILITIES FOR DISABLED PERSONS.

RAMP PROVIDED TO MAIN ENTRANCE.

FACILITIES PERSON'S WITH DISABILITIES COMPLYING WITH SANS REGULATIONS.

ALL GROUND FLOOR LIVING ACCOMMODATION ON SAME LEVELS FOR EASY ACCESS BY PERSON'S WITH DISABILITIES.

DEMAND MANAGEMENT WATER SYSTEM:

PROVIDE WASH HAND BASINS WITH TAPS WITH MAXIMUM FLOW RATE OF 6 ltr/min OR METERING TAPS.

PROVIDE WC'S WITH WATER EFFICIENT DUAL FLUSH CISTERNS WITH 3 LTR AND 6 LTR FLUSHES.

REV #	DATE	DESCRIPTION
-	-	-
-	-	-

REVISIONS

GORDON HART ARCHITECTS
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132 Rosmead Avenue, Kenilworth
PHONE: (021) 797 1882 FAX: (021) 797 1583

PROJECT DETAILS
PROPOSED STORE
for **ANTONIJ RUPERT WINES (PTY) LTD.**
P. O. BOX 435
FRANSCHHOEK 7690.

DRAWING DESCRIPTION
SDP: SECTIONS & ELEVATIONS

DESIGN BY: GORDON HART	DRAWING SCALE: 1:200 @ A.1.
DRAWN BY: GAVIN TER MORSHUIZEN	REVISION NO: 0
DATE: 27 FEBRUARY 2023	COMP. FILE
ARCHITECT'S SIGNATURE	CLIENT'S SIGNATURE

JGA HART B ARCH (CT) PR ARCH REG NO: 5629

DRAWING NO:
2022.16.102