

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

Affected person's Name

Affected persons Physical Address

Affected person's Title:

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

Application Property Address	Ladybird Vineyards, R44, Stellenbosch
Application Property Number	Farm 41 Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	Kanonkop Wynlandgoed (Pty) Ltd
Application Reference	LU/15601 (TP361/2023)
Application Type	Consent Use

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

- Application in terms of Section 15 (2) (o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for a Consent Use in order to extend the existing wine cellar (1107m²) by 522m² and to construct a new fermentation cellar of 1655m² on Farm 41, Stellenbosch Division.

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

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

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

The comments must be addressed to the applicant by electronic mail as follows: (Emile van der Merwe Town Planning Consultants: emilevdm@adept.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 12 October 2023.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (0845566461/021-8865050) during normal office hours.

YOURS FAITHFULLY

**EMILE VAN DER MERWE
EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS**

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

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

Adres van aansoek eiendom	Ladybird Vineyards, R44 Stellenbosch
Aansoek eiendom beskrywing	Plaas 41 Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	Kanonkop Wynlandgoed (Pty) Ltd
Aansoek Verwysing	LU/15601 (TP361/2023)
Tipe Aansoek	Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

- Aansoek in terme van Artikel 15 (2) (o) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, vir 'n Vergunningsgebruik ten einde uitbreidings (522m²) aan die bestaande kelder (1107m²) moontlik te maak en vir die vestiging van 'n nuwe fermentasie kelder van 1655m² op Plaas 41, Afdeling Stellenbosch.

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

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

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek 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 opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;

- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (Emile van der Merwe Stadsbeplanningskonsultante: emilevdm@adept.co.za). Deur 'n beswaar, kommentaar of verhoë 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 ingedien word en moet ontvang word voor of op die sluitingsdatum van 12 Oktober 2023.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (0845566461 / 886 5050) gedurende normale kantoor ure.

Die uwe

EMILE VAN DER MERWE
EMILE VAN DER MERWE STADSBEPLANNINGS KONSULTANTE

1. BRIEF

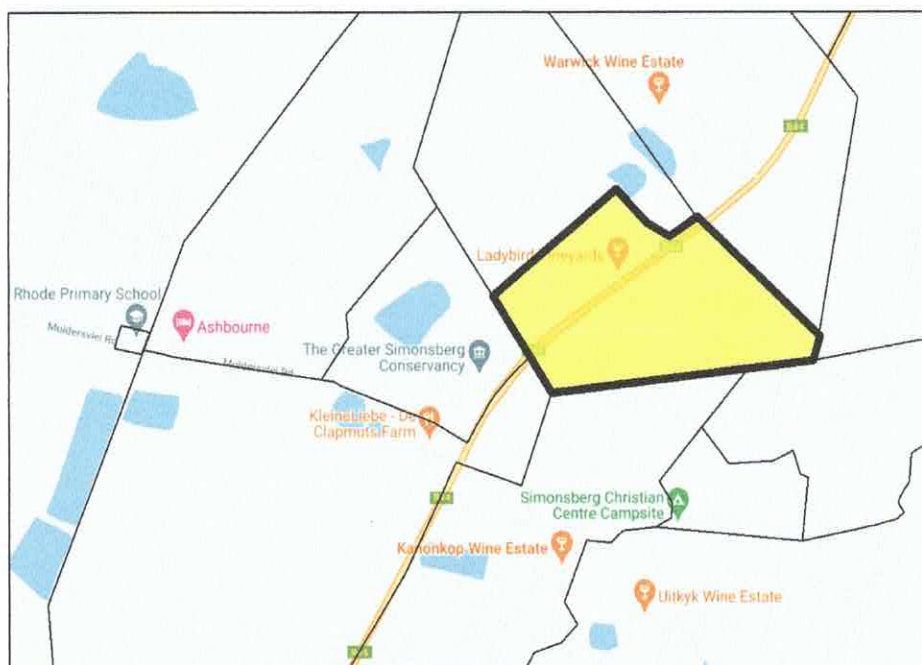
Emile van der Merwe Town Planning Consultants have been appointed by the registered owner of Remainder Farm 41 to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

- Application for Consent Use in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law to allow for extensions (522m²) to the existing cellar and to permit the development a new fermentation cellar (1655m²) on the property.

The following report will show that the proposal is desirable from an integrated planning point of view and that it is line with the planning policies of National- and Provincial Government as well as the planning directives endorsed in terms of the Stellenbosch Municipal Integrated Development Plan and the Stellenbosch Spatial Development Framework. The report further will show that the proposal is compatible with the surrounding land use character of the area.

2. LOCATION AND ACCESS – LOCATION PLAN ATTACHED AS APPENDIX 1

The property is situated approximately 9km to the north west of Stellenbosch and approximately 4km to the south of Klapmuts. Access to the property is obtained ± 800 m to the north of the intersection of the R44 (Main Road 27) and Divisional Road 1090 (Muldersvlei/Hoopenberg Road) – refer to map below.



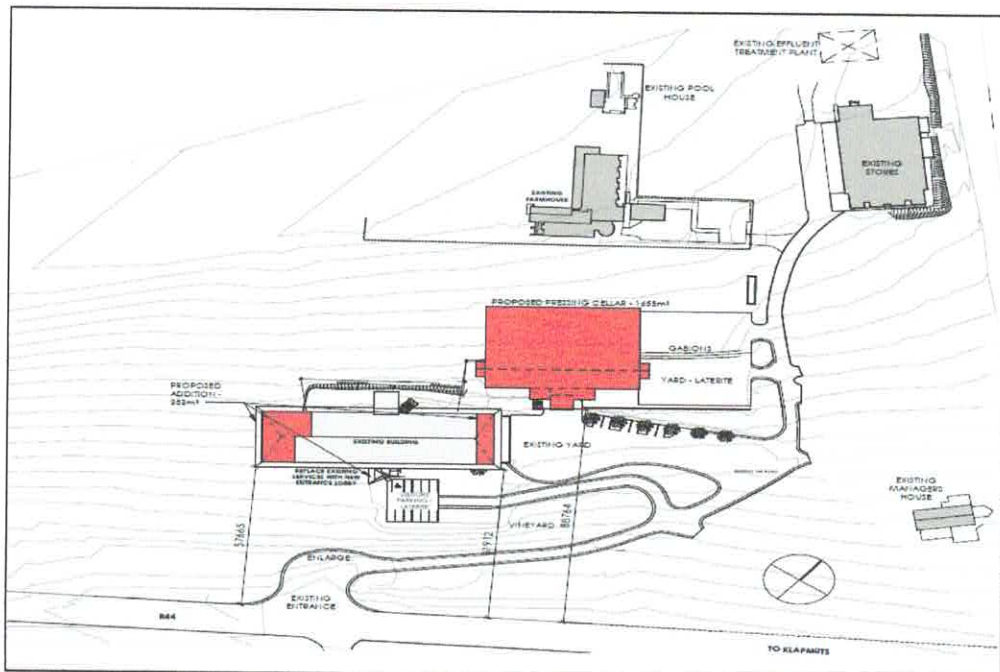
3. OWNERSHIP AND SIZE

The property is owned by Kanonkop Wynlandgoed (Pty) Ltd as held by Deed of Transfer T 14001/2022. A copy of the Title Deed is attached as **Appendix 2**. The Company Resolution and Power of Attorney in favour of the applicant is attached as **Appendix 3**. The Surveyor – General diagram is attached as **Appendix 4**. The property is 50.0970 ha in extent and falls with the jurisdiction area of the Stellenbosch Municipality.

4. LAND USE AND ZONING

The current buildings and proposed new infrastructure on the farm are shown on drawing 1010 (Christof Albertyn Architects) dated 31/3/2023 and include the following:

- Existing cellar and wine tasting facility
- Existing manor house
- Existing farm managers house and pool house
- Existing stores
- Existing treatment plan
- Remainder vineyards (approx. 40 ha)



The Stellenbosch Municipality Zoning Scheme By-Law was adopted by Council on 29 May 2019 and come into effect from 1 November 2019.

