STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13595
Our File Reference Number: Farm 572, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Sir /Madam

APPLICATION FOR A CONSENT USE ON FARM 572, STELLENBOSCH

1. The above application refers.

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

2.1. That the application for a Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Farm 572, Stellenbosch for Consent Use to allow for extensions and alteration to the existing wine cellar.

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

2.2. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

a. The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
b. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
c. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
d. The development be implemented generally in accordance with the Site Development Plan, SDP-572-11-2024-1 to 6, attached as **Annexure C**.

e. Building plans must be endorsed by Heritage Western Cape and be generally in accordance with the Site Plan / Floor Layout Plan as referenced SDP-572-11-2024-1 to 6, attached as **Annexure C.**

f. On-site parking be provided as illustrated on the Site Development Plan SDP-572-11-2024-1 to 6, attached as **Annexure C,** to the satisfaction of the Directorate Engineering Services.

g. The conditions imposed by the Directorate Engineering Services in their memo dated 17 May 2022 attached as **Appendix F** be adhered to.

h. The condition imposed by the Western Cape Government, Chief Director Roads Planning in their letter dated 13 February 2023, attached as **Appendix G** be adhered to.

2.3. The **reasons** for the above decision are as follows:

i. The proposal will have no impact on the existing agricultural activities as the existing winery building with associated area are being used to accommodate the proposal under discussion.

ii. The proposal will facilitate the upgrade of the existing winery, and the additions will ensure that the facilities can be optimally utilized.

2.4. Matters **to be noted:**

2.4.1 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address:** landuse.appeals@stellenbosch.gov.za

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the

appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
   (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
   (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
   (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

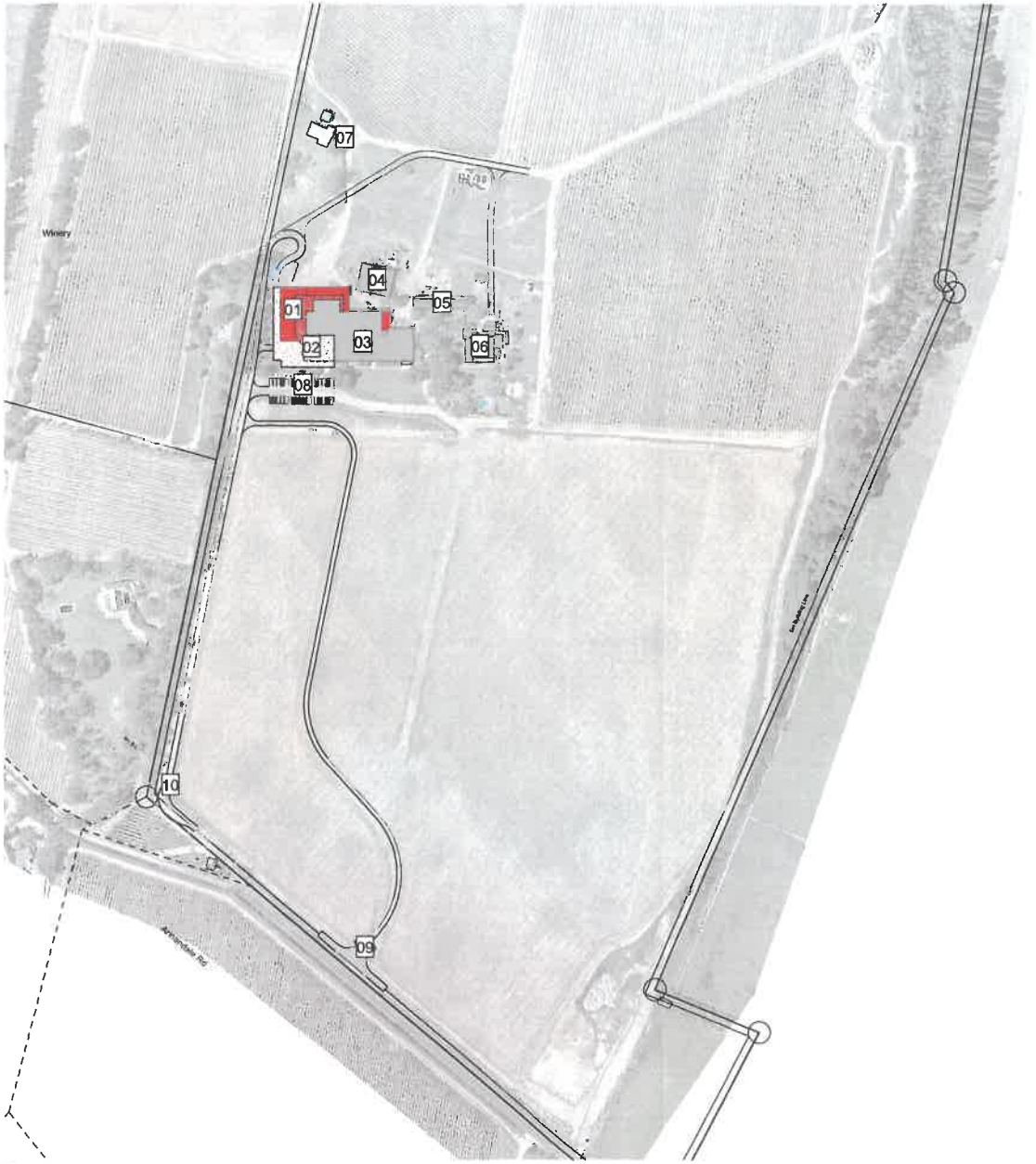
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision in the case of any approval, 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

