

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

Affected person's Name

Affected persons Physical Address

Affected person's Title:

Application Property Address	Alto Wine Estate, Annandale Road, Stellenbosch
Application Property Number	Remainder Farm 572, Stellenbosch
Applicant	Emile van der Merwe Town Planning Consultants
Owner	Alto Wine Estate (Pty) Ltd
Application Reference	TP1378/2025
Application Type	Consent Use

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

Application in terms of Section 15 of the Stellenbosch Municipality Land Use Planning By-Law on Farm 572 Stellenbosch for the following:

- A Consent uses in terms of section 15(2)(o) of said bylaw, for a tourist facility to utilize a portion ($\pm 335\text{m}^2$) of the approved wine cellar, proposed new kitchen and ablution facility ($\pm 270\text{m}^2$) and outdoor seating area of ($\pm 500\text{m}^2$) for restaurant purposes with a maximum seating capacity of 250 patrons.

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. 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: **(Emile van der Merwe t/a 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 1 December 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 (Emile van der

Merwe) 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:

Adres van aansoek eiendom	Alto Wynlandgoed, Annandale Pad, Stellenbosch
Aansoek eiendom beskrywing	Restant Plaas 572, Stellenbosch
Aansoeker	Emile van der Merwe Stadsbeplanningskonsultante
Eienaar	Alto Wine Estate (Pty) Ltd
Aansoek Verwysing	TP1378/2025
Tipe Aansoek	Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek in terme van Artikel 15 van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning op Plaas 572 Stellenbosch vir die volgende:

- Vergunningsgebruik in terme van Artikel 15 (2) (o) van die genoemde Verordening vir 'n toeristefasiliteit ten einde 'n gedeelte ($\pm 335\text{m}^2$) van die goedgekeurde wynkelder en nuwe kombuis en ablusiegeriewe ($\pm 270\text{m}^2$) saam met die buite area ($\pm 500\text{m}^2$) vir restaurant doeleindes met 'n maksimum kapasiteit van 250 persone aan te wend

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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die 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: **(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (emilevdm@adept.co.za.))** Deur 'n beswaar, kommentaar of versoë 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 **1 Desember 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 (0845566461/ 886 5050) gedurende normale kantoor ure.

Die uwe

EMILE VAN DER MERWE

EMILE VAN DER MERWE STADSBEPLANNINGS KONSULTANTE

2025/09/16

My ref: Farm 572 Stellenbosch

Your ref: Farm 572 Stellenbosch

Stellenbosch Municipality

Department Planning and Development

PO Box 17

STELLENBOSCH

7599

Att: Robert Fooy

Dear Sir

FARM 572 (ALTO WINE ESTATE) STELLENBOSCH: CONSENT USE

Application is hereby made for the following: wing:

- Application for Consent Use (Tourist facility) in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law (2023) to utilise a portion (335m²) of the approved wine cellar, proposed new kitchen and ablution facility (270m²) and outdoor seating area (500m²) for restaurant purposes.

Included hereby please find the following supporting documentation:

Location Plan	:	Appendix 1
Title Deed	:	Appendix 2
Surveyor Diagram	:	Appendix 3
Company Resolution	:	Appendix 4
Power of Attorney	:	Appendix 5
Zoning approval (wine cellar)	:	Appendix 6
Building plan approvals	:	Appendix 7
Heritage Western Cape approval	:	Appendix 8

Doornbosch Centre | Strand Road | PO Box 204 | Stellenbosch 7599
Tel: 021 - 886 5050 | Fax: 021 - 883 8965 | Email: emilevdm@adept.co.za

EvdM Town Planning Services CC Reg. No. 2005/162249/23
Emile van der Merwe URP(SA) B. Hon. M(URP) MSAPI

Previous External Departments comment	:	Appendix 9
Previous Internal Departments comment	:	Appendix 10
Development proposal	:	Appendix 11
Completed application form	:	Appendix 12

Attached please also find the proof of payment (R2700) in respect of the compulsory application fees.

Your response is kindly awaited.

Yours faithfully



EMILE VAN DER MERWE

EMILE VAN DER MERWE TOWN PLANNING CONSULTANTS

BRIEF

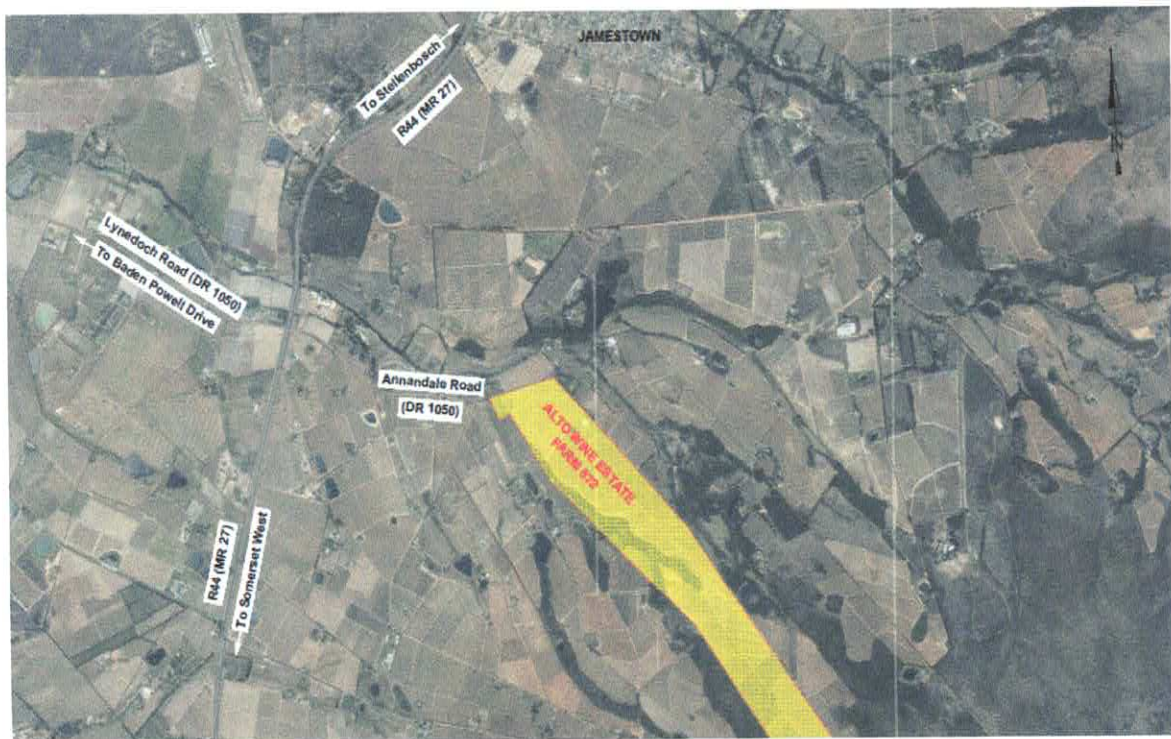
Emile van der Merwe Town Planning Consultants have been appointed by the registered owner of Farm 572 Stellenbosch Division, to prepare and submit the required town planning application to the Stellenbosch Municipality for the following:

- Application for Consent Use (Tourist facility) in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law (2023) to utilise a portion (335m²) of the approved wine cellar, proposed new kitchen and ablution facility (270m²) and outdoor seating area (500m²) for restaurant purposes with a maximum seating capacity of 250 patrons.

The following report will show that the proposal is desirable from an integrated planning point of view and that it is in 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.

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

The property is situated approximately 10k m to the south east of Stellenbosch Town and approximately 1.7km east of the R44 and Annandale Intersection. Access is obtained from the existing entrance road of Annandale Road.

LOCATION PLAN

2. OWNERSHIP AND SIZE

The property is owned by Alto Wine Estate (Pty) Ltd as held by Deed of Transfer T 31242/2020. A copy of the Title Deed is attached as **Appendix 2**. The Company Resolution is attached as **Appendix 4**. The Power of Attorney in favour of the applicant is attached as **Appendix 5**. The Surveyor – General diagram is attached as **Appendix 2**. The property is 178.9904 ha in extent and falls with the jurisdiction area of the Stellenbosch Municipality.

4. EXISTING LAND USE AND DEVELOPMENT PROPOSAL

The current buildings and infrastructure and centred and forms part of the main werf complex as indicated on the map below.

Main Farm Werf Buildings



Alto Wine Estate has a rich wine making history and prior to 2020 formed part of the Distell Group of Farms. The property in 2020 was acquired by Alto Wine Estate Pty Ltd. Alto is renowned for its exceptional red wine that has been produced on the farm for more than the last 50 years. The property (Farm 572) is one of the largest farming units that are located to the south-east of the R44 and Annandale Road intersection. The property is planted with

approximately 110 ha of vineyards and accommodates the Alto Winery and other bona-fide agricultural buildings as referred to above.

The existing wine cellar and associated infrastructure however has become outdated and is not suited to accommodate modern cellar technology and new wine making practices and techniques envisaged by the new owner and wine making team. In order to accommodate the afore-mentioned needs and requirements approval was granted during 2024 to allow for internal alternations and extensions to the wine cellar building. In addition to the current work it is the objective of the owner to further enhance the experience offered on the Estate by providing tourism related facilities as found on a various number of surrounding wine estates.

The proposed restaurant will be located within a portion (335m²) of the approved wine cellar building (indicated in red below). The extension (270m²) is required to accommodate the new kitchen and ablution facilities. The site and floor plans are attached as **Appendix 11**.

5. ZONING PROVISIONS

The Remainder of Farm 572 in terms of Chapter 20 of the afore-mentioned By-Law is zoned "Agricultural Rural Zone".

Approval was granted on 24 November 2024 to allow for extensions to the wine cellar in accordance with the letter of approval attached as Appendix 6. Building plan and Heritage Western Cape approval was granted as per the correspondence attached as **Appendix's 7 and 8 respectively**.

The property) is zoned Agricultural Zone II that accommodates the existing Alto Wine Cellar.

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 (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • 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 (≥2000m²) • 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 (>5000m²) • 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;

“tourist facilities” (toerisme fasiliteite) describes land uses that provide facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, restaurants and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmer’s markets, farm deli’s, wine sales, wine tasting facilities, 4x4 or mountain bike trails, cycle and hiking trails, picnic facilities, function venues, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels;

Consistency with regards to provisions of the Stellenbosch Zoning Scheme By-Law

- The tourist facility will be undertaken from a land unit where the primary use of the land is for bona-fide agriculture (± 180 ha planted with vineyards)
- The application will not have a detrimental impact on the preservation of agricultural land and the continued use of the agricultural activities (vineyards on the farm)
- The proposal is planned on an existing hard surface area and forms a logical extension of the cellar with no agricultural land taken out of production.
- The extension will be in keeping with the character of the buildings on the farm and the scale as is such that it will not dominate the farming activities and existing built form
- The primary use of the land will be for bona-fide agriculture and the proposal will be subservient to the land use activities on the farm.
- The proposed facility is considered to be a rural place bound activity and is of small scale that will complement the farming operations whilst not compromising the agricultural sustainability, scenic and heritage and cultural landscape
- The proposed facility is accessible from the existing internal farm road. The proposal will not interfere with the daily running of the farming operations
- The proposal will not adversely affect the agricultural potential of the farming unit.

The establishment of agri-processing and ancillary tourism related 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 and tourism 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 attention in this regard is drawn to the following:

Western Cape Provincial Spatial Development Framework (WCPSPDF)

The WCPSPDF 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 area 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 WCPSPDF 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



Western Cape Economic Drivers

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, the wine industry and tourism as key sector in growing and sustaining the economic base of the region.

WESTERN CAPE RURA AREA GUIDELINES (2019)

The Western Cape Land Use Planning Guidelines forms part of the approved Western Cape Government: Provincial Spatial Development Framework. The objectives of the Rural Areas Guideline are to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the Province's life supporting ecological infrastructure and ecosystem services (i.e. environmental goods and services).

- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.

The Guidelines supports the following:

- Accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape.
- Activities or land uses of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products, e.g.: farm tourism; Restaurant and function venue facility;

CONSISTENCY WITH REGARD TO THE GUIDELINES FOR RESPECTIVE LAND USES IN THE RURAL AREA;

The proposal will not:

- Have a significant negative impact on biodiversity, ecological system services or the coastal environment;
- Lead to the loss or alienation of agricultural land or has a cumulative impact there upon;
- Compromise the existing or potential farming activities;
- Compromise the current and future possible use of mineral resources;
- Be inconsistent with the cultural and scenic landscape within which it is situated;
- Lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks;
- Impose real costs or risks to the municipality delivering on their mandate; and
- Infringe on the authenticity of the rural landscape.

COMPLIANCE WITH RURAL BUSINESS

- The restaurant is a place-bound business (businesses ancillary to agriculture or serving rural needs)

- It is located on the farm to consolidate the farmstead precinct, and complement the farm's operations.
- It is located within the farmstead precinct and is of appropriate scale and design,
- It will generate positive socio-economic returns and do not compromise the environment; agricultural activities, production and sustainability, risk and finances; and the scenic, heritage and cultural landscape.
- The scale of the is compatible with the farmstead precinct and/or surrounding rural context.

the proposal is in line with the Provincial approach in rural areas to facilitate the development of businesses serving the needs of rural communities and tourists, as well as agricultural production, in suitable locations throughout the landscape.

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.

LAND USE PRINCIPLES

The National Environmental Management Act, 1998 (NEMA) calls for development to be socially, environmentally and economically sustainable and provided principles which should be considered to achieve sustainable development. Another key principle is for environmental management to place people and their needs at the forefront, and serve their physical, psychological, developmental, cultural and social interests equitably. The Land Use Planning Act (2014) builds on the development principles, set out in the Spatial Planning and Land Use Management Act. The following principles applies:



The proposal will not have a detrimental impact on spatial justice and it is located on the main farm and it forms part of the existing wine cellar building.



