

NOTICE OF LAND DEVELOPMENT APPLICATION

TEMPORARY DEPARTURE APPLICATION: FARM 1506 PAARL DIVISION, FRANSCHHOEK

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

Application Property Address: Leeu Estates, Dassenberg Road. Franschhoek.

Application Property Number: Farm 1506, Paarl Division.

Applicant: Peter Mons, Town Planning Consultant, Contact Number: 082 826 4000.

Email: petergm@fibresky.co.za

Owner: Leeu Dassenberg Estates (Pty) Ltd, C/o Kobus Van Der Westhuyzen – Contact Number: 076 296 7978, Email: kobus.vanderwesthuyzen@leeucollection.com

Application Reference: LU19309/TP1222/2025

Description of land development proposal:

Application has been made in terms of Section 15(2)(c) of the Municipal Land Use Planning Bylaw (2023), for a temporary departure to permit the sale of distilled spirits beverages from the existing wine tasting and sales facility on Farm No. 1506 Paarl Division for a five-year period.

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-notices/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: Peter Mons. Email: petergm@fibresky.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 **22 September 2025**.

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 082 826 4000 during normal office hours.

Yours faithfully,



PETER MONS
21 August 2025

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

TYDELIKE AFWYKING AANSOEK: PLAAS 1506 PAARL AFDELING, FRANSCHHOEK

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

Adres van aansoek eiendom: Leeu Estates. Dassenbergpad, Franschhoek.

Aansoek eiendom beskrywing: Plaas Nr 1506, Paarl Afdeling.

Aansoeker: Peter Mons – Konsultant Stadsbeplanner. - Kontak nommer: 082 826 4000.

E-pos: petergm@fibresky.co.za

Eenaar: Leeu Dassenberg Estates (Pty) Ltd, P/a Kobus Van Der Westhuyzen – Kontak Nommer: 076 296 7978, E-pos: kobus.vanderwesthuyzen@leeucollection.com

Aansoek Verwysing: LU19309/TP1222/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen vir 'n tydelike afwyking in terme van Artikel 15(2)(c) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning (2023) ten einde voorsiening te maak vir die verkoop van gedistilleerde spiritualieë drankies van die bestaande wynproe- en verkoopsfasiliteit op Plaas Nr 1506 Paarl Afdeling vir 'n tydperk van vyf jaar.

Kennis word hiermee gegee in terme van die voorskrifte 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, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Peter Mons. E-pos petergm@fibresky.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 gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **22 September 2025**.

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 082 826 4000, gedurende normale kantoor ure.