The Remainder of Farm 41 in terms of Chapter 20 of the afore-mentioned By-Law is zoned "Agricultural Rural Zone". A portion of the property is zoned (Agricultural Zone II) that accommodates the existing wine cellar on the property. The following land use rights by means of primary uses, additional use and consent use applies to the zoning:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building ($\leq 2000\text{m}^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000\text{m}^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000\text{m}^2$) • Agricultural Industry ($< 2000\text{m}^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000\text{m}^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> one event/year$) • Plant nursery • Polytunnel ($> 5000\text{m}^2$) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

An agricultural industry is defined as follows:

"agricultural industry" (landbou nywerheid) 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;

The property is being utilised in accordance with the zoning rights and is planted with approximately 40 vineyards that comprise the following cultivars:

- Cabernet Sauvignon
- Merlot
- Chenin Blanc
- Pinotage
- Chardonnay
- Cabernet Franc
- Petit Verdot

Wine in the cellar is produced under two labels that include the following:

- Ladybird white blend
- Ladybird red blend
- Laibach Chenin Blanc
- Ladybird Laibach Merlot
- Laibach Pinotage
- Laibach Cabernet Sauvignon

5. PROPOSAL – SEE PLANS ATTACHED AS APPENDIX 7

Ladybird Vineyards is located in the famous red wine producing area of Simonsberg – Stellenbosch. It is well known for producing "The Ladybird", the first organic red wine from the Simonsberg ward in Stellenbosch made from organically grown grapes, and certified by Ecocert, the global leader in verification testing and certification services.

Ladybird are committed to producing wines of outstanding quality, that best reflect the unique terroir and the microclimate of the Simonsberg, one of South Africa's prime wine-growing areas for noble red cultivars. No irrigation needed in the 40 ha of vineyards that is planted on the North-East facing slopes of the Simonsberg that offer an excellent angle for sun exposure, the key to photosynthetic efficiency and flavour development.

The property (Ladybird/Laibach) has recently been purchased by the adjacent owner (Kanonkop Wynlandgoed) and it is their intention and vision to revitalise and improve the current wine making processes to the same standard as per Kanonkop Wine Estate. The existing wine cellar and associated infrastructure on the application property has become outdated and is not suited to accommodate modern cellar technology and new wine making practices and techniques that conforms to best practise and international standards and certification processes.

In order to realize the above vision, the owner has appointed ConsultC process engineers and Christof Albertyn Architects to design extensions to the existing cellar and in respect of the fermentation cellar. The plans are attached as **Appendix 5**.

The proposed extensions and new development comprises the following:

- New extension - 258m²

- Extension on existing hard surface area (footprint -264m²)
- New fermentation cellar – 1665m²
- Wine tasting and sales (266m²) – existing cellar building
- Parking area – 12 bays

The provision of the wine tasting and sales area forms part of the definition of an agricultural industry and does not require any special consent.

The proposed new fermentation cellar has been placed approximately 90m from the R44 and to minimise the potential impact on the road network and landscape. This portion of the property is located a much lower level of the road service that further contributes to reduce the visual impact.

The establishment of agri-processing facilities are in line with the objectives of the Directorate: Sustainable Resource Management (LANDCARE): Department of Agriculture who's primary function is to conserve the regions agricultural resources. According to this Department's policy and recommendations the concept of sustainable agriculture is promoted taking the following criteria in mind, namely:

- ✓ Social acceptability
- ✓ Economic viability
- ✓ Ecological feasibility/Environmental integrity
- ✓ Reasonable production; and
- ✓ Sound security

The development proposal on the property conforms to the above criteria and it will not have any negative impact on the conservation of productive agricultural land and it will not impact on the long term viability of the farming unit.

One of the key initiatives of the Department of Agriculture relates to the diversification of the agricultural sector and the role that agri-processing can play in the economic development of the Western Cape. The department therefore recognizes the important role the agricultural and

wine industry can play in the rural and economic development of farming enterprises of which the following are considered key components:

- Agricultural tourism – guesthouse and holiday accommodation
- Value adding – agricultural industries with associated tourist facilities
- Creating sustainable agricultural units - intensifying

The proposal significantly will contribute to the promotion and expansion of the area's resource base with multiplier economic and social benefits. The application is consistent with the planning principles as contained in the Municipal Spatial Development Framework.

6. STRATEGIC POLICY CONTEXT

Desirability In terms of Section 49 (d) of the Western Cape Land Use Planning Act (2014) is defined as the degree of acceptability of a specific proposal on a property within and existing natural or built environment. An important factor when assessing such a proposal is the extent to which the proposal complies with the overarching national, provincial and local planning guidelines and spatial frameworks. With reference to the development proposal your attentions in this regard are drawn to the following:

Western Cape Provincial Spatial Development Framework (WCPSDFP)

The WCPSDF serves as guideline and puts forward proposals and strategies aimed at achieving certain provincial wide goals. The policy document is informed by the National Development Plan and related spatial policies and takes its strategic direction from the Western Cape development strategy and related policy frameworks. It also serves to guide the location and form of public investment. An important factor in this regard relates to the role which the rural economy can play in the overall economy of the greater municipal are and is of particular relevance to the Stellenbosch area. The proposed agri-processing and related tourist facility presents an opportunity that is aligned with the policy to allow for compatible and sustainable rural activities to the benefit of the broader good of society with positive socio-economic returns.

As far as the application is concerned, the principles contained in the WCPSDF will have to be considered to ascertain whether sustainable development is promoted. Sustainable development encompasses the integration of social, economic and ecological factors into

planning, decision-making and implementation so as to ensure that development serves present and future generations.

WESTERN CAPE STRATEGIC PLAN 2014-2019

Vision

"We need to transform the nature and performance of the economy to simultaneously achieve sustained GDP growth, greater environmental resilience, and much better inclusion reflected in radically lower unemployment, poverty and inequality. A Highly skilled Innovation-driven Resource-efficient Connected High Opportunity Society For All"

Provincial Strategic Goals



PSG 1: Create opportunities for growth and jobs

PROJECT KHULISA ("to grow")

Productive Sectors:



Enablers:

- Energy
- Water
- Broadband
- Skills



Significance of the Agricultural Sector

- The agricultural Sector remains a key component of the regional economy – particularly in non-Metro districts;
- Value added in WC agriculture (R 14,7 billion in 2011) accounts for 23% of national agriculture value added (R 64 billion)
- WC economy only accounts for 14,2% of national GDP

- 30% of agricultural sector production is exported
- Nearly 50% of wine production is exported
- Sectoral focus in 2015-2020 will be on Agri-Processing (in addition to Tourism and Oil & Gas)

From the above information it is clear that the Provincial Government Western Cape in terms of their Provincial Spatial Development Framework and Strategic Plan has placed as specific emphasis on the importance of the agricultural and wine industry as key sector in growing and sustaining the economic base of the region.

STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK

The Stellenbosch SDF has been approved as a guiding document to direct the future growth development in the Stellenbosch area of jurisdiction. In terms of the SDF and with reference to the proposal your attention is drawn to the following strategic directive:

- *Promoting the development of retail activities related to, and agricultural industries for the beneficiation of natural produce on farms, e.g. meat curing, beer breweries, wineries, packing sheds, bottling plants, jam factories, cheese making, milling, honey beneficiation, etcetera;*

The IDP will be used as a basis for making all development decisions in future within the Framework of the Stellenbosch Planning Bylaw, 2015.