29/11/2024
DATE



WERF PLAN
scale 1:1500

NOTE:
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ARCHITECT: Servaas Willem Lourens de Kock (Saiacap Reg. PrArch 21313)
CLIENT: Cruinneag (Pty) Ltd. (Registered Owner)

Alto Werf Plan

No.	Area	Building Description	State	Note/Action
1	[redacted]	New Winery Ground Storey	New	Additional wine fermentation process
2	[redacted]	New Winery Lower Level	New	Propose wine barrel storage
3	2000m²	Existing Building	Existing	Existing Cellar and Tasting
4	N/A	Existing Kraal	Existing	Existing landscaping werf
5	240m²	Existing Outbuilding	Existing	None
6	478m²	Existing Manor House	Existing	None
7	225m²	Existing Dwelling	Existing	None
8	770m²	Existing Parking	Existing	None
9	N/A	Existing Entrance	Existing	Upgrade existing entrance
10	N/A	Existing Exit	Existing	Existing

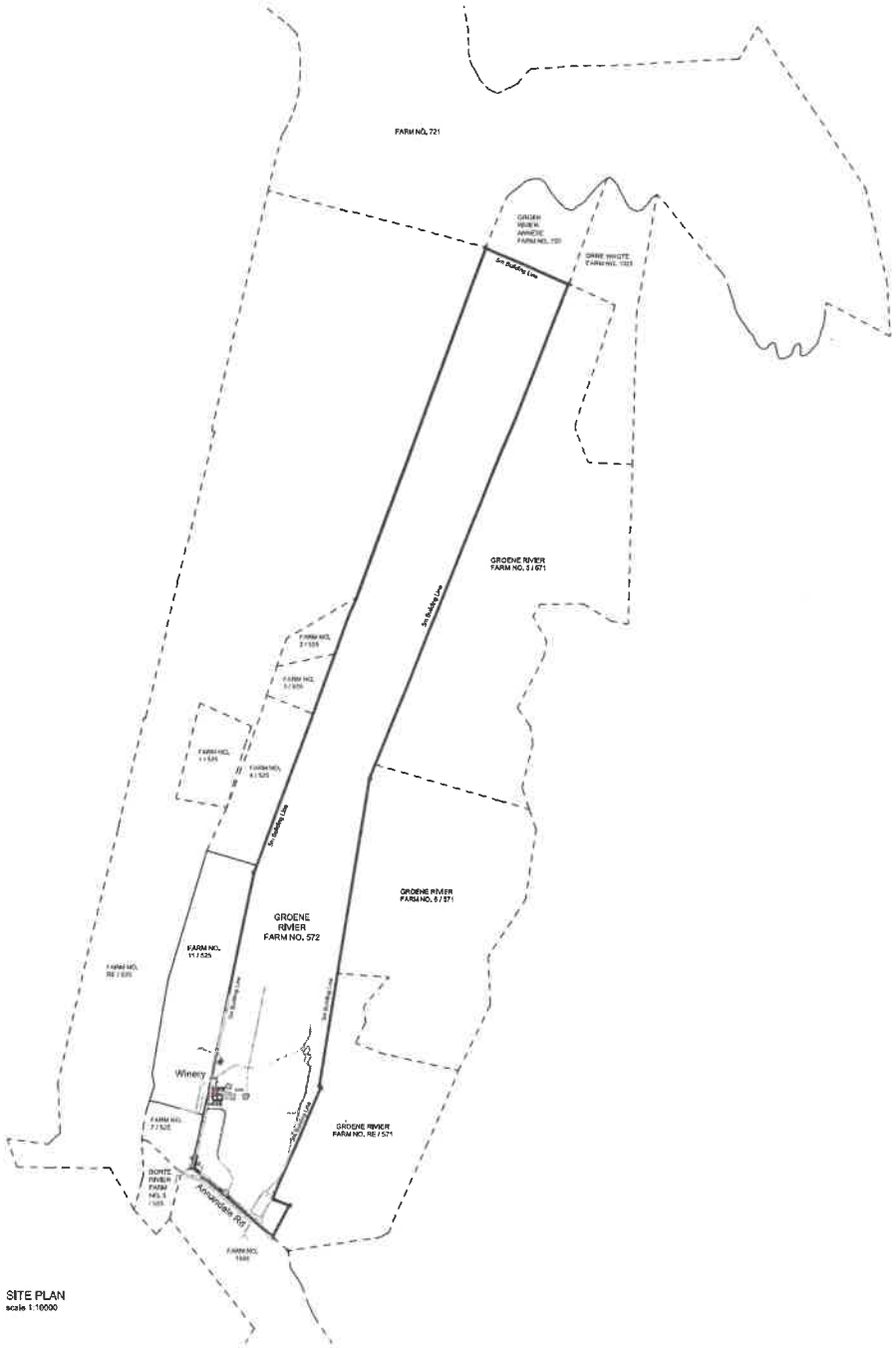
A	2024/07/18	

[redacted]

FOR INFORMATION

Drawn: CW		Checked: SDK	
Date: 2024/07/23		Scale: As shown @ A1	
Project no.: 1755_A	Drawing no.: 102	Revision: A	

SDP-572-11-2024-1



SITE PLAN
scale 1:10000

SDP-572-11-2024-2

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MASTER ARCHITECT: Servaas Willem Lourens de Kock (Sacap Reg. PrArch 21313)

CLIENT: Cruinneag (Pty) Ltd. (Registered Owner)

A	2024/07/16

[redacted]