The proposal is aligned with the objectives of the national, provincial and local government and will not compromise the pillars of sustainable development. The proposal will not impact negatively on prime and unique agricultural land and will not in any way promote urban sprawl and impact on the natural resource base of the area.



The proposal forms an integral part of the existing wine cellar and will optimise the use of existing resources and infrastructure. The proposal will not have a negative effect on financial, social, economic and environmental impact.



The proposal will improve and enhance the rural economy and will provide employment opportunities for the surrounding community with other multiplier downstream linkages.



The application is submitted in terms of the prevailing municipal planning policies and frameworks and will be evaluated in terms of desirability and

criteria for decision-making.

The proposal conforms to and remains in line with the letter of support from the Manager: Spatial Planning as set out in the Memorandum dated 26 July 2022 (**Appendix 10**).

7. TRAFFIC IMPACT

This office during 2022 on behalf of the owner submitted an application to the Stellenbosch Municipality for consent use that inter-alia included the following:

- The upgrading of the existing wine cellar - 2320m²
- A new Barrel maturation (3285m²) – below natural ground level
- A new Restaurant – 435m²
- New Wine tasting and sales – 270m²
- New Wine and food pairing – 539m²
- New parking (60 parking bays)

A Traffic Impact Statement was compiled by UDS Africa for the above development proposals and submitted to the Western Cape Government Transport and Public Works as well as to the Directorate Engineering Services of the Stellenbosch Municipality. The Department of Transport and Public Works offered to objection on condition that the existing slide gate be located to allow for a minimum 15m stacking distance between the edge of tar on DR10150 and the sliding gate. The Stellenbosch Municipality on 30 September 2024 approved new the sliding gate as per building plan BP5617/2024 (**Appendix 7**).

The proposals submitted herein presents a substantial reduction to the original proposals with an lesser impact on traffic volumes and traffic flow.

8. SERVICES

An Engineering services Report was compiled by Mpro Consulting Engineers for the original development proposals. The application was supported by the Directorate Engineering Services as per the Memorandum dated 17 May 2022 (**Appendix 10**). Apart from new

Development Contributions calculations the same apply with regard to water and sewerage provision.

9. CONCLUSION

The development proposal is consistent and complies with the criteria set out in Chapter V of the Stellenbosch Land Use Planning By-Law (2015) with reference to the following:

- The proposal is consistent with the Integrated Development plan and the Spatial Development Framework of the Stellenbosch Municipality;
- The proposed additions forms a logical extension of the approved cellar and will not result in a negative visual impact.
- The proposal will not impact on the production capacity of the farming unit.
- The proposal is subservient to the main farming agricultural activities;
- The proposal conforms to the objectives of the National Development Plan and the Provincial Spatial Development Framework and Strategic Action Plan with reference to growing the local economy by means of tourism related development
- The proposal conforms to the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act and the principles referred to in Chapter VI of the Land Use Management Act, and the Rural Area Guidelines
- The proposal is in line with the provisions of the Stellenbosch Zoning Scheme By-Law and associated development parameters.

In light of the above report and supporting documentation it is trusted that the Stellenbosch Municipality favourably will consider the application for Consent Use on Farm 572 Stellenbosch Division.

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APPENDIX 1

LOCATION PLAN

Farm 572 Location Plan



Legend

0 2 4 8

Scale: 1:198 927

Date created: November 8, 2021

Compiled with CapeFarmMapper



**Western Cape
Government**
FOR YOU

APPENDIX 2
TITLE DEED

117

Cluver Markotter Inc
Cluver Markotter Building
Mill Street
Stellenbosch
7600

Prepared by me

CONVEYANCER
AREND LEOPOLD DE WAAL (M80585)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 190 500 000	R. 6794-00
Reason for exemption	Category Exemption	Exemption i o. Sec/Reg..... Act/Proc.....

T 000031242 / 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DATA CAPTURE
03-11-2020
ELIZABETH VAN TONDER
ANTON LUTRE

DATA / CAPTURE
23-10-2020
YOLANDI OLIVIER

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

NEDERBURG WINE FARMS LIMITED
Registration Number 1964/006409/06

which said Power of Attorney was signed at BELLVILLE on 2 September 2020

And the appearer declared that his/her said principal had, on 31 July 2020, truly and legally sold the herein mentioned properties by Private Treaty as part of a farming enterprise conducted as a going concern, 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:

ALTO WINE ESTATE PROPRIETARY LIMITED
Registration Number 2019/625815/07

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

1. **REMAINDER OF THE FARM GROENE RIVIER NUMBER 572 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 178,9904 (ONE HUNDRED AND SEVENTY EIGHT COMMA NINE NINE ZERO FOUR) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T11357/1905 with Diagram relating thereto and HELD BY Deed of Transfer Number T32142/2019

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T10224/1946.

- B. **FURTHER SUBJECT** to the endorsement referred to in Deed of Transfer No T18196/1958 which endorsement reads as follows:

"A Portion of the hereinmentioned property in Para 1 meas. ±0.255 morgen has been expropriated by Divisional Council of Stellenbosch in terms of S. 130 Ord. 15/1952 as amended vide Notice of expropriation No H1/50 d.d. 3/6/1964 filed as exprop.caveat 381/64 plans in duplicate filed herewith."

- C. **SUBJECT FURTHER** to the endorsement referred to in Deed of Transfer No T77045/2000, which endorsement reads as follows:

"A portion of the within property, measuring approximately 0,0806 Hectares has been expropriated by Provincial Government of the Western Cape as Exprop Caveat EX143/2016 dated, 25 July 2016."

2. **THE FARM GROEN RIVIER ANNEXE NUMBER 720 in the Municipality and Division Stellenbosch, Western Cape Province**

IN EXTENT 12,7908 (TWELVE COMMA SEVEN NINE ZERO EIGHT) Hectares

FIRST TRANSFERRED by Letter of Grant Number 22/1929 issued in terms of Act Number 15 of 1887 with Diagram Number 8424/1927 relating thereto and HELD BY Deed of Transfer Number T32142/2019

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T10224/1946.



h

B. **SUBJECT** to the conditions mentioned in Letter of Grant No 22/1929 which conditions read as follows, namely:

- I. Alle paaie en deurgange wat op die genoemde grond bestaan, en wat beskrywe is in die plan of kaart daarvan, bly vry en onbelemmerd tensy hulle op bevoegde gesag gesluit of verander word.
- II. As dit, op grond van 'n petisie van 'n aangrensende of naburige eienaar, te eniger tyd aan die Staats President mag blyk dat sodanige aangrensende of naburige eienaar, 'n weg of pad nodig het na of van die grond van sodanige aangrensende of naburige eienaar, dan is die eienaar van die hierby getransporteerde grond waarop sodanige weg vereis word, verplig om sodanige noodweg of pad toe te staan, en die rigting of breedte daarvan aan te dui; met die verstande dat, ingeval van twis of geskil aangaande die pad of sy doelmatigheid, die rigting en breedte van die pad bepaal moet word deur die Afdelingsraad van die Afdeling waarin die grond geleë is; met die verstande verder dat die genoemde eienaar nie verplig is nie om so 'n pad of deurgang toe te laat oor grond wat op daardie tydstip onder bebouing of verbetering is, en dat die persoon of persone wat voordeel trek uit en wat aansoek gedoen het om voormelde pad, vir die oorgangsreg en vir alle skade aangerig vergoeding moet betaal volgens 'n skeidsregterlike uitspraak.
- III. Die Staats President het te eniger tyd die reg om tot nut van die publiek paaie, spoorweë, damme, waterleidings, en afleivore te maak en telegraaflyne oor die genoemde grond aan te lê, en om boustof vir hierdie doeleindes te neem; as ook om gerieflike uitspanning vir die gebruik van reisigers vas te stel, teen betaling, as vergoeding, aan die eienaar van 'n sodanige som geld as deur skeidsregterlike uitspraak bepaal mag word; met die verstande dat die skeidsregters die verlies of nadeel van die eienaar veroorsaak mag stel teenoor die onmiddellike of toekomstige voordeel wat hy sal of mag trek uit die bou van enige van die genoemde werke.
- IV. Die Staats President het te eniger tyd die reg om die genoemde grond geheel of gedeeltelik weer in besit te neem as dit vir publieke doeleindes vereis word, teen betaling, as vergoeding aan die eienaar van 'n sodanige som geld soos deur die betrokke partye onderling ooreengekom of, by gebreke van sodanige ooreenkoms, soos deur 'n skeidsregterlike uitspraak vasgestel mag word."

 R

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

NEDERBURG WINE FARMS LIMITED
Registration Number 1964/006409/06

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

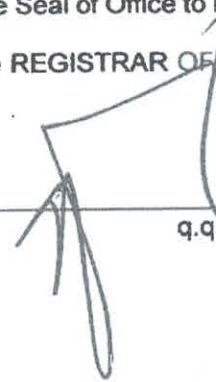
ALTO WINE ESTATE PROPRIETARY LIMITED
Registration Number 2019/625815/07

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 R190 500 000,00 (ONE HUNDRED AND NINETY 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

08 OCT 2020


q.q.

In my presence



REGISTRAR OF DEEDS

APPENDIX 3

SG DIAGRAM

The numerical data of this diagram are sufficiently consistent.

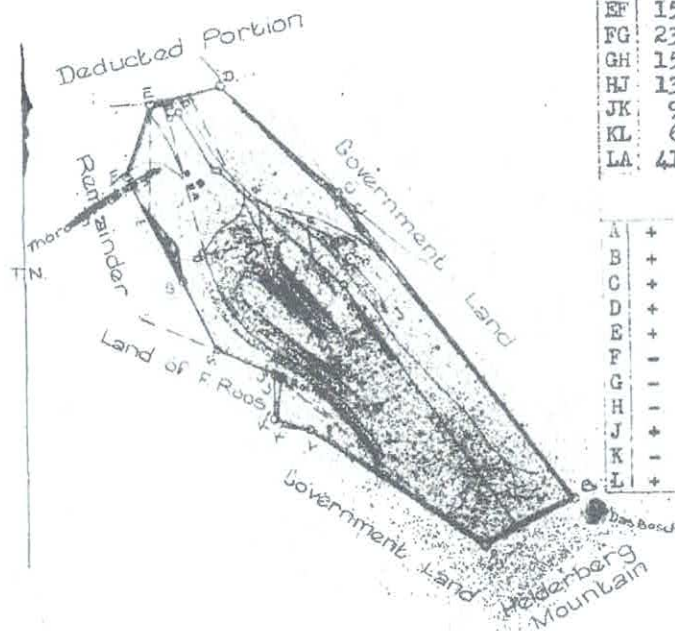
(Sgd) M.C. Vos.

Examiner.

Consolidated 18

GROENE RIVIER

572



Sides		Angles		
AB	205.19	A	116.55	20
BC	761.61	B	80.31	50
CD	337.77	C	172.56	40
DE	143.26	D	118.34	30
EF	150.20	E	124.42	30
FG	238.14	F	133.41	0
GH	158.79	G	182.53	30
HJ	137.22	H	138.53	0
JK	95.09	J	248.38	30
KL	66.63	K	98.3	20
LA	418.85	L	204.9	50

Co-ordinates

	Y's			X's	
A	+	189.27	-	865.29	
B	+	394.00	-	879.00	
C	+	319.16	-	121.08	
D	+	244.94	+	208.43	
E	+	107.14	+	247.62	
F	-	8.91	+	152.26	
G	-	26.65	-	85.22	
H	-	46.45	-	242.77	
J	+	30.19	-	356.59	
K	-	23.93	-	434.78	
L	+	25.00	-	480.00	

Area = 551 Morgen
173 Square Roads.

Scale: 300 Cape Roads = 1 Inch.

The above diagram lettered A.B.C.D.E.F.G.H.J.K.L. represents 563 morgen 333 square roads of land situate in the Field Cornetcy of Moddergat Division of Stellenbosch, being the farm now called "Groene Rivier" Comprising: (1) The figures E.F.m. Lot D = 8 Mor. 150 Sq.Rds. & J.K.L. A. Lot C = 26 Mor. 150 Sq.Rds. together 34 Mor. 300 Sq.Rds., a portion of the Quitrent land granted to Jan Roux (Piet son) on 1st August, 1841. (2) The Fig. A.B.C.D.b.c.d.a.E.m.G.H.J.A. Lot A = 482 Mor. a portion of the Quitrent Land granted to Margaretha de Villiers widow of the late P. Roux on 2nd January, 1816. (3) The fig. a.b.c.d. = 47 Mor. 33 Sq.Rds. being the Remainder of Freehold Groene Rivier granted to Abraham Bastians 20th November, 1693 lastly transferred to H.J.W. Malan Jr. on 23rd February, 1889.

Bounded N by Deducted Portion.
NE " Government Land.
SE " Helderberg Mountain.
SW " Government Land, Land of F. Roos and Remainder.
NW " Remainder.

I hereby certify that the survey from which the above diagram is framed has been made by me,

(Sgd) C.H. van Breda.
Government Land Surveyor.
April, 1904.

Transfer ——— 11357

28th November, 1905

Willem S. Gouws.

VN 571

Sheet AH - 2Ba

For the Surveying
S. van der Merwe

VN. Consol. 572.

B.B.

APPENDIX 4
COMPANY RESOLUTION

RESOLUTION OF THE DIRECTORS OF ALTO WINE ESTATE PROPRIETARY LIMITED

("the Company") PASSED ON 14 DECEMBER 2021

Registration Number: 2019/625815/07

The Directors RESOLVE to authorise GIDEON VAN ZYL in his capacity as Group Chief Operating Officer of the Company to act on behalf of the Company and to sign the Power of Attorney relating to the submission of Heritage applications for the proposed renovations and building works on the Alto Estate.

