



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/8375

Our File Reference Number: Farm 1095/7, Paarl

Your Reference Number: 321.2018.1095-7PAA

Enquiries: Louisa Olyyn / Nicole Katts

Contact No: 021 808 8672 / 8318

Email address: louisa.ollyn@stellenbosch.gov.za / Nicole.katts@stellenbosch.gov.za

REGISTERED MAIL

Alwi Theart
Urban Rural SA
PO Box 7257
STELLENBOSCH
7599

Sir / Madam

APPLICATION REZONING: FARM 1095/7, PAARL DIVISION

1. The application in the above regard, refers.
2. The Authorised Employee, on 01 November 2019, **approved, in whole** in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, the application for :
 - 2.1 A **rezoning** of a portion of Farm No. 1095/7, Paarl Division from Agricultural Zone I to Agricultural Zone II ($\pm 200\text{m}^2$) to utilize an existing structure and a portion outside space (parking and loading) as a wine cellar (production and maturation) as indicated on drawing nr. 321/2018 (B03/04), dated August 2018, drawn by Urban Rural SA.
3. **The above approval is subject to the following conditions in terms of Section 66 of the Stellenbosch Municipal Land Use Planning By-law dated 20 October 2015:**
 - 3.1 The approval applies only to the rezoning in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
 - 3.2 The approval granted does not exempt the applicant/operator from complying with any other legal prescriptions or requirements that might have a bearing on the activity;

- 3.3 The approval for the rezoning shall lapse if not exercised within 5 years from date of final notification;
- 3.4 The conditions imposed by the **Manager: Health Services (Winelands Health)** as contained in their letter dated 24 May 2019, attached as **Appendix 9**, be complied with;
- 3.5 The conditions imposed by the **Director: Engineering Services** as contained in their memo, dated 05 July 2019, attached as **Appendix 10**, be complied with;
- 3.6 The conditions imposed by the **Department of Water and Sanitation** as contained in their letter, dated 05 March 2019, attached as **Appendix 13**, be complied with;
- 3.7 Building plans must be submitted to this municipality for approval;
- 3.8 The Municipality reserves the right to impose further conditions if deemed necessary.

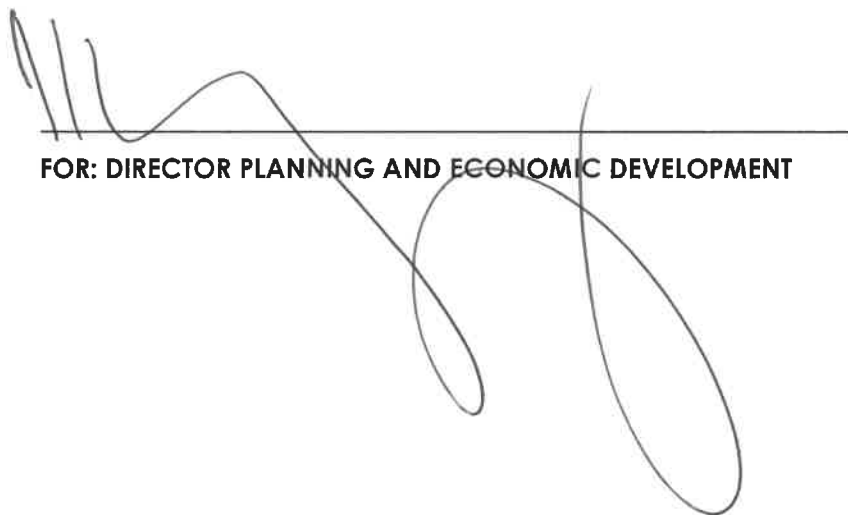
4. REASONS FOR THE ABOVE DECISION

The application is supported for the following reasons:

- 4.1 The proposed use (wine cellar) will not have a negative impact on the character of the area as it is ancillary to the activities and buildings on the subject property;
 - 4.2 The proposed use (wine cellar) will help to diversify the land uses on the farm without impacting on the existing agricultural activities.
 - 4.3 The primary land use will remain that of productive agriculture entity.
 - 4.4 The proposal is directly related to the agricultural activity on the farming unit, will not be in conflict with the guidelines of the SDF.
 - 4.5 The proposed use will have no negative impact on the existing agricultural activity and will have no visual impact on the surrounding area as no new buildings will be constructed.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
 6. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6749, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of registration of this decision letter together with proof of payment of the appeal fee (*only applicable to applicant appeals*). See the approved tariff structure on the municipal website.

