STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1422/2025
Our File Reference Number: Erf 548, Franschhoek
Your Reference Number: La Cotte-Erf RE/548, Franschhoek
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

[redacted]

7600

Madam

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME BYLAW TO ALLOW AN ADDITIONAL: ERF 548, FRANSCHHOEK.

1. The above application refers.

2. The duly authorised decision maker **hereby decides** on the above application as follows.

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 548, Franschhoek;

   3.1. **Permission** in terms of the zoning scheme bylaw, in terms of Section 15(2)(g) of the said bylaw, to allow the following additional use;

      3.1.1 Agricultural Industry less than 2000m²; to establish a winery and wine tasting & sales area.

   BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

   4.1 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.
   4.2 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.
   4.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.

4.4 The development, landscaping and building plans be generally in accordance with plans as referenced Drawing No. LCT-W-CS.100 dated 2026.01.27 and LCT-W-CS.101-105 dated 2025.09.25, drawn by Jurgens Wolfaardt Architectural Technologist, attached as **Appendix 1**.

4.5 Development charges, where applicable are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to approval of any building plans, to the satisfaction of the competent local authority.

4.6 Conditions imposed by the Infrastructure Services Department as contained in the memorandums dated 24 June 2026 attached as **Appendix 2**, be complied with.

4.7 The subject development be restricted for the exclusive use of an Agricultural Industry to establish a winery and wine tasting & sales area on ±1696m² of the farm.

4.8 Activities on site, during construction and thereafter, comply with the Western Cape Noise Control Regulations.

4.9 During construction all reasonable steps are taken to prevent nuisance caused by dust in accordance with the National Dust Control regulations.

4.10 Consent is obtained from the Municipal Directorate Infrastructure Services for any alterations and upgrades to any access off any public roads requested by themselves or initiated by the owners, before construction or upgrades to the access commences.

4.11 Where food is to be prepared, handled, or served to the public, the applicant must submit a written application to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability, in accordance with Regulation 638 of 22 June 2018.

5 The reasons for the above decision are as follows:

5.1 The proposal is in keeping with the current agricultural land use of the subject property and surrounding properties.

5.2 The development size does not trigger any environmental or heritage approvals under the relevant laws.

5.3 The proposed processing capacity of the winery and cultivated hectares of vineyards comply with all the required development parameters of the Stellenbosch Zoning Scheme Bylaw, to sustain the facility from grapes predominantly produced on the land unit.

5.4 No municipal engineering services are impact by the proposal.

6 Matters to be noted:

6.1 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.

7 You are hereby informed of your right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62 of the Local Government Municipal Systems Act, No. 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law.

8 Section 62 appeals must be submitted to the authorised Appeal Authority within 21 days from the date of notification of the above decision.

9 Section 62 appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: municipal.manager@stellenbosch.gov.za and a copy to landuse.appeals@stellenbosch.gov.za.

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

10 Section 62 appeals must be submitted with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, No. 32 of 2000, failing which the appeal will be invalid.

11 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

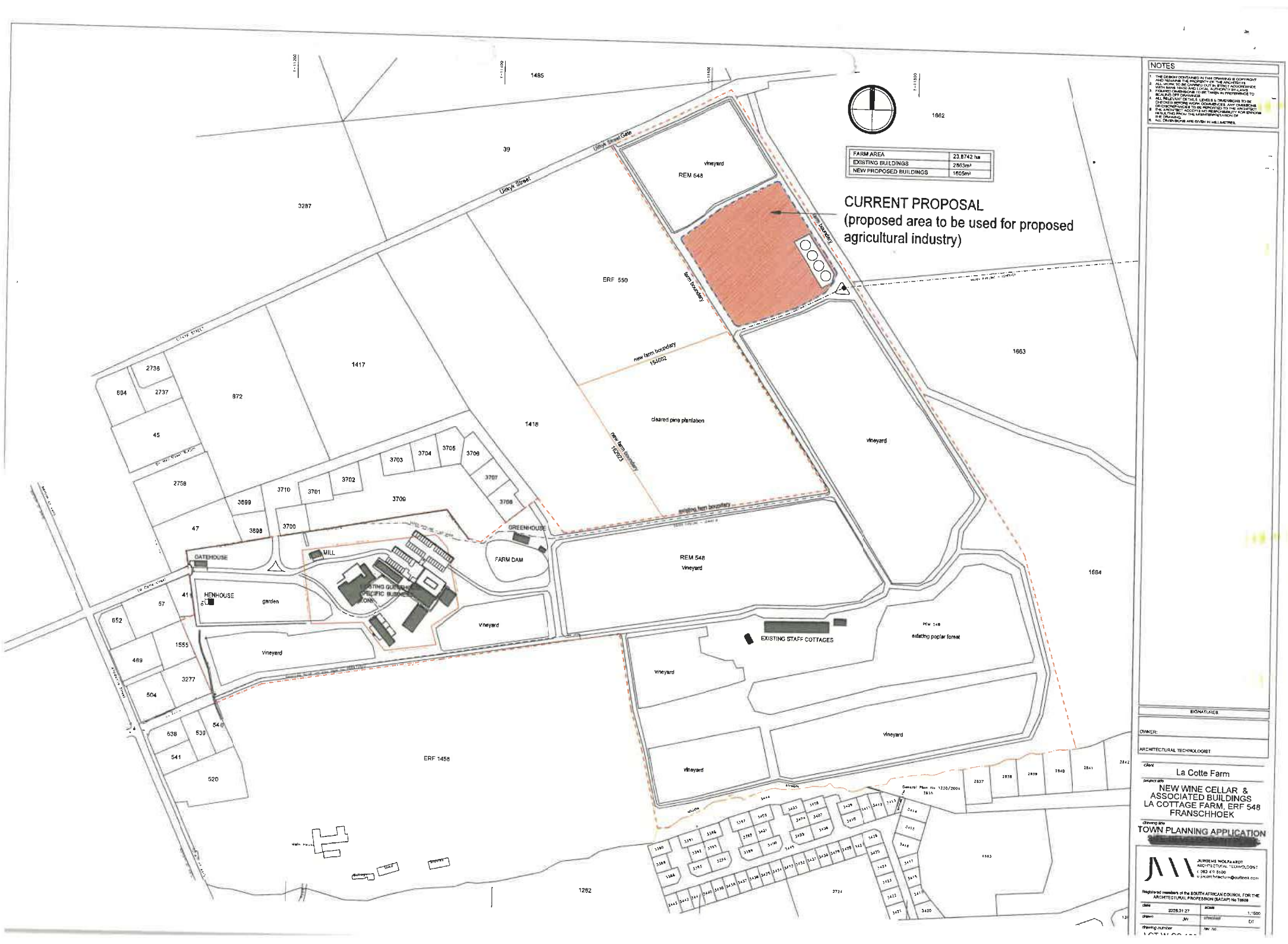
MANAGER: LAND USE MANAGEMENT
Chrizelle Kriel