The development proposal in relation to the strategic objectives set out in the SDF will enable and comply with the following:

Inclusive growth – The agri-processing will provide a substantial number of employment opportunities across a wide spectrum. This can be of specific benefit to the rural community where a large degree of unemployment is present

Resource custodianship – the sustainable future of Stellenbosch and its rural area to a large degree depend on the available and optimal use of resources of the benefit of all. The development proposal is largely self-sufficient with regard to service provision and it will not impose an additional burden on the service level capacities of the town.

Food and Agriculture – The farming unit significantly contributes to food security and conservation of scarce resources to the sustainable benefit of up- and downstream economic

activities. The development proposal will ensure and will give practical effect to this strategic objective.

Heritage: The proposed facility will be located on a portion of the farm in order to mitigate the heritage and visual impact as far as possible.

Consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The subject property is located in an area where a number of agri-processing exists and the proposed use is considered compatible with the surrounding land uses and rural infrastructure. The proposal complies with the IDP which aims to promote local economic development. The establishment of agri-processing and tourism related facilities are supported and strongly encouraged on national, provincial and local policy level.

Consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

The proposed development is consistent with the proposals of the spatial development framework and the other policies of the Municipality. The proposal complies with the land use planning principles referred to in section 59 (spatial justice, spatial sustainability, efficiency and good administration) of LUPA

7. TRAFFIC IMPACT

A Traffic Impact Statement has been compiled by ITS consulting engineers, attached as Appendix 6. In terms of the statement the following is concluded:

Based on the above investigation, it is evident that the expected transport impacts from the proposed development will be low, and the existing road network can accommodate the proposed development, without any road upgrades. It is recommended that this development be approved, from a transport engineering point of view.

8. SERVICES

The proposed extensions and new fermentation cellar can be accommodated within the existing level of services that exists on the farm. Water is obtained from a borehole that has sufficient capacity to provide water to the facility. All stormwater is directed to the existing

dam. Electricity is provided by Eskom. Waste water are collected and allocated to the existing treatment plant that serves the existing cellar.

9. CONCLUSION

The proposal is in line to the following parameters of the zoning scheme:

- The produce used in the wine cellar is grown on the farm
- The extensions are subservient to the farming and will not impact negatively on primary production
- The wine cellar will form part of the farming unit and it will not be alienated via a registered lease and/or sectionalized
- The wine cellar will not impact on the production and agricultural potential of the farming entity
- The wine cellar will improve and optimize the current wine making practices by means of new and modern cellar technology
- The visual impact will be minimal as result of the setback lines and slope on the farm.
- The wine cellar will not have a significant impact on the rural and cultural landscape of the area due to the design of the building
- Sufficient parking can be provided on the farm in accordance with the zoning scheme requirements
- The proposal conforms to the principles contained in the Stellenbosch SDF and IDP as well as those adopted on Provincial and National Level

The proposal will lead to a substantial capital investment in order to improve and sustain the potential of the farming unit to the benefit of the area and broader region. The stimulation of the rural economy by means of agri-processing is also promoted and supported on Provincial Government level and is considered a key in creation employment opportunities with multiplier economic benefits and downstream linkages.

The wine cellar will furtherance the growth of the agricultural industry by means of agri-processing that has been identified as one of the key strategies of the Western Cape Government and the Stellenbosch Municipality in achieving accelerate growth and economic

development especially in the rural areas. The development will not detract from the historic character and scenic quality of the area and it will not have any negative impact on productive agricultural land.

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application on Farm 41 Stellenbosch Division.

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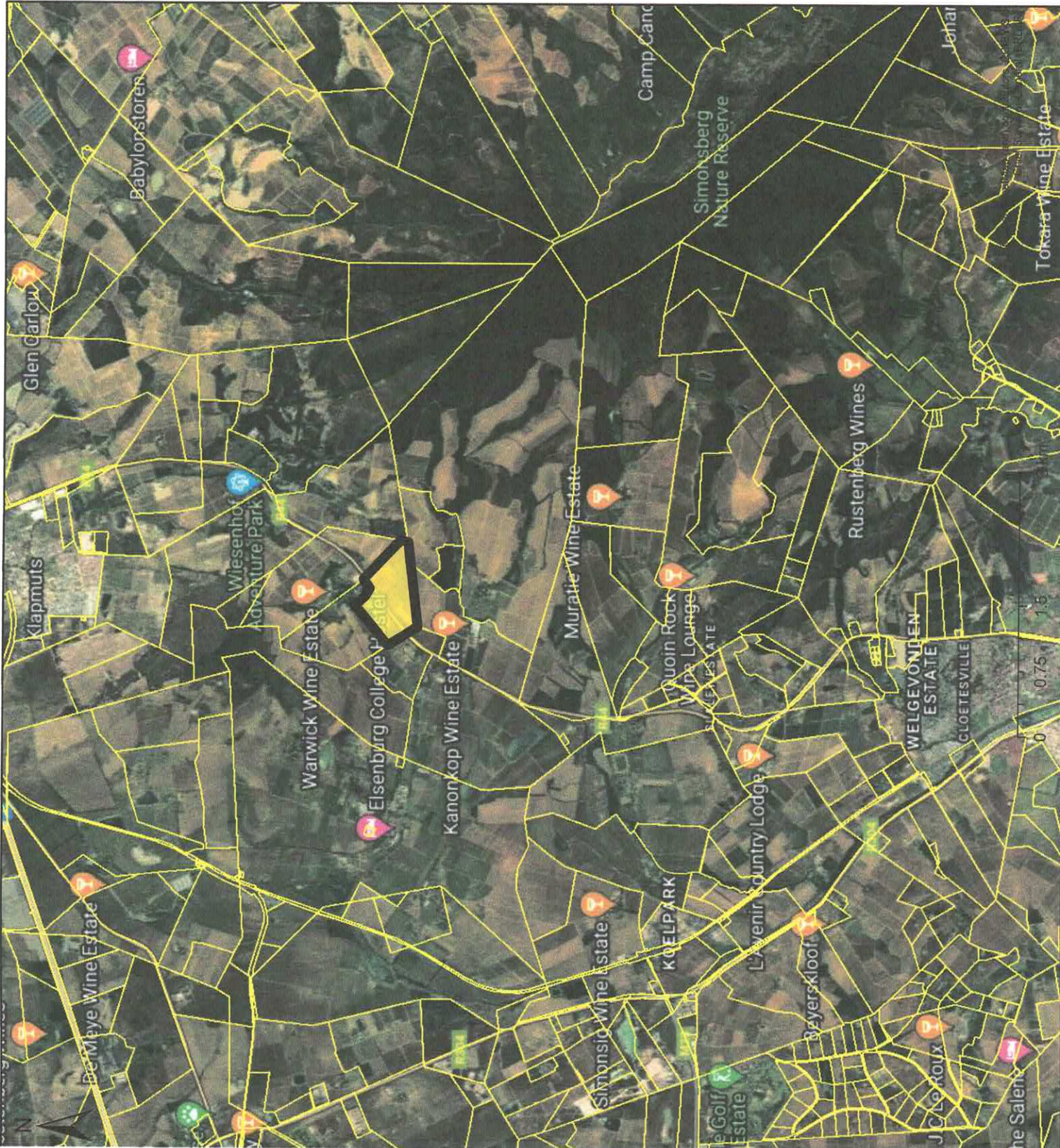
APPENDIX 1

LOCATION PLAN

LOCATION MAP FARM 44/1

Legend

 Farm Portions



Map Center: Lon: 18°51'56.2"E
Lat: 33°51'40.4"S

Scale: 1:72 224
Date created: April 11, 2023



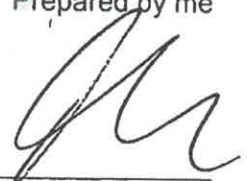
Western Cape
Government
FOR YOU

Agriculture

APPENDIX 2
TITLE DEED

Burgers & van Noordwyk
Warrington Place
HERMANUS
7200

Prepared by me



CONVEYANCER
IGNATIUS STEYN VAN NOORDWYK
(LPCM 5472)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 48000000	R. 571700
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc.