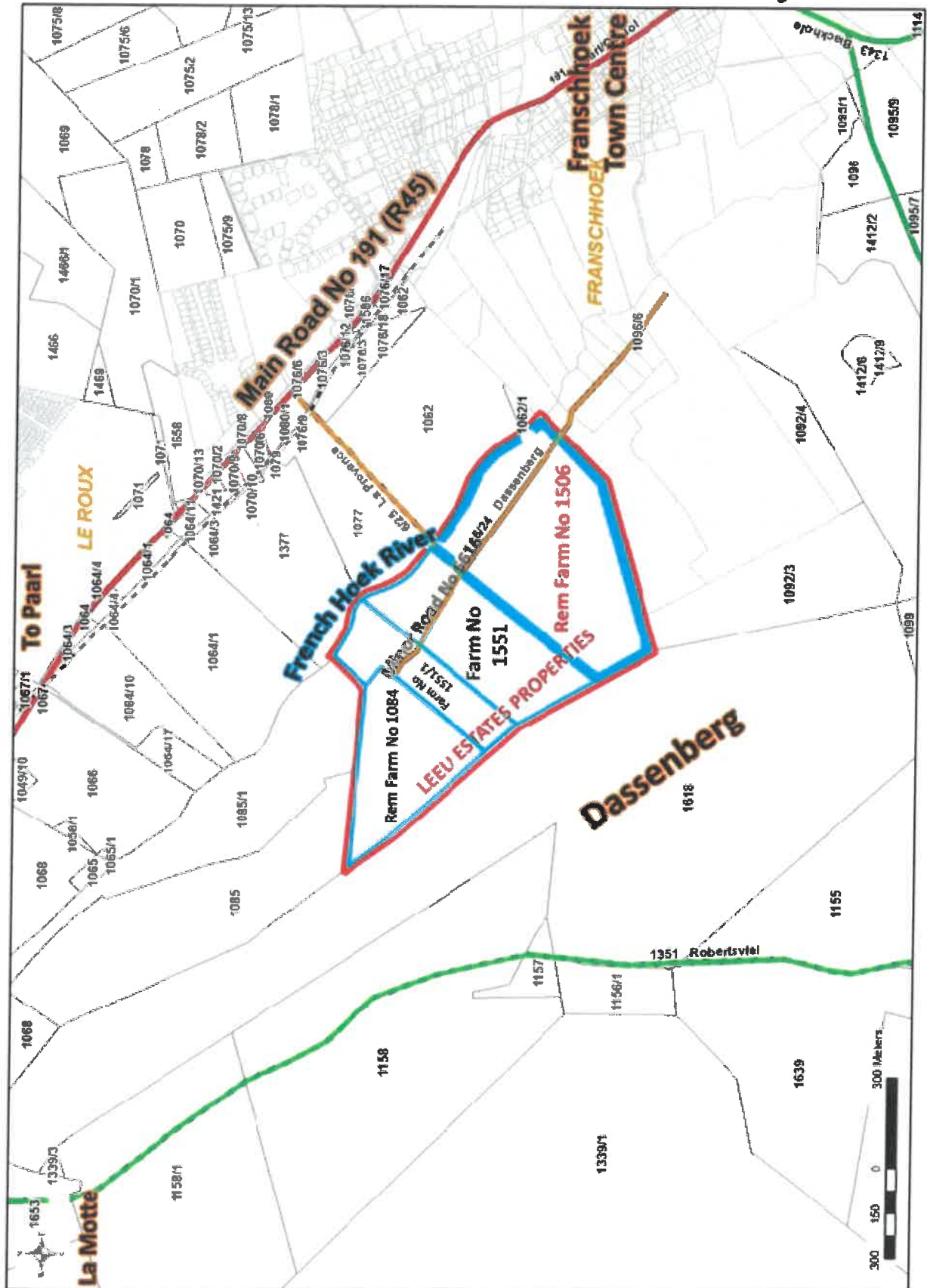
Die uwe



PETER MONS

21 Augustus 2025

Locality Plan



LU/19309 TP1222/2025: Application for Temporary Departure on Farm No 1506 Paarl Division.

Executive Summary

The owner of Farm No 1506 Paarl which forms part of Leeu Estates, wishes to expand the activities within the current wine tasting and sales facility, to include the sale of a selection of distilled BAS spirit beverages. The purpose of the application is to obtain the necessary land use right to permit the desired temporary departure land use right on the property which has an Agriculture and Rural Zone zoning.

The property is extensively farmed primarily with vineyards. The buildings on the property consist of the *Leeu Passant Winery* with a wine store and a wine tasting/sales facility known as the Wine Studio, guest accommodation in the manor house and two guest cottages. There is also a farm administration building and a farm manager's dwelling. Provision is made for both staff and guest parking. A large section of the property is taken up by a landscaped area known as *Bokkie Garden* which is also productive. There is also a nursery established in a small area. The property also contains a large irrigation dam.

The well-established and renowned *Leeu Passant Winery* located on Farm No 1506 makes up an important component of the agricultural activities. The winery produces award winning wines which are promoted and sold from the prestigious wine tasting and sales facility.

The current wine tasting and sales facility may only sell wines made from grapes produced on the estate. This restriction stems from the definition of 'tourist facilities' which only allows for the sale of wines provided that the alcoholic beverages are produced under license on the land unit.

