



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Ref : 1466 FH
Contact person : N Laphi
Contact no : (021) 808 8665
Date : 17 October 2019

ZONING CERTIFICATE

ERF 1466 FRANSCHHOEK.

It is hereby certified that the zoning of Erf 1466 Franschhoek, in terms of the Franschhoek Town Planning Scheme Regulations is:

Agriculture

(with approval to operate a restaurant from the existing wine cellar)

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE SPECIAL CONSENT OF THE COUNCIL
Agricultural Buildings subject to only one dwelling per site	Putting courses Rooftop base telecommunication station Freestanding base telecommunication station

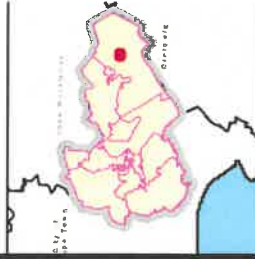
Director: Planning & Economic Development

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.

Stellenbosch Map

1:4 513,99

High Way
 Provincial
 Arterial
 Main
 Street
 Street
 Railway

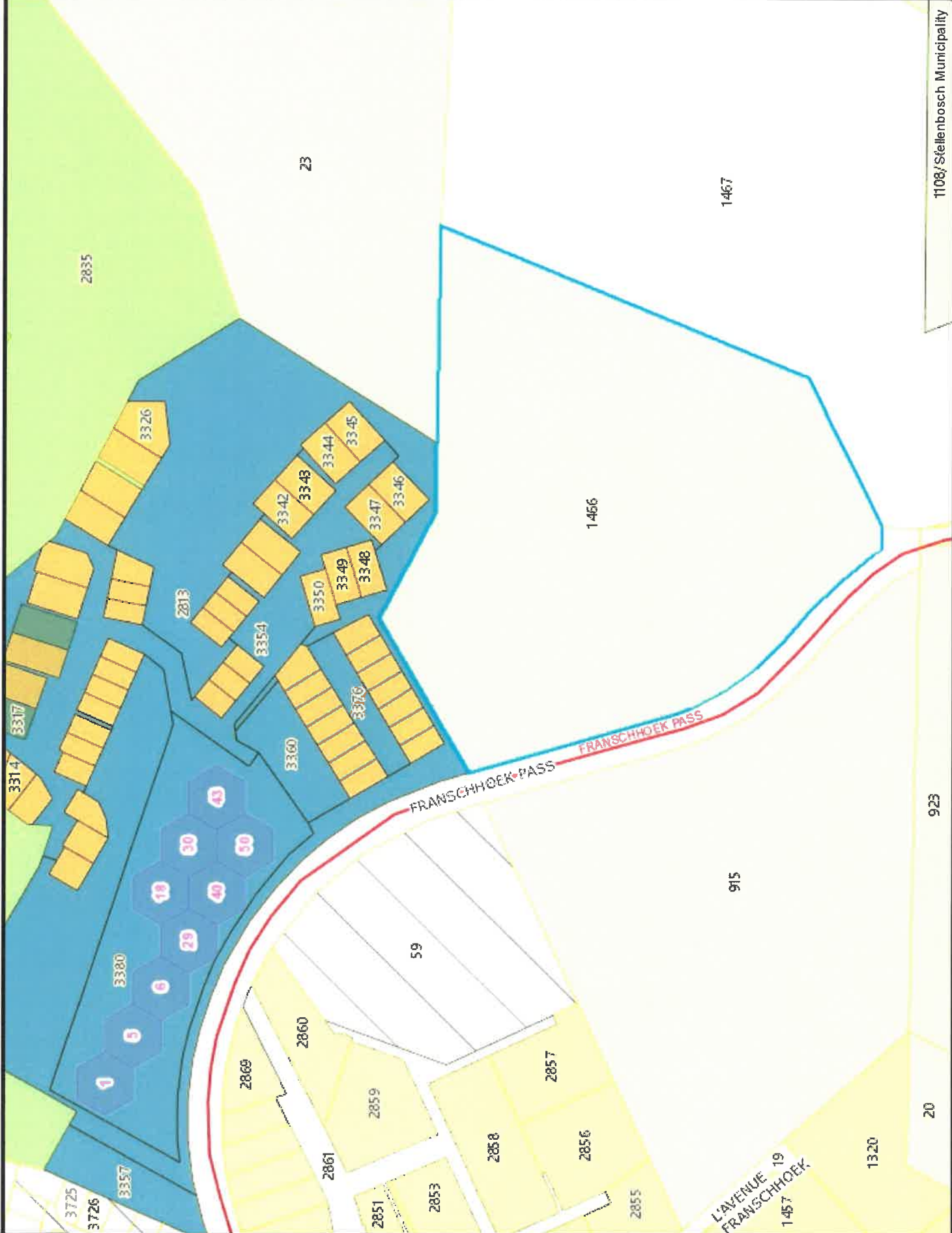


Date: 2019-10-28



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

This map is a consolidated one of the information currently held by the St. Edmunds and Lincolnshire. While a very effort has been made to ensure the accuracy of the product, Council's acceptance of responsibility for any errors or omissions, or for any loss or damage arising from its use, shall be the sole responsibility of the user. The map is published by the map and the data on it, or as a result of its use, is the responsibility of the user.



The use of a dwelling house or part thereof by a resident therein professional consulting rooms, providing

- 3.1 No notice board other than a professional plaque measuring no more than thirty cm by twenty cm is displayed on the premises;
- 3.2 only one such professional practitioner shall be allowed to practice in the building;
- 3.3 the convenience and amenity of the neighbourhood shall in no way be harmed;
- 3.4 and further that no activity which requires a business licence shall be permitted.

CONTROL OF BUILDINGS

The following restrictions shall apply in the relative zones :

1 Agricultural Zone

No building or any portion thereof except boundary walls or fences may be erected in this zone nearer than 4,6 m from any boundary of the site.

2 Single Residential Zone

2.1 Sizes of erven

2.1.1 No dwelling may be erected on an erf smaller than the area indicated in Table C for the density zone in which the site is located.

2.1.2 The Council shall not approve a subdivision in consequence of which a site on which a dwelling is to be erected will be smaller than the area specified in Table C for that zone or where the shape of the subdivision, in the view of the Council, is not conducive to the good orientation of the building.

Where undeveloped land is to be subdivided and where portion of such land is physically severed by a public work such as a road, a power line or a drainage channel and such portion is smaller than the specified minimum size, such portion shall be considered to be an erf for building purposes providing it is no smaller than 90 per cent of the specified minimum area.

Erf 935

15/4/1/5/ & 15/2/1/811

Gerhard Bruce

3 June 1993

The Managing Director
Clos Cabriere (Pty) Ltd
P O Box 245
7690 FRANSCHHOEK

Attention : Mr A von Arnim

Dear Sir

PROPOSED UNDERGROUND WINE CELLAR : HAUTE CABRIERE

Your undated letter which was received on 30/04/93, was referred to the Town Planner of the municipality for investigation.

The Council decided on 24 May 1993 to approve your request in principle to host a small restaurant at erf 935 Haute Cabriere, on condition that the exterior construction of the proposed buildings are not altered.

We would also like to specify that the hosting of a restaurant must be linked to the operation of the wine cellar.

Further attention will be given to this matter on receipt of your building plans.

Yours faithfully


M SIEBRITS
TOWN CLERK

GB/af