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 (±335m^2) of the approved wine cellar, proposed new kitchen and ablution facility (±270m^2) and outdoor seating area of (±500m^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-notices/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 5 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 GEïTRESEERDE 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 (±335m^2) van die goedgekeurde wynkelder en nuwe kombuis en ablusiegeriewe (±270m^2) saam met die buite area (±500m^2) vir restaurant doeleindes met 'n makismum 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-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **(Emile van der Merwe t/a Emile van der Merwe Town Planning Consultants (emilevdm@adept.co.za.)** Deur 'n beswaar, kommentaar of vertoë 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 **5 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

EMILE VAN DER MERWE
town planning consultants

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:

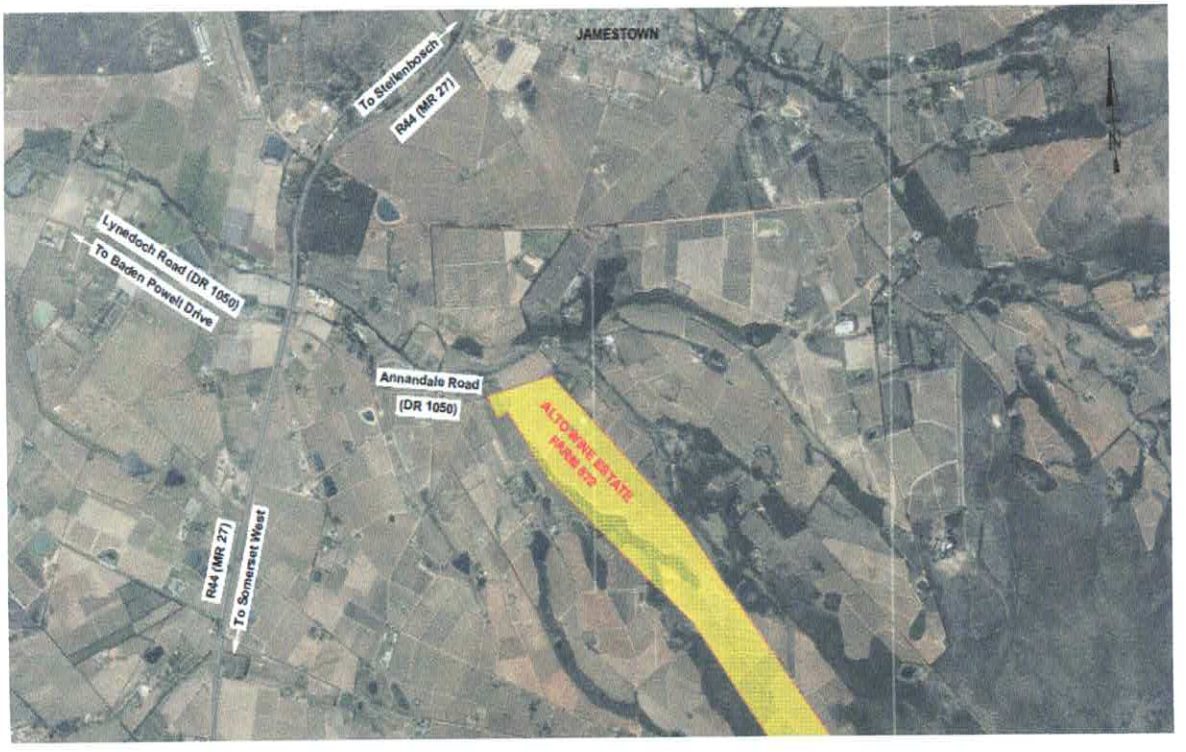
- Application for Consent Use (Tourist facility) in terms of Section 15 (2) (o) of the Stellenbosch Land Use Planning By-Law (2023) to utilise a portion (335m²) of the approved wine cellar, proposed new kitchen and ablution facility (270m²) and outdoor seating area (500m²) for restaurant purposes with 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 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)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• 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)	• 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 form 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 (WCPSDFP)

The WCPSDF 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 are 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 WCPSDF 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



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. meet 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 scares 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 PRINICPLES

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 sustaninable 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 190 500 000-00	R 6794-00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 00003124 2 / 2020

DATA VERIFY
03 -11- 2020
ELIZABETH VAN TONDER

DATA / CAPTURE
23 -10- 2020
YOLANDI OLIVIER

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT ANTON LUTRE[illegible]VUS

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.

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 onmiddellikke 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."

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

0 8 OCT 2020

q.q.

In my presence

REGISTRAR OF DEEDS

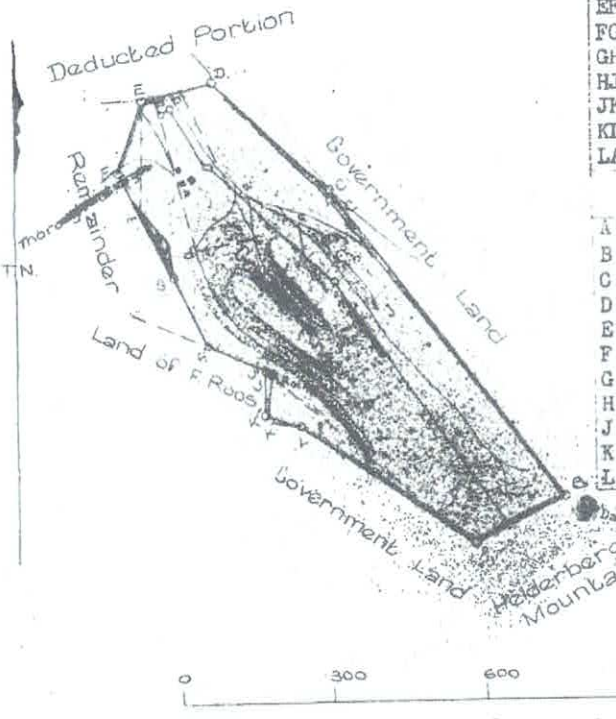
APPENDIX 3

SG DIAGRAM

S.G. Dgm. No. 1856/1904. 1856/1904

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 Roods.

Scale: 300 Cape Roods = 1 Inch.

The above diagram lettered A B C'D E F G H J'K'L represents 563 morgen 333 square roods 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

C
S

For [illegible]

B.B.
VN. Consol. 572.

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	15/12/2021
Marco Herman Sander	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.

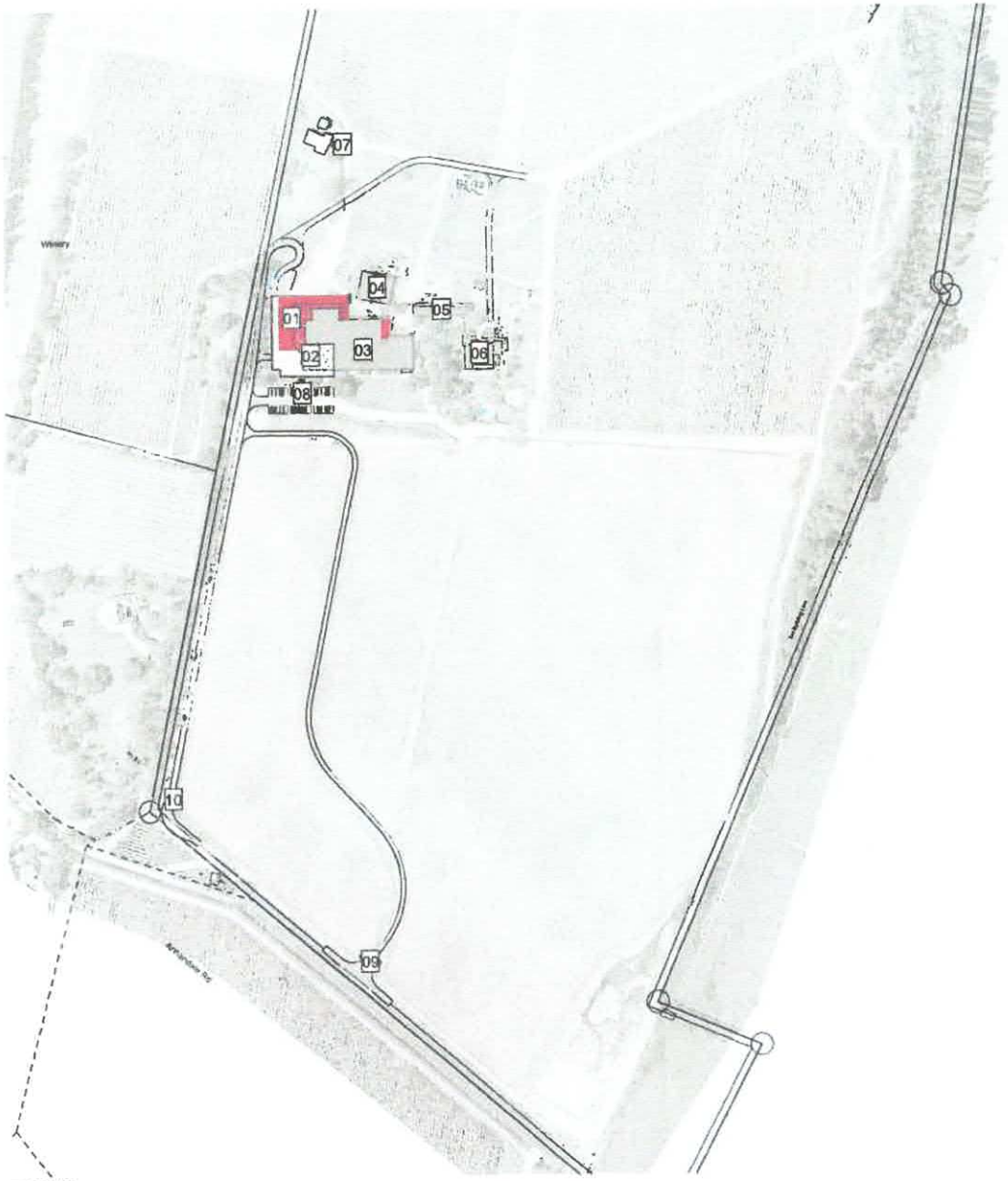
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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 1:1000

Alto Werf Plan

No.	Area	Building Description	State	Note/Action
1	[redacted]	New Winery Ground Storey	New	Additional wine fermentation process
2	[redacted]	New Winery Lower Level	New	Propose wine barrel storage
3	2000m²	Existing Building	Existing	Existing Cellar and Tasting
4	N/A	Existing Kraal	Existing	Existing landscaping werf
5	240m²	Existing Outbuilding	Existing	None
6	378m²	Existing Manor House	Existing	None
7	425m²	Existing Dwelling	Existing	None
8	2700m²	Existing Parking	Existing	None
9	N/A	Existing Entrance	Existing	Upgrade existing entrance
10	N/A	Existing Exit	Existing	Existing

NOTE
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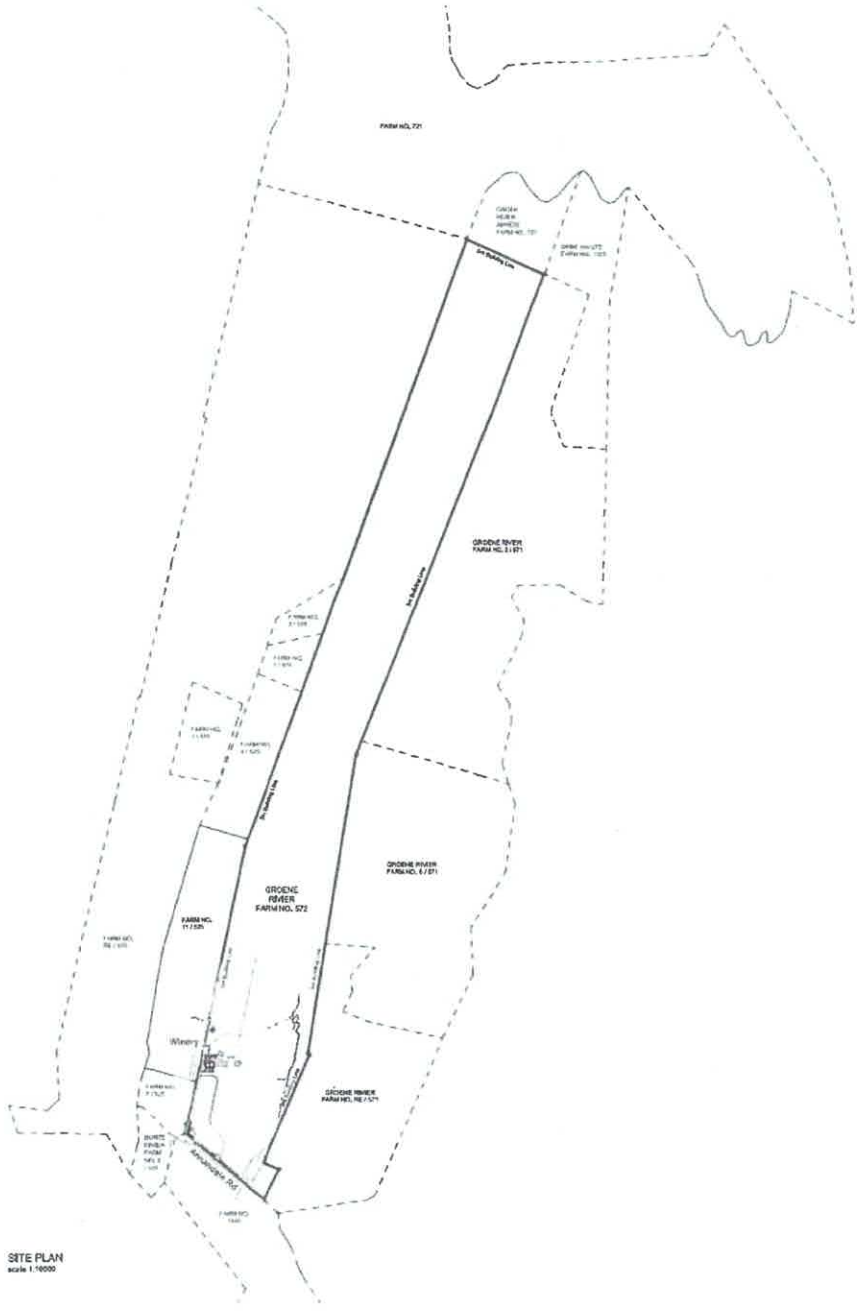
MMR ARCHITECT: Servaas Willem Lourens de Kock (Caveat Reg. Prof-no-21313)
MMR CLIENT: Cruinneag (Pty) Ltd. (Registered Owner)