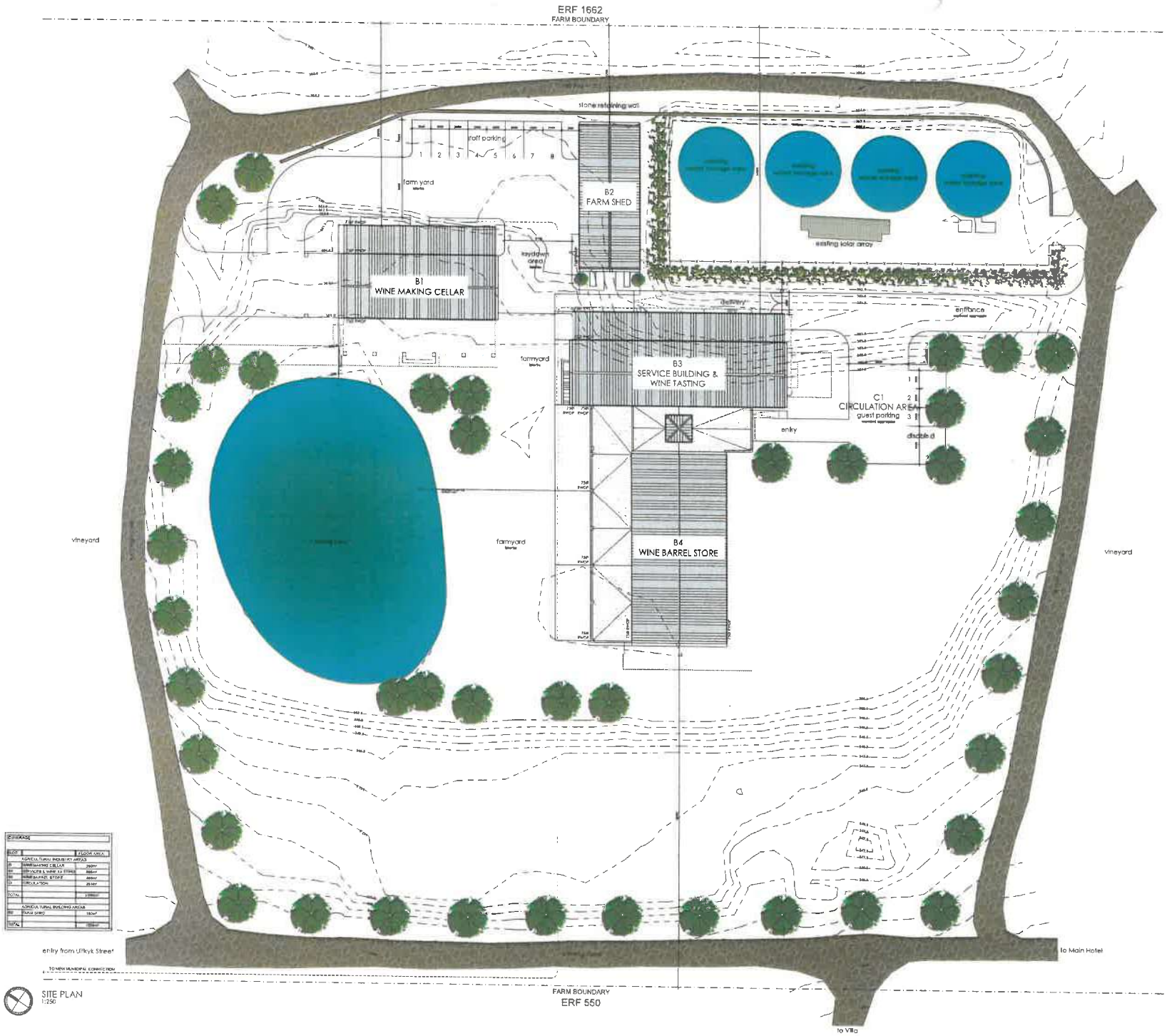
DATE: 19-08-2026

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www.stellenbosch.gov.za

APPENDIX 1

Locality Plan, Development and Building Plans


NOTES
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2. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING AND LOCAL AUTHORITY BY-LAWS
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5. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR WORK EXECUTED FROM THE MISINTERPRETATION OF INFORMATION SHOWING
6. ALL DRAWINGS ARE GIVEN IN MILLIMETRES
FARM AREA 23,8742 ha
EXISTING BUILDINGS 2563m²
NEW PROPOSED BUILDINGS 1605m²
CURRENT PROPOSAL
(proposed area to be used for proposed agricultural industry)
Uitkyk Street
Uitkyk Street Gate
REM 548
vineyard
ERF 550
farm boundary
new farm boundary
154692
new farm boundary
156923
existing farm boundary
cleared pine plantation
vineyard
1663
1664
1662
1485
39
3287
1417
872
1418
2736
2737
694
45
2758
47
3899
3898
3710
3701
3702
3700
3703
3704
3705
3706
3707
3708
3709
GREENHOUSE
FARM DAM
GATEHOUSE
MILL
EXISTING GUEST-ORIENTATED SPECIFIC BUSINESS ZONE
HENHOUSE
garden
41
57
652
489
1555
3277
504
538
539
541
520
ERF 1458
vineyard
REM 548
vineyard
EXISTING STAFF COTTAGES
existing poplar forest
1282
2734
1693
SIGNATURES