T 000014001 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ (LPCM 5472)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

LAIBACH VINEYARDS (PTY) LTD
Registration Number 1994/003647/07

which said Power of Attorney was signed at Stellenbosch on 31 January 2022

And the appearer declared that his/her said principal had, on 25 January 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

KANONKOP WYNLANDGOED (PTY) LTD
Registration Number 1993/002627/07

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

THE REMAINDER OF THE FARM
GOOD SUCCESS NO 41
IN THE MUNICIPALITY AND
DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE

IN EXTENT 50,0970 (FIFTY COMMA ZERO NINE SEVEN ZERO) Hectares

FIRST REGISTERED by Deed of Grant dated 15 May 1818 (Stellenbosch Quitrents Vol. 4 No. 9) with Diagram No. 6493/57 relating thereto and held by Deed of Transfer T54123/1994

- A: SUBJECT to such conditions as are referred to in Deed of Transfer T3627 dated 2nd July 1895.
- B. SUBJECT FURTHER to and with the benefit of the following special condition contained in Deed of Transfer T11167/1978:

Dat die serwituutdam-gemerkt in blou-op kaart (No. 6492/57) van GEDEELTE 2 van die plaas Goede Succes, groot: 66,0563 morge, getranspoteer ten gunste van gemelde JACOB GREYLING DU PLESSIS (gebore 11 Junie 1896), op hierdie dag No. 16610, vir die gesamentlike gebruik sal wees van die eienaar van gemelde Gedeelte 2 van transportnemer as eienaar van bogemelde restant, en hul opvolgers, en gemelde eienaars sal verplig wees om 'n watermeter of watermeters aan te bring om die water te verdeel. Die koste van instandhouding en skoonmaak van gemelde dam en die koste van instandhouding en installasie van die watermeter moet deur gemelde eienaars en hul opvolgers in titel, in gelyke dele, betaal word."

- C. SUBJECT FURTHER to the provisions of the following endorsement dated 27th August 1971 on Deed of Transfer T16611/1957 reading as follows:

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

A portion of the herein mentioned property meas. +/- 2.328 ha (2.7185 morgen) has been expropriated by the Divisional Council of Stellenbosch in terms of Sect. 130 of Ord. 19 of 1922, as amended.
Vide notice of expropriation No. H/9/2 d.d. 13.8.1971 filed as exprop. caveat Ex 11791/71 plans in duplicate filed herewith."

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

LAIBACH VINEYARDS (PTY) LTD
Registration Number 1994/003647/07

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

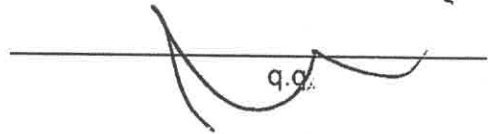
KANONKOP WYNLANDGOED (PTY) LTD
Registration Number 1993/002627/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto,
conformably to local custom, the State, however reserving its rights, and finally
acknowledging the purchase price to be the sum of R48 500 000,00 (FORTY EIGHT
MILLION FIVE HUNDRED THOUSAND RAND).

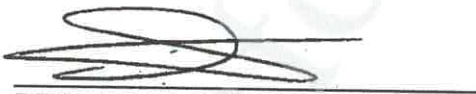
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have
subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE
TOWN on

01 APR 2022


q.q.

In my presence


REGISTRAR OF DEEDS

APPENDIX 3

RESOLUTION AND POA

RESOLUTION

PASSED AT THE MEETING OF KANONKOP WYNLANDGOED (PTY) LTD
(REG NO 1993/002627/07)

HELD AT STELLENBOSCH

ON 11 APRIL 2023

JOHAN KRIGE in his capacity as Director is hereby authorized to sign all documentation which may be necessary for the application for consent use in terms of Section 15 (2) (0) of the Stellenbosch Municipal Land Use Planning By-Law (2015) applicable to Remainder Farm 41 Division Stellenbosch.



DIRECTOR
J. KRIGE



DIRECTOR
P KRIGE

POWER OF ATTORNEY

Kanonkop Wynlandgoed (Pty) Ltd the registered owner of Remainder Farm 41 Stellenbosch held by Deed of Transfer T 14001/2022

Do hereby nominate and appoint

Emile van der Merwe Town Planning Consultants

With the power of substitution, to be my/our lawful Agent in my/our name, place and stead and to make the necessary application for the following

- ❑ **APPLICATION FOR CONSENT USE (AGRICULTURAL INDUSTRY) IN TERMS OF SECTION 15 (2) (0) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

On the above mentioned property and to proceed with any required work to the final end and termination thereof and generally of effecting the purpose aforesaid, to do our cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/we 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/our said Agent(s) shall lawfully do, or cause to be done by virtue of these present.

SIGNED AT STELLENBOSCH ON THIS 12th DAY OF APRIL 2023


JOHANN KRIGE
DIRECTOR

APPENDIX 4

SG DIAGRAM

No.

Approved

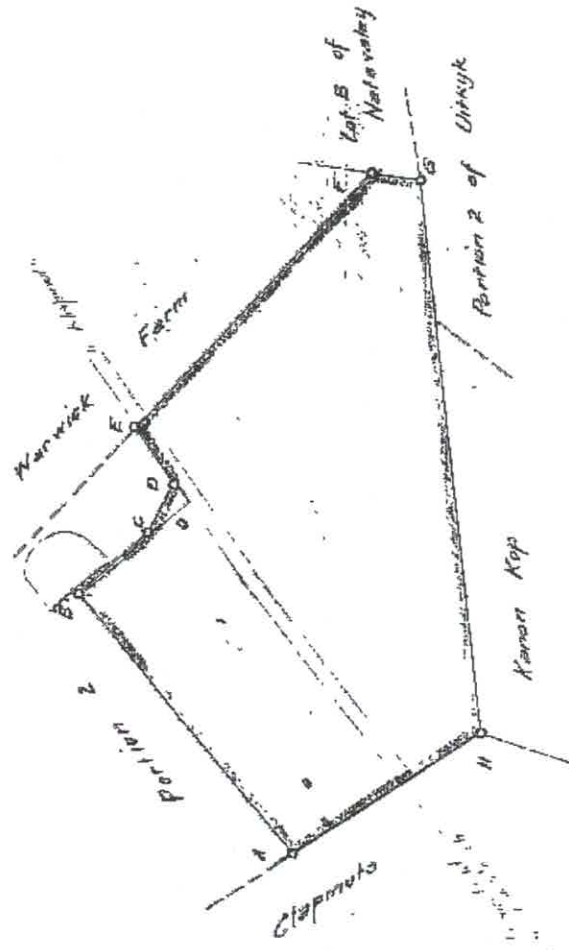
W. B. B. B.
Surveyor-General.

SIDES	Angles of Direction	SYSTEM 12 19° CO-ORDINATES
Cape Reef		
AB	1 873.7	230 46 30 A + 41 716.8 + 8 606.8
BC	527.7	316 51 00 B + 40 265.3 + 7 421.9
CD	294.8	298 16 10 C + 39 904.1 + 7 806.9
DE	385.2	236 05 40 D + 39 614.8 + 7 946.5
EF	1 934.1	312 29 40 E + 39 324.5 + 7 731.2
FG	273.2	10 23 50 F + 37 898.4 + 9 037.8
GH	3 098.9	83 31 10 G + 37 917.7 + 9 306.5
HA	1 255.9	146 40 20 H + 41 026.8 + 9 656.2

Demarcation of Boundaries

- A, B, C 7/8" x 6' Iron bar, projecting 1'.
- D 3' Iron standard, projecting 1'.
- E 7/8" x 3/4" Iron bar, projecting 6", 2, 3' North of corner fence post.
- F Planted truncated concrete pyramid.
- G Ball section corner fence post, 5' high.
- H Ball section corner fence post, 3' high.