SDP-572-11-2024-1

A	SDP-572-11-2024-1

Malherbe Rust Architects

CLIENT	Cruinneag (Pty) Ltd Erf 572, Alto Wine Estate, Annandale Rd, Stellenbosch, 7600
PROJECT	HMV Alto Wine Cellar Addition & Alterations To Existing Wine Cellar
DRAWING	Site werf layout - FOR INFORMATION -
DRAWN: CW	CHECKED: SDK
DATE: 2024/07/23	SCALE: As shown @ A1
PROJECT No.: 1755_A	DRAWING No.: 102
VERSION: A	



SITE PLAN
scale 1:10000

SDP-572-11-2024-2

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Servaas Willem Lourens de Kock
(Educ Reg. Pr/Arch 21332)
Cruinnegg (Pty) Ltd.
(Registered Owner)

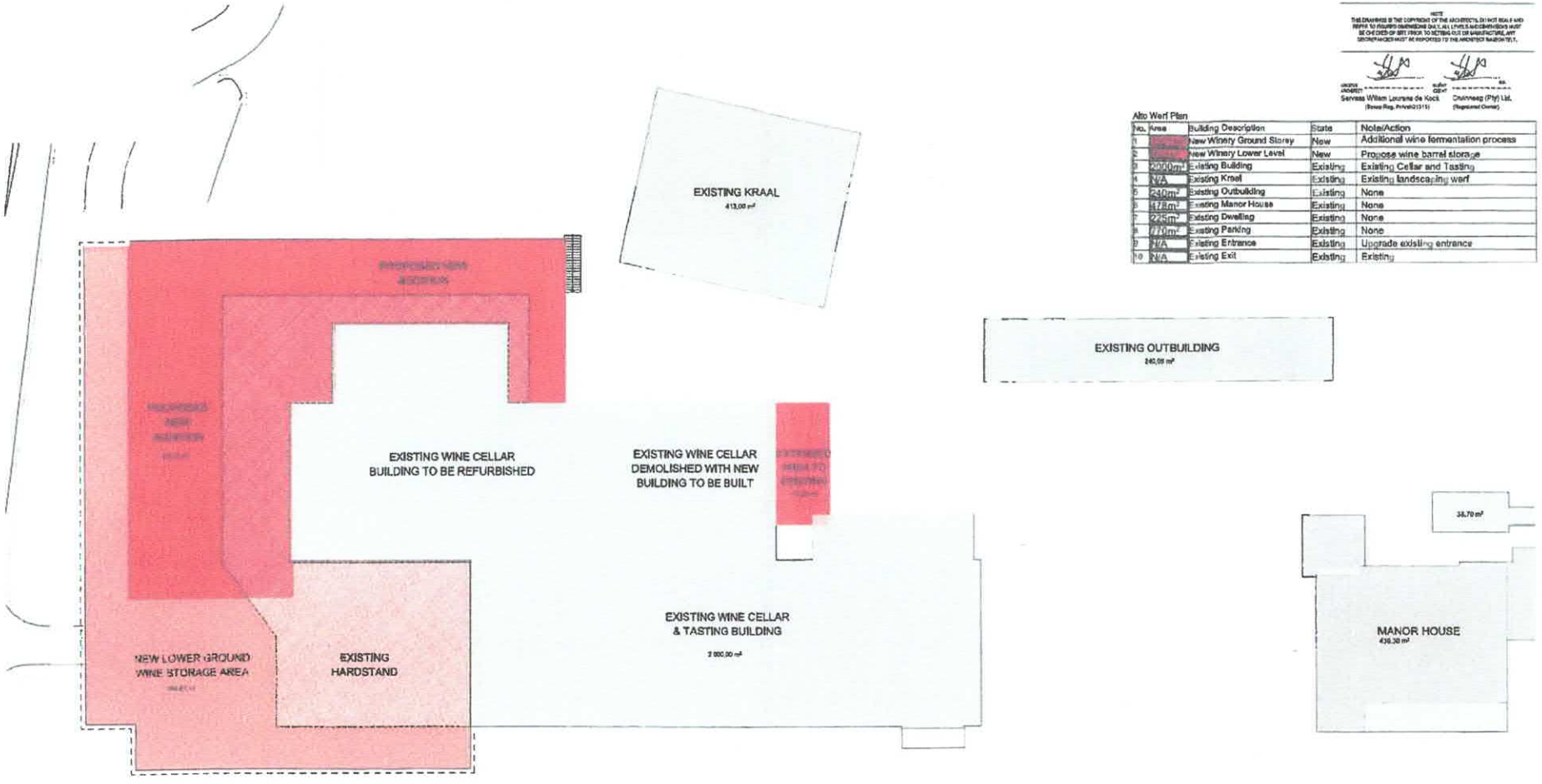
Malherbe Rust Architects

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

HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Site plan
- FOR INFORMATION -

CW		SDK	
2024/07/23		As shown @ A1	
1755_A	101	A	



WERF DIAGRAM
scale 1:200

NOTE
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Alto Werf Plan

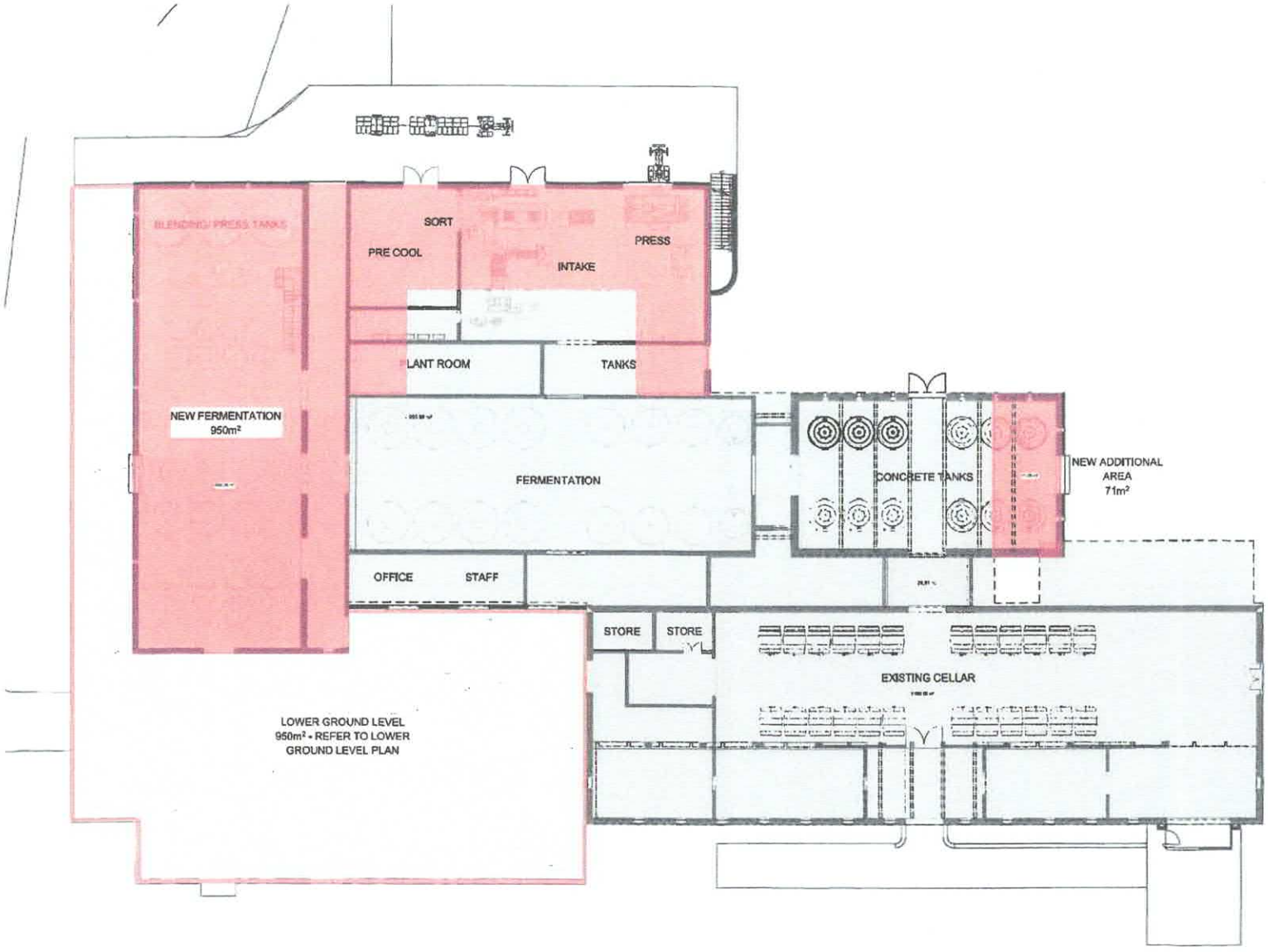
No.	Area	Building Description	State	Note/Action
1	[redacted]	New Winery Ground Storey	New	Additional wine fermentation process
2	[redacted]	New Winery Lower Level	New	Propose wine barrel storage
3	2000m²	Existing Building	Existing	Existing Cellar and Tasting
4	N/A	Existing Kraal	Existing	Existing landscaping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

SDP-572-11-2024-3

A	2024/07/18

Malherbe Rust Architects

Client	Cruinneag (Pty) Ltd
	Erf 572, Alto Wine Estate, Annandale Rd, Stellenbosch 7600
Project	HMV Alto Wine Cellar
	Addition & Alterations To Existing Wine Cellar
Drawing	Roof/ Werf layout
	- FOR INFORMATION -
Drawn	CW
Checked	SDK
Date	2024/07/23
Scale	As shown @ A1
Project No.	1755_A
Drawing No.	103
Revision	A



SDP-572-11-2024-4

Alto Wine Estate

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

Malherbe Rust Architects

Cruinneag (Pty) Ltd
Erf 572, Alto Wine Estate, Annandale Rd.

HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Ground Floor Plan
- FOR INFORMATION -

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

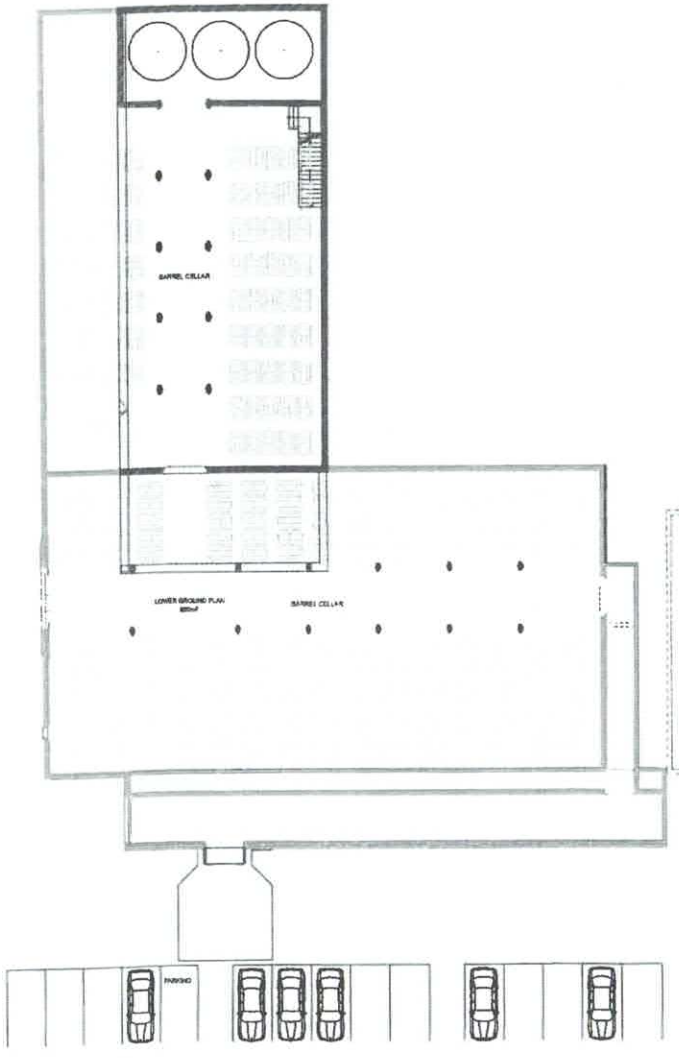
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ARCH'S APPROVED: Servaas Willem Lourens de Kock (Stoop Reg. Pretoria 21313)