2024/07/23	As shown @ A1
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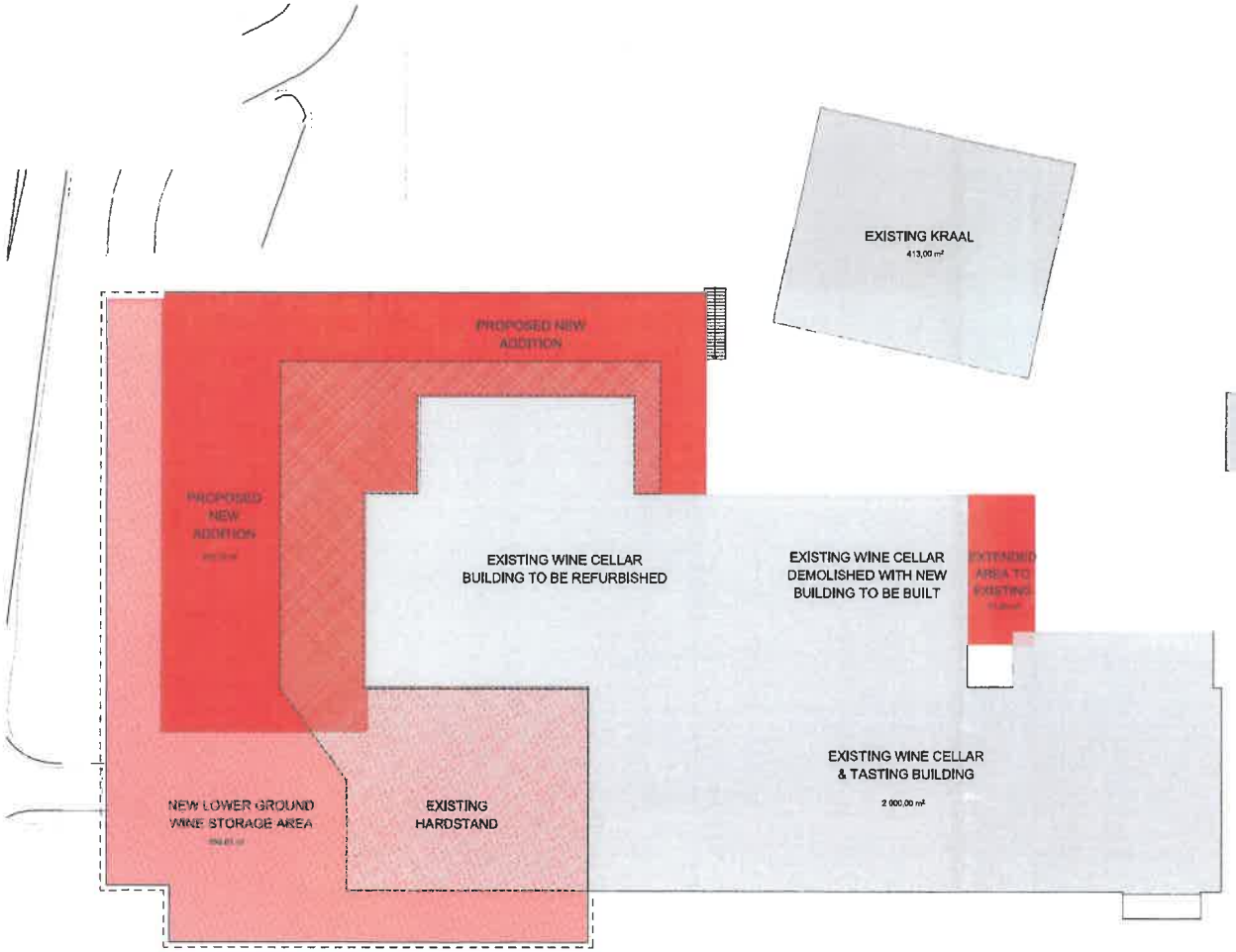

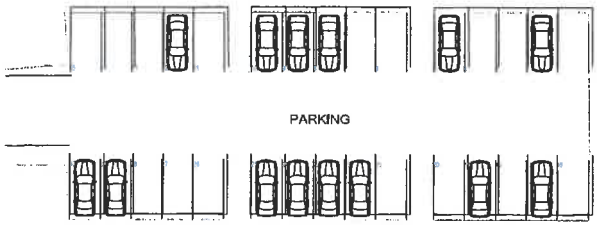

WERF DIAGRAM
scale 1:200

NOTE
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ARCHITECT / ARCHITECT: Servaas Willem Lourens de Kock (Sacap Reg. PrArch21313)
AGENT / CLIENT: Cruinneag (Pty) Ltd. (Registered Owner)