SIGNED

DATE

Edwin Oblowitz

Louis Strydom

Marco Herman Sander

15/12/2021

15/12/21

APPENDIX 5
POWER OF ATTORNEY

POWER OF ATTORNEY

ALTO WINE ESTATE (PTY) LTD, the registered owner of Farm 572 Stellenbosch held by Deed of Transfer T31242/2020

Do hereby nominate and constitute and appoint

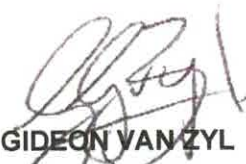
Emile van der Merwe Town Planning Consultants

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

- ❑ **APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15 OF THE STELLENBOSCH 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 15TH DAY OF
DECEMBER 2021.


GIDEON VAN ZYL
COO

APPENDIX 6
ZONING APPROVAL – WINE CELLAR



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-MAIL: emilevdm@adept.co.za

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 **conditions** 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.

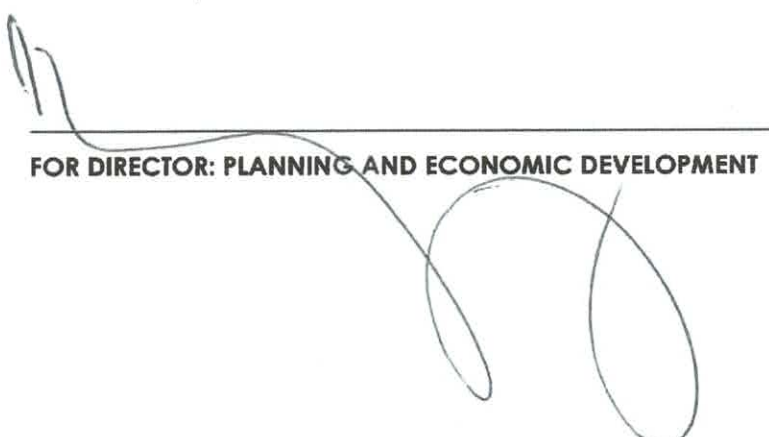
2.4. **Matters to be noted:**

- 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 1:100

SDP-572-11-2024-1

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DATE: 11/11/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: Winery
 CLIENT: [Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]
 EMAIL: [Email Address]

No.	Room	Building Description	State	Notes/Action
1	01	New Winery Ground Storey	New	Additional wine fermentation process
2	02	New Winery Lower Level	New	Propose wine barrel storage
3	03	Existing Building	Existing	Existing cellar and tasting
4	04	Existing Kitchen	Existing	Existing landscaping work
5	05	Existing Outbuilding	Existing	None
6	06	Existing Manor House	Existing	None
7	07	Existing Dwelling	Existing	None
8	08	Existing Parking	Existing	None
9	09	Existing Entrance	Existing	Upgrade existing entrance
10	10	Existing Exit	Existing	Existing



A.	Location	Scale	Notes
1	Site Plan	1:1000	
2	Section A-A	1:100	

Malherbe Rust Architects

2024/07/23	1755_A	102	A
FOR INFORMATION -			
Site work layout			
Addition & Alterations To Existing Wine Cellar			
HNV Alto Wine Cellar			
B1172, Alto Wine Estate, Krommich Rd.			
Cape Town (Pty) Ltd			

Malherbe Rust Architects
 1765_A
 1765_A

Malherbe Rust Architects
 1765_A
 1765_A

Item	Area	Description	Notes
1	143.00 m ²	EXISTING KRAAL	
2	143.00 m ²	EXISTING WINE CELLAR	
3	143.00 m ²	EXISTING WINE CELLAR	
4	143.00 m ²	EXISTING WINE CELLAR	
5	143.00 m ²	EXISTING WINE CELLAR	
6	143.00 m ²	EXISTING WINE CELLAR	
7	143.00 m ²	EXISTING WINE CELLAR	
8	143.00 m ²	EXISTING WINE CELLAR	
9	143.00 m ²	EXISTING WINE CELLAR	
10	143.00 m ²	EXISTING WINE CELLAR	
11	143.00 m ²	EXISTING WINE CELLAR	
12	143.00 m ²	EXISTING WINE CELLAR	
13	143.00 m ²	EXISTING WINE CELLAR	
14	143.00 m ²	EXISTING WINE CELLAR	
15	143.00 m ²	EXISTING WINE CELLAR	
16	143.00 m ²	EXISTING WINE CELLAR	
17	143.00 m ²	EXISTING WINE CELLAR	
18	143.00 m ²	EXISTING WINE CELLAR	
19	143.00 m ²	EXISTING WINE CELLAR	
20	143.00 m ²	EXISTING WINE CELLAR	

EXISTING OUTBUILDING
 143.00 m²

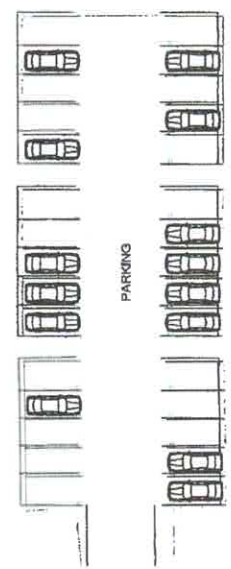
EXISTING WINE CELLAR
 DEMOLISHED WITH NEW
 BUILDING TO BE BUILT

EXISTING WINE CELLAR
 & TASTING BUILDING
 1 100.00 m²

EXISTING WINE CELLAR
 BUILDING TO BE REFURBISHED

NEW LOWER GROUND
 WINE STORAGE AREA

EXISTING
 HARD STAND



Malherbe Rust
 Architects

1	1765_A	103	A
2	1765_A	103	A
3	1765_A	103	A
4	1765_A	103	A
5	1765_A	103	A
6	1765_A	103	A
7	1765_A	103	A
8	1765_A	103	A
9	1765_A	103	A
10	1765_A	103	A
11	1765_A	103	A
12	1765_A	103	A
13	1765_A	103	A
14	1765_A	103	A
15	1765_A	103	A
16	1765_A	103	A
17	1765_A	103	A
18	1765_A	103	A
19	1765_A	103	A
20	1765_A	103	A

SDP-572-11-2024-3

WERF DIAGRAM
 100% 1:200

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DATE: 11/11/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: Alto Wine Estate
 SHEET: 1755_A

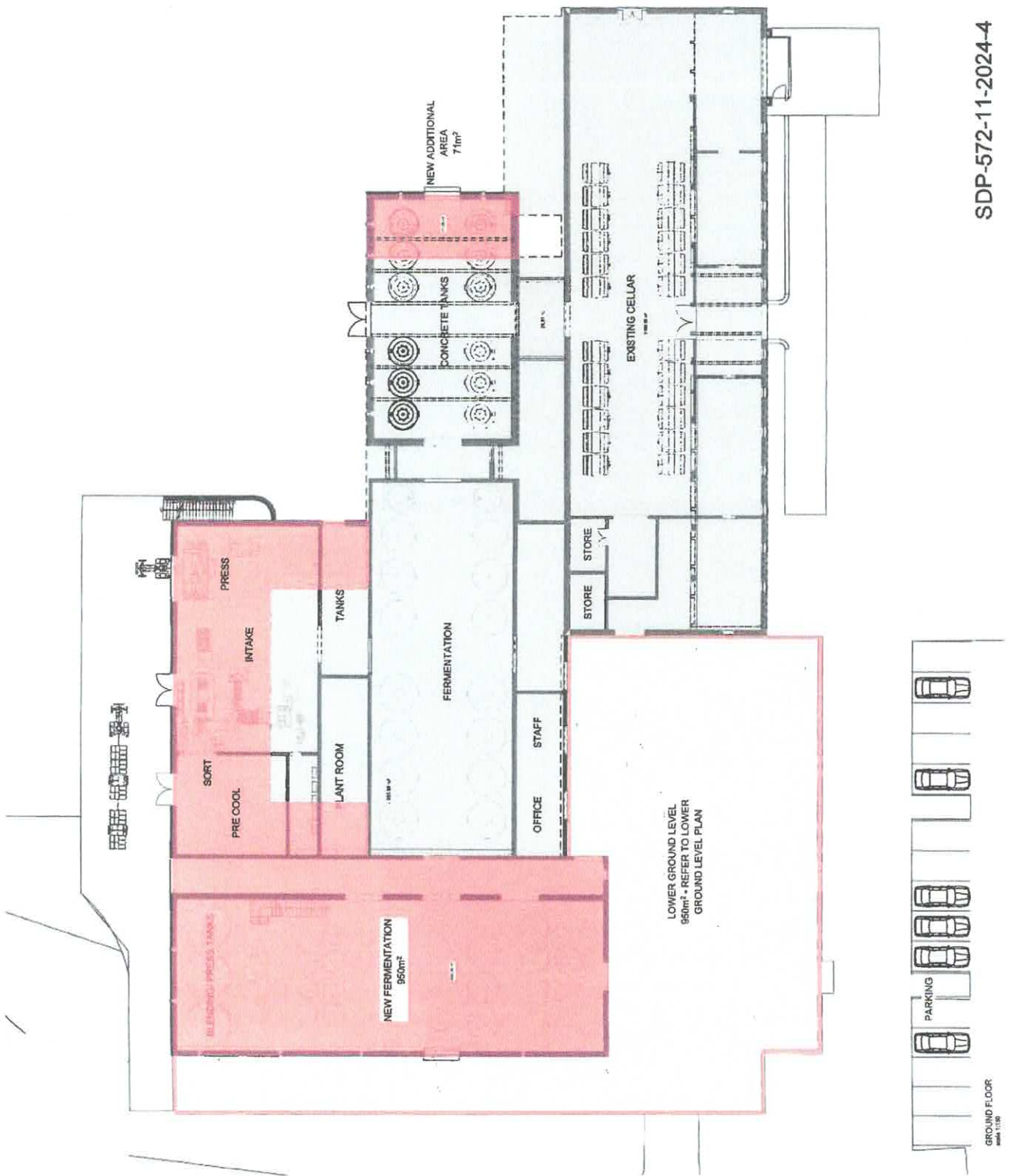
Alto Wine Estate

	Area
Total New Ground Floor	
Lower Ground	
Existing Cellar	900m²
TOTAL NEW AREA	971m²



Malherbe Rust Architects

125	Colmar (Pty) Ltd 8172, 1st Floor, Ardenburg Rd. Stellenbosch, 7601
126	Malherbe Rust Architects 1st Floor, 1st Floor, 1st Floor
127	Address & Alterations to Existing Wine Cellar Ground Floor Plan - FOR INFORMATION -
128	CW
129	2024/07/23
130	1755_A
131	201
132	A



SDP-572-11-2024-4

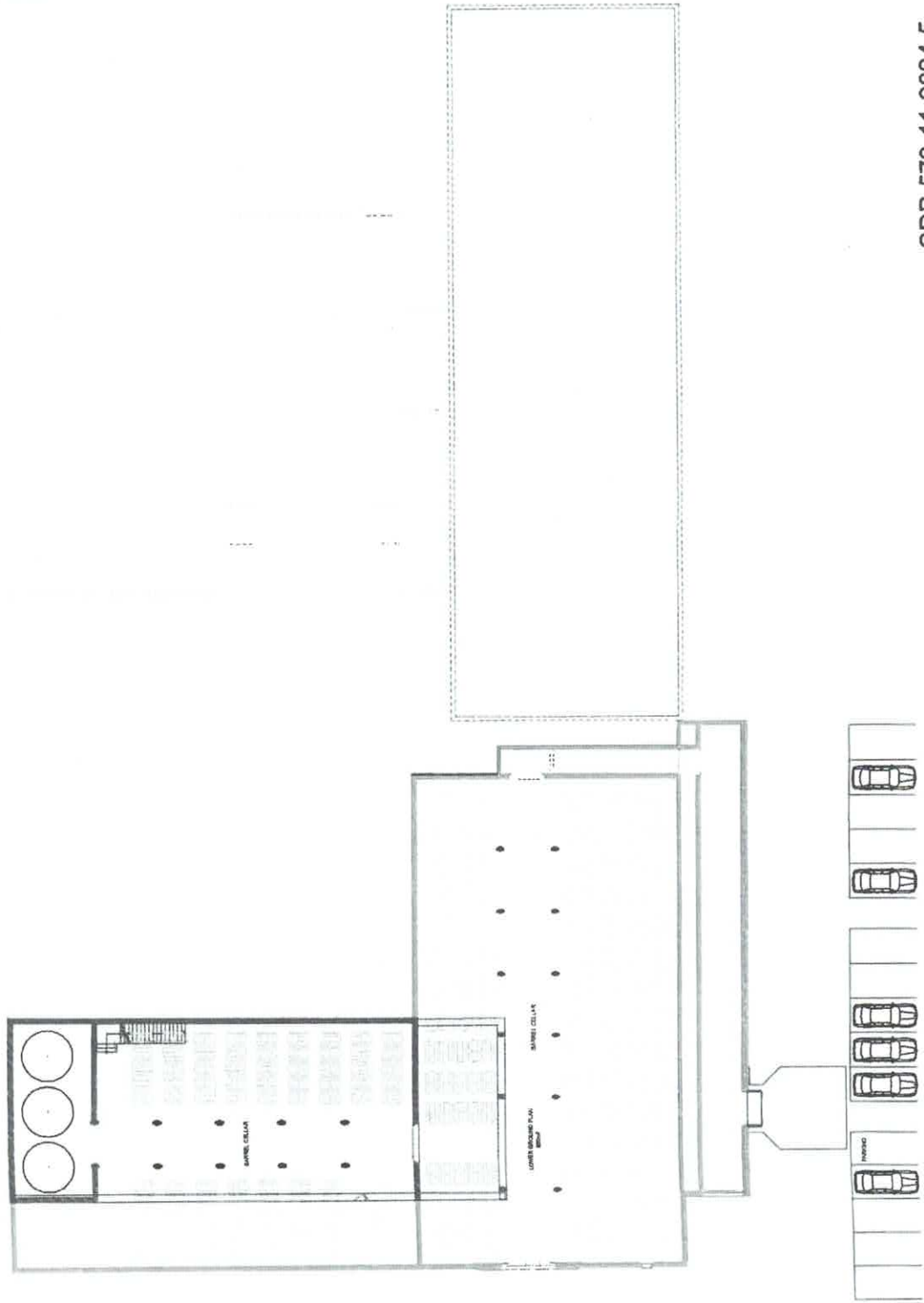
GROUND FLOOR
 scale 1:150

The undersigned is a duly qualified and licensed Architect, and hereby certifies that the above is a true and correct copy of the original as submitted to the Department of Planning and Building, City of New York, for the purpose of obtaining a Certificate of Occupancy for the above described premises.