RIGHT CLIENT: Cruinnsag (Pty) Ltd. (Registered Owner)

Alto Wine Estate

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



LOWER GROUND FLOOR
scale 1:100

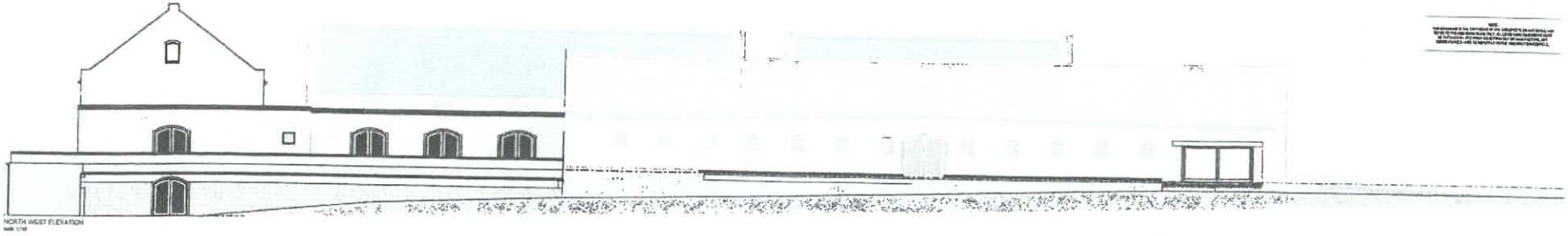
SDP-572-11-2024-5



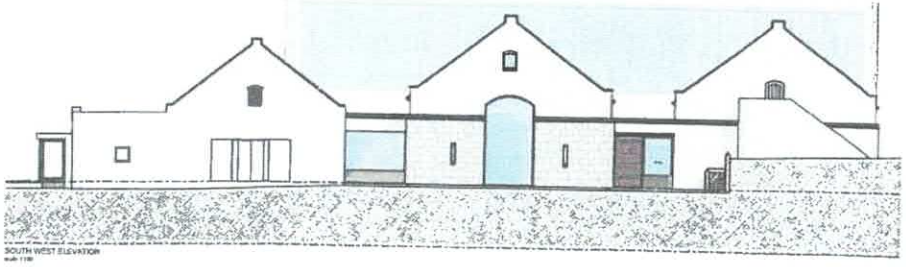
No.	Amendment	Date

Malherbe Rust Architects

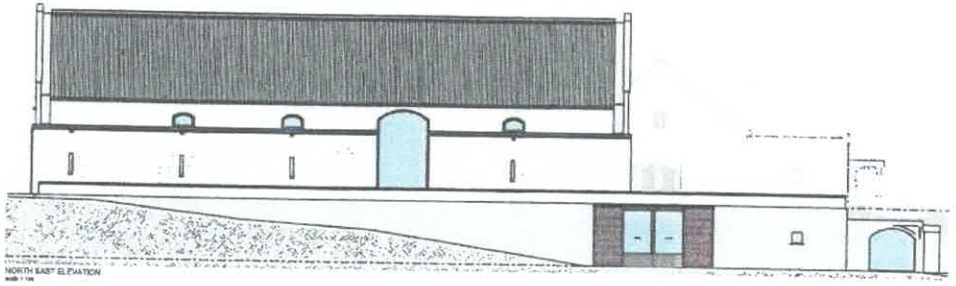
Client:	Cruinnsag (Pty) Ltd Erf 572, Alto Wine Estate, Annandale Rd, Stellenbosch, 7600
Project:	HMV Alto Wine Cellar Addition & Alterations To Existing Wine Cellar
Drawing:	Lower Ground Floor - FOR INFORMATION -
Drawn: CW	Checked: SDK
Date: 2024/07/23	Scale: As shown @ A1
Project No.: 1755_A	Drawing No.: 202
	Issue: A



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

SDP-572-11-2024-6

Malherbe Rust Architects

CLIENT	Chairmans (Pty) Ltd
	Erf 572, Alra Wine Estate, Klapmuts Rd, Groendakwal, 7625
TITLE	WSJV Alra Wine Cellar
	Addition & Alterations To Existing Wine Cellar
SCALE	Elevations
	- FOR INFORMATION -
DRAWN	CW
SCALE	1:100
DATE	2024/05/23
SHEET	A1
JOB No.	1735_A
DRAWING No.	301
REVISION	A

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

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

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

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

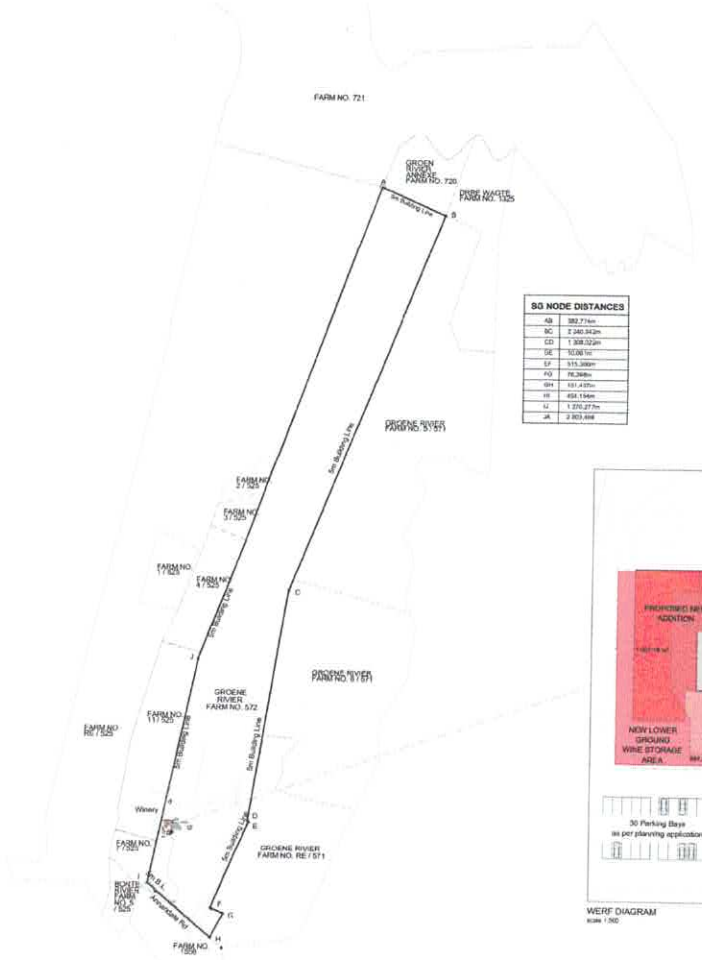
28 October 2024

APPROVED

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000 • Tel: +27 (0)21 483 5959 • E-mail: heritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Posbus 1665, Kaapstad, 8000 • Tel: +27 (0)21 483 5959 • E-pos: heritage@westerncape.gov.za

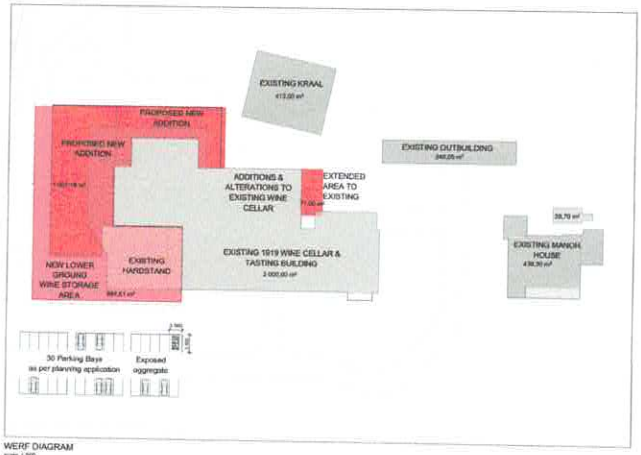
Idilesi yendawo: Umfanekiso 3, Ikhaya lezeProtea Assurance, Greenmarket Square, Cape Town, 8000 • Idilesi yeposi: Incwadi yeposi 1665, eKapa, 8000 • Inombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: heritage@westerncape.gov.za



SITE PLAN
scale 1:1000

SG NODE DISTANCES	
AB	382.77m
BC	2 240.342m
CD	1 308.222m
DE	10.061m
EF	515.398m
FG	76.368m
GH	101.437m
HI	454.194m
IJ	1 270.277m
JA	2 803.498

6310/2025
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
29.4.2025



WERF DIAGRAM
scale 1:500

NOTE
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REPORT TO PROJECT SITE WORKS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

Area Schedule	
Groene Rivier Farm 572	158.20Ha
Occupancy Classification Climatic Zone	D2, G1, J2 3
Existing Manor House Existing Outbuilding Existing Kraal Existing Wine Cellar	473m² 240.00m² 413m² 3000m²
Proposed new mezzanine level addition to existing wine cellar	87m²
Proposed new grouted level addition to existing wine cellar	1 153,36m²
Proposed new lower ground level	1 440m²
Total new proposed additions	2 680,34m²

Parking Requirements

Required

G1 Office = 70m² @ 4 bays / 100m²
= 4 bays required + 1 disabled bay required

Provided

29 Parking Bays + 1 Disabled Parking Bay

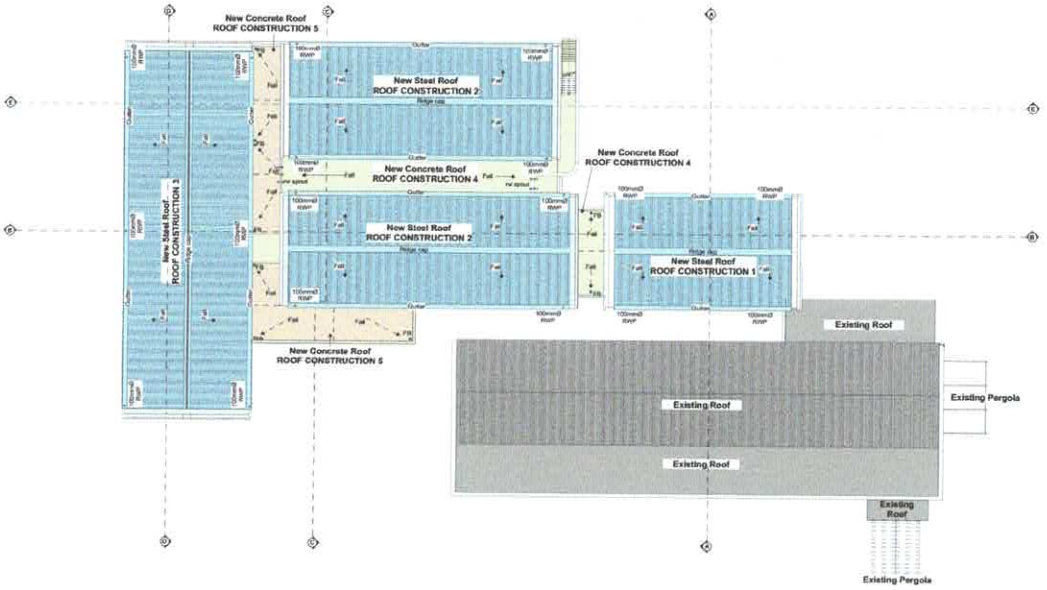
Heritage Western Cape
Erfenis Wes Kaap
iLifa lamaNtshonalanga Kolony
28 October 2024
APPROVED



A 25/04/2025 Council HWC & COUNCIL SUBMISSION

Malherbe Rust Architects
220 Main St, Paarl 7646 T +27 21 872 1023 info@mra.co.za

Client	Alto Wine Estate (Pty) Ltd Erf 572, Alto Wine Estate, Annandale Rd, Stellenbosch, 7600
Project	HMV Alto Wine Cellar Addition & Alterations To Existing Wine Cellar
Drawing	Site Plan - HWC & COUNCIL SUBMISSION -
Scale @ A1	CW
Drawn	SDK
Date	2024/09/22
Size	As shown @ A1
Project No.	1755-A
Drawing No.	1101
Revision	A



ROOF PLAN
scale 1:200

DRAWING FOR DRAINAGE AND STORMWATER PURPOSES ONLY

ABBREVIATIONS:
STORMWATER:
CI Circular
RWP Rainwater pipe
IC Stormwater channel
SWP Stormwater pipe

6310/2025

APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
29-11-2025

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli laNtshona Koloni
28 October 2024
APPROVED