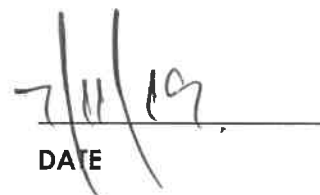
7. In the event of an applicant appeal, you as applicant are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
8. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
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 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



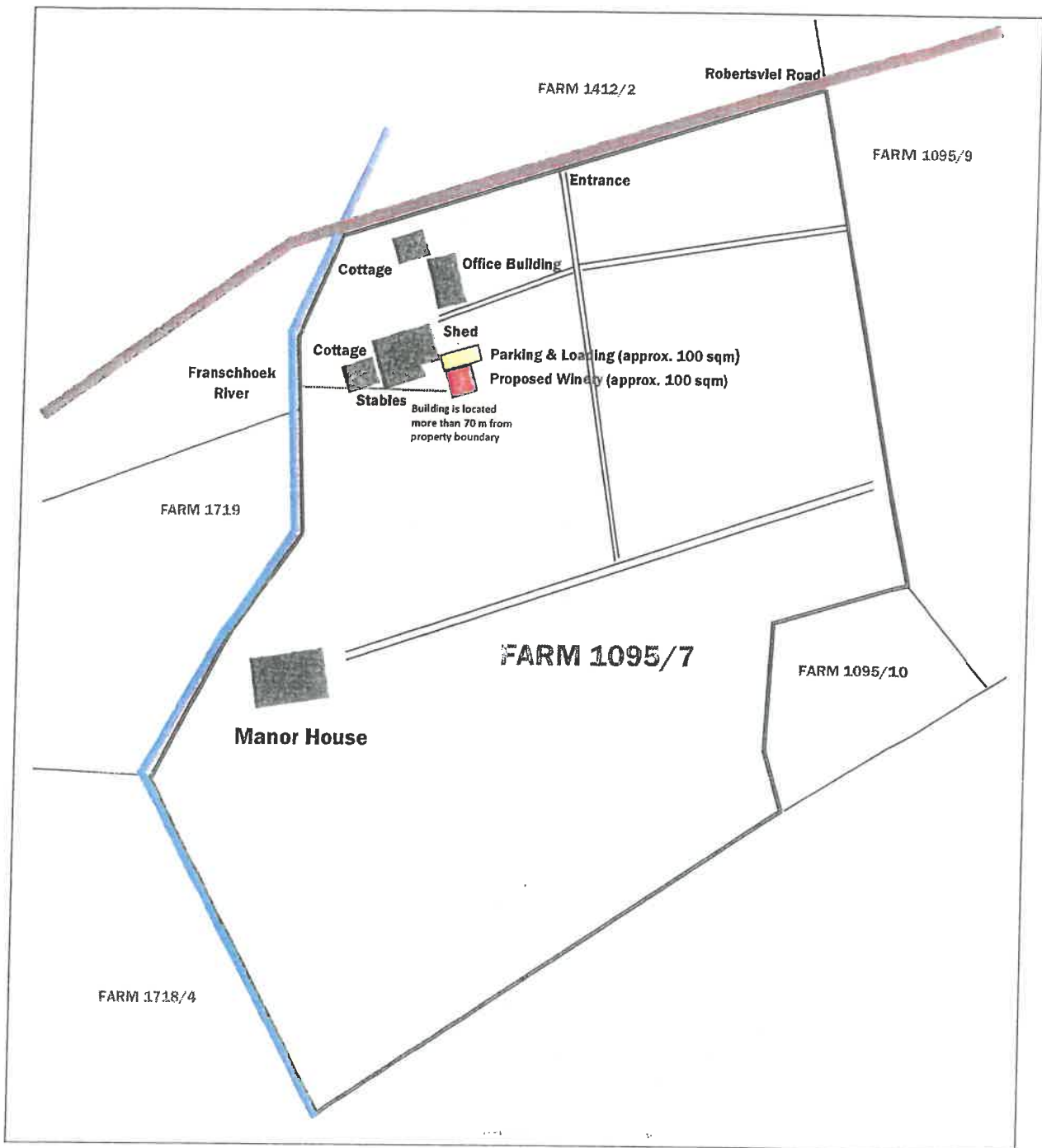
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FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT



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DATE



DESCRIPTION
SITE PLAN



Property FARM 1095/7	Application Rezoning	Date August 2018
Division Paarl	Utilisation Wine Cellar	Source CWDM
Municipality Stellenbosch	Scale as indicated/or unknown	Project Number 321/2018



www.urbanrural.co.za

Please take note that these plans and drawings were copied into this document and although it is close to scale it is not suitable for physical measurements. Although the dimensions indicated on the plans/maps are considered to be correct, it must be verified on site.

0 8 2 - 4 1 1 7 9 1 4
afwi@urbanrural.co.za

ANNEXURE

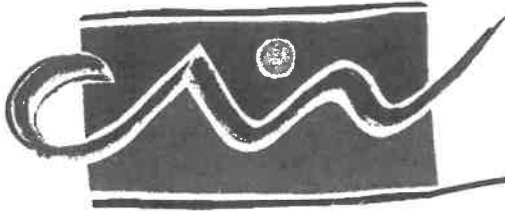
B03

APPENDIX 9

**APPLICATION FOR A REZONING: FARM NO.
1095/7, PAARL DIVISION**

**COMMENT FROM THE MANAGER: HEALTH
DEPARTMENT (WINELANDS HEALTH)**

A handwritten signature in black ink, consisting of a stylized 'T' followed by a wavy line.



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNKEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/E-MAIL:
U VERW/OUR REF/REF YAKHO:
ONS VERW/OUR REF/REF YETHU:

Mnr. M. Mathee
021-8711001
021-8721277
mathee@bolanddm.co.za
Plaas 1095/7, Paarl
Plaas 1095/7 Paarl

Alexanderstraat 46 Alexander Street
☒ 100
STELLENBOSCH
7599

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/
All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

Die Munisipale Bestuurder
Stellenbosch Munisipaliteit
Posbus 17
STELLENBOSCH
7599

Geagte Meneer

AANSOEK OM HERSONERING: PLAAS NR. 1095/7, PAARL

U skrywe gedateer 26 April 2019, het betrekking.

Vanuit 'n gesondheidsoogpunt kan hierdie aansoek, ten einde 'n wynkelder te vestig op bogenoemde eiendom, aanbeveel word vir goedkeuring, mits daar aan die volgende voorwaardes voldoen sal word:

- 1) Alle afloopwater vanaf die wynkelder sal beskik word met die nodige toestemming en voorwaardes, soos bepaal deur die Nasionale Dept. Water en Sanitasie.
- 2) Die wynkelder sal moet voldoen aan die vereistes vir voedselhanteringspersele soos bepaal deur Regulasie R638 (Regulasies m.b.t. die Algemene Higiënevereistes vir Voedselpersele), in terme van die Wet op Voedingsmiddels – Wet 54 van 1972.
- 3) Aansoek moet gedoen word by die omgewingsgesondheidsdepartement van die Kaapse Wynland Distriksmunisipaliteit, om 'n geskikheidsertifikaat. Die wynkelder mag onder geen omstandighede bedryf word, alvorens genoemde sertifikaat eers uitgereik is.
- 4) Vullis-en rioolbeskikking sal die verantwoordelikheid van die eienaar wees en sal ten alle tye op sodanige wyse beskik word dat dit nie 'n gesondheidsoorlas tot gevolg sal hê nie.