 Date: 11/11/2024
 Signature: [Signature]
 Title: Architect
 License No.: 11111

Also Wine Estate

	Area
Total New Ground Floor	
Lower Ground	
Existing Cellar	200m²
TOTAL NEW AREA	1971m²

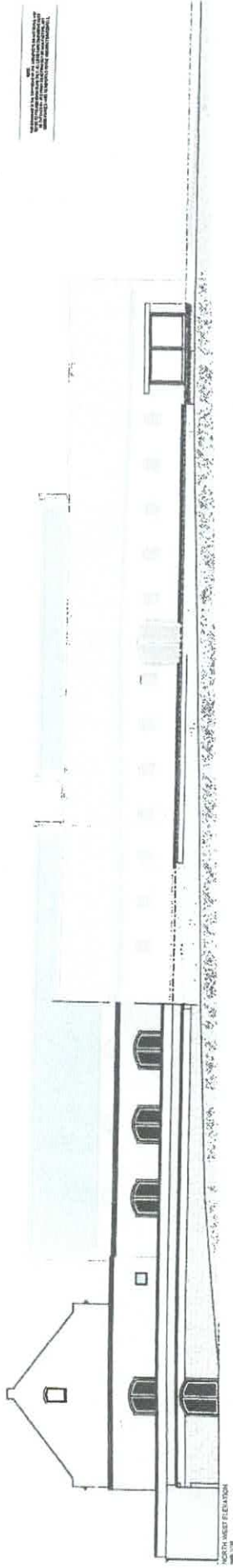
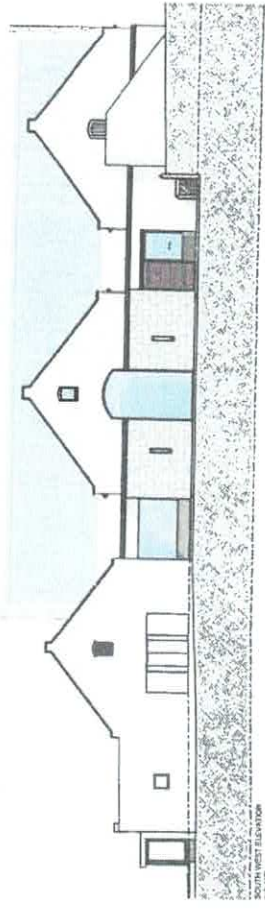
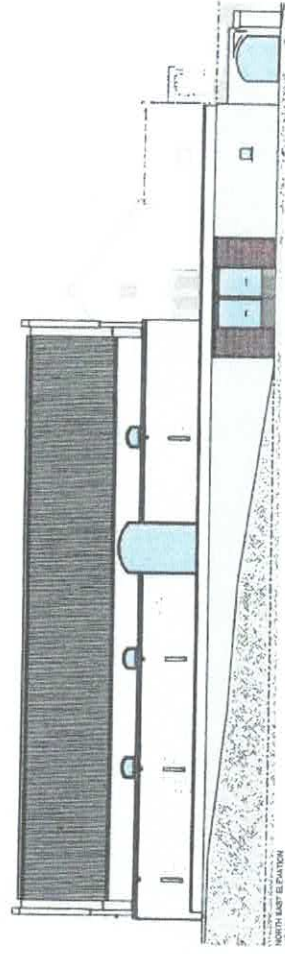
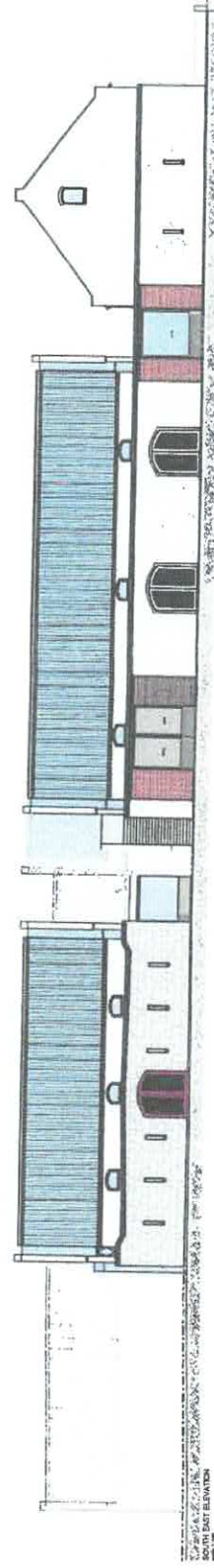


SDP-572-11-2024-5



Melherbe Rust Architects

Client: [Client Name] Project: [Project Name] Address: [Address] City: [City] State: [State] Zip: [Zip] Phone: [Phone] Email: [Email]	Date: 11/11/2024 Drawn By: [Name] Checked By: [Name] Title: [Title]
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Mollerhoj Rust Architects

121 801 572-11-2024-6
122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

SDP-572-11-2024-6

APPENDIX 7

BUILDING PLAN APPROVAL – WINE CELLAR

STELLENBOSCH MUNISIPALITEIT
STELLENBOSCH MUNICIPALITY

**KENNISGEWING VIR GOEDKEURING VAN BOUPLAN
NOTICE OF APPROVAL OF BUILDING PLAN**

Alto Wine Estates (Pty) Ltd
Annandale Road
Stellenbosch
7600

Erf Number: SBP572
Building Plan number: 6310/2025
Situated at: Annandale Road
Description of application: Additions and alterations (Cellar)
Approval date: 29/04/2025

**APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATION
AND BUILDING STANDARDS, ACT 103 OF 1977.**

BUILDING CONTROL OFFICER – RODNEY ADAMS

Recommended for approval subject to the following conditions: -

1. All work to be done in accordance with the National Building Regulations and standards Act 103 of 1977.
2. This approval does not exempt the owner from complying with any relevant legislation.
3. The approval granted in terms of Section 7 (4) of the Act 103 of 1977, shall lapse after the expiry of a period of 12 months unless the construction started prior to the said period or unless the applicant make application in writing to extend such period.
4. Where, in the opinion of the local authority, the location of any boundary of a site has not been accurately determined such local authority may, require the owner, at his own cost, to engage a professional land surveyor and to submit to the local authority a certificate, in an approved form and signed by such professional land surveyor.
5. Provide at least 50% of hot water with alternative energy savings devices.
6. Owner/s to ensure storm water disposal to comply with SANS 10400-R and must be controlled and discharged to the road.


MANAGER: BUILDING DEVELOPMENT MANAGEMENT

Our Ref: HM / CAPE WINELANDS / STELLENBOSCH / FARM 572-RE
Case No.: HWC24091917SJ0926
Enquiries: Sneha Jhupsee
E-mail: Sneha.jhupsee@westerncape.gov.za
Tel: 021 829 3318



Malherbe Rust Architects | sdk@mrarch.co.za | submissions@mrarch.co.za

PROPOSED ADDITIONS & ALTERATIONS SUBMITTED IN TERMS OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999).

This matter was discussed at the Heritage Officers Meeting (HOMs) held on 21 October 2024.

PERMIT

CASE NUMBER: HWC24091917SJ0926

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Additions & Alterations
Site: Farm 572-Re, Alto Wine Estate, Annandale Road, Stellenbosch
Graded: IIIB

Permit issued in accordance with Drawings:

No: 1101 Rev A; 1102 Rev A; 1201 Rev A; 1202 Rev A; 1301 Rev A; 1302 Rev A; 1303 Rev A

Dated: 22/08/2024

Drawings prepared by: Malherbe Rust Architects

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped drawings.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED DRAWINGS must be always present on the site and must be produced on demand by any heritage Inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
Assistant Director: Professional Services

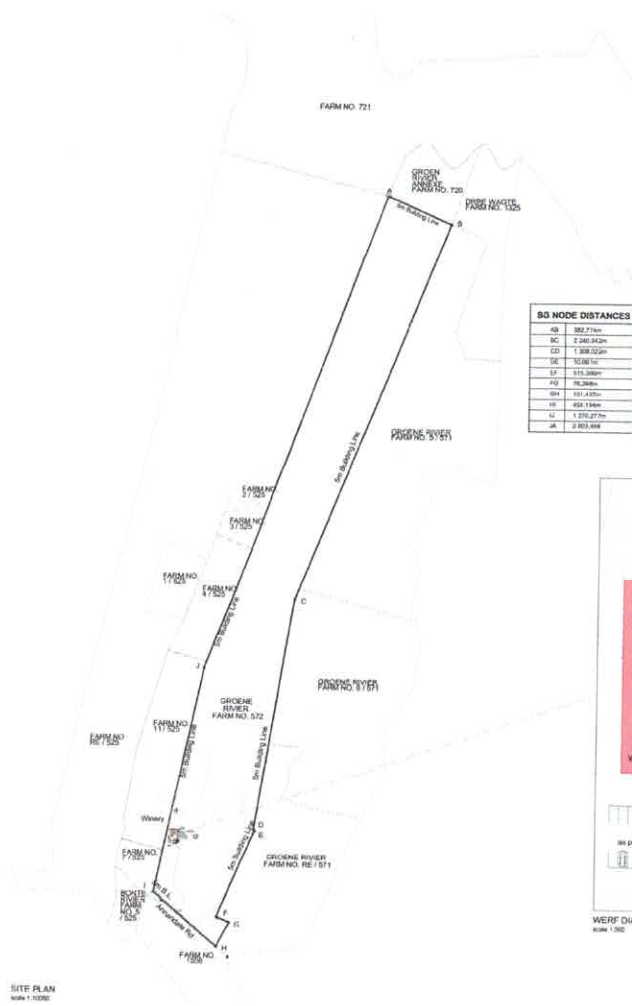
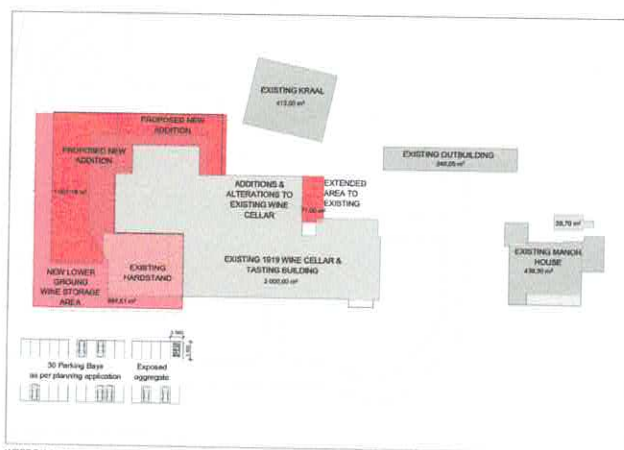


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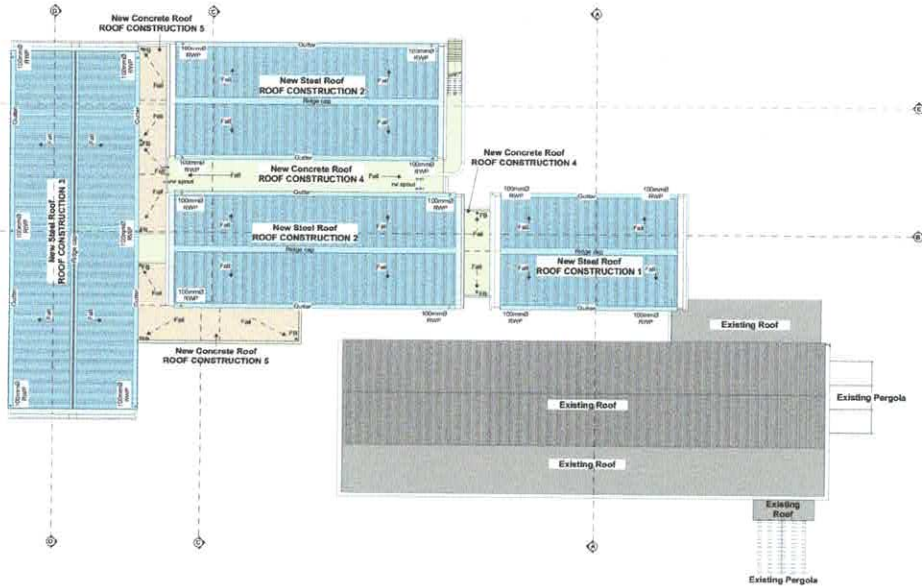
Street Address: Policy Assistance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1066, Cape Town, 8000
• Tel: +27 (0)21 485 1909 • E-mail: cas@westerncape.gov.za

Straatadres: Gebou van Assisies, Groenmarkplein, Kaapstad, 8000 • Posadres: Postbus 1066, Kaapstad, 8000
• Tel: +27 (0)21 485 1909 • E-pos: cas@westerncape.gov.za

Idilesi yendawo: Iindawo zithuthuzo, Iwisiqithi, iGreen Market Square, iKapa, 8000 • Idilesi yeposi: iPostibulo yeNtshona
yeposi-1066, iKapa, 8000 • Inombolo zomnxeba: +27 (0)21 485 1909 • Idilesi ye-imeyile: cas@westerncape.gov.za



SITE PLAN
scale 1:10000



NOTES:
1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.
2. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECTS.
3. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.