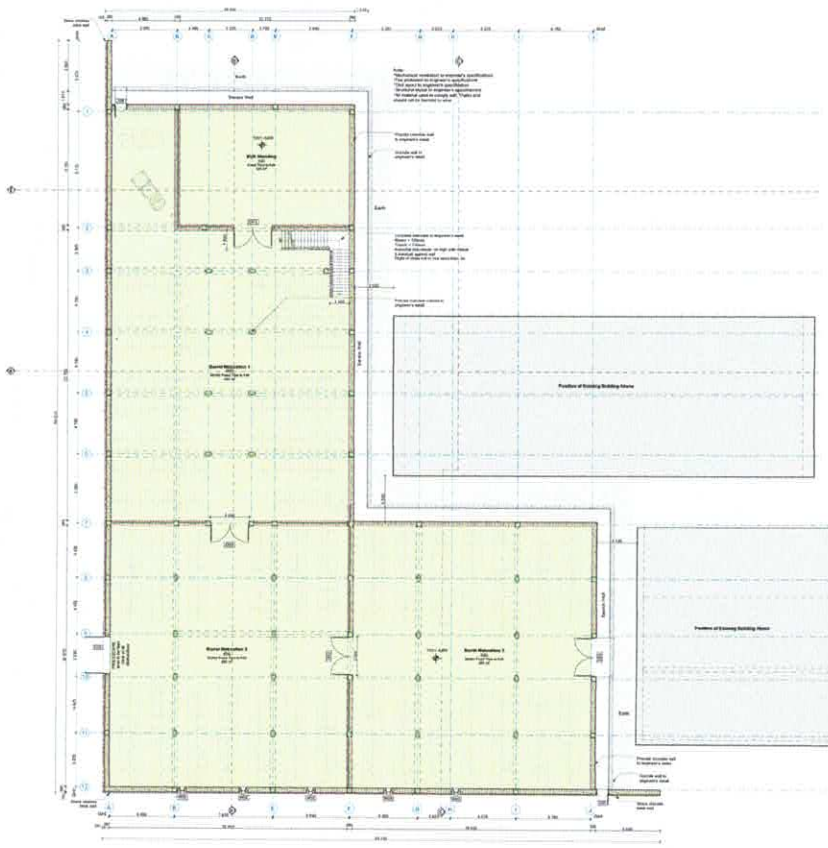
Malherbe Rust Architects

Alto Wine Estate (Pty) Ltd
Erf 972, Alto Wine Estate, Annandale Rd, Stellenbosch, 7600

HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Roof Plan Layout
- HWC & COUNCIL SUBMISSION -

CW		SDK	
2024/09/22		1:200	As shown @ A1
1755-A	1102		A



LOWER GROUND FLOOR
Scale 1: 100

28 October 2024

APPROVED

6310/2025

BUILDING DEVELOPMENT MANAGEMENT

APPROVED

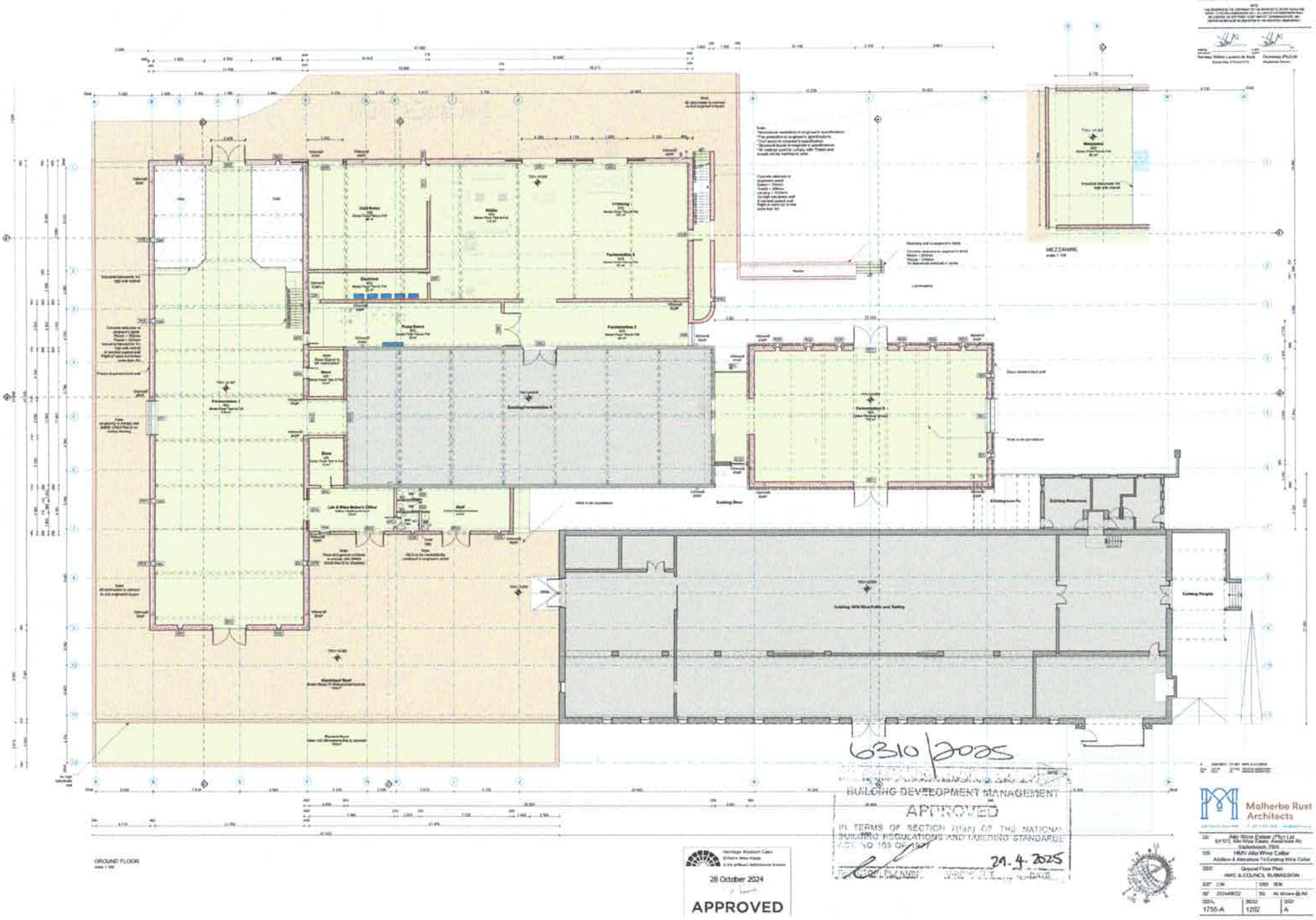
IN TERMS OF SECTION 7(1)(f) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO 103 OF 1977

29.4.2025

DATE

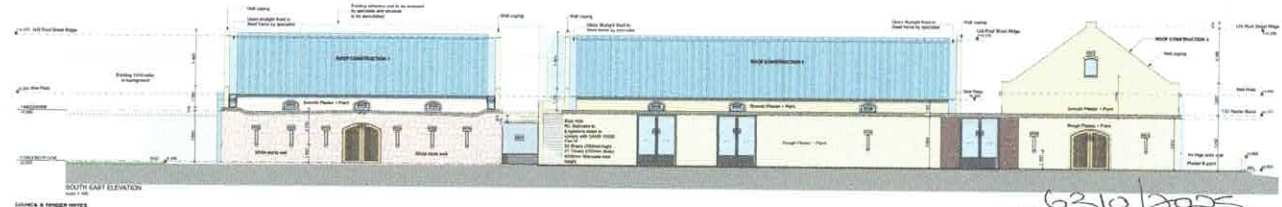
Malherbe Rust Architects

JOB	Alto Wine Cellar (Pty) Ltd Erf 872, Alto Wine Cellar, Area/Code etc Stellenbosch, 7600
SUB	HMV Alto Wine Cellar Addition & Alterations To Existing Wine Cellar
DWG	Lower Ground Floor WMC & COUNCIL SUBMISSION
AUT	CM
DAT	20240822
SCALE	As shown @ A0
JOB No	1755-A
DWG No	1201
REV	A


MEZZANINE
GROUND FLOOR
Existing Wine Cellar
6310/2025
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
29. 4. 2025
DATE
Heritage Western Cape
28 October 2024
APPROVED
Malherbe Rust Architects
Alto Wine Estate (Pty) Ltd
HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar
Ground Floor Plan
HWC & COUNCIL SUBMISSION
1755-A
1202
A



NORTH WEST ELEVATION
scale 1:100



SOUTH EAST ELEVATION
scale 1:100

28 October 2024

APPROVED

6310/2025

EKURHULENI (GSDM) MUNICIPALITY

BUILDING DEVELOPMENT MANAGEMENT

APPROVED

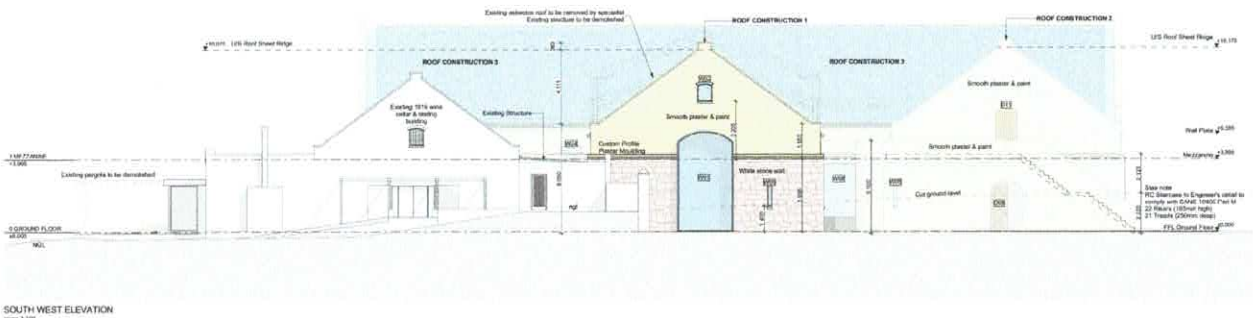
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977

29.4.2025

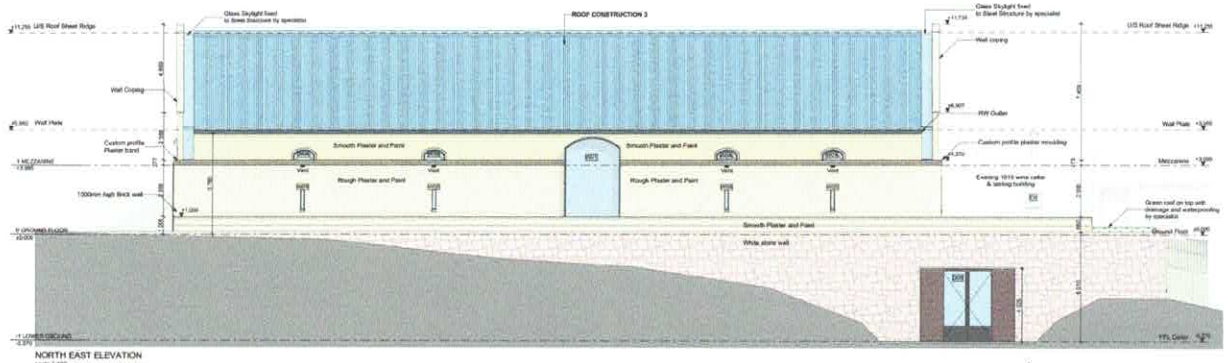
DIRECTOR: PLANNING, ENVIRONMENT DATE

Matherbe Rust Architects

Site:	Alto Wine Estate (Pty) Ltd, Erf 612, Alto Wine Estate, Modderfontein (N)
Client:	HMV Alto Wine Cellar
Project:	Addition & Alterations To Existing Alto Cellar
Stage:	Emissions - HVAC & COUNCIL Submissions -
SCP:	CW	SIZE:	SCALE:
JOB:	20240922	DIL:	As shown @ A1 Scale
DWG:	1755-A	3251	1391	REV:	A



SOUTH WEST ELEVATION
scale 1:100



NORTH EAST ELEVATION
scale 1:100

COUNCIL & TENDER NOTES:

DEMOLITION - to comply with SANS 10400 Part Z.
The remaining structures and services to be protected from damage.

EXCAVATIONS - to comply with SANS 10400 Part G
To structural engineer's detail if excavations are more than 3m deep

FOUNDATIONS - to comply with SANS 10400 Part H
To structural engineer's detail

FLOORS - to comply with SANS 10400 Part J
Floor finish as per plan. All floors, DPM & under floor insulation to engineer's detail.

WALLS - to comply with SANS 10400 Part K
External: Minimum 290mm NFX 14MPa clay brick cavity wall with minimum cavity width of 50mm and maximum 112mm. Galvanised steel butterfly ties at a minimum of 2.5 ties per m².
Internal: 290mm and 110mm NFX 14MPa clay brick walls.
Foundation walling: Minimum 290mm cavity brick concrete filled up to diagram DPC (with weep holes), DPC and DPM to be of high quality, SABS approved, laid to manufacturer's specifications. No horizontal DPC shall be less than 150mm above the level of the adjacent finished ground level. Cavity walls to be tied together with galvanised steel butterfly ties, with a minimum of 2.5 ties per m². Precast concrete lintols and bricks on are to be used over all openings unless engineer designed lintels are required. Footbed minimum 230mm thick with sides of openings. Control joints on all large wall panels. Finish: plastered and painted, unless specified otherwise.

ROOFS - to comply with SANS 10400 Part L
Roof Construction 1
Sheeting: Safintex C.833mm corrugated profile Zincal sheeting with painted finish and matching flashings. Colour to be determined
Structure: Timber purlins & trusses to engineer's detail @ 17° pitch
Insulation: Rockwool-ed double foil sisalation over purlins & 100mm Thick Chromadek cold room panels between purlins
Ceilings: Chromadek cold room panels
Rainwater goods: Seamless aluminium gutters and downpipes.
Roof Construction 2
Sheeting: Safintex C.833mm corrugated profile Zincal sheeting with painted finish and matching flashings. Colour to be determined
Structure: Pre-galvanised steel purlins & painted steel portal frames to engineer's detail @ 17° pitch
Insulation: Rockwool-ed double foil sisalation over purlins & 100mm Thick Chromadek cold room panels between purlins
Ceilings: Chromadek cold room panels
Rainwater goods: Seamless aluminium gutters and downpipes.
Roof Construction 3
Sheeting: Safintex C.833mm corrugated profile Zincal sheeting with painted finish and matching flashings. Colour to be determined
Structure: Pre-galvanised steel purlins & painted steel portal frames to engineer's detail @ 17° pitch
Insulation: Rockwool-ed double foil sisalation over purlins & 100mm Thick Chromadek cold room panels between purlins
Ceilings: Chromadek cold room panels
Rainwater goods: Seamless aluminium gutters and downpipes.