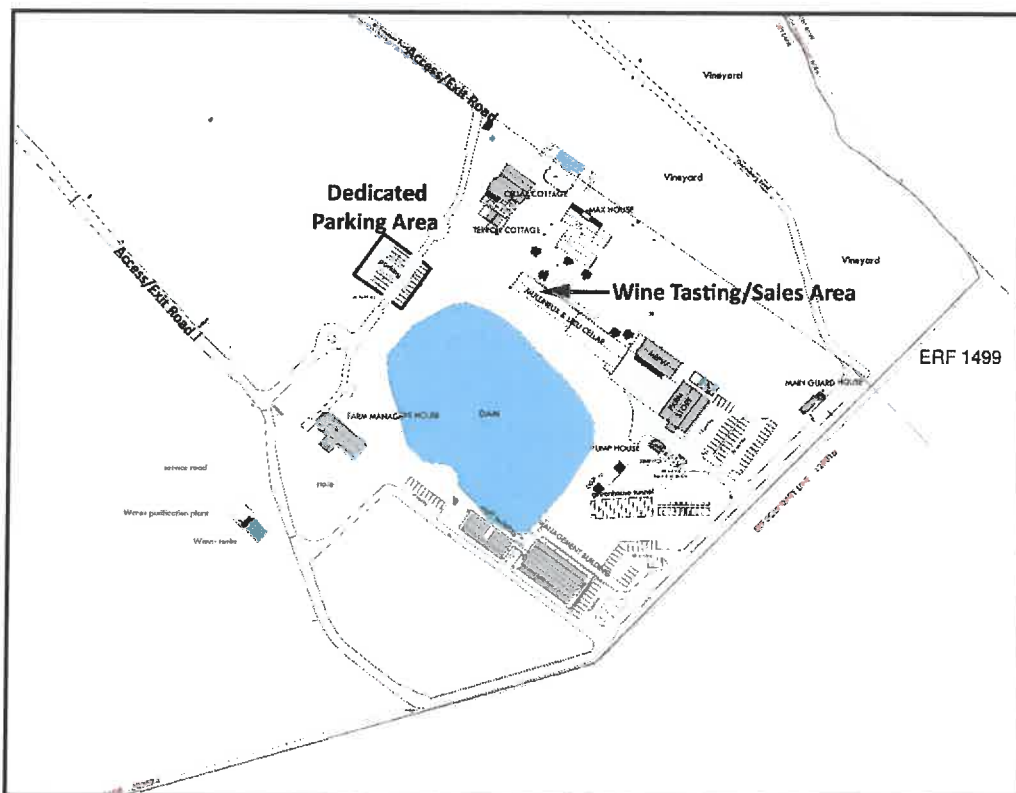
To accommodate the intended sale and tasting of a limited range of BAS distilled spirit beverages requires an application for a temporary departure.

The owner wishes to promote and sell a limited range of distilled alcoholic beverages including gin, brandy and grappa (a grape-based pomace brandy), marketed under the BAS label, from the existing tasting and sales

area on the property as an added attraction. The imported beverages will be displayed, tasted and sold together with the locally produced wines from the existing Leeu Estate wine tasting and sales facility. This consists of a tasting room measuring $\pm 60 \text{ m}^2$, a covered tasting area measuring $\pm 80 \text{ m}^2$ and an outdoor tasting area measuring $\pm 215 \text{ m}^2$ resulting in a total area of $\pm 355 \text{ m}^2$ dedicated to this purpose. The intention is for the imported spirit beverages to be purchased on site or orders to be placed for the products to be shipped to the client's destination.

Operating hours will be the same as the current operation, namely 10:00 to 17:00 from Monday to Sundays.

The current access off Dassenberg Minor Road which runs through the property and the available dedicated parking servicing the current wine tasting/sales facility will be utilized. The addition of the sale of BAS spirit products from the same facility will have a negligible impact on access and parking.



Plan highlighting the Wine Tasting/Sales Area and Dedicated Parking Area

The intent of the application is to gain Temporary Departure approval to permit the sale of a limited range of distilled spirit beverages from the existing wine tasting and sales facility on the property for a period of five years.

Occupancy Classification	A1
Climate Zone	4
AREA SCHEDULE	
Sq. Area	333,477 ^{sq}
Existing Coverage	264.6 ^{sq}
Additional Coverage	20.6 ^{sq}
Proposed Total Coverage	285.2 ^{sq}
Percentage Coverage	0.77%



**Malherbe Rust
Architects**

225 Road PO BOX St. Paul PA 15801	T 127-51-872 1520 F 127-51-072 2437	Website: www.eeu.com Fax: 127-51-072 2437
EEU DASSENBERG ESTATE FARM 1506, Frenchtown		

Wine Tasting Alterations to Existing Winery

SITE PLAN

AV	INSTRUMENT	JM
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AL-50-9102	DATE SOLD:	SOLD BY:	EDWARD W. DRAUGHN JR.	STANDARD RECORDS
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C-2101		
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Q. 1.