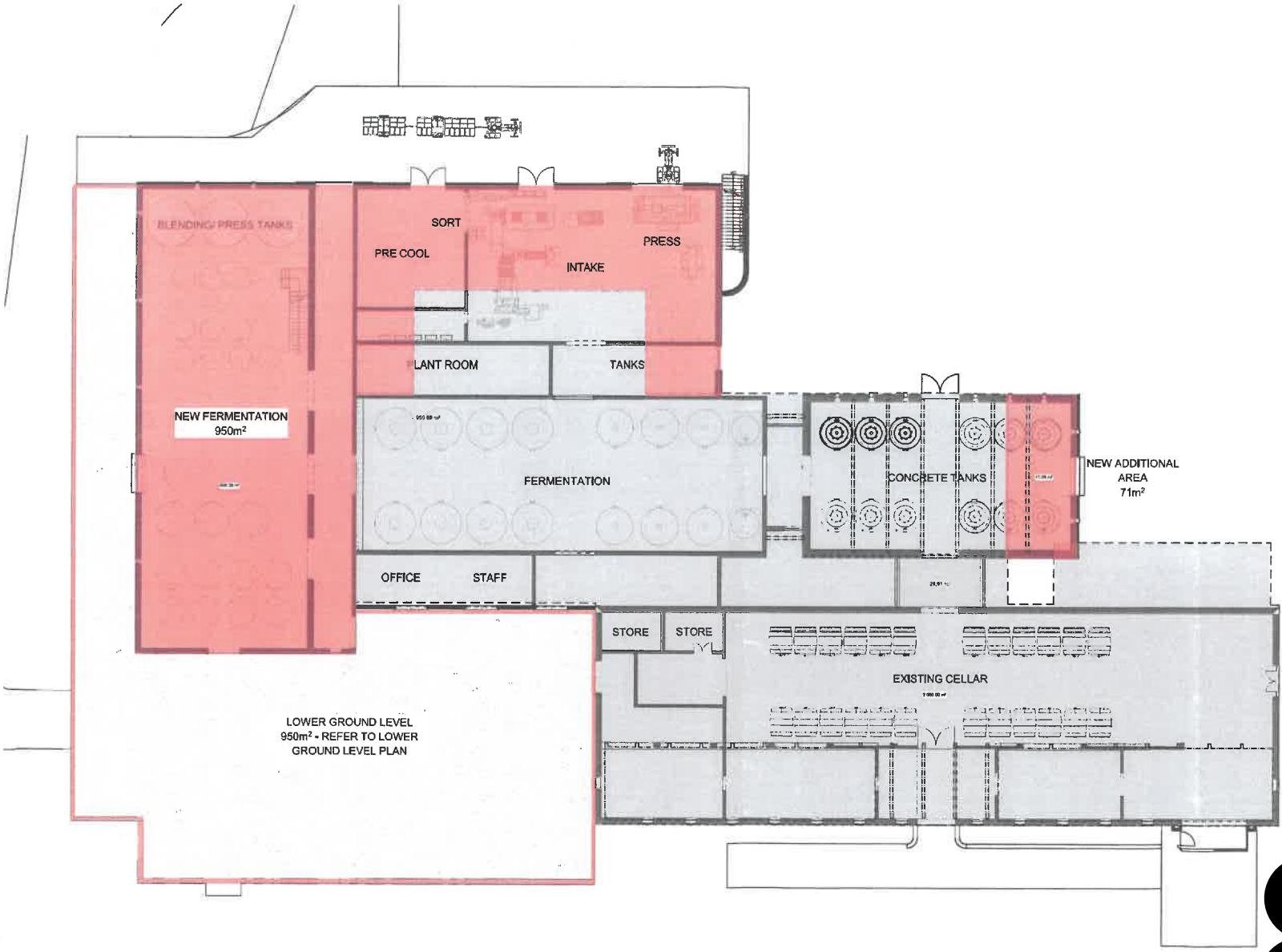
Alto Werf Plan

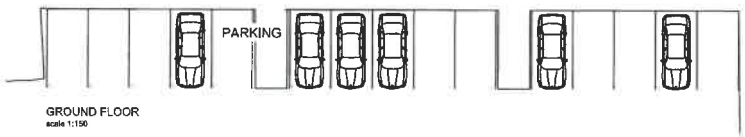
No.	Area	Building Description	State	Note/Action
1	[redacted]	New Winery Ground Storey	New	Additional wine fermentation process
2	[redacted]	New Winery Lower Level	New	Propose wine barrel storage
3	2000m²	Existing Building	Existing	Existing Cellar and Tasting
4	N/A	Existing Kraal	Existing	Existing landscaping werf
5	240m²	Existing Outbuilding	Existing	None
6	478m²	Existing Manor House	Existing	None
7	225m²	Existing Dwelling	Existing	None
8	470m²	Existing Parking	Existing	None
9	N/A	Existing Entrance	Existing	Upgrade existing entrance
10	N/A	Existing Exit	Existing	Existing

A	2024/07/18

[redacted]

SDP-572-11-2024 [redacted]





GROUND FLOOR
scale 1:150

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ARCHITECT: Servaas Willem Laurens de Kock (Sacap Reg., PrArch(21313))
CLIENT: Cruiniseag (Pty) Ltd. (Registered Owner)

Alto Wine Estate

	Area
Total New Ground Floor	[redacted]
Lower Ground	[redacted]
Existing Cellar	2000m²
TOTAL NEW AREA	1971m²