Roof Construction 4
Screen: 50mm layer of Small Lightweight Stone Mix loose on PT100 fiber fabric over Dryflo/Xpress graphite-enhanced insulation drainage and waterproofing protection Dryaboard on Sikalastic EZ17C thermal reinforced waterproofing to Sika's specifications on screed to fall to outlet/ons outlets.
Structure: Reinforced concrete suspended roof to structural engineer's detail.
Insulation: Dryaboard stone mat insulation (3.7 R-Value total).
Ceilings: Exposed smooth off-shutter concrete.
Rainwater goods: Fullbore outlets and downpipes.
Roof Construction 5
Screen: 50mm layer of Small Lightweight Stone Mix loose on PT100 fiber fabric over Dryflo/Xpress graphite-enhanced insulation drainage and waterproofing protection Dryaboard on Sikalastic EZ17C thermal reinforced waterproofing to Sika's specifications on screed to fall to outlet/ons outlets.
Structure: Reinforced concrete suspended roof to structural engineer's detail.
Insulation: Dryaboard stone mat insulation (3.7 R-Value total).
Ceilings: Exposed smooth off-shutter concrete.
Rainwater goods: Fullbore outlets and downpipes.

STAIRWAYS - to comply with SANS 10400 Part M
Concrete risers to structural engineer's detail. Handrails, treads & risers as specified at each stairs

GLAZING - to comply with SANS 10400 Part N
Safety glass as per tables 2, 3 and 4 of SANS 10400 Part N.

LIGHTING AND VENTILATION - to comply with SANS 10400 Part O
Natural lighting: 10% of floor area of room.
Natural ventilation: 5% of floor area of room
Artificial ventilation: as per Table 2 of SANS 10400 Part O & to mechanical engineer's detail.

DRAINAGE - to comply with SANS 10400 Part P.
All waste pipes 40 and 50mmØ uPVC. All soil pipes 110mmØ uPVC with sufficient ABS and manholes. All stacks to be vertical, as per drawing and vent pipes must be accessible. Sanitary ware as per client's request. Drainage pipes under floor to be adequately protected. Refer to civil engineer's layout.

STORMWATER DISPOSAL - to comply with SANS 10400 Part R
All downpipes into gullies & connections to civil engineer's layout.

FACILITIES FOR DISABLED PERSONS - to comply with SANS 10400 Part S
Maximum gradient of wheelchair ramp is 1:12
Floor or ground surfaces to comply.
Twist/tactility with grab rails to be provided.

FIRE PROTECTION - to comply with SANS 10400 Part T
Fire layout as per separate fire plan.

REFUSE DISPOSAL - to comply with SANS 10400 Part U
Adequate storage area to be provided.

ENERGY USAGE IN BUILDING - to comply with SANS 10400 Part XA
Refer to energy efficiency plan.

6210/2025
STELLENBOSCH 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
21.4.2025
PLANNING & ENVIRONMENT
DATE

NOTE
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ARCHITECT: Gerrasa Willem Louwrens de Kock, Candidate Reg. Professional Architect
CLIENT: Cruiverag (Pty) Ltd, Engineer/Owner

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli laseNtshona Koloni
28 October 2024
APPROVED

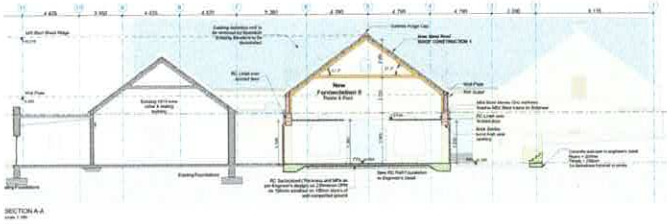
Malherbe Rust Architects
220 Bird St Paarl 7646 T +27 21 872 7823 info@mra.co.za

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

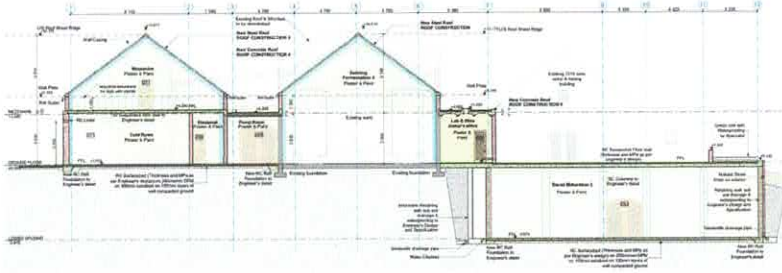
HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Elevations
- HWC & COUNCIL SUBMISSION -

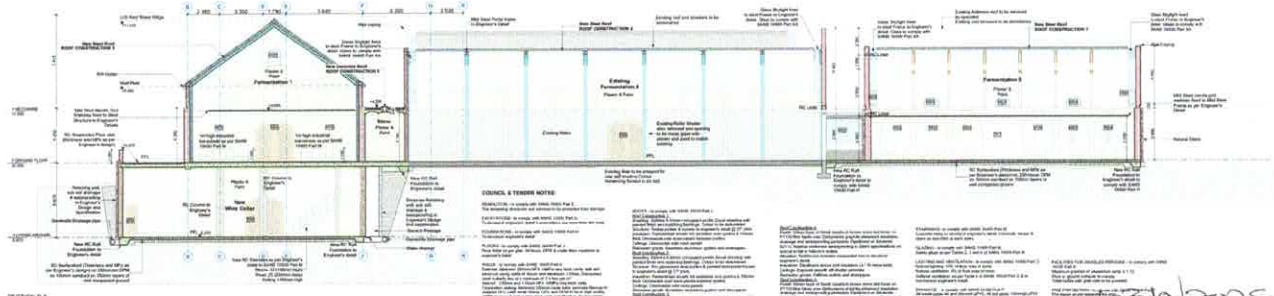
Drawn by: CW		Checked by: SDK	
Date: 2024/09/22		Scale: As shown @ A1	
Project no.: 1755-A	Sheet no.: 1302	Revision: A	



SECTION A-A



SECTION C-C



SECTION B-B

Heritage Western Cape
Erfenis Wes-Kaap
28 October 2024
APPROVED

Malherbe Rust Architects

Alto Wine Estate (Pty) Ltd
Erf 672, Alto Wine Estate, Annlabank Rd
Stellenbosch, 7600

Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Sections

- HVAC & COUNCIL SUBMISSION -

JOB	CW	SCALE	SCW
REF	2224/05/22	DATE	As shown @ A3 Normal
DRG No.	1755-A	REV	1303

COUNCIL & TENDER NOTES:

BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 4(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
DIRECTOR: PLANNING
29.4.2025

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

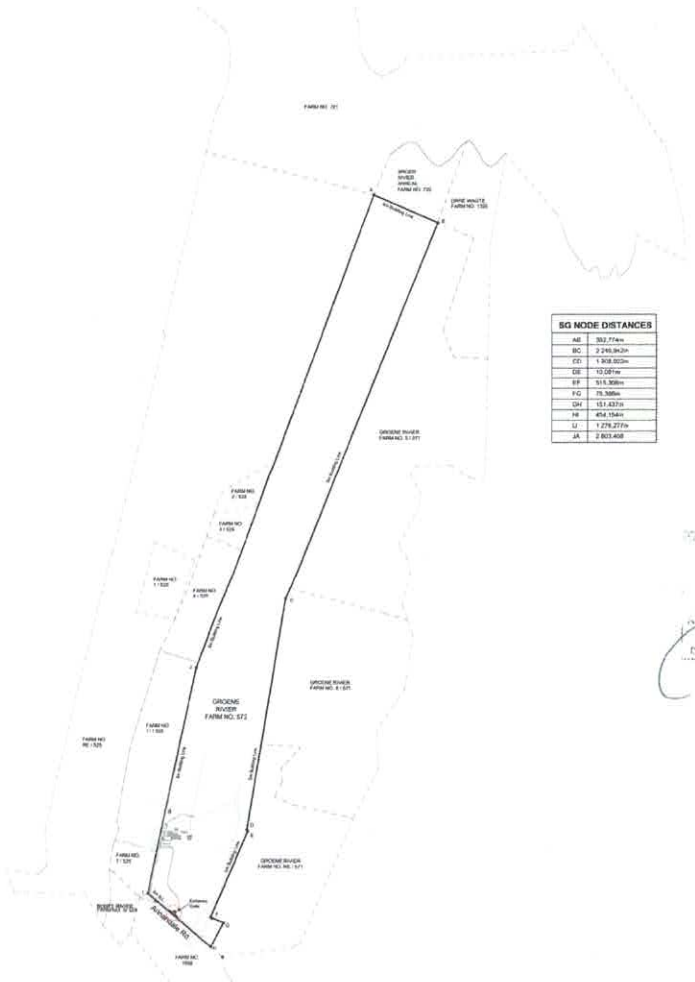
APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATION AND BUILDING STANDARDS, ACT 103 OF 1977.

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



SITE PLAN
scale 1: 15000

SG NODE DISTANCES	
AB	392.774m
BC	2 249.942m
CD	1 908.920m
DE	12.087m
EF	515.368m
FG	75.388m
GH	151.437m
HI	454.154m
IJ	1 278.277m
JA	2 803.408

DIRECTOR: PLANNING & ENVIRONMENT
30.09.2024

Area Schedule	
Groene Rivier Farm 572	158.22Ha
Occupancy Classification Climatic Zone	D2, G1, J2 2
Accumulative distance of new walls	34.9m

BR567/2024

Rev	Date	Description
A	2024/09/30	Ch/JEI For Council Submission

Malherbe Rus Architects

229 Main St, Paarl 7646 T +27 21 872 1502 info@malherbe.co

Client	Allo Wine Estate (Pty) Ltd Erf 572, Allo Wine Estate, Annandale Rd, Stellenbosch, 7600
Project	HMV Allo Wine Estate New Entrance Wall & Gate
Drawing	Site Plan - Council Submission -
Drawn / Checked	CW / JEI SDK
Date / Scale	2024/09/30 As shown @ A1
Project No.	1755A
Drawing No.	4101
Rev	A

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ARCH
Barnaas Willem Laurens de Kock
(Gosep Reg. No.a/2013/01)

AGENT
CLIENT
Alto Wine Estate (Pty) Ltd.
(Registered Owner)

COUNCIL & TENDER NOTES:

DEMOLITION - to comply with SANS 10400 Part E
The remaining structures and services to be protected from damage.

EXCAVATIONS - to comply with SANS 10400 Part G
All excavations must be less than 3,0m deep, alternatively an engineer must be consulted.

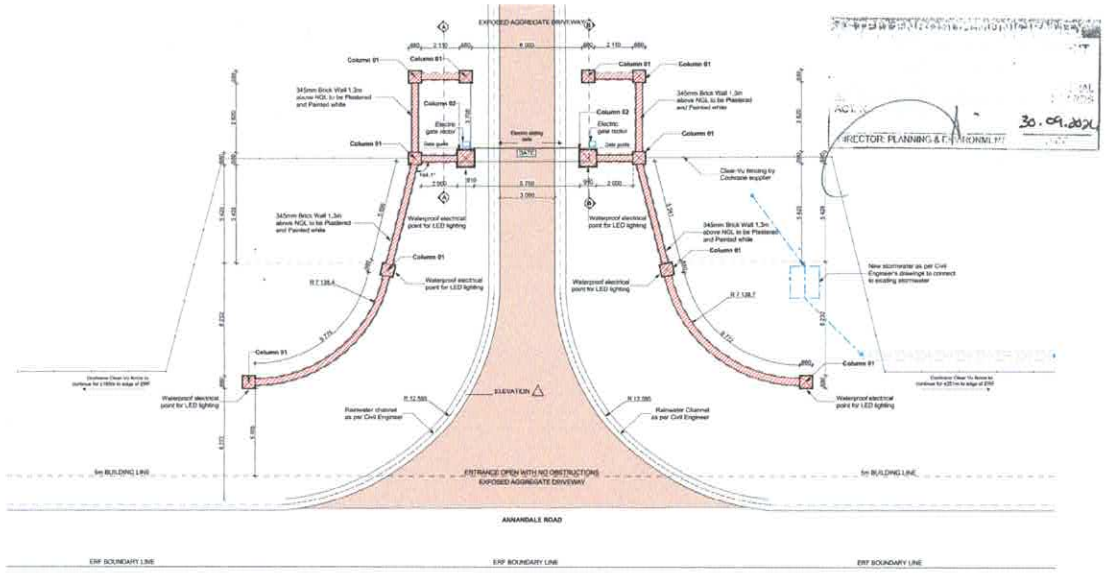
FOUNDATIONS - to comply with SANS 10400 Part H
Reinforced concrete footings to be minimum 750x250mm 20MPa for load bearing walls and 600x200mm thickened surface cast for internal non-load bearing walls and retaining. Ie Y12 and R6 bar at 1m centres. Those of conctrete footings given on drawings must be checked with the ground conditions on site. An engineer must be consulted if there are any unusual ground conditions like clay and lime.