DATE: 2024/08/22
DRAWN BY: M. RUST
CHECKED BY: M. RUST
APPROVED BY: M. RUST

DESIGNED FOR DRAINAGE AND
STRUCTURAL PURPOSES ONLY

ABBREVIATIONS:
R: ROOF
C: CATCHER
P: PERGOLA
S: SLOPE
D: DRAINAGE

6310/2005

APPROVED

IN TERMS OF SECTION 19(1) OF THE NATIONAL
BUILDING REGULATIONS AND BUILDING STANDARDS
ACT NO 103 OF 1977

29.11.2025

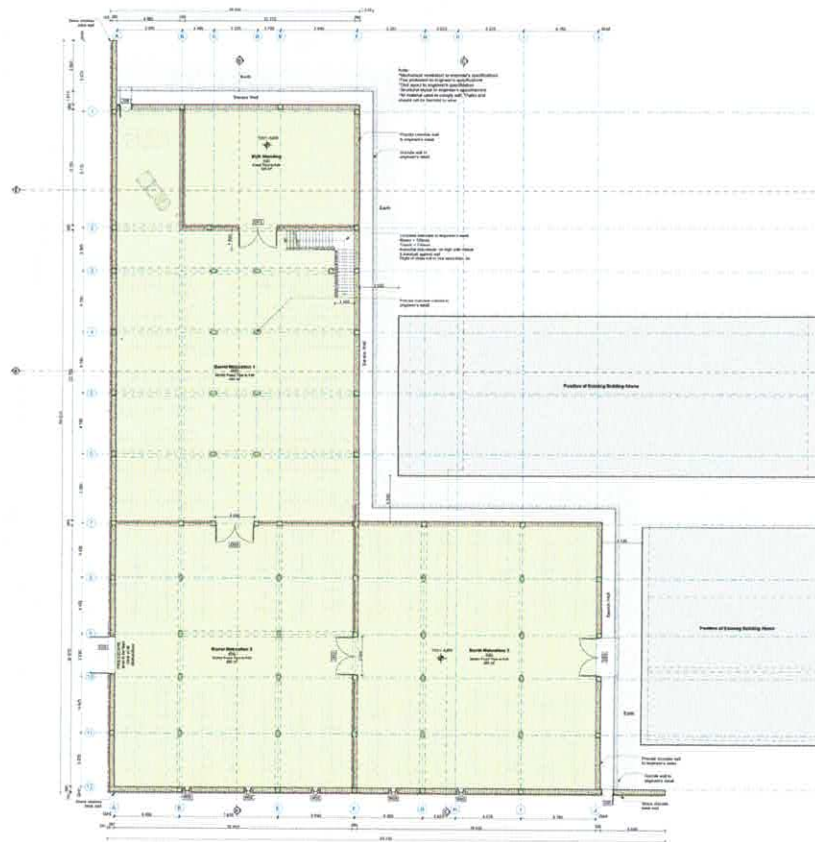
Heritage Western Cape
Erlene West-Koop
Lette se Phasi sekhathana Kholeni

28 October 2024

APPROVED

Malherbe Rust Architects

1755-A 1102 A



LOWER GROUND FLOOR
Scale: 1:50

2024
I am submitting this plan for the purpose of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) and I hereby declare that the information provided is true and correct to the best of my knowledge and belief.

[Signature]
Name: *[Name]*
Position: *[Position]*
Date: *[Date]*



Malherbe Rust Architects
28 October 2024

APPROVED

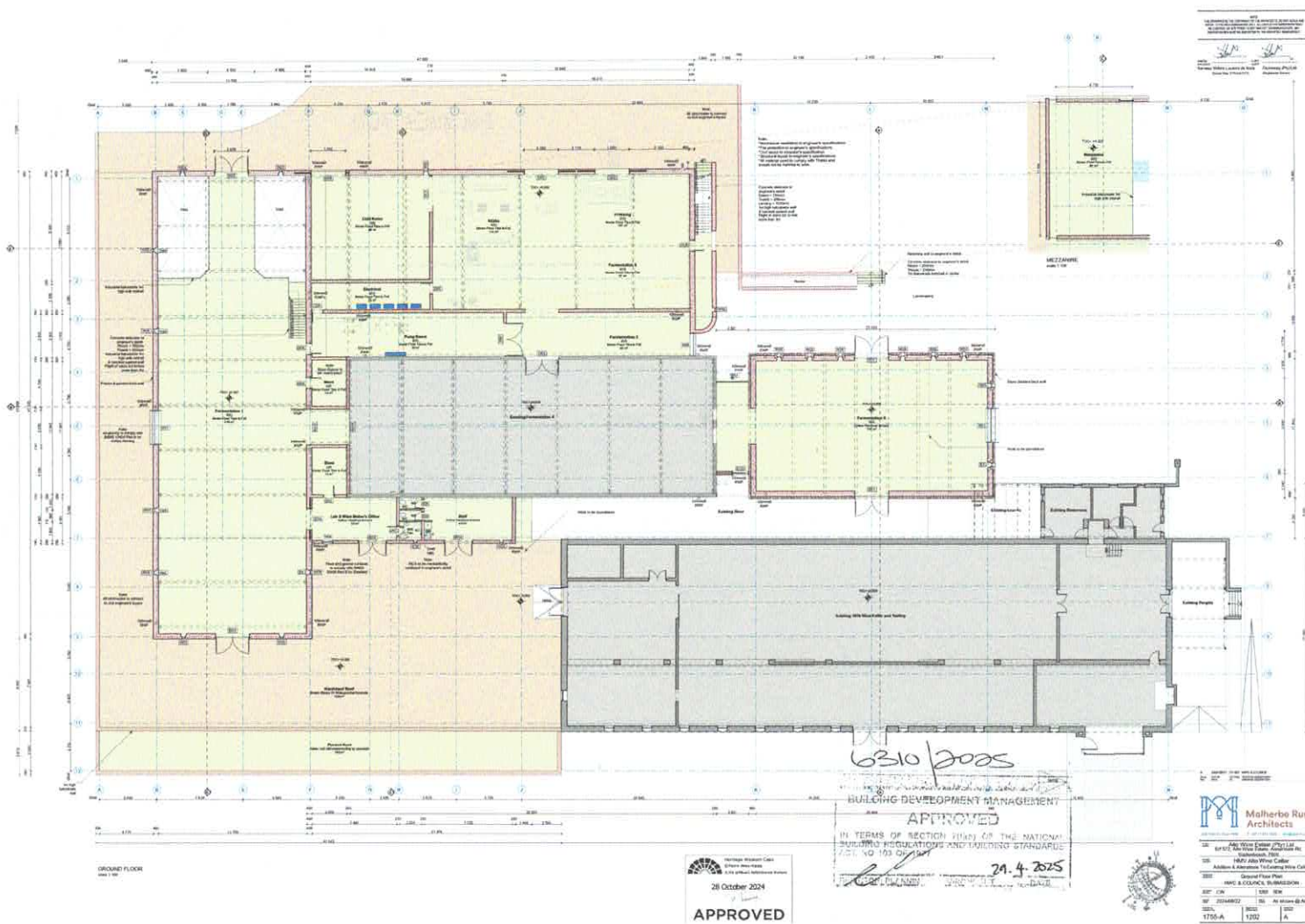
6310/2025
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 22(1) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
29.4.2025
[Signature] *[Signature]*

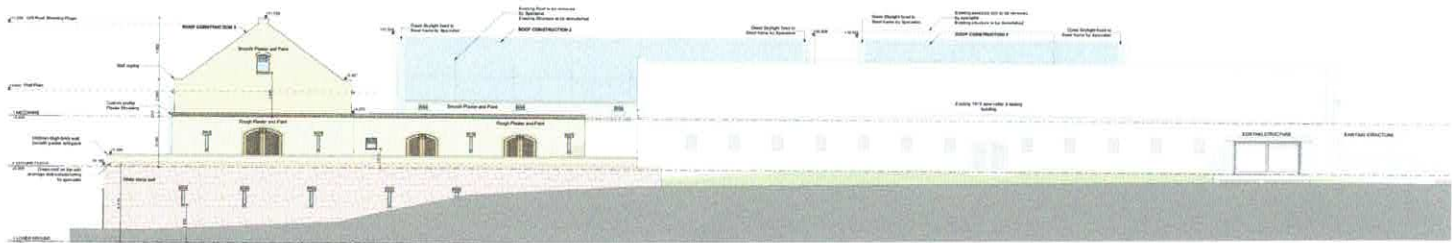
A. Approved: *[Signature]*
B. Approved: *[Signature]*

Malherbe Rust Architects
Architects & Planners

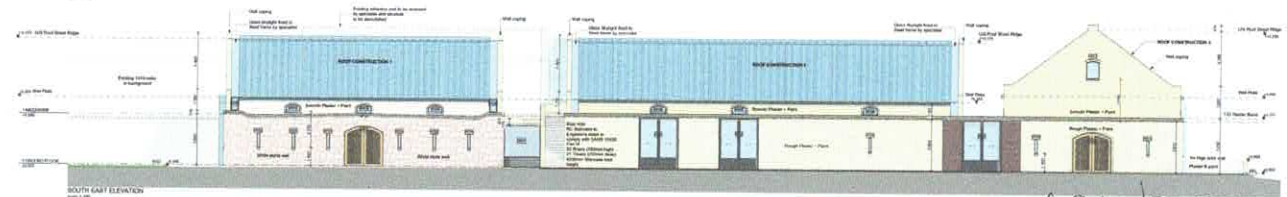
101. Mr. Alvin Rust (Pretoria) Ltd.
102. Mr. Alvin Rust (Pretoria) Ltd.
103. Mr. Alvin Rust (Pretoria) Ltd.
104. Mr. Alvin Rust (Pretoria) Ltd.
105. Mr. Alvin Rust (Pretoria) Ltd.
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118. Mr. Alvin Rust (Pretoria) Ltd.
119. Mr. Alvin Rust (Pretoria) Ltd.
120. Mr. Alvin Rust (Pretoria) Ltd.





NORTH WEST ELEVATION
Scale 1:100



SOUTH EAST ELEVATION
Scale 1:100

NOTES

1. All work to be done in accordance with the latest edition of the relevant standards and specifications.
2. The contractor is responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The contractor is responsible for ensuring that all work is completed within the specified time frame.
4. The contractor is responsible for ensuring that all work is completed to the satisfaction of the client.
5. The contractor is responsible for ensuring that all work is completed in accordance with the relevant standards and specifications.
6. The contractor is responsible for ensuring that all work is completed in accordance with the relevant standards and specifications.
7. The contractor is responsible for ensuring that all work is completed in accordance with the relevant standards and specifications.
8. The contractor is responsible for ensuring that all work is completed in accordance with the relevant standards and specifications.
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10. The contractor is responsible for ensuring that all work is completed in accordance with the relevant standards and specifications.

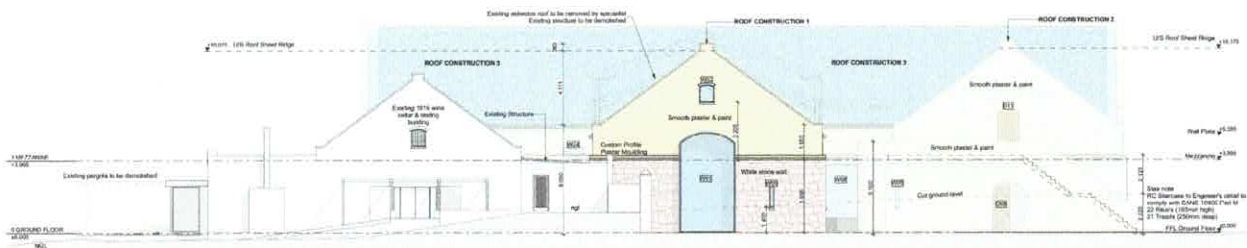
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WELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL
BUILDING REGULATIONS AND BUILDING STANDARDS
ACT, NO 103 OF 1977
DIRECTOR: PLANNING & ENVIRONMENT
DATE: 29.4.2025

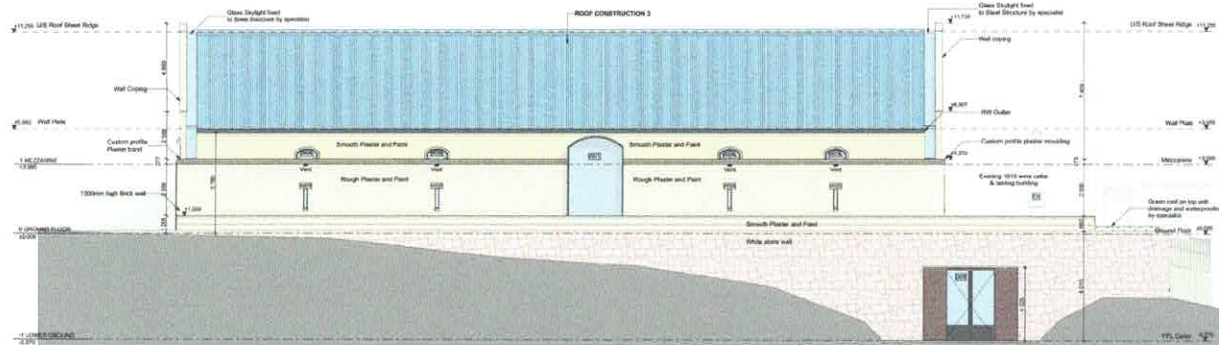
100%
The drawings are prepared in accordance with the relevant standards and specifications.
The drawings are prepared in accordance with the relevant standards and specifications.
The drawings are prepared in accordance with the relevant standards and specifications.