OWNER:
ARCHITECTURAL TECHNOLOGIST
client
La Cotte Farm
project title
NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 548
FRANSCHHOEK
drawing title
TOWN PLANNING APPLICATION
JURIDENE WOLPARDT
ARCHITECTURAL TECHNOLOGIST
t 083 470 8600
e jw.architecture@outlook.com
Registered members of the SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION (SACAP) No T0609
date 2026.01.27
scale 1:1500
drawn JW
checked DT
drawing number
rev. no



SITE PLAN
1:250

AGRICULTURAL INDUSTRY AREAS		
B1	WINE MAKING CELLAR	290m²
B3	SERVICE BUILDING & WINE TASTING	390m²
B4	WINE BARREL STORE	486m²
C1	CIRCULATION	25 Nr
TOTAL		1190m²
AGRICULTURAL BUILDING AREAS		
B2	FARM SHED	180m²
TOTAL		180m²

NOTES

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SIGNATURES:

OWNER:

ARCHITECTURAL TECHNOLOGIST:

client: La Cotte Farm

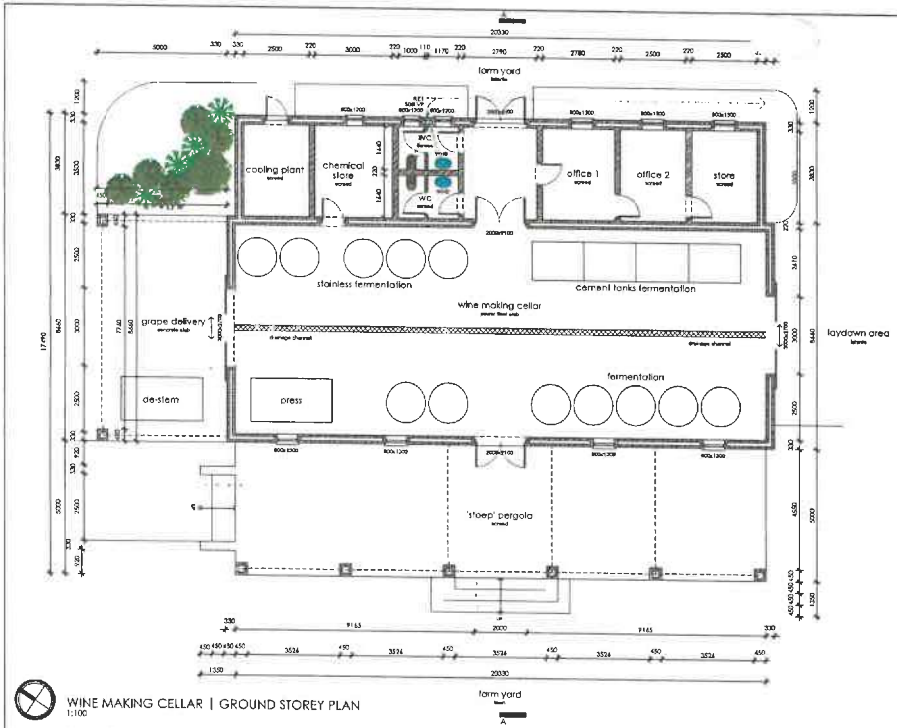
project title: NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 3709
FRANSCHHOEK

drawing title: SITE & ROOF PLAN

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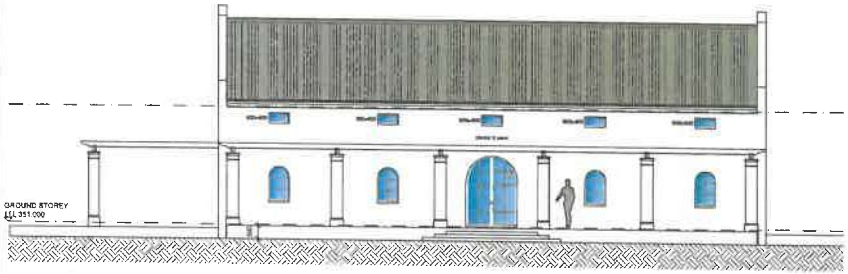
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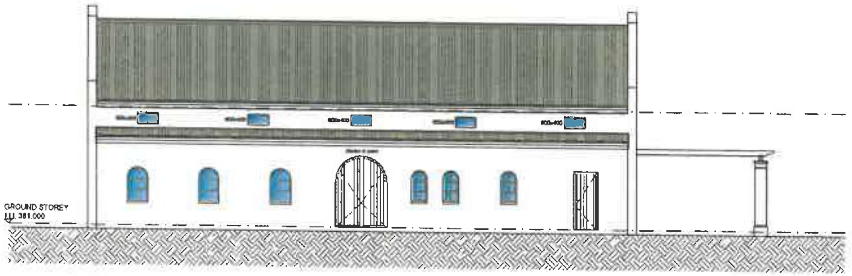
WINE MAKING CELLAR | GROUND STOREY PLAN
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B1 - Areas