A	2024/07/16

[redacted]

CW		SDK	
2024/07/23		As shown @ A1	
1755_A	201	A	

SDP-572-11-2024-4

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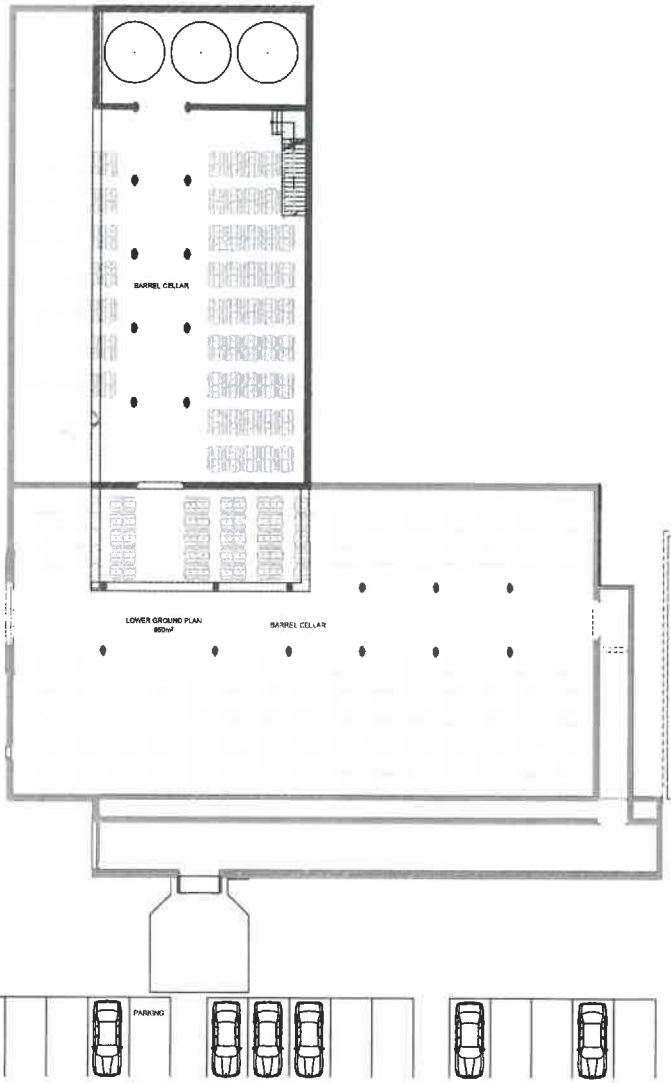
ARCHITECT / ARCHITEK: Servaas Willem Lourens de Kock (Sacap Reg. PrArch21313)

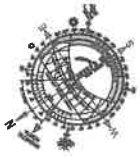
CLIENT / KLIënT: Crunneag (Pty) Ltd. (Registered Owner)

Alto Wine Estate

	Area
Total New Ground Floor	[redacted]
Lower Ground	[redacted]
Existing Cellar	2000m²
TOTAL NEW AREA	1971m²