Remainder of
The farm Good Success No. 41



Cape Reef

Scale 1: 10 000

The figure A B C D E F G H

represents 53.4321 Morgen of land being

REMAINDER F-G-H-I-J-K of the farm GOOD SUCCESS G-O-P-Q-R-S

situate in the Division of Stellenbosch Province of Cape of Good Hope.

Surveyed in June 1957 by me

W. B. B. B.
Land Surveyor.

This diagram is annexed to

The original diagram No. 5108/57

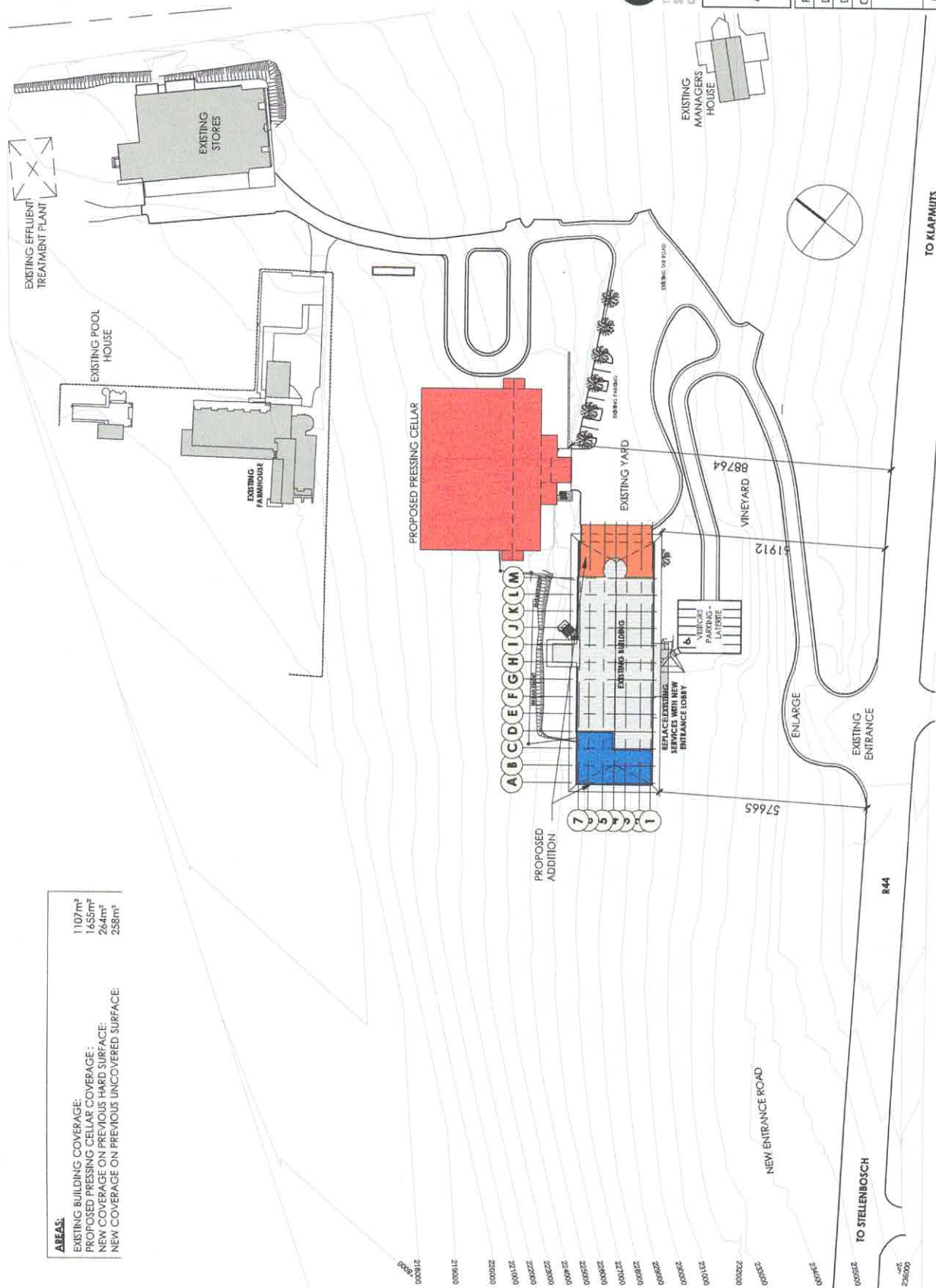
No. 305/2018 annexed to S.R. No. 1149/57

APPENDIX 5

PLANS

AREAS:

EXISTING BUILDING COVERAGE:	1107m ²
PROPOSED PRESSING CELLAR COVERAGE:	1655m ²
NEW COVERAGE ON PREVIOUS HARD SURFACE:	264m ²
NEW COVERAGE ON PREVIOUS UNCOVERED SURFACE:	258m ²



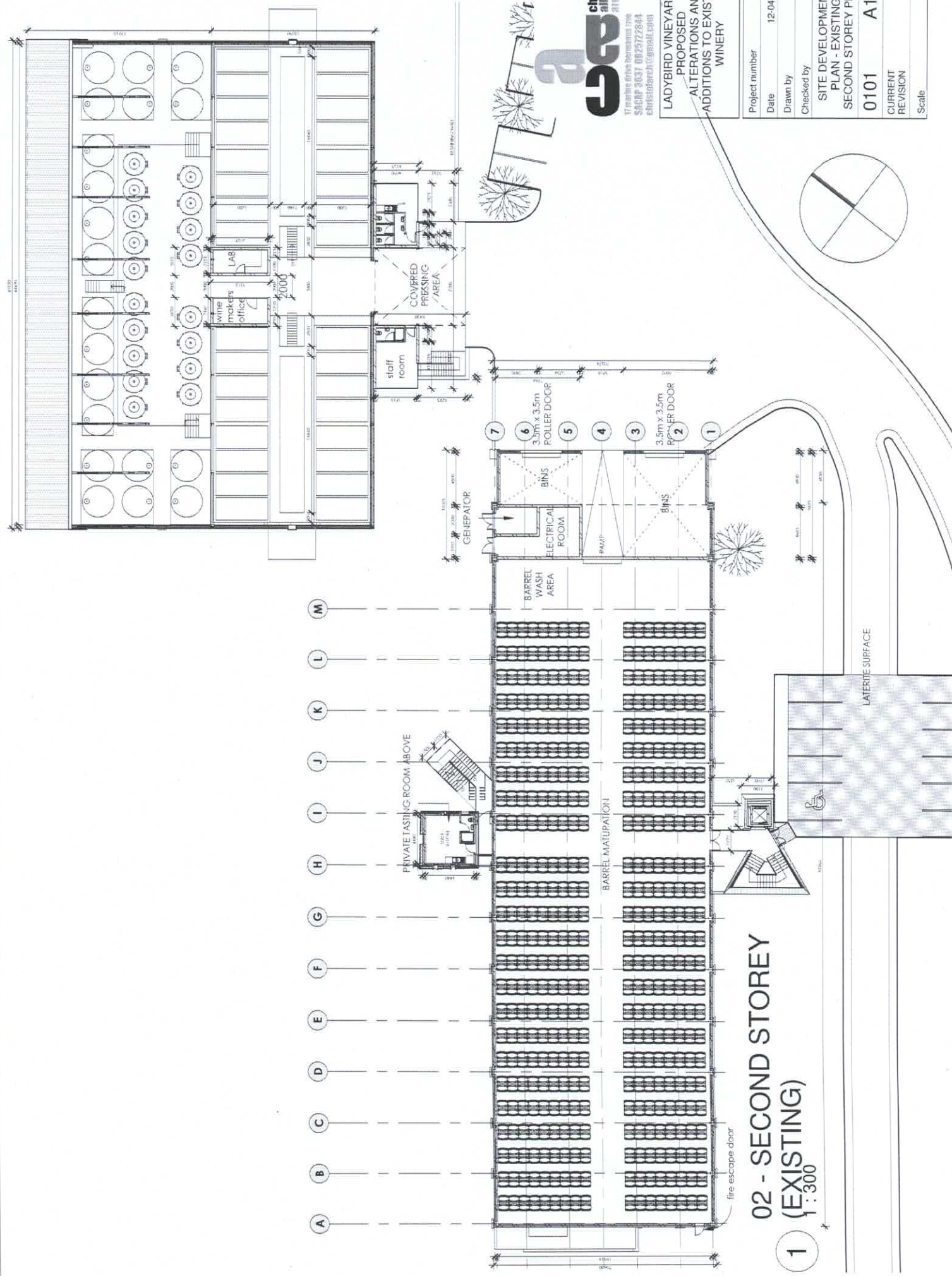
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 17 louisa drive hartebeesthoek
 SACAP 3637 0825722444
 christofarchitect@gmail.com