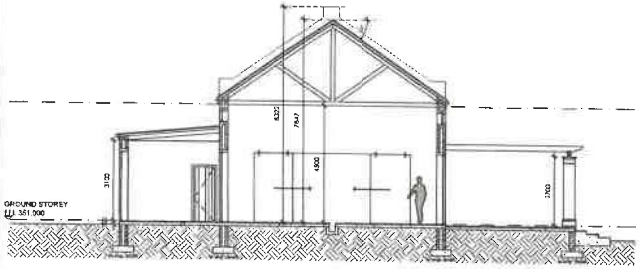
Floor Area:	260m²
Total:	260m²



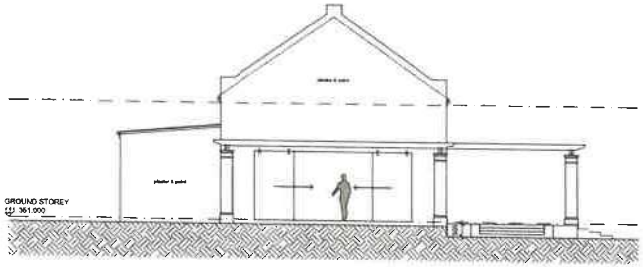
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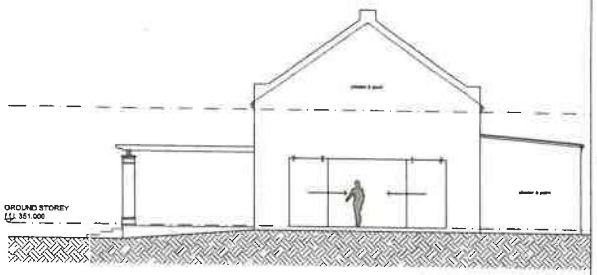
NORTHEAST ELEVATION
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SECTION A-A
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NORTHWEST ELEVATION
1:100



SOUTHEAST ELEVATION
1:100

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SIGNATURES:

OWNER:

ARCHITECTURAL TECHNOLOGIST:

client
La Cotte Farm

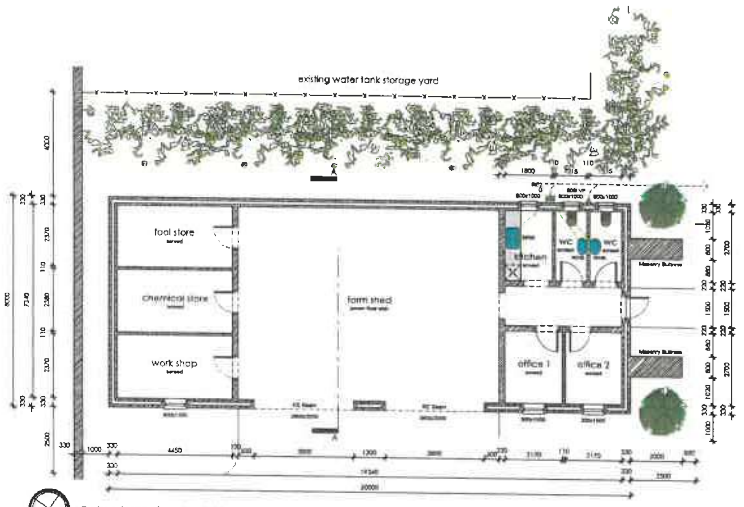
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NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 3709
FRANSCHHOEK

drawing title
WINE MAKING CELLAR

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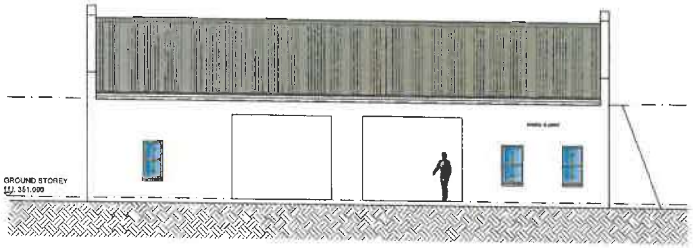


FARM SHED | GROUND STOREY PLAN
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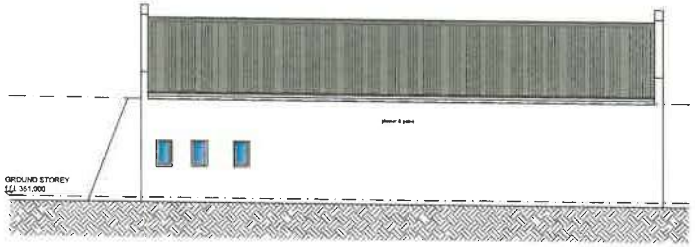
B2 - Areas

Floor Area: 160m²

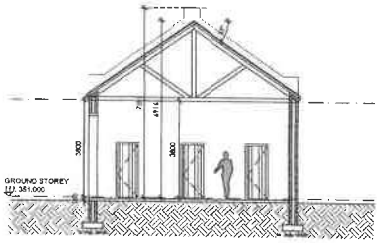
Total: 160m²



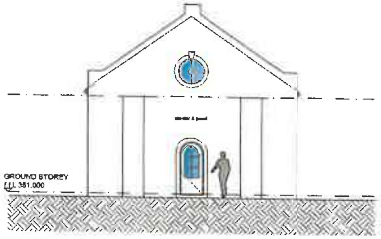
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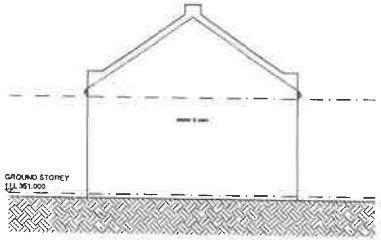
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SECTION A-A
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SOUTHWEST ELEVATION
1:100



NORTHEAST ELEVATION
1:100

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SIGNATURES:

OWNER:

ARCHITECTURAL TECHNOLOGIST:

client
La Cotte Farm

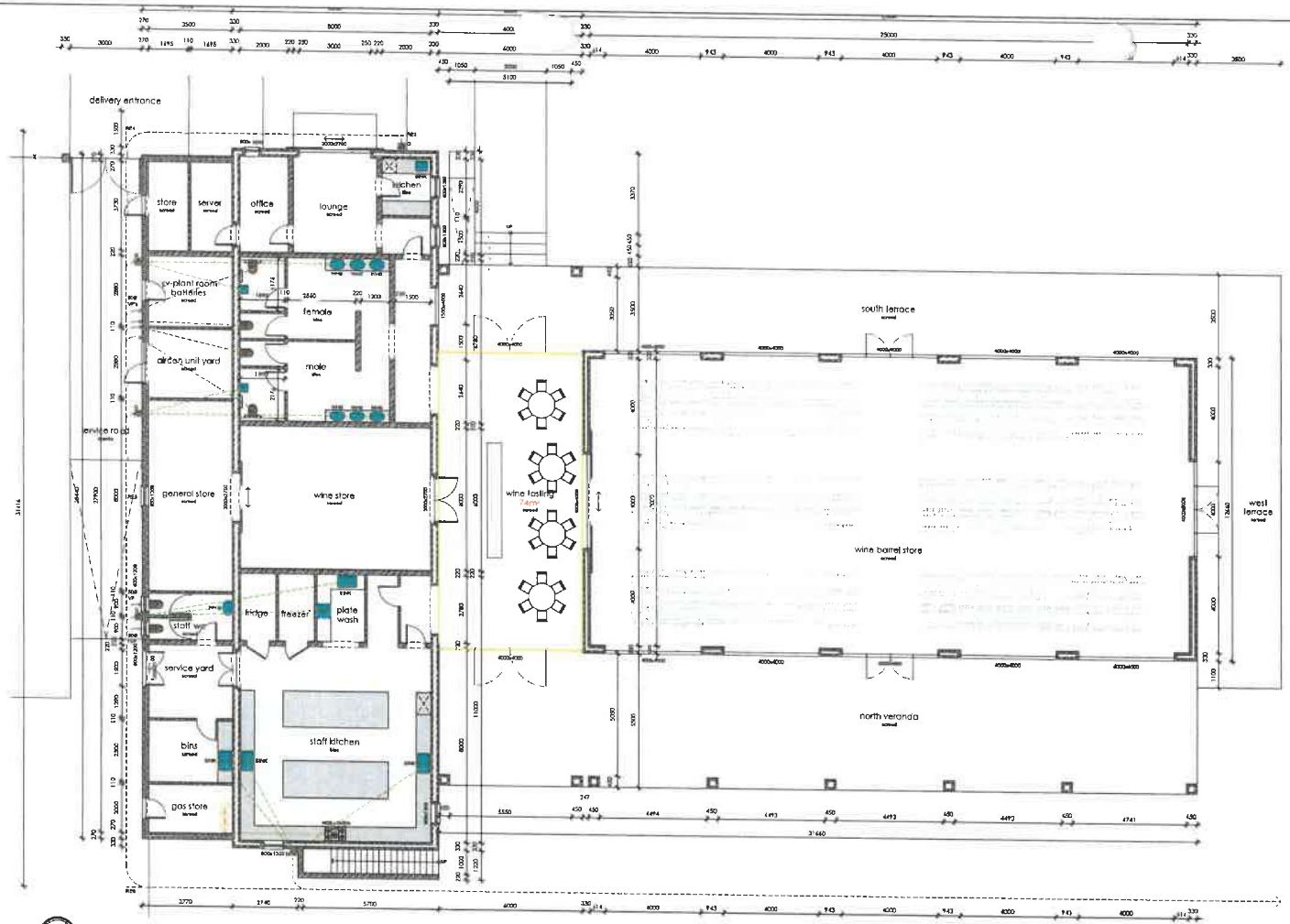
project title
NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 3709
FRANSCHHOEK

drawing title
FARM SHED

JURGENS WOLFAARDT
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Registered members of the SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION (SACAP) No 11668

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drawn	JW	checked	DT
drawing number	LCT-W-CS.103	rev. no	0



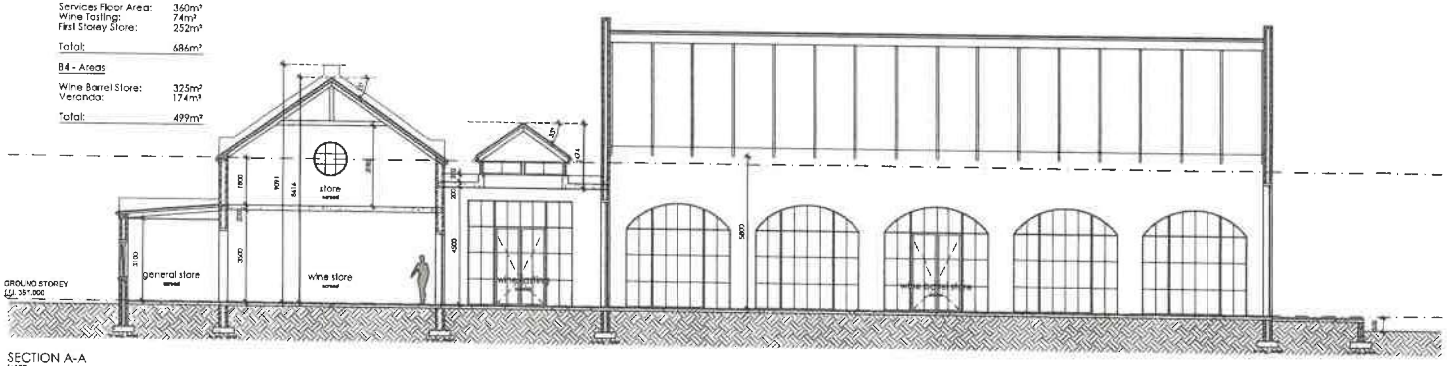
WINE BARREL STORE & SERVICES | GROUND STOREY PLAN
1:100

B3 - Areas

Services Floor Area:	360m²
Wine Tasting:	74m²
First Storey Store:	252m²
Total:	686m²