28 October 2024
APPROVED

M Motherbe Rust Architects
1755-A 1301 A



SOUTH WEST ELEVATION
scale 1:100



NORTH EAST ELEVATION
scale 1:100

COUNCIL & TENDER NOTES:

GENERAL: To comply with SANS 10400 Part 1.
The following provisions are intended to be provided from drawings.
TECHNICAL: To comply with SANS 10400 Part 2.
To comply with SANS 10400 Part 2.
FOUNDATION: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
FLOORING: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
WALLS: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
DOORS: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
WINDOWS: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
ROOFING: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
PAINTING: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
FINISHES: To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.

ROOF CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
WALL CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
FLOOR CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
DOOR CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
WINDOW CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
SKYLIGHT CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.

PAINT CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
PLASTER CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
ROOFING CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.
SKYLIGHT CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.

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To comply with SANS 10400 Part 1.
SKYLIGHT CONSTRUCTION:
To comply with SANS 10400 Part 1.
To comply with SANS 10400 Part 1.



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Email: info@molherberust.co.za

ADD VINE ESTATE (Pty) Ltd
123 Main St, Stellenbosch, 7600
Tel: 021 812 1234
Email: info@addvine.co.za

ADD VINE ESTATE (Pty) Ltd
123 Main St, Stellenbosch, 7600
Tel: 021 812 1234
Email: info@addvine.co.za

STELLENBOSCH MUNISIPALITEIT
STELLENBOSCH MUNICIPALITY

**KENNISGEWING VIR GOEDKEURING VAN BOUPLAN
NOTICE OF APPROVAL OF BUILDING PLAN**

Alto Wine Estate (Pty) Ltd
Annandale Road
Stellenbosch
7600

Erf Number: SBP572
Building Plan number: 5617/2024
Situated at: Annandale Road
Description of application: Entrance wall
Approval date: 30/09/2024

**APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATION
AND BUILDING STANDARDS, ACT 103 OF 1977.**

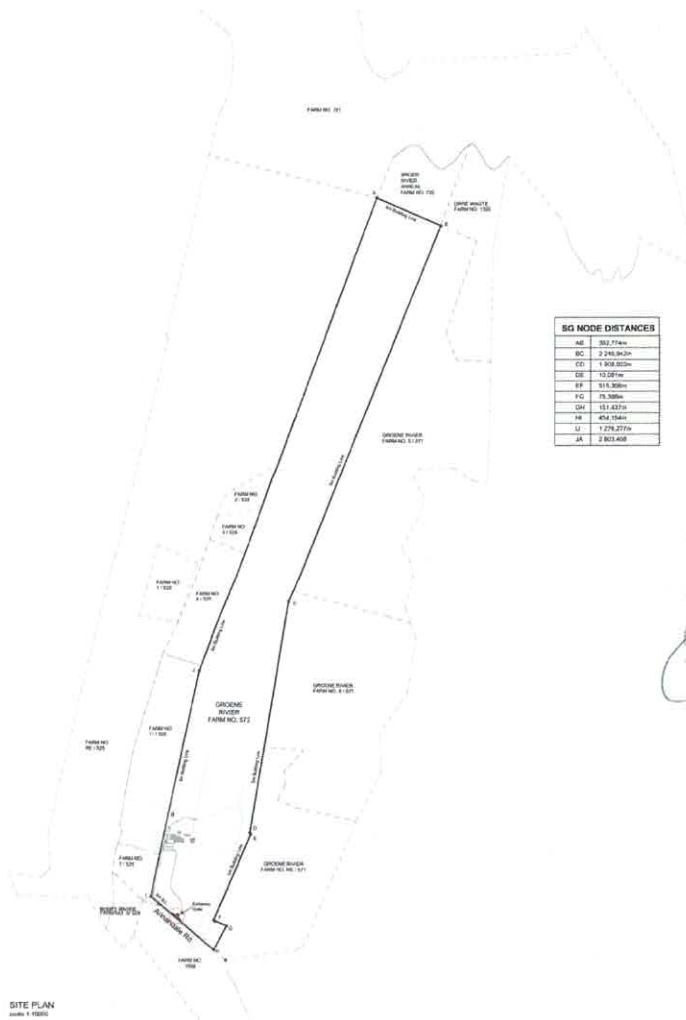
BUILDING CONTROL OFFICER – RODNEY ADAMS

Recommended for approval subject to the following conditions: -

1. All work to be done in accordance with the National Building Regulations and standards Act 103 of 1977.
2. This approval does not exempt the owner from complying with any relevant legislation.
3. The approval granted in terms of Section 7 (4) of the Act 103 of 1977, shall lapse after the expiry of a period of 12 months unless the construction started prior to the said period or unless the applicant make application in writing to extend such period.
4. Where, in the opinion of the local authority, the location of any boundary of a site has not been accurately determined such local authority may, require the owner, at his own cost, to engage a professional land surveyor and to submit to the local authority a certificate, in an approved form and signed by such professional land surveyor.
5. Provide at least 50% of hot water with alternative energy savings devices.
6. Owner/s to ensure storm water disposal to comply with SANS 10400-R and must be controlled and discharged to the road.



.....
MANAGER: BUILDING DEVELOPMENT MANAGEMENT



AE	333.774m
BC	2 245.942m
CD	1 303.823m
DE	12.087m
EF	515.308m
FG	75.365m
GH	153.437m
HE	454.154m
LI	1 276.277m
JA	2 803.408m

30.09.2024

DIRECTOR, PLANNING & ENVIRONMENT

NOTES:
This document is the property of the Institute. Do not allow it to
be removed or placed in circulation. All levels and dimensions shall
be checked on site prior to setting out of main structure. Any
discrepancies must be reported to the architect immediately.

Area Schedule	
Grassie River Farm CT2	118.2046
Oxygonum Classification Climate Zone	DM, D1, J2 2
Automated clearance of new walls	34.5m



8/5/24

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Journal compilation © 2011 Blackwell Publishing Ltd



Malherbe Rus
Architects

Also Wine Estate (Pty) Ltd
 Erf 572, Also Wine Estate, Annandale Rd,
 Snelshoof, 7600
 HMV Also Wine Estate
 New Entrance Wall & Gate

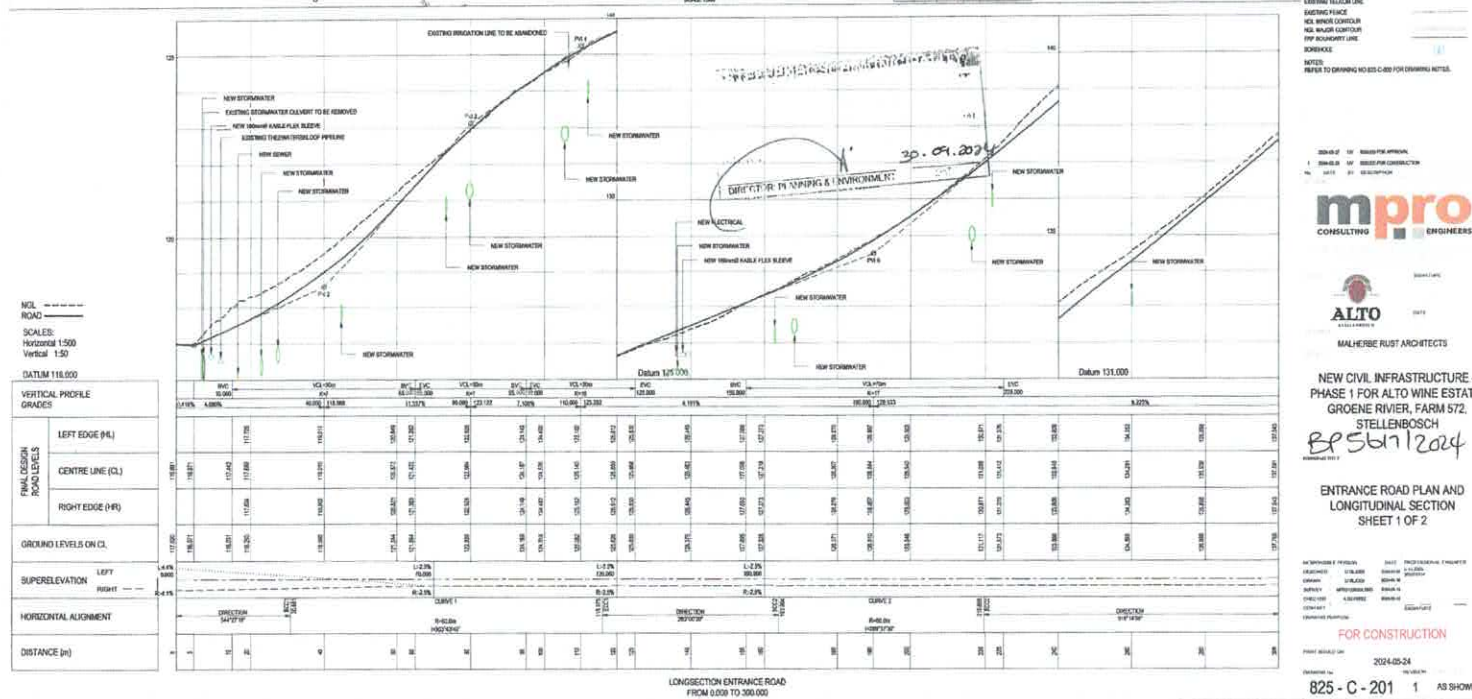
Site Plan
- Council Submission -

NAME CW / JEL	NAME SON
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DATE	2024/05/00	TIME	As shown @ A
TESTER		TESTER	
TESTER		TESTER	

1755A	4101	A
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APPENDIX 8

HWC APPROVAL

Our Ref: HM / CAPE WINELANDS / STELLENBOSCH / FARM 572-RE
Case No.: HWC24091917SJ0926
Enquiries: Sneha Jhupsee
E-mail: Sneha.jhupsee@westerncape.gov.za
Tel 021 829 3318



Malherbe Rust Architects | sd@mrarch.co.za | submissions@mrarch.co.za

PROPOSED ADDITIONS & ALTERATIONS SUBMITTED IN TERMS OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999).

This matter was discussed at the Heritage Officers Meeting (HOMs) held on 21 October 2024.

PERMIT

CASE NUMBER: HWC24091917SJ0926

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Additions & Alterations
Site: Farm 572-Re, Alto Wine Estate, Annandale Road, Stellenbosch
Graded: IIIB

Permit issued in accordance with Drawings:

No: 1101 Rev A; 1102 Rev A; 1201 Rev A; 1202 Rev A; 1301 Rev A; 1302 Rev A; 1303 Rev A

Dated: 22/08/2024

Drawings prepared by: Malherbe Rust Architects

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped drawings.

NOTE:

- This decision is subject to an **appeal period of 14 working days. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature**
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED DRAWINGS must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

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• **Tel:** +27 (0)21 462 5600 • **E-mail:** cas@westerncape.gov.za

Straatadres: Distrik Administrasiegebou, Groenmarkplein, Kaapstad, 8001 • **Posadres:** Posbus 1445, Kaapstad, 8000
• **Tel:** +27 (0)21 462 5600 • **E-pos:** cas@westerncape.gov.za

Idilesi yendawo: Kamfanathi 3, kwisakhiwo Jamfela Administrasie, Groenmarkwet Square, iKapa, 8001 • **Idilesi yeposi:** Imibongo yehloki
yeposi 1445, iKapa, 8000 • **Iinombolo zomnxeba:** 021 462 5600 • **Idilesi ye-imeyile:** cas@westerncape.gov.za

APPENDIX 9

PREVIOUS COMMENT: EXTERNAL DEPARTMENTS



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

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (email: ulrich.vonmolendorff@stellenbosch.gov.za)
2. Emile van der Merwe Town Planning Consultants
Attention: Mr E van der Merwe (e-mail: emilevdm@adept.co.za)
3. Mr SW Carstens (e-mail)
4. Mrs S du Preez (e-mail)
5. Mr B du Preez (e-mail)



**Western Cape
Government**

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/640
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt

Emile van der Merwe Town Planning Consultant
Email: emilevdm@adept.co.za

Att: Emile Van Der Merwe

APPLICATION FOR CONSENT USE: DIVISION STELLENBOSCH
FARM NO 572

Your application of December 2021 has reference.

The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt

Copy:

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

LANDUSE MANAGER: LANDUSE MANAGEMENT

2022-08-04

APPENDIX 10

PREVIOUS COMMENT: INTERNAL DEPARTMENTS



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Spatial Planning

To : Manager: Land Use Management
From : Manager: Spatial Planning
Reference : Farm 572, Stellenbosch
LU No : LU/13595
Date : 26 July 2022
Re : Application for Consent Uses on Farm 572, Stellenbosch (Alto Winery)

I refer to your request for comment on the above application.

Application is made for the following:

- **Consent Use** to permit a new wine cellar on the subject property;
- **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.

1) Opinion/reasoning:

The new approved Municipal Spatial Development Framework for the WC024 area was approved by Council in November 2019 and recognises that the spatial decisions and actions of many make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas;
2. Respect and grow cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
4. Clarify and respect the different roles and potentials of existing settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on a few catalytic lead projects.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced

disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

The subject property is located outside the urban edge of the Stellenbosch node and within the rural area of Stellenbosch. In terms of the approved MSDF the following guidelines are applicable to this specific application:

- Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.
- Rural place-bound businesses (including farm stalls and farm shops, restaurants and venue facilities) of appropriate location and scale to complement farming operations, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Rural place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Support for various forms of leisure and tourism activities across the rural landscape, of appropriate location, scale, and form not to compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.
- Agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms.
- All place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, should be located within the farmstead precinct in the agricultural area.