LADYBIRD VINEYARDS - PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING WINERY			
Project number	0101		
Date	12-04-2023	Drawn by	BP
Checked by	CKA	SITE DEVELOPMENT PLAN - SITE PLAN	
0101	A100		
CURRENT REVISION			
Scale	1 : 1000		

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albertson
architect
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christofarch@gmail.com

LADYBIRD VINEYARDS -
PROPOSED
ALTERATIONS AND
ADDITIONS TO EXISTING
WINERY

Project number	0101
Date	12-04-2023
Drawn by	BP
Checked by	CKA
SITE DEVELOPMENT PLAN - EXISTING SECOND STOREY PLAN	
0101	A104
CURRENT REVISION	
Scale	1 : 300

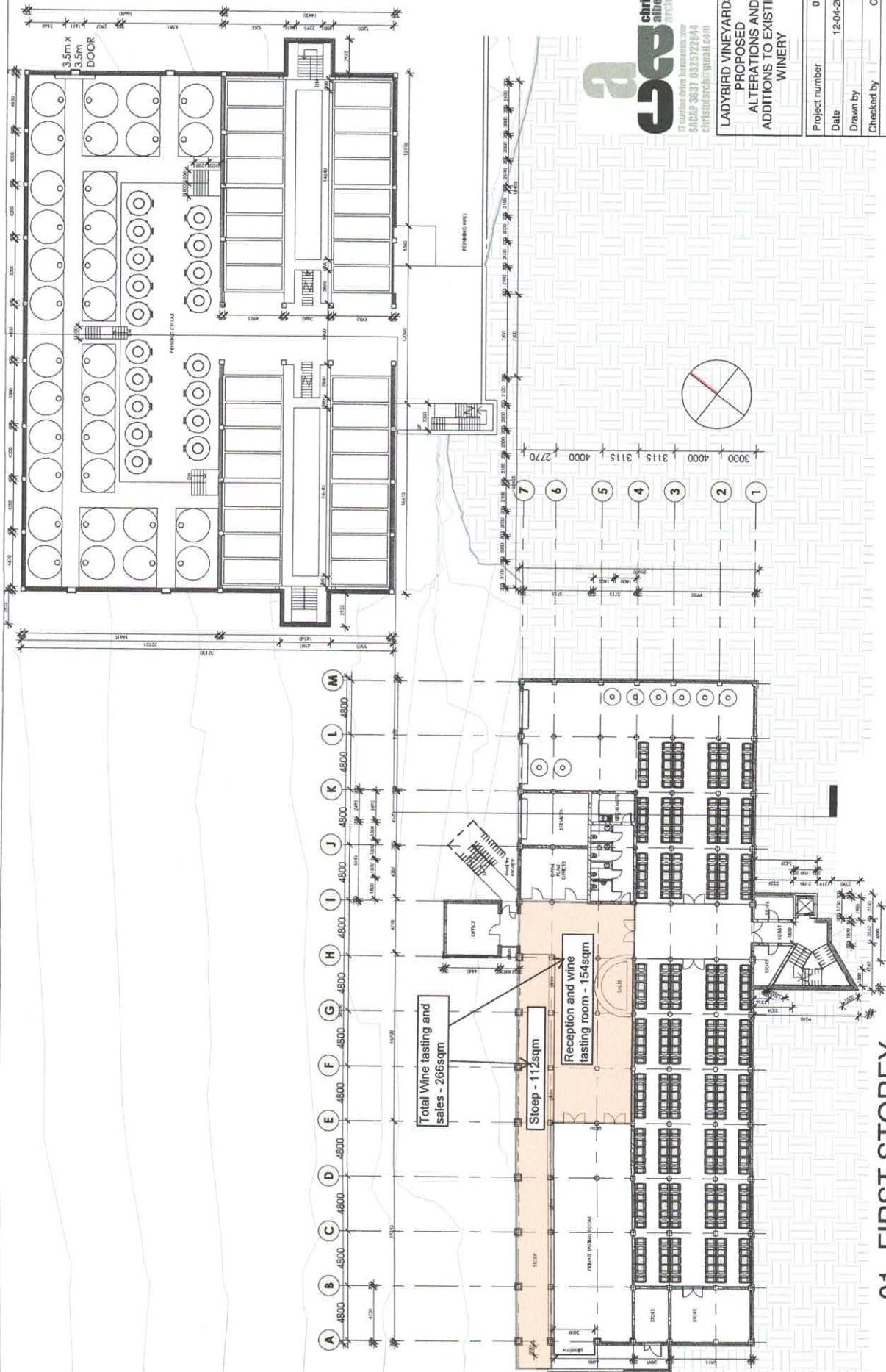




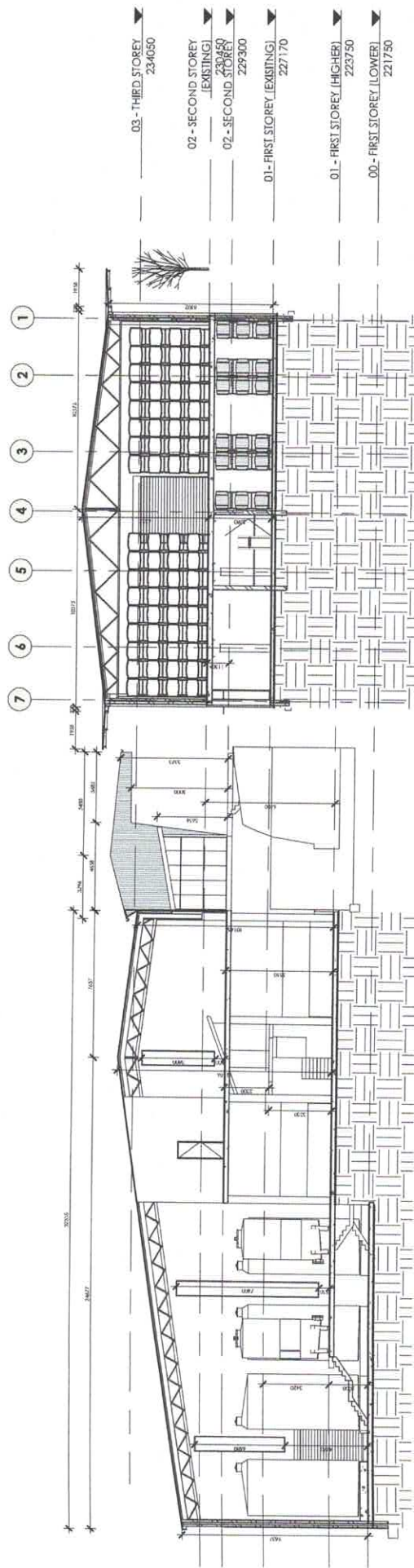
17 roose drive burwood nsw
SICUP 3837 0025272644
christofarch@optusnet.com.au