B4 - Areas

Wine Barrel Store:	325m²
Veranda:	174m²
Total:	499m²



SECTION A-A
1:100

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OWNER:

ARCHITECTURAL TECHNOLOGIST:

client
La Cotte Farm

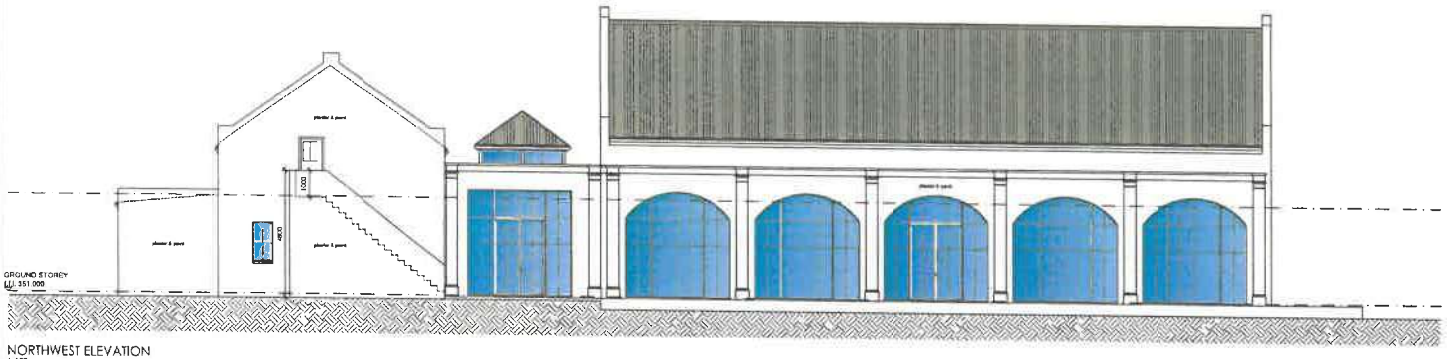
project title
NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 3709
FRANSCHHOEK

drawing title
BARREL STORE & SERVICES

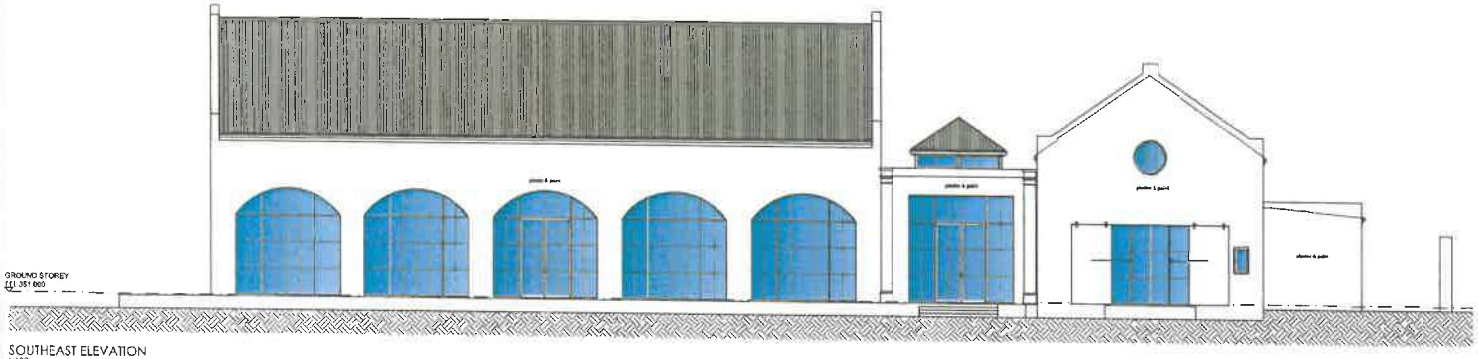
JURGENS WOLFAARDT
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CELL 078 459 8425
jw.architecture@outlook.com

Registered members of the SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION (SACAP) No T0608

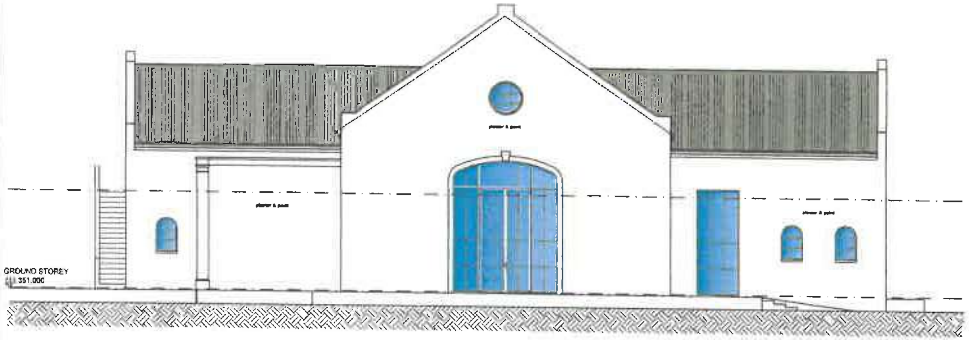
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drawing number: LCT-W-CS.104	rev. no: 0