FLOORS - to comply with SANS 10400 Part J
Ground level Floor finish on minimum 30mm cement screed on minimum 150mm thick 25MPa concrete ground slab surface with mesh ref:m9, on SANS 952-1 Type 2 150um damp proof membrane, on 150mm thick compacted G5 material at 95% modified AASHTO. Refer to SANS 10 A 204 for floor insulation.
Foot floor: Floor finish on minimum 30mm cement screed on in-situ reinforced concrete slab to structural engineer's detail. Refer to SANS 10 A 204 for floor insulation.

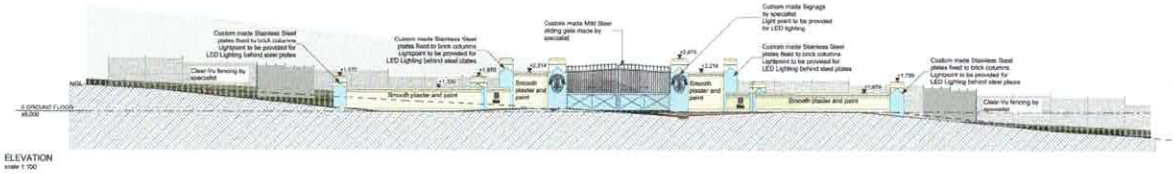
WALLS - to comply with SANS 10400 Part K
External: Minimum 290mm NF 5.5MPa clay brick cavity wall with minimum cavity width of 50mm and maximum 110mm. Galvanised steel butterfly ties at a minimum of 2.5 ties per m²
Internal: 230mm and 110mm NF X 18MPa clay brick walls.
Foundation walling: Minimum 280mm cavity brick concrete filled up to stepped DPC (with weep holes) DPC and DPM to be of high quality, SABS approved, laid to manufacturer's specification. No horizontal DPC shall be less than 150mm above the level of the adjacent finished ground level. Cavity walls to be laid bonded with galvanised corrugated wall ties at 450mm centres horizontally and 900mm vertically. Provide expansion joints and brickforce and 12 no steel over all openings unless engineer designed beams are required. To extend minimum 230mm beyond both sides of openings. Control joints on all large wall panels.
Finish: plastered and painted, unless specified otherwise.
Hydrated lime to be added to mortar and plaster where using standard cement to the following ratios:
Volume mix ratio for brick mortar: 1 lime : 1 cement : 6 sand
Volume mix ratio for exterior plaster: 2 lime : 1 cement : 12 sand
Volume mix ratio for interior plaster: 1 lime : 1 cement : 8 sand
Volume mix ratio for face brick mortar: 1 lime : 1 cement : 6 sand
External walls of 'classic buildings to be white-washed with Cluver according to manufacturer's specifications and not painted

COLUMN 1 - 550mm x 550mm NFX 14MPa clay brick column with Galvanised steel butterfly ties at minimum of 2.5 ties per m²
Columns to be filled with Concrete as per the Engineer's details and specifications.
Column footing to be Reinforced Concrete as per the Engineer's details and specifications.
10mm smooth plaster to be applied all around with a custom plaster moulding on top as per Detail 02.

COLUMN 2 - 510mm x 310mm NFX 14MPa clay brick column with Galvanised steel butterfly ties at minimum of 2.5 ties per m²
Columns to be filled with Concrete as per the Engineer's details and specifications.
Column footing to be Reinforced Concrete as per the Engineer's details and specifications.
10mm smooth plaster to be applied all around with a custom plaster moulding on top as per Detail 02.



GROUND FLOOR
scale 1:100



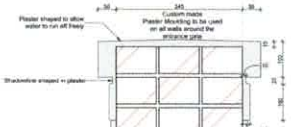
ELEVATION
scale 1:100

BPS617/2024

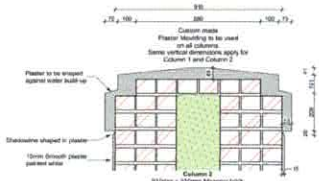
A	2024/09/30	CN-001	Pre Council Submission
Rev.	Date	By	Description

Malherbe Rust Architects
028 Main St, Paarl 7646 T +27 21 872 1622 info@mararch.co.za

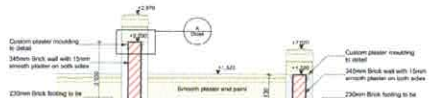
CLIENT	Alto Wine Estate (Pty) Ltd Erf 572, Alto Wine Estate, Annandale Rd, Stellenbosch, 7600
PROJECT	HMV Alto Wine Estate New Entrance Wall & Gate
DESCRIPTION	Ground Floor Plan & Elevation - Council Submission -
DRAWN BY	CW / JB
CHECKED BY	SDK
DATE	2024/09/30
SCALE	As shown @ A1
PROJECT No.	1755A
DRAWING No.	4201
REVISION	A



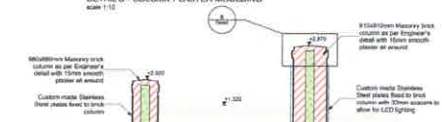
DETAIL A - WALL PLASTER MOULDING
scale 1:2



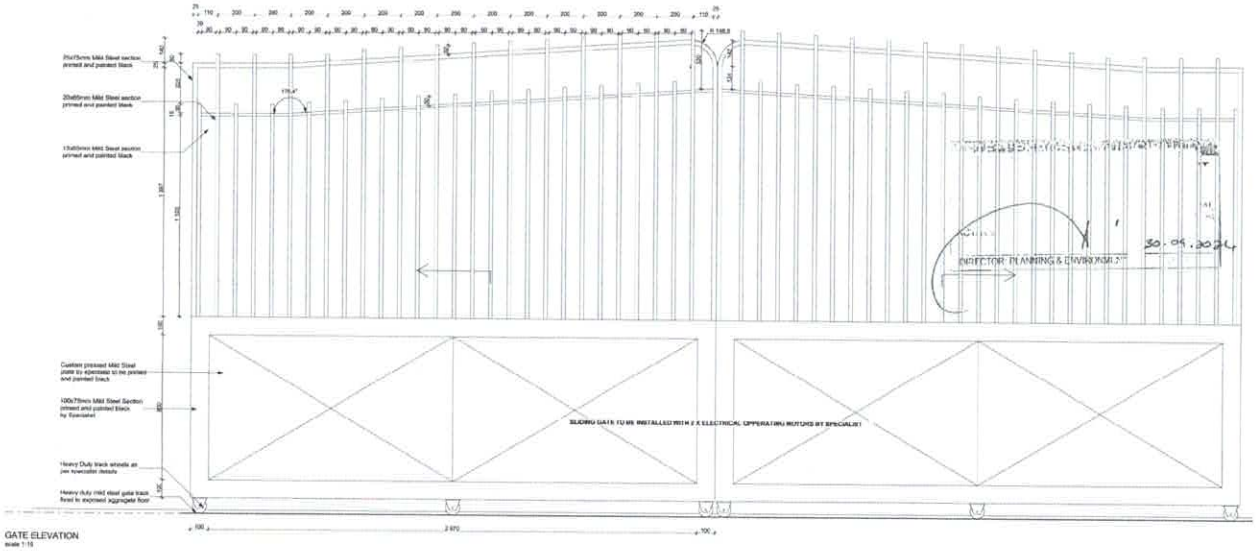
DETAIL B - COLUMN PLASTER MOULDING
scale 1:10



SECTION A-A
scale 1:50



SECTION B-B
scale 1:50



GATE ELEVATION
scale 1:15

ACHC

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE ANY DIMENSIONS FROM THIS DRAWING ONLY. ALL CHECK AND DIMENSIONS ON SITE BEFORE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

Servaas Willem Laurens de Kock (Group Reg. Partner)(7312)

Alto Wine Estate (Pty) Ltd (Registered Owner)

COUNCIL & TENDER NOTES:

DEMOLITION - to comply with SANS 10660 Part E
The remaining structures and services to be protected from damage

EXCAVATIONS - to comply with SANS 10400 Part O
All excavations must be less than 2.0m deep, alternatively an engineer must be consulted.

FOUNDATIONS - to comply with SANS 10400 Part H
Reinforced concrete footings to be minimum 700x250mm 20MPa reinforced concrete strip footings with 4 No. Y12 bars and R8 ties at 1m centres for load bearing walls and 600x200mm thickened surface bed for other non-load bearing walls and include for F12 and R8 ties at 1m centres. Sizes of concrete footings given on drawings must be checked and the ground conditions on site. An engineer must be consulted if there are any unusual ground conditions like clay and loose

FLOORS - to comply with SANS 10400 Part J
Ground level: Floor finish no maximum 50mm tolerance across on minimum 150mm thick 20MPa concrete ground slab surface with mesh Ref195, on SABS 953-1 Type C Green damp proof membrane on well compacted 98 at maximum 150mm pre layer to 98% mod AASHTO. Refer to SANS 306 & 204 for floor insulation.
Fine Rock: Floor finish on minimum 35mm screed surface on minimum reinforced concrete slab to an a level engineer's detail. Refer to SANS XA & 204 for floor insulation.

WALLS - to comply with SANS 10400 Part K
External: Minimum 280mm NFX 14MPa clay brick cavity wall with minimum cavity width of 50mm and maximum 110mm. Galvanised steel butterfly ties at a minimum of 2.5 ties per m².
Internal: 230mm and 110mm NFX 14MPa clay brick walls.
Damp proofing: Damp proof course (DPC) and damp proof membrane (DPM) shall be provided. Rising damp DPC (with weep holes), DPC and DPM to run of high ground SANS approved. Refer to manufacturer's specification. No horizontal DPC shall be less than 150mm above the level of the adjacent finished ground level. Cavity walls to be tied together with galvanised steel butterfly ties, with a minimum of 2.5 ties per m². Pre-cast concrete lintels and bricklintols are to be used over all openings and engineer designed beams are required. To support minimum 230mm beyond both sides of openings. Content joints on all large wall panels
Finish: plastered and painted, unless specified otherwise.
Hydrated lime to be added to mortar and plaster mixes when using standard cement to the following ratios:
Volume mix ratio for brick mortar: 1 lime : 1 cement : 6 sand
Volume mix ratio for exterior plaster: 2 lime : 1 cement : 9 sand
Volume mix ratio for interior plaster: 1 lime : 1 cement : 8 sand
Volume mix ratio for face brick mortar: 1 lime : 1 cement : 6 sand
External walls of historic buildings to be waterproofed with Dryex according to manufacturer's specifications and not painted.

COLUMN 1 - 980mm x 980mm NFX 14MPa clay brick column with Galvanised steel butterfly ties at minimum of 2.5 ties per m²
Columns to be filled with Concrete as per the Engineer's details and specifications.
Column footing to be Reinforced Concrete as per the Engineer's details and specifications.
150mm smooth plaster to be applied all around with a custom plaster moulding on top as per Detail 02.

COLUMN 2 - 910mm x 910mm NFX 14MPa clay brick column with Galvanised steel butterfly ties at minimum of 2.5 ties per m².
Columns to be filled with Concrete as per the Engineer's details and specifications.
Column footing to be Reinforced Concrete as per the Engineer's details and specifications.
15mm smooth plaster to be applied all around with a custom plaster moulding on top as per Detail 02.

A	2024/08/30 CN-WH For Council Submission

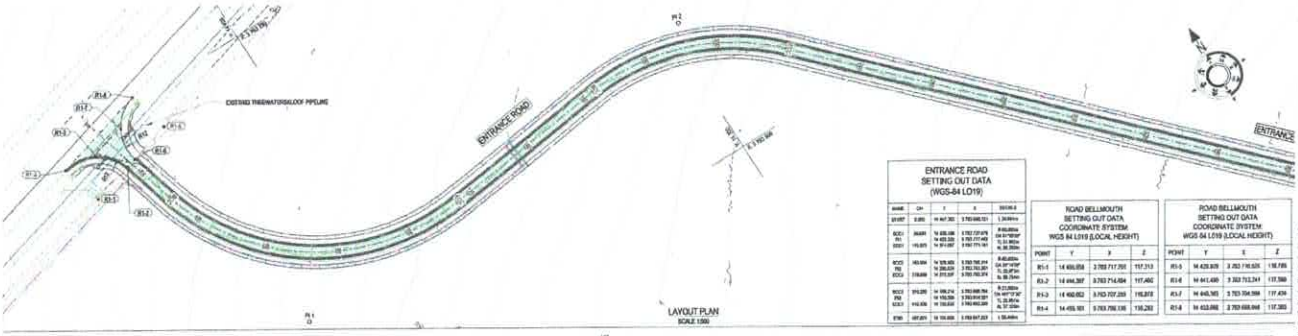
Malherbe Russ Architects

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

HMV Alto Wine Estate
New Entrance Wall & Gate

Sections & Details
- Council Submission -

Drawn	CW / JB	Checked	SDH
Date	2024/08/30	Scale	As shown @ A1
Project no.	Drawing no.	Revision
1755A	4301	A



ENTRANCE ROAD SETTING OUT DATA (WGS-84 LO19)