LADYBIRD VINEYARDS -
PROPOSED
ALTERATIONS AND
ADDITIONS TO EXISTING
WINERY

Project number	0101
Date	12-04-2023
Drawn by	BP
Checked by	CKA
SITE DEVELOPMENT PLAN - EXISTING FIRST STOREY PLAN	
0101	A105
CURRENT REVISION	
Scale	1:300



01- FIRST STOREY
1 (EXISTING)
1:300

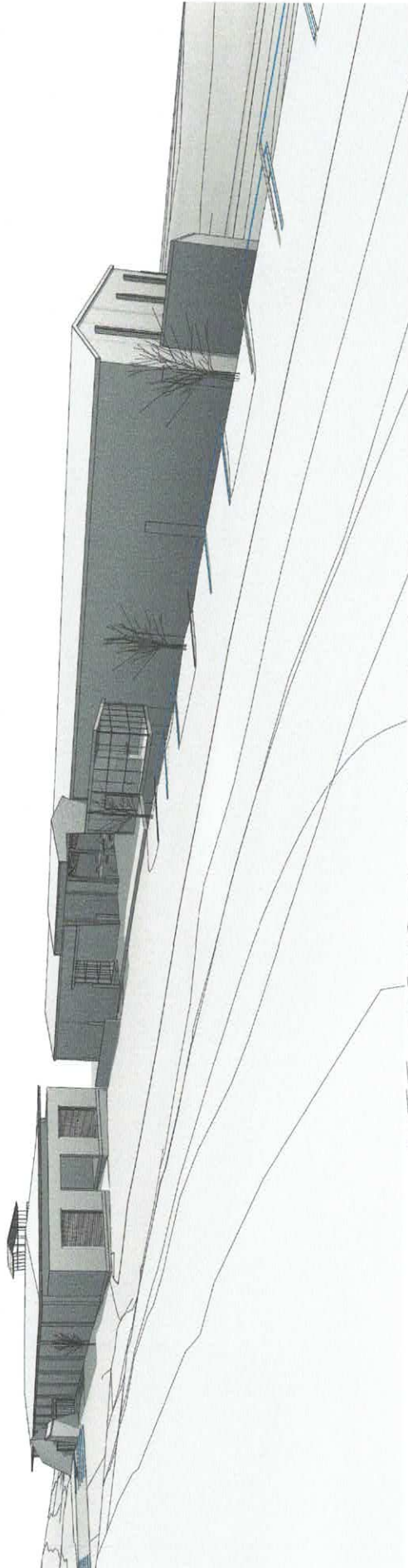
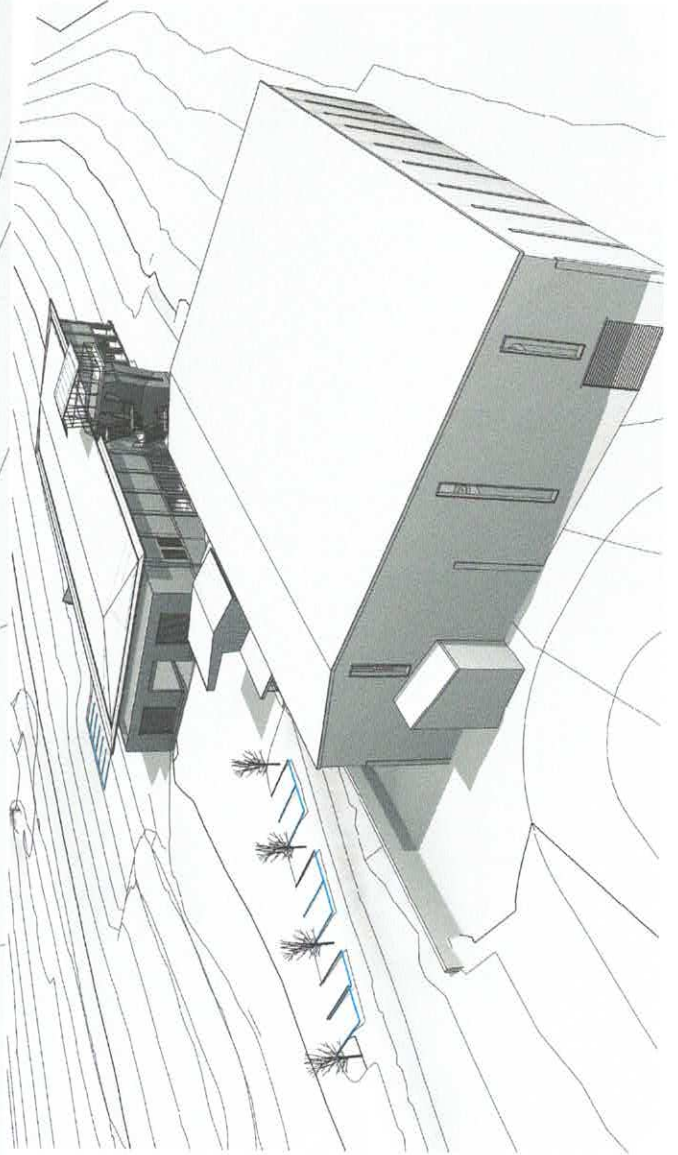


1 Section 1
1 : 200

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LADYBIRD VINEYARDS -
 PROPOSED
 ALTERATIONS AND
 ADDITIONS TO EXISTING
 WINERY

Project number	0101
Date	12-04-2023
Drawn by	BP
Checked by	CKA
SITE DEVELOPMENT PLAN - SECTIONS	
0101	A103
CURRENT REVISION	
Scale	1 : 200