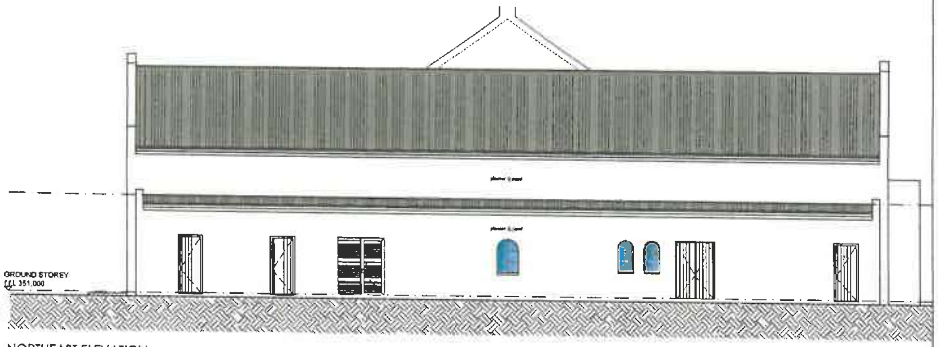
NORTHWEST ELEVATION
1:100



SOUTHEAST ELEVATION
1:100



SOUTHWEST ELEVATION
1:100



NORTHEAST ELEVATION
1:100

NOTES

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SIGNATURES

OWNER:

ARCHITECTURAL TECHNOLOGIST:

client
La Cotte Farm

project title
NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 3709
FRANSCHHOEK

drawing title
BARREL STORE & SERVICES

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Registered members of the SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION (SACAP) no T0908

date	2025.09.05	scale	1:100
drawn	JW	checked	DT
drawing number	LCT-W-CS.105	rev. no.	0

APPENDIX 2

Municipal Infrastructure Services Department

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**24 June 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3085**
Town Planning Ref:	**TP1422/2025**
Re ▫ Insake:	**Erf 548, Franschhoek : Application for a permission in terms of the zoning scheme bylaw, in terms of Section 15(2)(g) of the By-law on Municipal Land Use Planning, to establish an agricultural industry (winery and tasting area) as an additional use on ±1696m² of Erf 548, Franschhoek.**

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

1. Water and Sewer

1.1 As borehole water will be utilized for commercial and industrial purposes, the applicant is required to obtain the necessary authorization from the Department of Water and Sanitation (DWS) for the abstraction of groundwater for its intended uses, prior to building plan approval.

1.2 Written confirmation must be obtained from Stellenbosch Water and Wastewater Services confirming that the Wemmershoek WWTW has sufficient hydraulic and organic treatment capacity to accommodate the proposed development prior to engineering drawings approval.

1.3 Prior to the commencement of operations, the owner must submit and obtain approval for a formal industrial effluent application through the Stellenbosch Municipality Water and

Wastewater Services Department, and thereafter ensure that all effluent discharge, storage, treatment, metering, and management practices comply with the Stellenbosch Municipality's Water Services, Stormwater, and Industrial Effluent (Extra Waste) By-laws, including the installation of appropriate containment, metering, fat traps (where applicable), and monitoring measures to prevent pollution and enable accurate effluent charge determination.

1.4 The development must comply with the Stellenbosch Municipality Civil Engineering Services Design Guidelines and Minimum Standards, particularly regarding minimum pipe gradients, methods of connection, and pipe material specifications. Final engineering drawings shall be submitted for approval prior to construction.

2. Parking

2.1 Parking allocation must be in line with the Stellenbosch Municipality zoning scheme and must be clearly indicated at building plan stage.

3. Development Charges (DCs)

3.1 Notwithstanding that the proposed wine cellar constitutes an agricultural activity associated with the primary farming operation, development charges for sewer infrastructure shall be applicable, as the proposed development will result in a measurable increase in wastewater discharge and associated demand on the municipal sewer system.

3.2 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

3.3 The appropriate DC's are payable before building plan approval.

3.4 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

KTitus

Kurt Titus
Principal Technical: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\3085 (Ku) Erf 548 Franschhoek (TP1422-2025)\3085 () Erf 548 Franschhoek (TP1422-2025).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	LU 3085_ 2026
Development Name:	
Date:	24 June 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Franschhoek
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	548
DC Parameters Reference:	Site Layout Plan_ drwn no: LCT-W-CS. 101_ Date 03/06/2026_ DRN by : JW

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	1.04	0.91	0.039	0.052	3.25		2.6	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	1.04	0.91	0.03900	0.052	3.3		3	
Charges before adjusting for positive only, before Deductions	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
Charges adjusted for positive only, before Deductions	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
VAT:	R -	R 5 374.00	R -	R -	R -	R 5 374.00	R -	R 5 374.00
Total Development Charges Payable (including VAT):	R -	R 41 200.64	R -	R -	R -	**R 41 200.64**	R -	**R 41 200.64**

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	Estimate
Notes:	Sewer DC only - Related the proposed wine cellar's additional sewer load placed on the municipal sewer bulk infrastructure

Franschhoek

	Land Use Category	comm type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)								
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										No	Yes	No	No	No		No	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodat	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA					260		260	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
Deduct	Charges adjusted for positive only, before Deductions	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage: 0.00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R -	R 35 826.65	R -	R -	R -	R 35 826.65	R -	R 35 826.65
	VAT	R -	R 5 374.00	R -	R -	R -	R 5 374.00	R -	R 5 374.00
	Total Development Charges	R -	R 41 200.64	R -	R -	R -	R 41 200.64	R -	R 41 200.64

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	LU 3085_ 2026
Development Name:	
Date:	24 June 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Franschhoek
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	548
DC Parameters Reference:	Site Layout Plan_ drwn no: LCT-W-CS. 101_ Date 03/06/2026_ DRN by : JW

