

Bulelwa Mdoda

From: willem@annandale.co.za
Sent: Friday, 06 September 2024 14:44
To: Bulelwa Mdoda
Subject: [EX] Annandale Farm Notice of Consent land use application
Attachments: Declaration of Affected Parties LU.pdf; Locality plan LU.pdf; Site Development Plan LU.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bulelwa

I am starting the emails to the different affected parties today and will be delivering the Declarations to all affected parties.

I need to confirm with you my accuracy and completeness of the following please:

- **Date today 06 Sept 2024. So 30days from now will be 07 October 2024.. is this correct?**
- **Do I have all the documents that are needed attached to this email?**

The email will read as follows:

NOTICE OF LAND CONSENT USE APPLICATION #LU/17357 – (TP803/2024)

Gerald Esau
Stellenbosch Municipality
La Motte Gemeenskapsaal
Stellenbosch
Yolande.vandenBerg@ Stellenbosch.gov.za

Dear Mr Director :

APPLICATION TYPE: Consent Land use Application (Farm #1392) on Annandale Farm, Annandale Road, Lynedoch, Stellenbosch, 7603

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

Application Property Address: **Annandale Farm, Annandale Road, Lynedoch, Stellenbosch, 7603**

Application Property Number: **Farm No RE1392**

Applicant: **Willem Briedenhann, Annandale Distillers&Vintners PTY(ltd), 084 400 4090**

Owner: **Hempies du Toit Familie Trust, 084 880 3560**

Application Reference: **LU 17357 / TP 803/2024**

Description of land development proposal:

This Consent use Application is made in terms of Section 15 (2) (0) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the following:

(a) Consent Use Tourism Facility in order to facilitate the following:

A : to move the previously approved farm shop $\pm 100\text{m}^2$, from the Guest House (Manor House building) to the existing building and outside area in front of the current cellar, wine shop and tasting facility.

B : to establish a 50 seater Restaurant, in the position within the Guest house (100m^2) where the farm shop was situated inside the Manor House building, including outside seating area.

C : to extend the previously approved wine tasting and sales area, to not only the current wine cellar building, but also the proposed restaurant building (Manor House).

D : to expand the current wine cellar production, tasting and sales to also include a small boutique grape distillery (Pot-stilled Brandy in particular)

A: Moving the position of the current farm shop:

This Annandale farm shop is expanding and we wish to relocate the shop to a more suitable building that can provide better storage and shop facilities compared to the current guest house facilities. The long barrel maturation cellar, next to the current wine shop and tasting facility, presents a perfect existing building structure for the expanding farm shop. No material alterations are required to the structure of the building to accommodate the shop. There are sufficient parking bays close to the building and the ablution facilities are adequate to accommodate the estimated number of guests in the shop (± 20 guests). The farm shop and wine tasting facility will have 20 parking bays allocated.

B: Proposed Restaurant:

The current guest house kitchen (56m^2) has sufficient space, equipment, health and safety standards to comfortably accommodate a 50 seater restaurant on the premises. Once the farm shop moves to the cellar building, we propose that the restaurant will occupy this 100m^2 area with 30m^2 patio area and garden tables on the outside of the building when weather allows. The rest of the guest house 120m^2 will remain as is. 25 parking bays will be dedicated to the restaurant. Two existing bathrooms provide enough ablution facility for the guests and there is one additional bathroom designated for staff within the Guest house building. Water and sewerage are also up to standard according to health and safety officers. Health and safety will assist to make sure the kitchen can accommodate the restaurant demand and is according to health and safety standards.

The restaurant will be using a substantial amount of the produce grown/harvested on the farm Annandale promoting the "farm to fork" concept whereby the produce produced on the farm will be showcased in the restaurant. The farm produce is organically grown and is specific to the rural agriculture zone. It includes fruit and vegetables, herbs and plants, as well as chicken and beef from the farm. The latter will not however be slaughtered on the premises but at registered abattoirs according to governmental laws.

C : The restaurant also proposes to showcase Annandale's Fine Wines and small batch pot-still brandy.

We therefore propose that the existing wine tasting and sales be allowed to also do wine tasting and sales at the proposed restaurant (130m^2). For the restaurant then, a wine liquor license (on&off consumption) will be needed for the wines and on-consumption for beer and strong spirits. Annandale Distillers & Vintners (Pty) Ltd per definition produces alcohol related products. Pot-still brandy using alcohol from the farm falls under the future production plan of Annandale Distillers. We are already successfully producing and selling 21% CVP (Cape Vintage Port) and have been doing so since 1999 as approved by the Western Cape Liquor Association. To produce our own pot-still brandy, like Rust&Vrede wine farm up the road, would be the next step in growing Annandale to become a truly authentic destination for connoisseur wine lovers who enjoy fine premium wines and spirits. The restaurant proposes to showcase only the finest food and alcoholic beverages from the Annandale farm and Annandale valley.