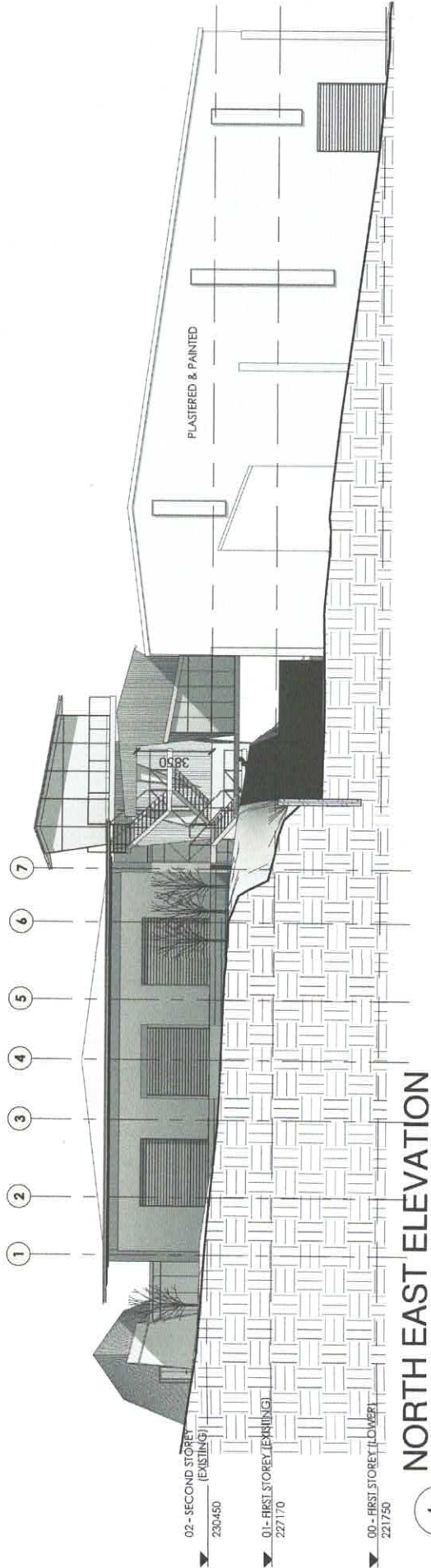
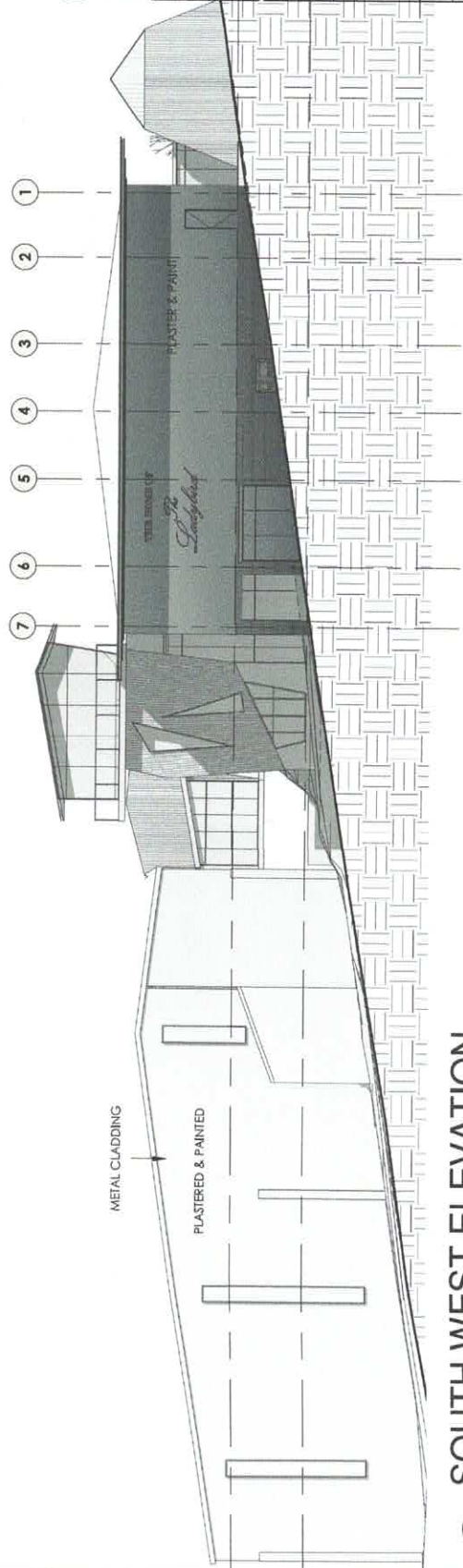


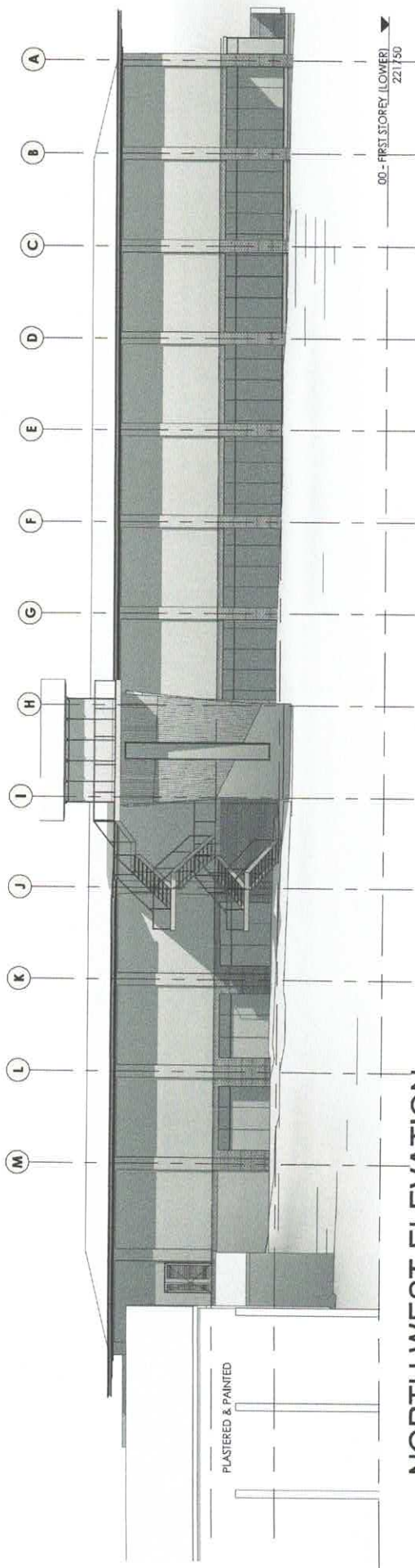
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architect

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540.437.3531 0123122844
christofarch@gmail.com

LADYBIRD VINEYARDS -
PROPOSED
ALTERATIONS AND
ADDITIONS TO EXISTING
WINERY

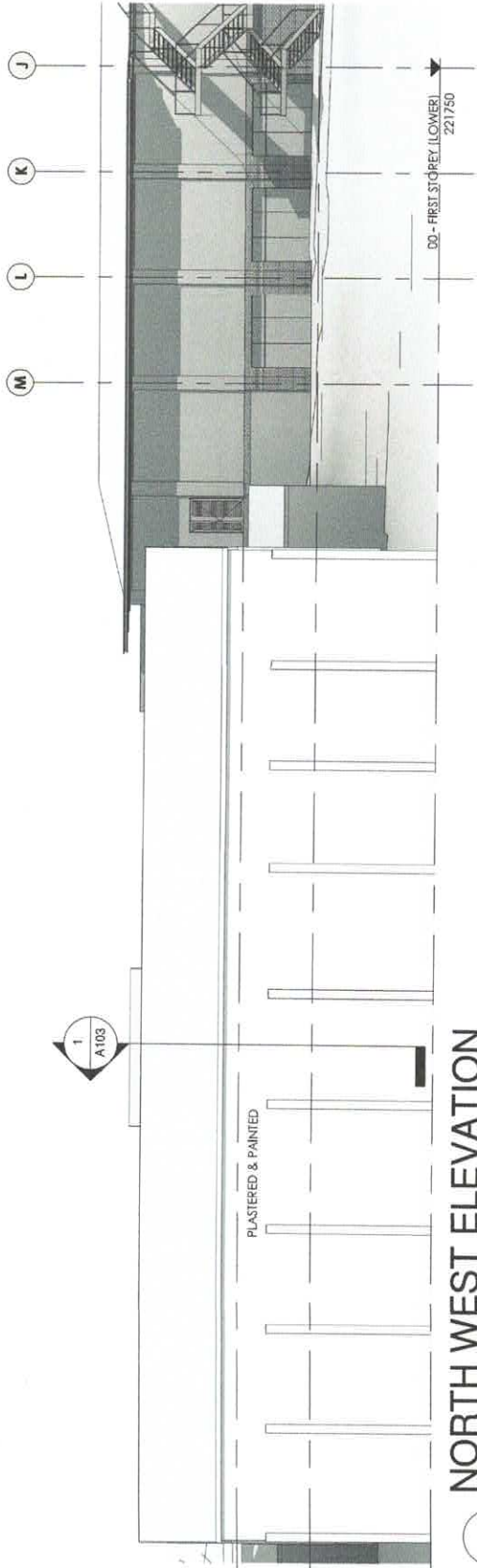
Project number	0101
Date	12-04-2023
Drawn by	BP
Checked by	CKA
PERSPECTIVES	
0101	A101
CURRENT	REVISION
Scale	





NORTH WEST ELEVATION

2 Copy 1
1 : 200



NORTH WEST ELEVATION

1
1 : 200

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Project number	0101
Date	12-04-2023
Drawn by	BP
Checked by	CKA
SITE DEVELOPMENT PLAN - NORTH WEST ELEVATION	
0101	A107
CURRENT REVISION	
Scale	1 : 200