Existing College

Existing With House

Johann Nalharbe (Sausap Ring Prince 3136)		Leopold Dissonenberg Estate (Austrian Pension)	
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ELEMENT	SPECIFICATION	REQ. VALUE	PROP. VALUE
Roof Assembly	Concrete ceiling board		0.05
	100mm polystyrene insulation		2.5
	50mm Fridge 1781		1.87
	Total R-Values	3.7	4.42
External Walls	Double brick wall		
	Total CR-Values	0.35	Comply

fenestration Summary - Ground Floor

NET FLOOR AREA (m ²)	TOT. GLAZING AREA (m ²)	CONST.	REQ.	PROP.
142	17,75m ² 13%	U-value SHGC	0 0	0 0

[illegible]

PLAN NUMBER

COUNCIL NOTES:

SLAZING - as per SANS 10400 Part 1, XA 208 & 613
if found peeling below 1000mm above finish floor refer SANS 10790-elastic-safety glass &
near Tables 1, 2, 3, 4 & 5 SANS 10400-Part 1.

1.2.2.10

1.2.2.11

COOLING AND VENTILATION - as per SANS 10400 Part Q
Natural lighting: 8% of floor area of room, depending on occupancy
Natural ventilation: 10% of floor area of room, depending on occupancy

ARTIFICIAL VEGETATION: as per Table 2

...ing to 2002 against second-
...one US\$ 200 against US\$ 140
...solid states it spread across
...from 2002 on to need addi-

STORMWATER DISPOSAL - as per SAND 1000 Plan R
1 stormwater to connect to street
C. - 2 x 2' Storm Water Pipe

ADULTS FOR DISABLED PERSONS - \$5 PER GALS (NOT FOR 5:00)
Call locally with grab nets to be provided.

SPACE HEATING - 66 per SANS 10400 Part V;
FIRE PROTECTION - 66 per SANS 10400 Part T;
see layout as per separate drawing

The thickness of chimney walls with a combustible roof must be 100mm minimum. Chimneys to extend 1000mm above roof or eave line above ridge. These pieces must have hearths that extend min 500mm in front and min 300mm beyond sides.

REFRIG. USAGE IN BUILDING - see page 15-15 15-15 PARTS XA & 204:

Malherbe Rust
Architects

Y +27 21 372 1829
F +27 21 372 3467

SENBERG ESTATE
508, Franschoek

The Tasting

DOOR PLAN

mission (Rider Plan): JM

TO CORR. IN. DRAWING NO.	BY: JAL	DATE: 11/10/01
BY: JAL	DATE: 11/10/01	DATE: 11/10/01

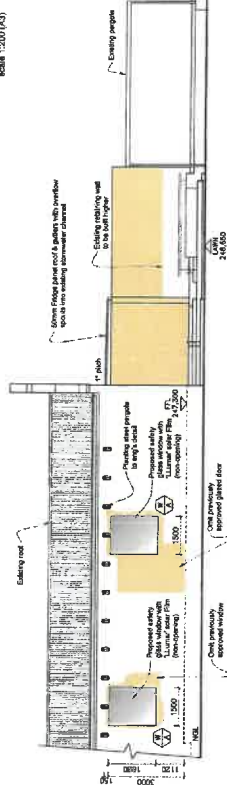
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GROUND FLOOR PLAN
scale 1:100 (A1)
scale 1:200 (A3)

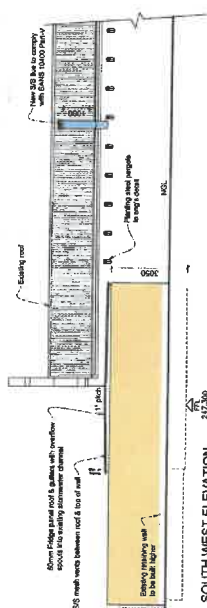
GROUND FL
scale 1:100 (A1)
scale 1:200 (A3)