LOWER GROUND FLOOR
scale 1:150



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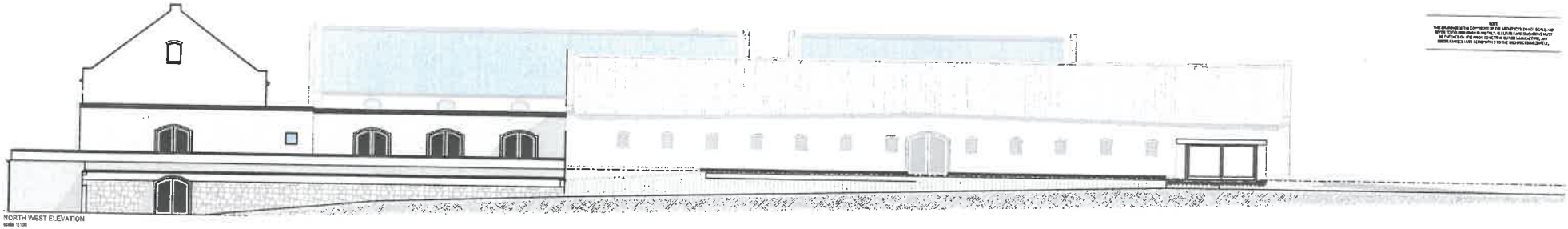
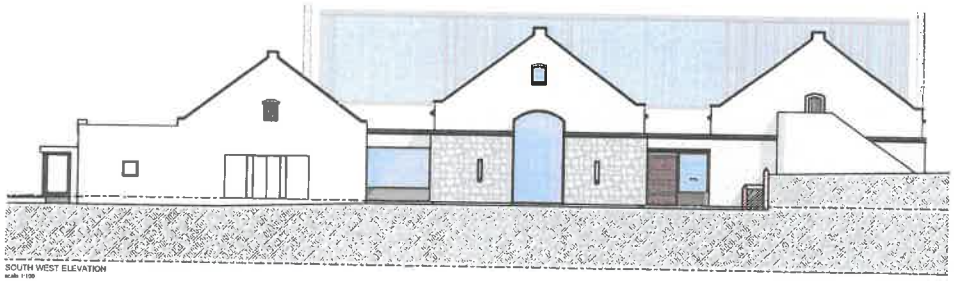
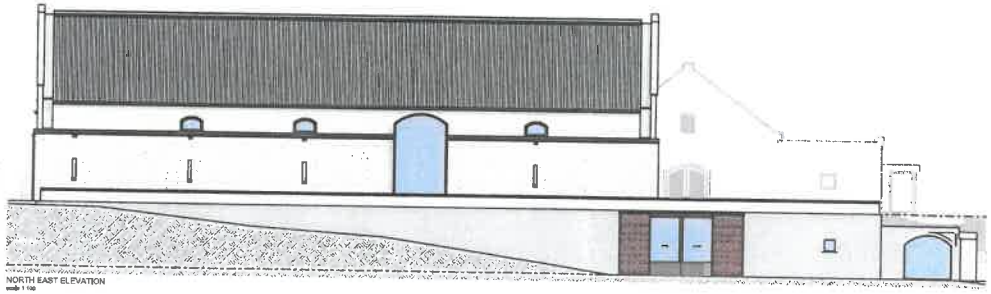
SDP-572-11-2024-5



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

SOUTH EAST ELEVATION

[redacted]

SDP-572-11-2024

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag	**Nolusindiso Momoti**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**17 May 2022**
Our Ref ▫ Ons Verw:	**Civil LU 2300**
Your Ref:	**LU/13595**
Re ▫ Insake:	***Farm 572, Stellenbosch: Application is made in terms of the Stellenbosch Municipal land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following on farm No 572, Stellenbosch Division: Application is made in terms of Section 15(o) of the Stellenbosch Land Use Planning By-law, 2015 for Consent Use to permit a new wine cellar on the subject property. Application is made in terms of section 15(2)(o) of the Stellenbosch Land Use Planning By-Law,2015 for a consent use to permit tourist facilities within the proposed maturation barrel area of winery (Wine tasting and food pairing and a restaurant) on the subject property.***

The application is recommended for approval, subject to the following:

1. Civil Engineering Services

1.1 No civil services in the area – owner is responsible for own water and sewer service provision.

1.2 Sewer proposed via conservancy tank which is acceptable – no new septic tanks will be allowed.

1.3 Water provision is via borehole – all drinking water must comply with SANS 241 standards – Owner's responsibility.

2. Roads

2.1 Access is from a provincial road (Annandale Road) – please obtain approval from Provincial Roads Engineer.

2.2 The existing access road is too narrow for the expected 2-way traffic and must be widened to 6.5m as per the TIA conclusions.

2.3 Should security controls be considered at the main access, it should be set back at least 20m from Annandale Road edge, or according to the requirement of the Provincial Roads Engineer.

3. Development Charges (DCs)

3.1 The following DC's are payable: See **Development Charge Calculation** attached.

3.2 The DC's were calculated by using the 2021/2022 tariff structure. If DC's are paid after 30 June 2022 it will have to be recalculated by using the tariff structure applicable at date of payment.

3.3 The appropriate DC's will be recalculated if necessary at building plan stage and are payable before building plan approval (consent use/sectional title).