SUMMARY OF DC CALCULATION

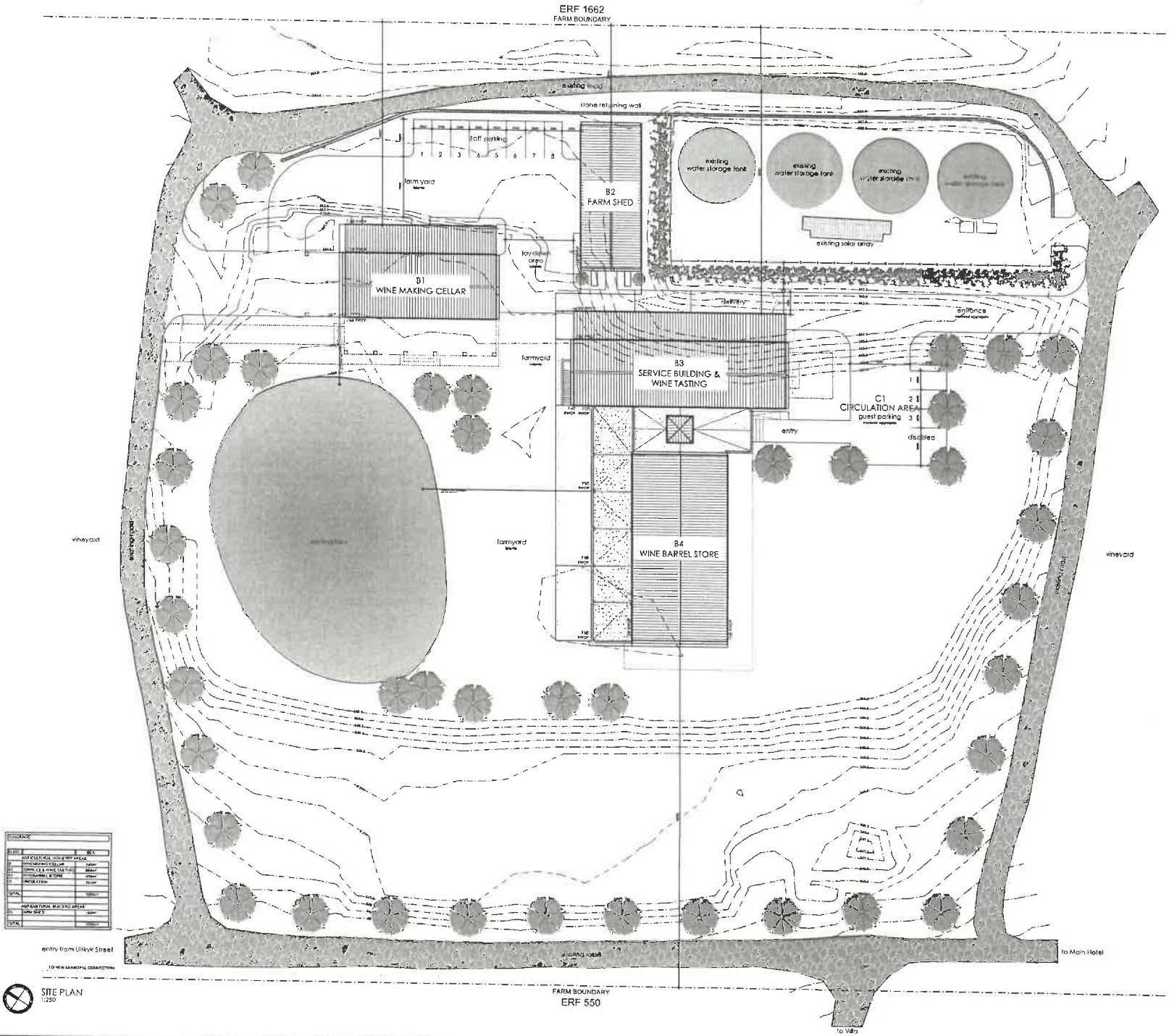
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	2.744	2.401	0.1029	0.1372	34.3		6.86	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	2.74	2.40	0.10290	0.137	34.3		7	
Charges before adjusting for positive only, before Deductions	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
Charges adjusted for positive only, before Deductions	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
VAT:	R -	R 14 179.08	R 2 525.50	R 2 179.39	R 48 001.59	R 66 885.56	R 1 909.44	R 68 795.00
Total Development Charges Payable (including VAT):	R -	R 108 706.31	R 19 362.15	R 16 708.65	R 368 012.19	**R 512 789.30**	R 14 639.01	**R 527 428.31**

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	Estimate
Notes:	DC Triggered for wine tasting facility _ Drinking water supplied via borehole

Franschhoek

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
	Description	Units	Area (m²)	Unit Amount	Result	Area (m²)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										No	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA					686		686	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
Deduct	Charges adjusted for positive only, before Deductions	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage: 0,00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -	-	R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R -	R 94 527.23	R 16 836.65	R 14 529.26	R 320 010.60	R 445 903.74	R 12 729.58	R 458 633.32
	VAT	R -	R 14 179.08	R 2 525.50	R 2 179.39	R 48 001.59	R 66 885.56	R 1 909.44	R 68 795.00
	Total Development Charges	R -	R 108 706.31	R 19 362.15	R 16 708.65	R 368 012.19	R 512 789.30	R 14 639.01	R 527 428.31



SITE PLAN
1:250

NOTES

1. THE DESIGN CONTAINED IN THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.
2. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH NHBRC, SABS AND LOCAL AUTHORITY BY-LAWS.
3. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
4. ALL DISCREPANCY DETAILS, LEVELS & DIMENSIONS TO BE CHECKED BY CONTRACTORS PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
5. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM SCALED MEASUREMENTS TAKEN OFF THE DRAWING.
6. ALL DIMENSIONS ARE 3RD FIX INTERNAL SIZINGS.

SIGNATURES:

OWNER

ARCHITECTURAL TECHNOLOGIST

Client
La Cotte Farm

Project title
NEW WINE CELLAR & ASSOCIATED BUILDINGS
LA COTTAGE FARM, ERF 3709
FRANSCHHOEK

Drawing title
ZONING APPLICATION
SITE & ROOF PLAN

JURGENS WOLFAARDT
Registered members of the SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION (SACAP) No 73609

date: 2026.06.09	scale: 1:100
drawn: JW	chk'd: DT
drawing number: LCT-W-CS.101	rev. no: A