7105

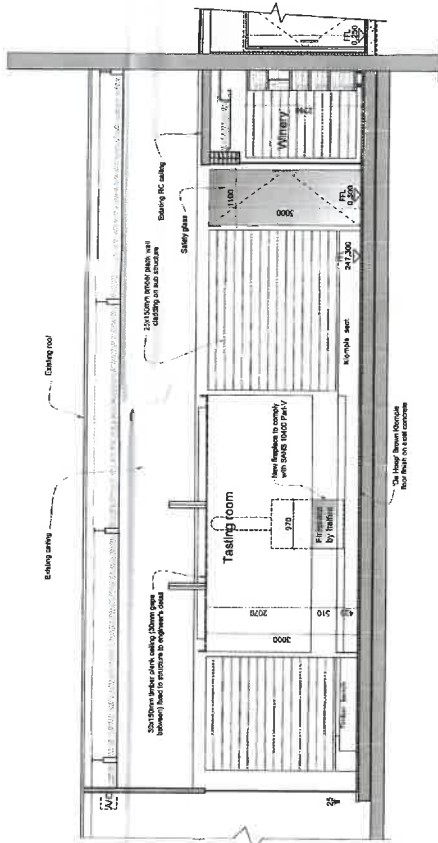
SOURCE:  Johan Maltrebe (Secur-Rag Pk-0670130)	READING:  Leeu Dessenberg Estate (Auctioned Person)
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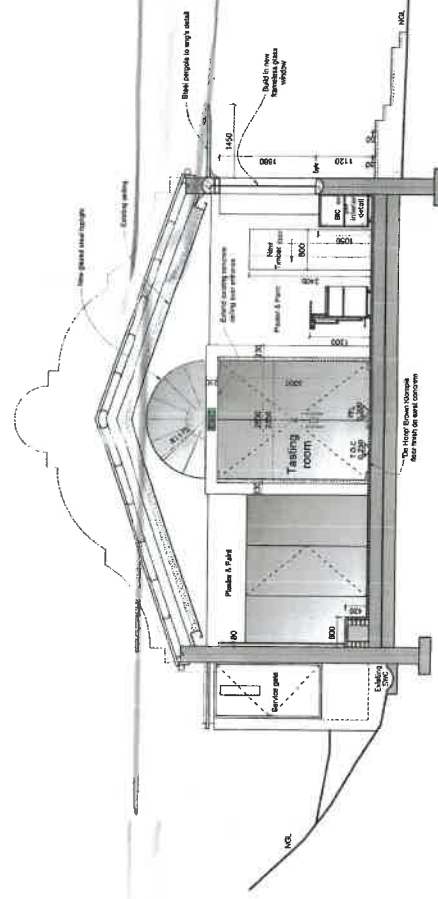
NORTH EAST ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



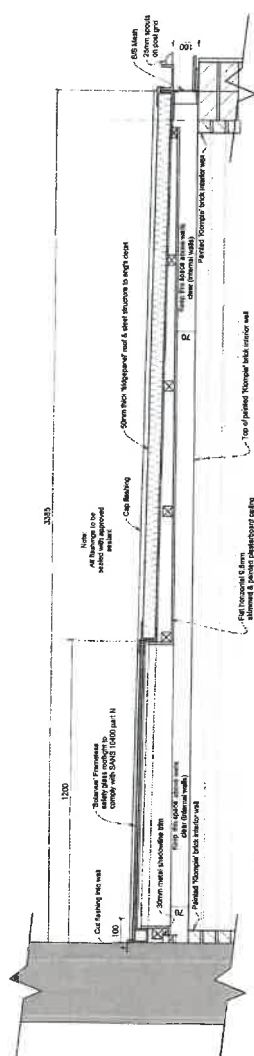
SOUTH WEST ELEVATION
scale 1:100 (A1)
scale 1:200 (A3)



SECTION A-A
scale 1:50 (A1)
scale 1:100 (A3)



SECTION B-B
SCALE 1:50 (A1)
SCALE 1:100 (A3)



SECTION C-C
Scale 1:10 (A1)
Scale 1:20 (A2)



**Malherbe Rust
Architects**

Architects
T +1 214 372 1610
info@hollibaugh.com

LEEUE DASSENBERG ESTATE

Wine Tasting

Alterations to Existing Winery

ELEVATIONS & SECTIONS
-Council Submission (Rider Plan)-

AV	JM
2018-05-18	1:50(A1)

541	TELSONG, Inc. Telsong, Inc.	ROBSON A
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