D : Expansion of the current wine cellar production range and sales to include small batch pot-stilled brandy. Historically the Annandale farm has purchased brandy from other producers to manufacture our 21% Port style CVP (Cape Vintage Port) that we currently sell. We would like to produce 2 brandy casks, 600 liter in total per annum, to be able to produce and sell our own pot-stilled brandy and also port style wine (fortified with our own brandy to 21% alcohol).

Annandale would like to produce approximately 500 bottles of pot-stilled brandy and less than 1000 bottles of CVP per year.

There is ample space in the existing wine cellar ($\pm 990\text{m}^2$) to accommodate the brandy production equipment and to be able to lock up the produce in barrels and bottles, for safe keeping. No alterations need to be done to the cellar to accommodate brandy production.

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Willem Briedenhann willem@annandale.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 **Monday the 7th of October**.

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, **Willem Briedenhann** for assistance at the e-mail address provided or telephonically at **084 400 4090** during normal office hours.

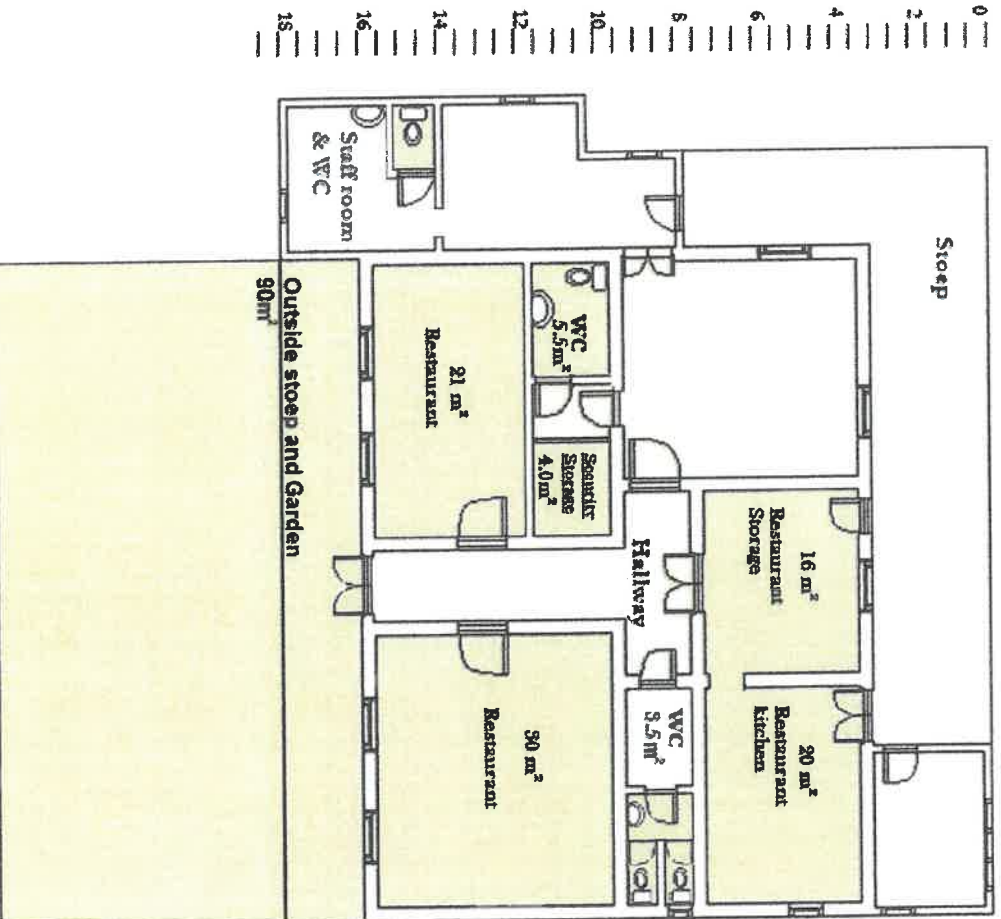
Yours faithfully



Willem Briedenhann
084 4004090
willem@annandale.co.za
(Director Annandale Wine Farm)

Manor House:

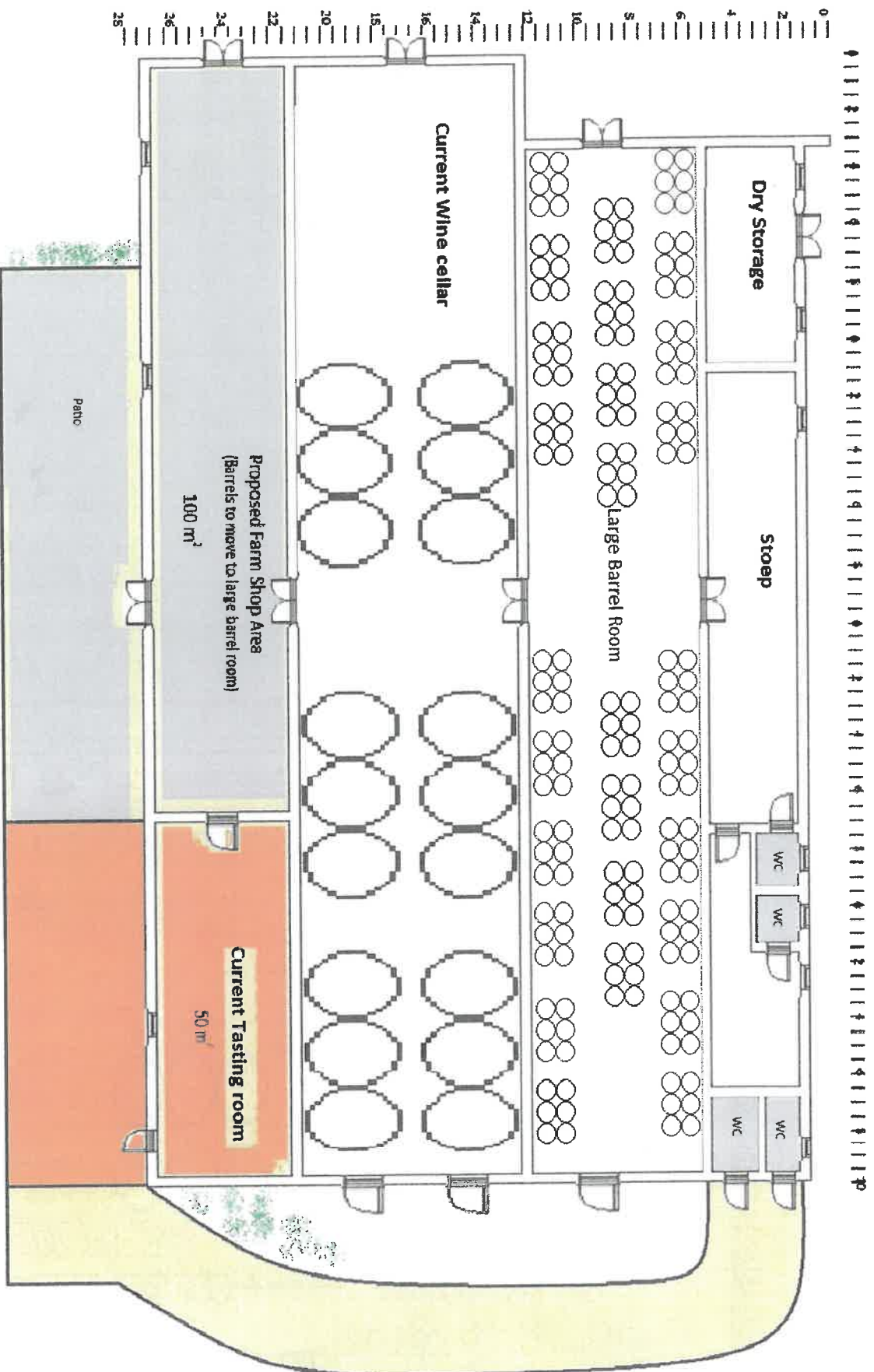
Ground Floor Layout



Restaurant: 100 m²
 Storage 16 m²
 Kitchen 20 m²
 WC 3.5 m²
 WC 5.5 m²
 SecStorage 4.0 m²
 Restaurant Rooms 21 m² + 30 m²
 Total: 100 m²