- Industry in rural areas should not adversely affect the agricultural potential of the property.
- Activities and uses directly related to the primary agricultural enterprise are permitted, including farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.), as well as additional dwelling units to support rural tourism opportunities and to diversify farm income, comprising 1 additional non-alienable dwelling unit per 10ha, up to a maximum of 5 per farm.
- Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products (e.g. restaurant and function venue facility, farmstall and farm store, home occupation, local product processing, and rural recreational facilities.
- Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported.
- Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.
- Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors.

1) Supported / not supported:

This department therefore supports the application subject to the following condition:

- The agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms;
- If any renovations are proposed, permission must be granted by Heritage Western Cape (HWC). Please refer to attached extract of Stellenbosch Heritage Survey.



BJG de la Bat
MANAGER: SPATIAL PLANNING



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:	<p>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.</p>

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)

Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION	
Application Number	2300 () Farm 572 Stellenbosch (LU-13395)
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
	kl/day	kl/day	ha°C	t/week	t/ri/day	person
Total Increased Services Usage	5,048	4,417	0,101	0,505	113,58	113,6
Total Development Charges before Deductions						
Total Deductions						
Total Payable (excluding VAT)				R 26 817,30	R 825 441,22	R 18 815,25
VAT						
Total Payable (including VAT)				R 26 817,30	R 825 441,22	R 18 815,25
				R 4 022,59	R 123 816,18	R 2 822,28
				R 30 839,89	R 949 257,40	R 21 637,53
						R 1 001 734,82

APPLICANT INFORMATION	
Application Processed by:	Tyrone Klug
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

[illegible]

Farm 572

GENERAL COMMENT:

1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM

CONDITIONS

3. No conditions.



SIGNATURE

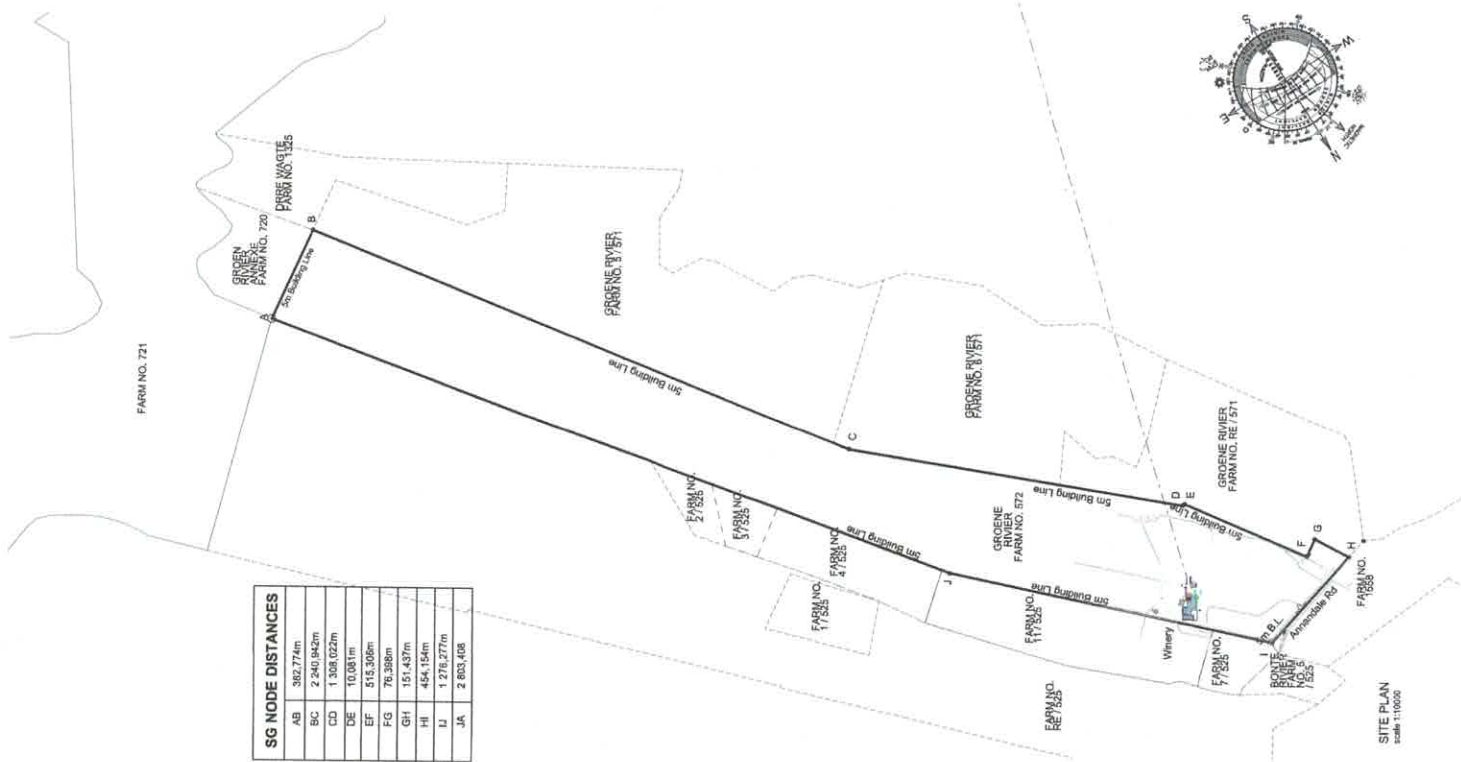
DATE 12/6/2023

APPENDIX 11
DEVELOPMENT PROPOSALS

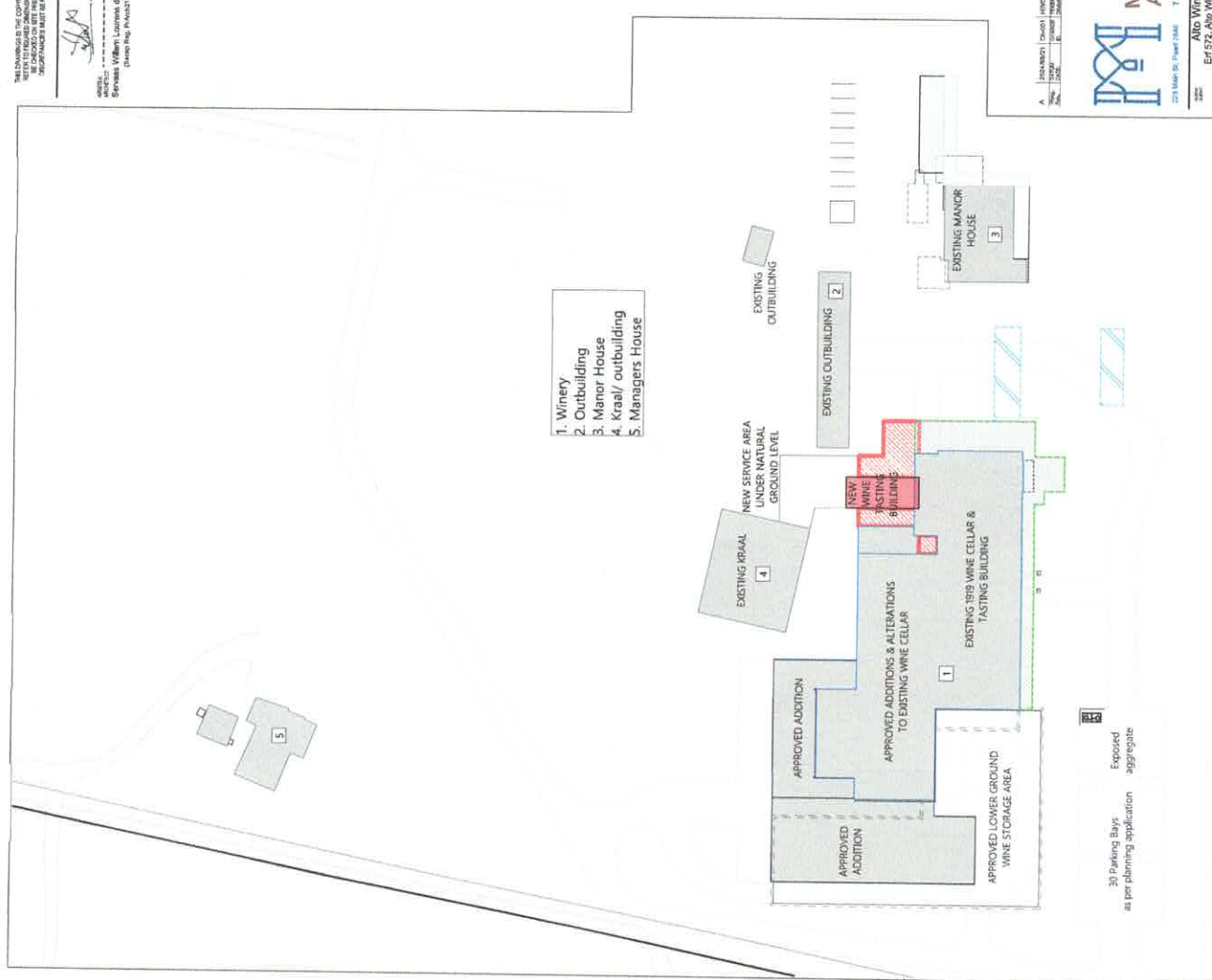
NOTE: THIS DRAWING IS THE PROPERTY OF MALHERBE RUST ARCHITECTS. IT IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MALHERBE RUST ARCHITECTS. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MALHERBE RUST ARCHITECTS IS PROHIBITED.

DATE: 14/01/2025
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PROJECT: Malherbe Rust Architects
 CLIENT: Alvo Wine Estate (Pty) Ltd
 ADDRESS: Erf 572, Alvo Wine Estate, Anandale Rd, Hazyview, Limpopo
 PROJECT NO: 17555-A

SG NODE	DISTANCES
AB	382,774m
BC	2 240,942m
CD	1 308,022m
DE	10,081m
EF	513,309m
FG	76,386m
GH	151,437m
HI	454,154m
IJ	1 278,277m
JA	2 803,408



1. Winery
2. Outbuilding
3. Manor House
4. Kraal/ outbuilding
5. Managers House



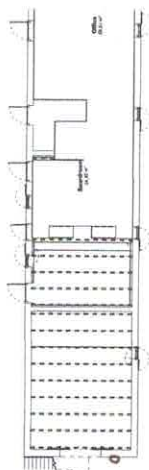
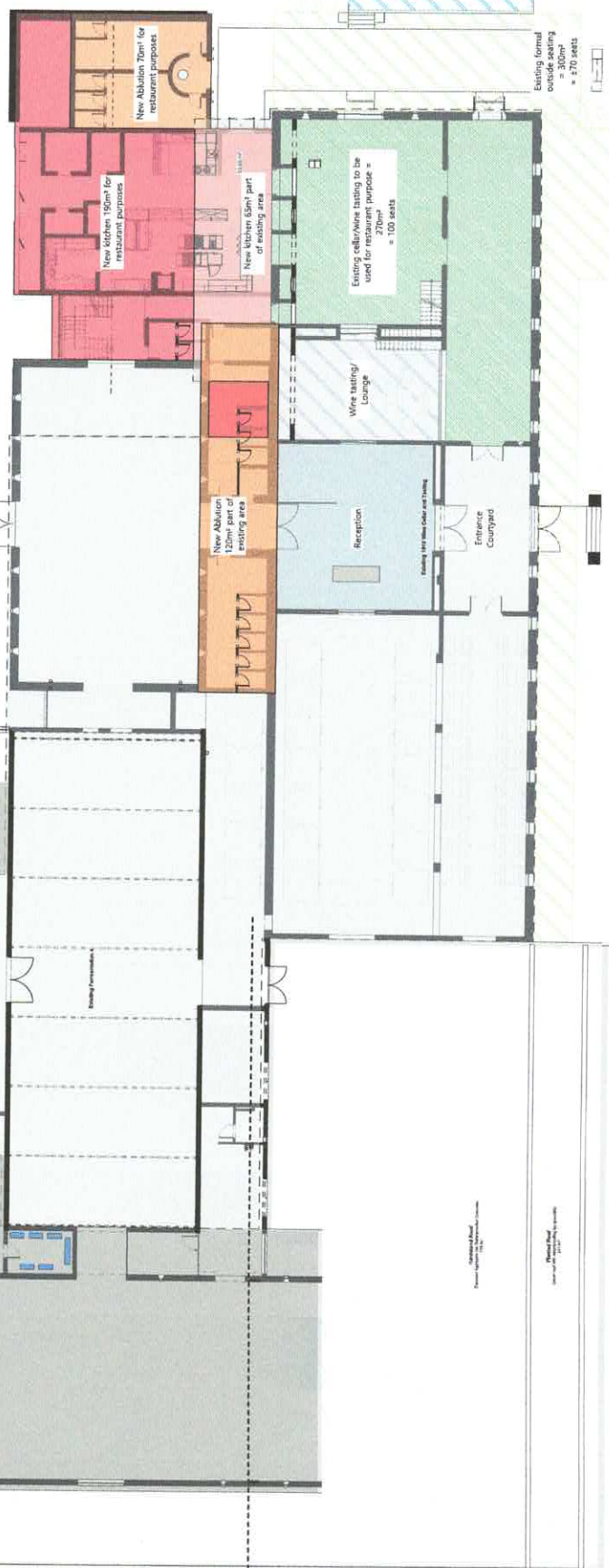
WERF DIAGRAM
 Scale 1:500