4. Electrical Engineering

4.1 Refer to **Annexure: Electrical**

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2300 (TK) Farm 572 Stellenbosch (LU-13595)\2300 () Farm 572 Stellenbosch (LU-13595).doc

Stellenbosch Municipality - Development Charge Calculation

APPLICATION INFORMATION

Application Number	2300 () Farm 572 Stellenbosch (LU-13595)
Date	Tuesday, 17/May/2022
Financial Year	2021/22
Erf Location	Stellenbosch Town
Erf No	Farm 572
Erf Size (m^2)	
Suburb	
Applicant	
Approved Building Plan No.	Dwg 1681 - 1201 - SK003 Upper Ground Level Plan

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	ha*C	t/week	trips/day	person	
Total Increased Services Usage	5.048	4.417	0.101	0.505	113.58	113.6	
Total Development Charges before Deductions				R 26 817.30	R 825 441.22	R 18 815.25	R 871 073.76
Total Deductions							
Total Payable (excluding VAT)				R 26 817.30	R 825 441.22	R 18 815.25	R 871 073.76
VAT				R 4 022.59	R 123 816.18	R 2 822.29	R 130 661.06
Total Payable (including VAT)				R 30 839.89	R 949 257.40	R 21 637.53	R 1 001 734.82

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	Water - borehole; Sewer conservancy tank - no DC applicable
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

TOTAL GLA
RESTAURANT = 453SQM
WINE TASTING ONLY = 270SQM
WINE AND FOOD PAIRING = 539
TOTAL GLA = 1262SQM

Stellenbosch Town

Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charges (excl VAT)						
Infrastructure Type applicable? (yes/no)										Water	Sewer	Storm-water	Solid Waste	Roads	Community Facilities	Total
										no	no	no	yes	yes	yes	
		du		du/ha			du/ha		du							
		m2 GLA	area (m2)	% 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%		1 262	0%	1 262		R -	R -	R -	R -	R -	R -	R -
	General Business - office	m2 GLA		0%			0%	0		R -	R -	R -	R 26 817.30	R 825 441.22	R 18 815.25	R 871 073.76
	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 -
	Warehousing	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	m2					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															
* Complete yellow/green cells.			0			0										
** 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	R26 817.30	R825 441.22	18 815.25	R871 073.76
% 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
Sub Total after Deductions (excluding VAT)										R0.00	R0.00	R0.00	R26 817.30	R825 441.22	18 815.25	R871 073.76
VAT										R0.00	R0.00	R0.00	R4 022.59	R123 816.18	2 822.29	R130 661.06
Total										R0.00	R0.00	R0.00	R30 839.88	R949 257.40	21 637.53	R1 001 734.82

TOTAL GLA
RESTAURANT = 453SQM
WINE TASTING ONLY = 270SQM
WINE AND FOOD PAIRING = 539
TOTAL GLA = 1262SQM

Farm 572

GENERAL COMMENT:
1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM
CONDITIONS
3. No conditions.

SIGNATURE

DATE 12/6/2023

APPENDIX 8

Western Cape Government

Transport and Public Works
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/245 (Job 29534)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

FARM 572, STELLENBOSCH: DIVISIONAL ROAD 1050: APPLICATION FOR CONSENT USE

1. The application (LU/13595) received on 11 May 2022 from Emile van der Merwe Town Planning Consultants refers.

2. Application is made for the following:

2.1. To permit a new wine cellar; and

2.2. To permit tourist facilities within the proposed maturation barrel area of the winery, wine tasting and food pairing and a restaurant.

3. A site visit held on 10 February 2023 confirmed the following:

3.1. Access is onto Divisional Road 1050 (DR1050) at ±km7.23 right hand side (RHS);

3.2. The access adheres to the surfacing standards of this Branch;

3.3. The access also adheres to the minimum shoulder sight distances in both direction for the posted speed limit of 60km/h for a passenger (P) and single unit truck (SU); and

3.4. The existing sliding gate only allows for a stacking distance of 8m while the minimum distance required for a Single Unit truck (SU) is 15m.

4. This Branch offers no objection to the Consent Use application subject to the condition that the existing sliding gate be relocated to allow for a minimum 15m stacking distance between the edge of tar on DR1050 and the sliding gate.

Yours Sincerely

SW CARSTENS
***For* DEPUTY DIRECTOR-GENERAL: ROADS**
DATE: 13 FEBRUARY 2023