*Proposed Restaurant layout
 Based on current farm shop*

Client: Hemphys Du Toit Family Trust		Project No: 1392	
Drawn: ANNANDALE		Date: 04-06-2024	
Scale: 1:50		Sheet: 1 of 1	
Revision:		Date:	
1		04-06-2024	
2		04-06-2024	
3		04-06-2024	
4		04-06-2024	
5		04-06-2024	
6		04-06-2024	
7		04-06-2024	
8		04-06-2024	
9		04-06-2024	
10		04-06-2024	
11		04-06-2024	
12		04-06-2024	
13		04-06-2024	
14		04-06-2024	
15		04-06-2024	
16		04-06-2024	
17		04-06-2024	
18		04-06-2024	
19		04-06-2024	
20		04-06-2024	
21		04-06-2024	
22		04-06-2024	
23		04-06-2024	
24		04-06-2024	
25		04-06-2024	
26		04-06-2024	
27		04-06-2024	
28		04-06-2024	
29		04-06-2024	
30		04-06-2024	
31		04-06-2024	
32		04-06-2024	
33		04-06-2024	
34		04-06-2024	
35		04-06-2024	
36		04-06-2024	
37		04-06-2024	
38		04-06-2024	
39		04-06-2024	
40		04-06-2024	
41		04-06-2024	
42		04-06-2024	
43		04-06-2024	
44		04-06-2024	
45		04-06-2024	
46		04-06-2024	
47		04-06-2024	
48		04-06-2024	
49		04-06-2024	
50		04-06-2024	
51		04-06-2024	
52		04-06-2024	
53		04-06-2024	
54		04-06-2024	
55		04-06-2024	
56		04-06-2024	
57		04-06-2024	
58		04-06-2024	
59		04-06-2024	
60		04-06-2024	
61		04-06-2024	
62		04-06-2024	
63		04-06-2024	
64		04-06-2024	
65		04-06-2024	
66		04-06-2024	
67		04-06-2024	
68		04-06-2024	
69		04-06-2024	
70		04-06-2024	
71		04-06-2024	
72		04-06-2024	
73		04-06-2024	
74		04-06-2024	
75		04-06-2024	
76		04-06-2024	
77		04-06-2024	
78		04-06-2024	
79		04-06-2024	
80		04-06-2024	
81		04-06-2024	
82		04-06-2024	
83		04-06-2024	
84		04-06-2024	
85		04-06-2024	
86		04-06-2024	
87		04-06-2024	
88		04-06-2024	
89		04-06-2024	
90		04-06-2024	
91		04-06-2024	
92		04-06-2024	
93		04-06-2024	
94		04-06-2024	
95		04-06-2024	
96		04-06-2024	
97		04-06-2024	
98		04-06-2024	
99		04-06-2024	
100		04-06-2024	



Hampton's Dry Tote Family Trust ANNANDALE FARM NO 1392		Project No. 40004 Date 04.08.2023 Drawn by J.M. Checked by J.M.		Scale 1:100 10m
Farm Shop to replace Barrel storage area and barrels to be moved to the large barrel room at the Eastern side of the cellar building. No alterations needed on any buildings.		Project No. 40004 Date 04.08.2023 Drawn by J.M. Checked by J.M.		Scale 1:100 10m



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITEIT • UMASIPALA • MUNICIPALITY

Application Reference Number: TP 803/2024

LU/17357

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

Dear Sir / Madam

This letter serves to notify potentially affected parties of the application set out hereunder.

APPLICATION DETAILS

Erf / Farm No.	RE 1392	Area	ANNANABELE FARM
Applicant / consultant	Willem Briedenhann	Contact No.	086600 6090
Application type in terms of applicable planning legislation	Building Line Departure	Other Departures	Amendment of Conditions
	Consent Use	☒ Other (please specify)	
Detailed description of application: A. Farm Shop re-location from Guest House Building to Barrel Cellar next to tasting room. B. Establish a 50 seater full liquor licensed restaurant in Guest House Building. C. Extending wine tastings and sales to include current tasting room and tastings and sales in Restaurant (on & off con). D. Allowing for production of Potstill Brandy in Wine Cellar.			

Note to applicant:

Should the affected party / property owner not be prepared to sign this letter of no objection, you are advised to submit the application without their agreement so that the Directorate can formally advertise the matter via email or post.

DECLARATION BY AFFECTED PARTY(IES) / PROPERTY OWNER(S)

1. If signing on behalf of a company / trust, please attach written proof of authorization to do so. If affected premises owned by more than one person (i.e., both husband and wife), all parties to sign.
2. 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.
3. Ensure the application detail section above is properly completed.
4. Ensure the plan specified below corresponds with the plan shown to and signed by you.

I / We, registered owner(s) of the under-mentioned premises, having been shown the subdivision / layout plan / building plans / proposal in respect of the aforementioned application and having signed, confirm that I / we understand the proposal as set out above and confirm that (please tick below)

I / we have **no objection**

I / we **object** for the reasons listed hereunder

Reasons for objection

Signature of affected party / property owner		Date	
Full name (capitals)			
Company name			
Erf / Farm No. of affected property			
Street address of affected party			
	Postal code		
Contact No.	Office / Home	Cell	