NAME	CH	Y	X	BEARING
BP1/BP2	0.000	14 447.360	3 703 686.151	1.3436m
R2/1 PI1 R2/2	24.629 m 119.975 m	14 435.196 m 14 423.333 m 14 311.097 m	3 703 727.676 m 3 703 777.443 m 3 703 771.787 m	8.4513m Az 51°55'04" Az 51°55'04" Az 96.355m
R2/2 PI2 R2/3	143.594 m 218.668 m	14 329.423 m 14 266.225 m 14 210.97 m	3 703 795.214 m 3 703 763.201 m 3 703 763.314 m	8.4513m Az 24°34'16"W Az 24°34'16"W Az 96.354m
R2/3 PI3 R2/4	314.295 m 414.556 m	14 156.214 m 14 109.556 m 14 109.556 m	3 703 668.764 m 3 703 614.557 m 3 703 662.557 m	8.513.564m Az 44°13'30" Az 25.351m Az 37.109m
END	437.001	14 109.556	3 703 647.223	1.564.44m

ROAD BELLMOUTH SETTING OUT DATA COORDINATE SYSTEM: WGS 84 LO19 (LOCAL HEIGHT)

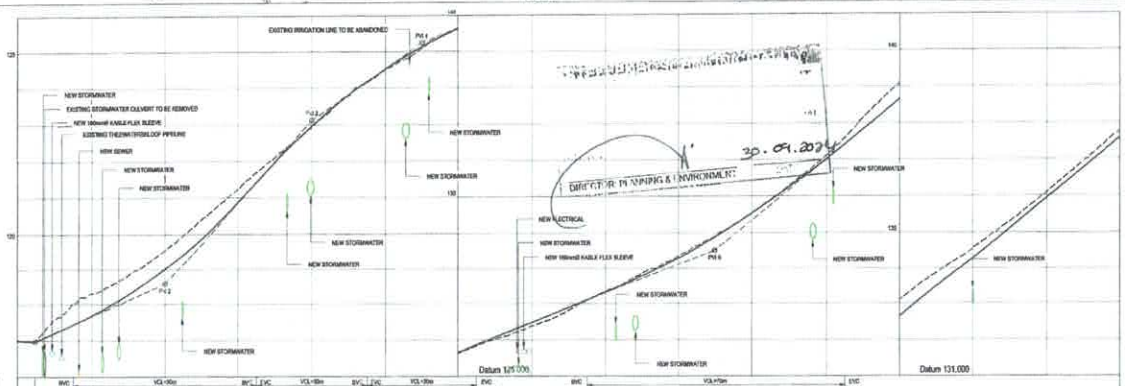
POINT	Y	X	Z
R1-1	14 466.858	3 703 717.705	117.313
R1-2	14 444.397	3 703 714.494	117.462
R1-3	14 460.852	3 703 707.209	116.978
R1-4	14 455.161	3 703 756.135	116.293

ROAD BELLMOUTH SETTING OUT DATA COORDINATE SYSTEM: WGS 84 LO19 (LOCAL HEIGHT)

POINT	Y	X	Z
R1-5	14 429.809	3 703 716.525	116.785
R1-6	14 441.495	3 703 713.241	117.398
R1-7	14 446.365	3 703 754.599	117.434
R1-8	14 433.866	3 703 668.846	117.383

NEW
EXPOSED AGGREGATE CONCRETE ROAD
GRAVEL PAVING / SHOULDER
BUILDING / BUILDING EXTENSION
STORMWATER
STORMWATER INLET
STORMWATER GRID INLET
SUBSOIL PIPELINE
THEEWATERSKLOOF IRRIGATION
POTABLE WATER
EFFLUENT IRRIGATION (FROM TREATMENT PLANT)
EFFLUENT GRAVITY LINE
EFFLUENT MANHOLE
SEWER GRAVITY LINE
SEWER MANHOLE
SLEEVES
SLEEVE CROSSINGS
EXISTING
ROADS
EXISTING THEEWATERSKLOOF
EXISTING RAW WATER
EXISTING POTABLE WATER
EXISTING EFFLUENT
EXISTING SEWER
EXISTING STORMWATER
EXISTING ELECTRICAL LINE
EXISTING TELKOM LINE
EXISTING FENCE
NGL MINOR CONTOUR
NGL MAJOR CONTOUR
PPP BOUNDARY LINE
BOREHOLE

NOTES:
REFER TO DRAWING NO.825-C-000 FOR DRAWING NOTES.



NGL
ROAD

SCALES:
Horizontal 1:500
Vertical 1:50

DATUM 119.000

VERTICAL PROFILE GRADES		
FINAL DESIGN ROAD LEVELS	LEFT EDGE (HL)	
	CENTRE LINE (CL)	
	RIGHT EDGE (HR)	
GROUND LEVELS ON CL		
SUPERELEVATION	LEFT	
	RIGHT	
HORIZONTAL ALIGNMENT		
DISTANCE (m)		

LONGSECTION ENTRANCE ROAD
FROM 0.000 TO 300.000

mpro CONSULTING ENGINEERS

ALTO

MALHERBE RUST ARCHITECTS

NEW CIVIL INFRASTRUCTURE - PHASE 1 FOR ALTO WINE ESTATE
GROENE RIVIER, FARM 572,
STELLENBOSCH
BP 5671/2024

ENTRANCE ROAD PLAN AND LONGITUDINAL SECTION
SHEET 1 OF 2

FOR CONSTRUCTION

2024-05-24

825 - C - 201 1 AS SHOWN

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

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

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

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

28 October 2024

APPROVED

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8001 • Postal Address: P.O. Box 1665, Cape Town, 8000 • Tel: +27 (21) 483 5959 • E-mail: heritage@westerncape.gov.za

Straatadres: Protea Assurance Gebou, Groenmarkplein, Kaapstad, 8001 • Posadres: Posbus 1665, Kaapstad, 8000 • Tel: +27 (21) 483 5959 • E-pos: heritage@westerncape.gov.za

Idilesi yendawo: Ikhaya lase Protea Assurance, Indawo yaseGreen Market Square, eKapa, 8001 • Idilesi yeposi: Inombolo yeposi yeBhokisi yePosi, eKapa, 8000 • Inombolo zomnxeba: +27 (21) 483 5959 • Idilesi ye-imeyile: heritage@westerncape.gov.za

APPENDIX 9

PREVIOUS COMMENT: EXTERNAL DEPARTMENTS

APPENDIX 3

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.zal

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
LANDUSE MANAGER: LANDUSE MANAGEMENT
2022-08-04

Copy:
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

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:	**Farm 572, Stellenbosch: Application is made in terms of the Stellenbosch Municipal land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following on farm No 572, Stellenbosch Division: Application is made in terms of Section 15(o) of the Stellenbosch Land Use Planning By-law, 2015 for Consent Use to permit a new wine cellar on the subject property. Application is made in terms of section 15(2)(o) of the Stellenbosch Land Use Planning By-Law,2015 for a consent use to permit tourist facilities within the proposed maturation barrel area of winery (Wine tasting and food pairing and a restaurant) on the subject property.**

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

1. Civil Engineering Services

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

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

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

2. Roads

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

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

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

3. Development Charges (DCs)

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

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

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

4. Electrical Engineering

4.1 Refer to **Annexure: Electrical**

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

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

Stellenbosch Municipality - Development Charge Calculation

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

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

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

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

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge levied (excl VAT)						
									Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Total
Infrastructure Type applicable? (yes/no)									no	no	no	yes	yes	yes	
	du		du	du/ha		du	du/ha	du							
	m2 GLA	area (m2)	m2 GLA	% GLA	area (m2)	m2 GLA	% GLA	m2 GLA							
	m2		m2					m2							
Residential															
Single Residential >1000m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Single Residential >500m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Single Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Single Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Less Formal Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Less Formal Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Group Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Group Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Medium Density Residential >250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Medium Density Residential <250m2	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
High Density Residential - flats	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
High Density Residential - student rooms	du			0			0	0	R -	R -	R -	R -	R -	R -	R -
Commercial															
Local Business - office	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Local Business - retail	m2 GLA			0%		1 262	0%	1 262	R -	R -	R -	R -	R -	R -	R -
General Business - office	m2 GLA			0%			0%	0	R -	R -	R -	R 26 817.30	R 825 441.22	R 18 815.25	R 871 073.76
General Business - retail	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Community	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Education	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Industrial															
Light Industrial	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
General Industrial - light	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Warehousing	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
General Industrial - heavy	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Noxious Industrial - heavy	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Other															
Resort	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Public Open Space	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Private Open Space	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Natural Environment	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Utility Services	m2 GLA			0%			0%	0	R -	R -	R -	R -	R -	R -	R -
Public Roads and Parking	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Transport Facility	m2						0%	0	R -	R -	R -	R -	R -	R -	R -
Limited Use							0%	0	R -	R -	R -	R -	R -	R -	R -
Special															
To be calculated															
based on equivalent demands															
* Complete yellow/green cells.		0			0										

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

** du = dwelling unit, GLA=Gross lettable area.

*** displays red if not equal to existing area

Total Development Charges before Deductions	R0.00	R0.00	R0.00	R26 817.30	R825 441.22	18 815.25	R871 073.76
% Deductions per service (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
% Deductions per service (amount)	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Additional Deduction per service - from Service Agreement (sum)							R 0.00
Sub Total after Deductions (excluding VAT)	R0.00	R0.00	R0.00	R26 817.30	R825 441.22	18 815.25	R871 073.76
VAT	R0.00	R0.00	R0.00	R4 022.59	R123 816.18	2 822.29	R130 661.06
Total	R0.00	R0.00	R0.00	R30 839.89	R949 257.40	21 637.53	R1 001 734.82

Farm 572

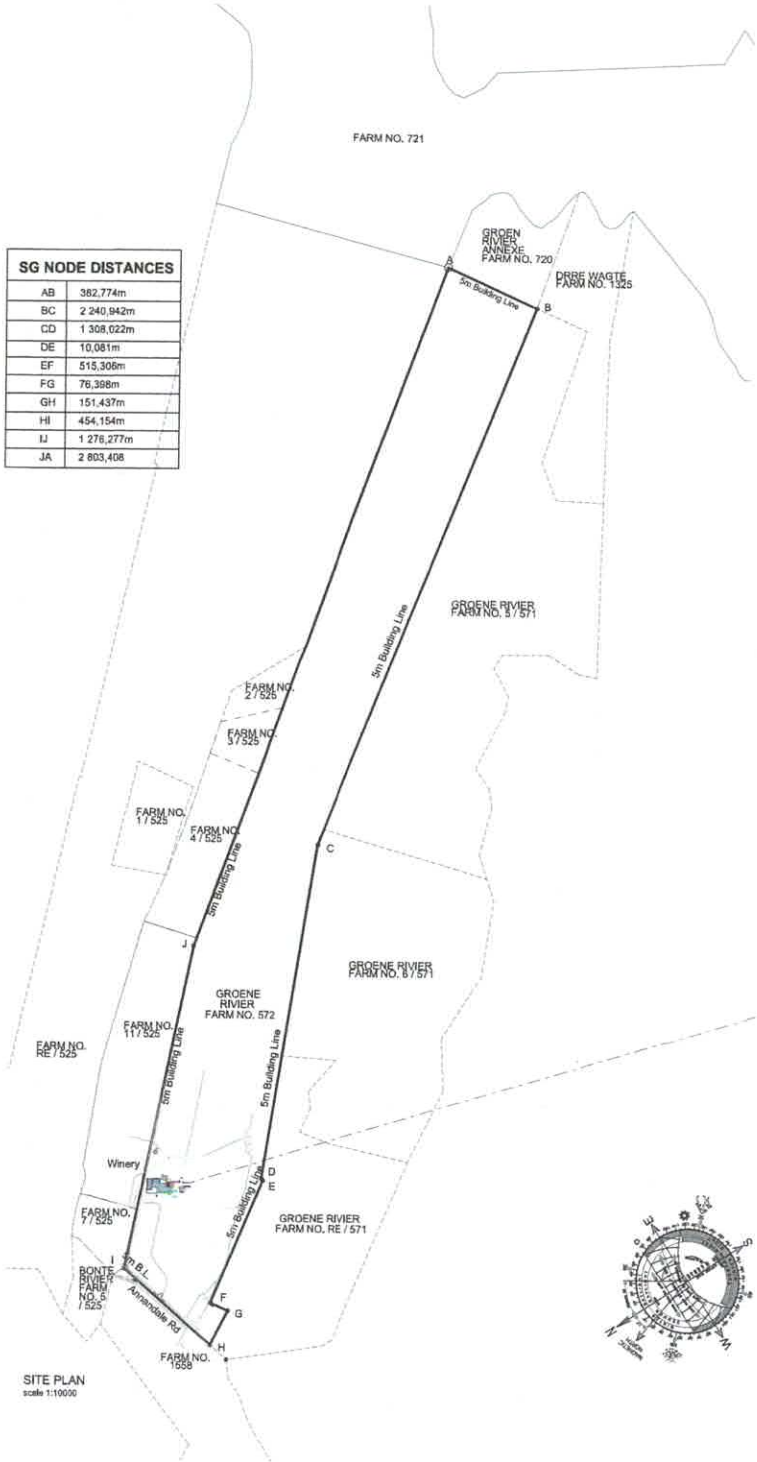
GENERAL COMMENT:
1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM
CONDITIONS
3. No conditions.