Malherbe Rust Architects
 225 Main St, Pretoria
 T: 012 437 1523
 E: info@malherberust.co.za

Alvo Wine Estate (Pty) Ltd
 Erf 572, Alvo Wine Estate, Anandale Rd, Hazyview, Limpopo
 Project No: 17555-A
 Date: 14/01/2025
 Scale: 1:1000
 Site Plan
 - HWC & COUNCIL SUBMISSION -
 DW
 20250805
 As shown @ A1
 17555-A
 1 101
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AGRICULTURE
FARM STORGAE
8. STAFF AREA

Servas Willem Lourens de Kock Crimmesg (Pty) Ltd.
[Siccap Reg. No A0629122] [Registered Owner]



Year	Days	Hours
2000	10	10
2001	10	10
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2004	10	10
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2122	10	10</



Malherbe Rust
Architects

2020 Model 62, 24 April 2020 $T = 27.21 \pm 0.72$ °C info@bioniversity.ch

Alto Wine Estate (Pty) Ltd
Erf 572, Alto Wine Estate, Annandale Rd,
Stellenbosch, 7600

HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Household Name	Ground floor Existing and New area
1	
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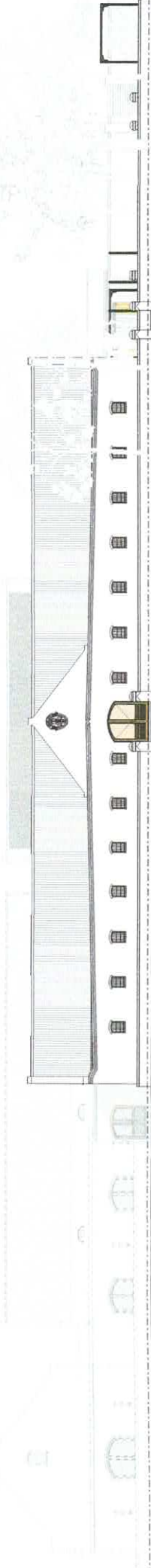
Material	CW	Isosorbide diuretic	SBK
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Issue Date	2025/08/05	Print Date	As shown @ A1
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1755-A	1104	A
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DIAGRAM PLAN LAYOUT
scale 1:150

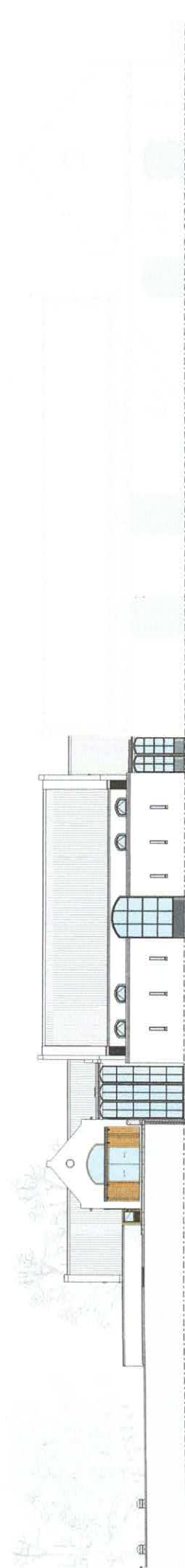
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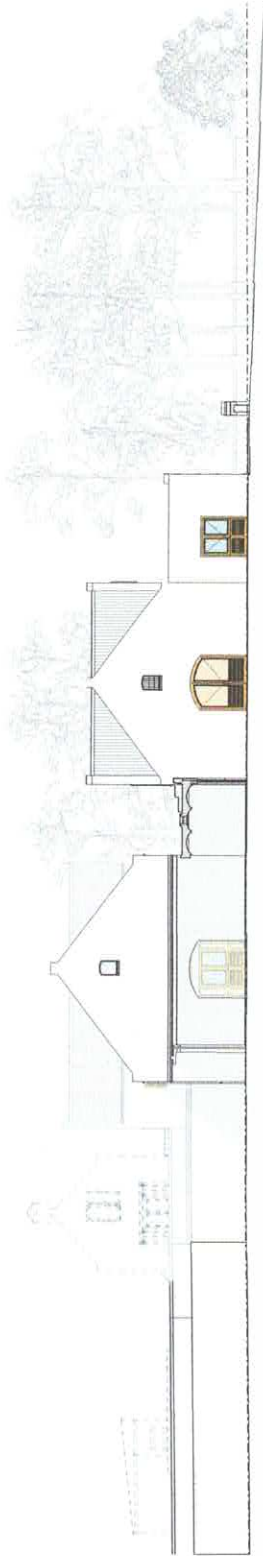
NORTH WEST ELEVATION
Scale 1/8" = 1'-0"



SOUTH WEST ELEVATION
Scale 1/8" = 1'-0"



SOUTH EAST ELEVATION
Scale 1/8" = 1'-0"



NORTH EAST ELEVATION
Scale 1/8" = 1'-0"

Malherbe Rust Architects

100 West 10th Street, Suite 100
Portland, Oregon 97201
Phone: 503.222.1111
Fax: 503.222.1112
www.malherberust.com

Project: 17658A
Client: [Redacted]
Date: 10/1/2017
Scale: As shown

Architect: Malherbe Rust Architects
Project Manager: [Redacted]
Designer: [Redacted]
Draftsman: [Redacted]

Sheet: 17658A-SK-004

APPENDIX 12
COMPLETED APPLICATION FORM



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

FOR ENQUIRIES CONTACT landuse.enquiries@stellenbosch.gov.za or 021- 808 8606

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

NOTE: *Land Use Application Form A* is the main application form for all types of land use activities. *Land Use Application Form B* can be used if the application comprises ONLY an application for a departure or for permission either in terms of the zoning scheme or in terms of a condition of approval or in terms of the title deed. If any other type of application is also required, *Land Use Application Form A* must be completed.

LAND USE APPLICATION FORM A

Section 15 of the Land Use Planning Bylaw (LUPB) and other relevant legislation

Complete form using BLOCK letters and ticking the appropriate boxes

PART A: APPLICANT DETAILS

First name(s)	Emile
Surname	Van der Merwe
Company name (if applicable)	Emile van der Merwe Town Planning Consultants
Street or Postal Address	PO Box 204, Stellenbosch, 7599
Email Address	emilevdm@adept.co.za
Contact Number(s)	0845566461

PART B: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)

Registered owner(s) Name	Alto Wine Estate (Pty) Ltd
Street or Postal Address	Alto Wine Estate, Annandale Road, Stellenbosch 7600
E-mail Address	bertho@altowines.co.za
Contact Number	021-881 3844

PART C: PROPERTY DETAILS (in accordance with title deed)						
Erf No		Suburb		Town		
Farm no	572	Farm Portion		Nearest Town	Stellenbosch	
Physical or Street Address	Annandale Road		Property / Business / Farm known as		Alto Wine Estate	
Current Zoning	Agricultural Rural Zone					
Additional or Consent Uses	Consent Use (Agricultural Industry)					
Current activities	Agriculture and Winery					
Property Size / Extent	178 ha			Are there existing buildings?	Y	N
Title Deed number	T3142/2020					
Any restrictions ito Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.			
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.			
Is the property owned by Council?	Y	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.			
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If yes, indicate which section are triggered in motivation report and attach relevant permit.			
Is the property or building located within the historical core or contains any heritage significant features?	Y	N	Is the building older than 60 years?		Y	N
Does the property fall inside the urban edge?	Y	N	Does the property fall within a Local Overlay Zone, i.e. Technopark or ATC?		Y	N
Does the property fall within the Urban or Rural Conservation Overlay Zone?	Y	N	Does the property fall within the Scenic Route Overlay Zone?		Y	N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use ² ?		Y	N
<i>Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.</i>						
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N

PART D: PRE-APPLICATION CONSULTATION			
Has there been any pre-application consultation ito Section 37 of the Land Use Planning Bylaw (LUPB)?	Y	N	If yes, attach the minutes / written feedback received.
Has there been any pre-application consultation ito Section 53 of the Land Use Planning Act (LUPA)?	Y	N	If yes, attach the minutes / written feedback received.
<p><i>A pre-application consultation with the Municipality is <u>compulsory</u> for a rezoning to subdivisinal area and any proposal that triggers the Inclusionary Zoning Policy. It is <u>advised</u> for any other land use application that involves enhanced land use rights in the Multi-Unit Residential, Mixed-Use and Agricultural & Rural zones. A pre-application consultation <u>may</u> be requested for any type of application by either the applicant or by the Municipality as deemed necessary.</i></p>			

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law

PART E: LAND USE APPLICATIONS AND PAYMENT OF FEES			
APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BYLAW		Number	Fee
15(2)(a)	rezoning of land		R10 800.00
15(2)(b)	a permanent departure from the development parameters of the zoning scheme		R2 700.00
15(2)(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning		R2 700.00
15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement		R5 450.00
15(2)(e)	a consolidation of land that is not exempted in terms of section 24		R5 450.00
15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit		R2 700.00
15(2)(g)	a permission required in terms of the zoning scheme		R2 700.00
15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval		R5 450.00
15(2)(i)	an extension of the validity period of an approval (50% of current application fee)		R.....
15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram		R5 450.00
15(2)(l)	a permission required in terms of a condition of approval		R2 700.00
15(2)(m)	a determination of a zoning		R10 800.00
15(2)(n)	a closure of a public place or part thereof		R5 450.00
15(2)(o)	a consent use contemplated in the zoning scheme	x	R2 700.00
15(2)(o)	a consent use for a house shop, home day care centre, day care centre		R 220.00
15(2)(p)	to disestablish a homeowners' association		R2 700.00
15(2)(q)	to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		R2 700.00
15(2)(r)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged		R5 450.00
OTHER APPLICATIONS		Number	Fee
Approval required in terms of the bylaw for street naming and numbering			R2 700.00
Consent / Permission required in terms of a title deed (includes planning permission in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)			R2 700.00
Complexity fee – Per study / assessment			R4 520.00
TOTAL APPLICATION FEE PAYABLE		R2700	
DETAILS FOR INVOICE			
Name & Surname (party responsible for payment)	EVDM Town Planning Services		
Street or Postal Address	PO Box 204, Stellenbosch, 7599		
Vat Number (where applicable)	4740239944		
<p>1. Application fees are per the approved Council Tariffs. Application fees that are paid to the Municipality are non-refundable as per the Tariff Rules. Once an invoice is issued, the application is regarded as duly submitted.</p> <p>2. All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable as per the Tariff Rules. Contact: indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579.</p> <p>3. The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>			
BANKING DETAILS			
Account Holder Name:	Stellenbosch Municipality		
Bank:	STANDARD BANK		
Branch no.:	051001		
Account no.:	242637280		
Payment reference:	TP_____ and ERF/FARM _____		
<p style="text-align: right;">Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment</p>			

PART F: DETAILS OF PROPOSAL (Brief description of intent of development listing proposed land use activities. Full motivation report must be attached, addressing the desirability of the proposal, the criteria listed in Section 65 of the LUPB and, if applicable, motivation for site specific justification.)

- Application for Consent Use (Tourist facility) in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law (2023) to utilize a portion (335m²) of the approved wine cellar, proposed new kitchen and ablution facility (270m²) and outdoor seating area (500m²) for restaurant purposes.

Is the proposal consistent / compliant with municipal plans, policies and guidelines , or any national or provincial policies (e.g., Western Cape Land Use Planning Guidelines: Rural Areas), restrictive title conditions, other legislation / authorisations?						Y	N
Is the proposal consistent with the Municipal Spatial Development Framework (MSDF)?						Y	N
Does the proposal require additional infrastructure / civil engineering services e.g., electricity; water; sewerage; road network etc.?						Y	N
Does the development proposal include the provision of residential units ? The target market re: range in income bracket/ selling price or rental must be addressed in the motivation report.						Y	N
Does the proposal fall within a priority development area as defined in the MSDF where the provision of inclusionary housing is mandatory in terms of the Inclusionary Zoning Policy ?						Y	N
HOA Constitution – Name & Date of approval						N/A	
Design Guidelines – Name & Date of approval						N/A	
Departure / Relaxation / Suspension		Zoning Scheme Development Parameter		Design Guideline Development Parameter		Restrictive Title Condition	
Building line encroachment		Adjoining erf number		ZS / DG / RTC		Proposal	
	Street		From	m	To	m	
	Street		From	m	To	m	
	Side / Common		From	m	To	m	
	Side / Common		From	m	To	m	
	Aggregate side		From	m	To	m	
	Rear		From	m	To	m	
Exceeding permissible coverage / footprint			From	%	To	%	
Exceeding maximum permitted bulk / floor factor / habitable rooms			From		To		
Exceeding height restriction			From	m	To	m	
Exceeding maximum storey height			From	m	To	m	

Exceeding maximum boundary wall height	Street		From	m	To	m
	Side / Rear		From	m	To	m
Relaxation of on-site parking / loading requirements			From	bays	To	bays

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required in terms of Section 38 of the LUPB

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Written motivation pertaining to the desirability and impact of the proposal		Y	N	Site plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Minutes or Written feedback of pre-application consultation (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1: 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Civil Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Other (specify):
Y	N	N/A	Proof of lawful use right	Y	N	N/A	

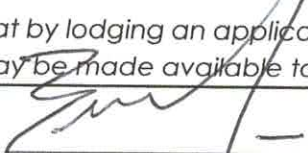
PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g., Environmental Conservation Act, 1989 (Act 73 of 1989):		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) of said bylaw to supply particulars, information or answers knowing the particulars, information, or answers to be false, incorrect, or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature: 

Date: 2025/09/12

Full name: Emile van der Merwe

Professional capacity: Pr. Planner (A1146/1999)