SIGNATURE

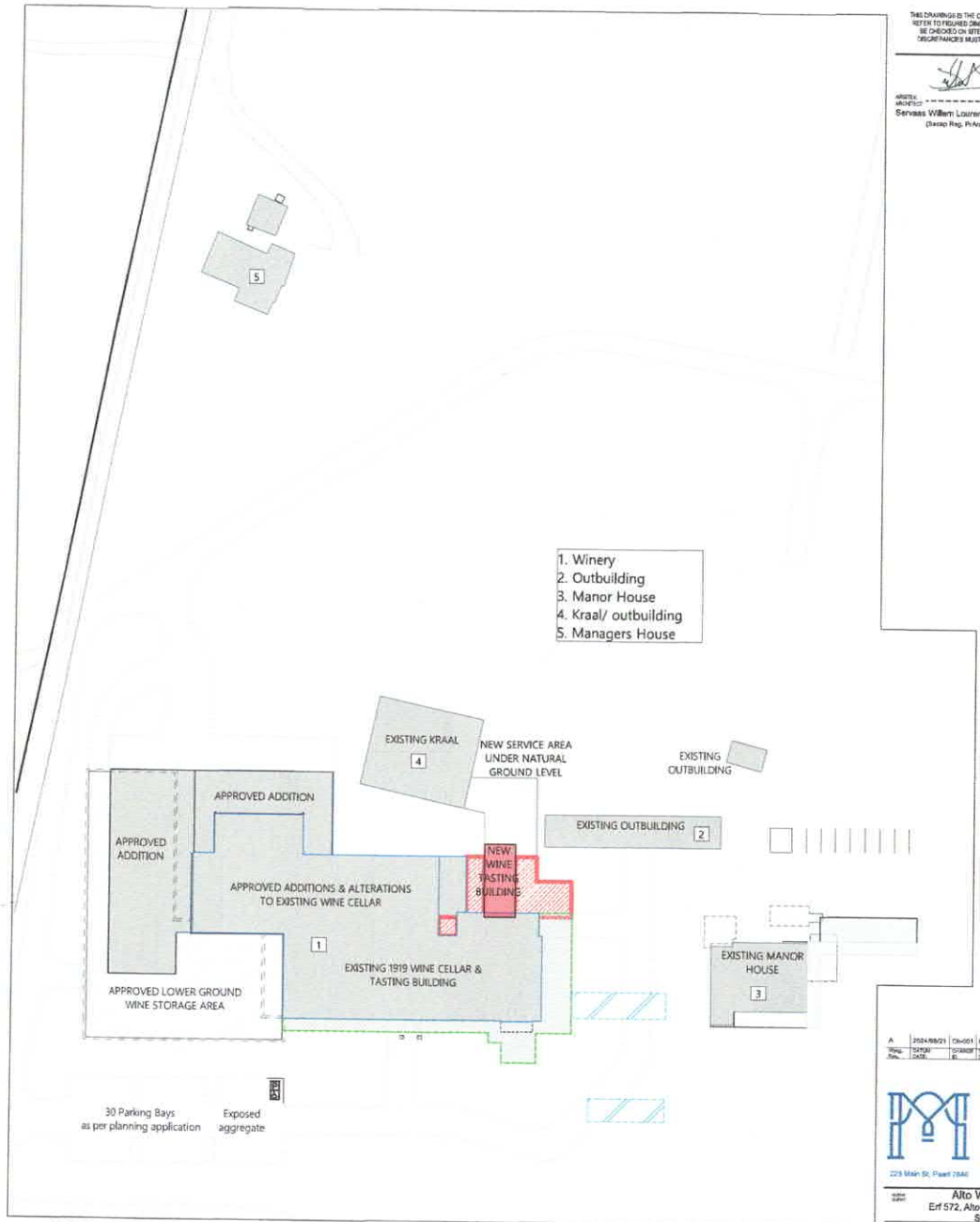
DATE 12/6/2023

APPENDIX 11
DEVELOPMENT PROPOSALS

SG NODE DISTANCES	
AB	382,774m
BC	2 240,942m
CD	1 308,022m
DE	10,081m
EF	515,308m
FG	76,398m
GH	151,437m
HI	454,154m
IJ	1 276,277m
JA	2 803,408



SITE PLAN
scale 1:10000



WERF DIAGRAM
scale 1:500

NOTE:
THIS DRAWINGS IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ARCH/ARCHITECT: Servaas Willem Laurens de Kock (Saceap Reg. PrArch21313)
CLIENT/KLIENT: Cruinneag (Pty) Ltd. (Registered Owner)

REV	DATE	DRAWN BY	REVISIONS/AMENDMENTS
A	2024/08/21	CW-001	HWC & COUNCIL

Malherbe Rust Architects
229 Main St, Paarl 7646 T +27 21 872 1523 info@mrarch.co.za

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

HMV Alto Wine Cellar
Addition & Alterations To Existing Wine Cellar

Site Plan
- HWC & COUNCIL SUBMISSION -

DRAWN/GETEKEN: CW	CHECKED/GEKONTROLEER: SDK
DATE/DATUM: 2025/08/05	SCALE/SKAAL: As shown @ A1
PROJECT No./PROJEK No.: 1755-A	DRAWING No./TEKENING No.: 1 101
	REVISION/HERSIENING: A

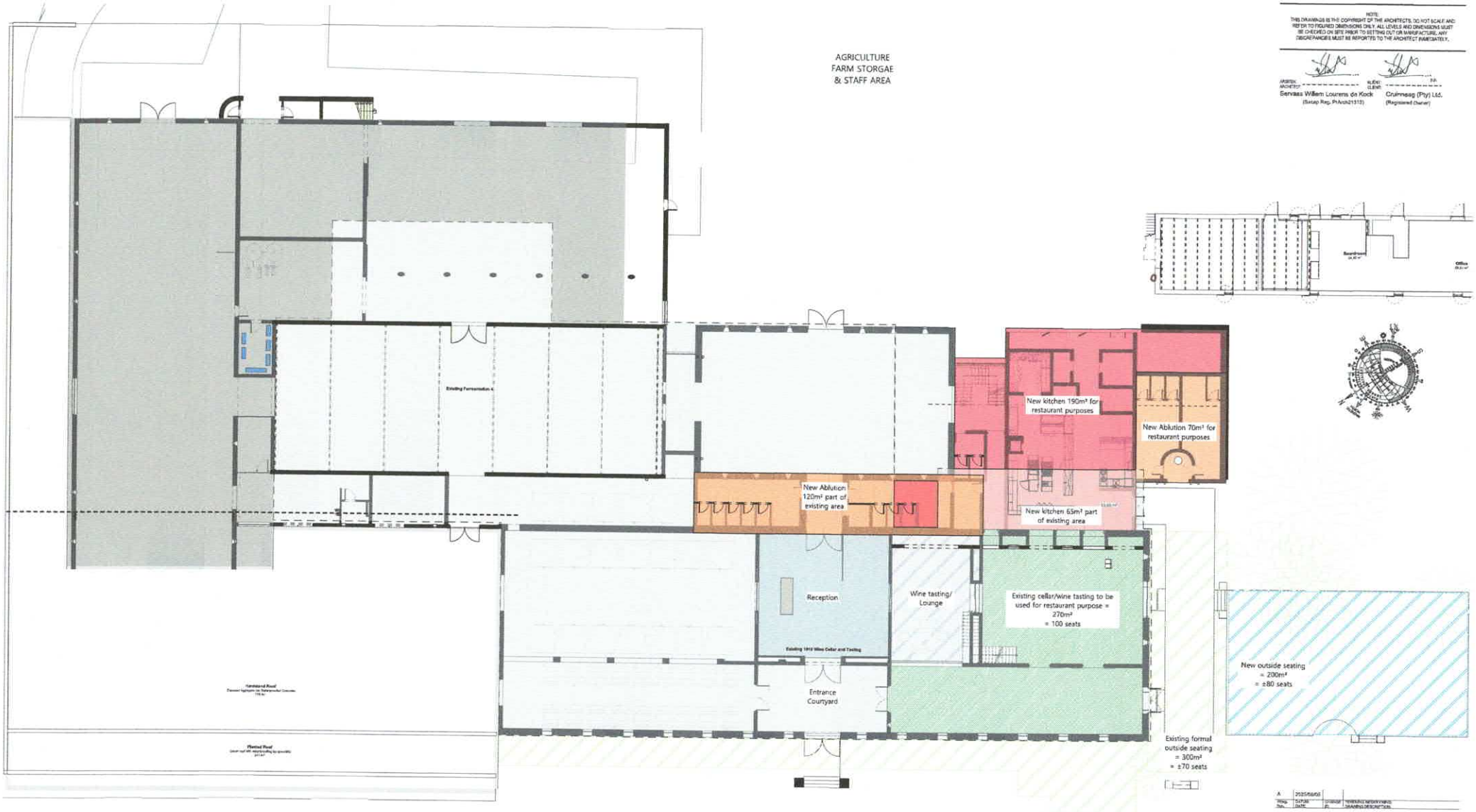


DIAGRAM PLAN LAYOUT
scale 1:150

NOTE:
THIS DRAWINGS IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

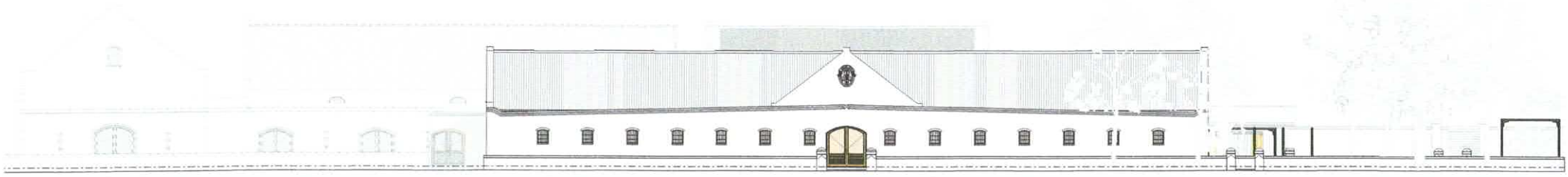
ARCHITECT: Serviaas Willem Lourens de Klerk (Saiap Reg. PrArch21313)
CLIENT: Cruinnesig (Pty) Ltd. (Registered Owner)

Drwg No.	STATUS	DATE	CHANGE	DRAWING INFORMATION / DRAWING DESCRIPTION
A		2025/08/05		

Malherbe Rust Architects
228 Main St, Paarl 7646 T +27 21 872 1523 info@mrarch.co.za

CLIENT:	Alto Wine Estate (Pty) Ltd Erf 572, Alto Wine Estate, Annandale Rd, Stellenbosch, 7600
PROJECT:	HMV Alto Wine Cellar Addition & Alterations To Existing Wine Cellar
DRAWING:	Groud floor Existing and New area
DRAWN: CW	CHECKED: SDK
DATE: 2025/08/05	SCALE: As shown @ A1
PROJECT No.: 1755-A	DRAWING No.: 1 104
	REVISION: A

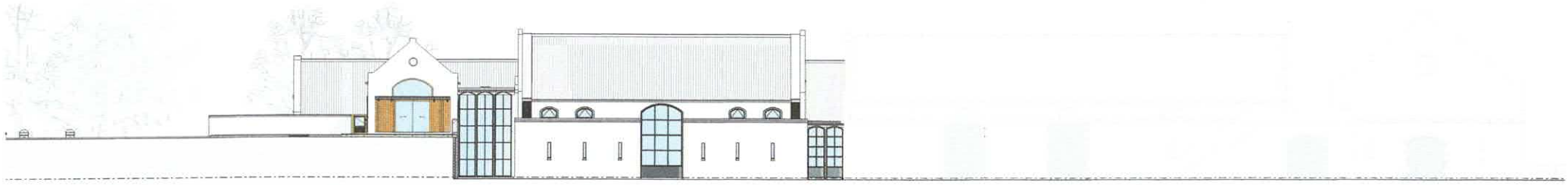
NOTE
THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ARCHITECTS. DO NOT SCALE. ANY DISCREPANCIES FOUND IN THE DIMENSIONS MUST BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS COMMENCED. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS COMMENCED.



NORTH WEST ELEVATION
scale 1:100



SOUTH WEST ELEVATION
scale 1:100



SOUTH EAST ELEVATION
scale 1:100



NORTH EAST ELEVATION
scale 1:100

Malherbe Rust Architects
230 Main St, Paarl 7646 T +27 21 872 1420 info@mrarchitects.co.za

Alto Wine Estate a division of Helderberg Mountain Vineyards (Pty) Ltd
Farm 571/RE, Annandale Rd, Stellenbosch

Alto Wine Estate
Additions & Alterations

Elevations
- FOR INFORMATION -

CW	SDK
2025/06/27	As shown @ A0
1755A	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) /
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, attach a power of attorney 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**			
Note: A contravention penalty is payable as condition of approval as per the approved Council Tariffs.								
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.

A pre-application consultation with the Municipality is compulsory for a rezoning to subdivisional area and any proposal that triggers the Inclusionary Zoning Policy. It is advised 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 may be requested for any type of application by either the applicant or by the Municipality as deemed necessary.

[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

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.***
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.***
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.***

BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	STANDARD BANK
Branch no.:	051001
Account no.:	242637280
Payment reference:	TP_____ and ERF/FARM _____

Please use both the TP reference number and the Erf/Farm number indicated in Section C as a reference when making EFT payment

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

		Adjoining erf number		**ZS / DG / RTC**		**Proposal**
Building line encroachment	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**	Landscaping / Tree 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	Abutting owner's consent	Y	N	**N/A**	Owners' Association consent
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**	Civil Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	**N/A**	Proof of failure of owner's association
Y	N	N/A	Proof of lawful use right	Y	N	**N/A**	Other (specify):

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.			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
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.			

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	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Other (specify)

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)