24 Mei 2019



- 5) Die drinkwatervoorraad op die betrokke persele sal ten alle tye moet voldoen aan die minimum bakteriologiese en chemiese standaarde, soos bepaal deur SABS Kode 241 – 2001.

Die uwe

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nms. Munisipale Bestuurder

A handwritten signature in black ink, appearing to be 'T. ...', written in a cursive style.

APPENDIX 10

**APPLICATION FOR A REZONING: FARM NO.
1095/7, PAARL DIVISION**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**

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STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INGENIEURSDIENSTE
DIRECTORATE: ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag N Katts
From ▫ Van: Abdullah Daniels (Development)
Date ▫ Datum: 05 July 2019
Our Ref ▫ Ons Verw: Civil Lu 1835
Re ▫ Insake: Farm 1095 Portion 7, Rezoning.

The application is for the following items:

- i. Rezoning of a portion of Farm No 1095/7 Paarl division from Agriculture zone I to Agriculture zone II to utilize an existing structure (+200m²) as a wine cellar building as indicated on drawing number 321/2018 (B03/B04), dated August 2018, drawn by Urban Rural SA.

Comments from the Transport, Roads and Stormwater, Water Services, Traffic Engineering and Development Departments will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

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

1. **Waste Water and Sewage**
 - 1.1 At the building plan stage provide specifications of the new conservancy tank.
 - 1.2 Please note that the use of septic tanks to collect and treat the sewage generated will not be allowed and that no new septic tanks and soak-aways are permitted to be built.

2. Water

2.1 The quality of the water stored and distributed by the owner has to comply with SANS 241 Drinking Water Quality Standards. Current proof of compliance must be available on request.

3. Solid Waste

3.1 Please note: Solid waste must be removed from the site to a lawful solid waste disposal site in accordance with the requirements of section 26 of the National Environmental Management Waste Act 2008 (Act 59 of 2008).

4. Roads

4.1 Application is supported.



ABDULLAH DANIELS

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\1835 (AD) Farm 1095-7, Paarl, Rezoning\1835 (AD) Farm 1095-7, Paarl, Rezoning.doc

APPENDIX 13

**APPLICATION FOR A REZONING: FARM NO.
1095/7, PAARL DIVISION**

**COMMENT FROM THE DEPARTMENT OF
WATER & SANITATION**

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water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE PROVINCE

Private Bag X 16, Sanlamhof, 7532 / 52 Voortrekker Road, Bellville 7530
Tel #: (021) 941 6000 Fax #: (021) 941 6077

Enquiries : T. Manavhela
Tel # : (021) 941 6056
Email : manavhelat@dws.gov.za
Reference : 27/2/1/6

Attention: Mr Alwi Theart

URBAN RURAL SA
PO Box 7257
STELLENBOSCH
7599

Dear Sir

APPLICATIONS FOR REZONING AGRICULTURAL ZONE I TO AGRICULTURAL ZONE II OF THE BOTIQUE WINE CELLAR WITH (KLEIN CHAMPAGNE 2014 Pty Ltd) REF: 321.2018.1095-7PAA. FARM 1095/7 PAARL.

Your application for rezoning dated 07 February 2019 has reference.

The Department acknowledges receipt of your application document dated 07 February 2019, Application No: LU/8375. The Department has the following comments:

- During the revaluation of your application, the Department here by confirms that there are NO water uses triggered by the development. No Water Use Authorization will be required for this project.

Kindly indicate as to how the Conservancy Tank will be serviced; if a service provider has been appointed please send the service level's agreement letter as proof of such services.

For more information please do not hesitate to contact Mr T Manavhela at (manavhelat@dws.gov.za or tel 021 941 6056).

Yours Faithfully

PROVINCIAL HEAD:
Signed by:
Designation:
Date:

WESTERN CAPE
Ms Ndobeni Nelisa
Control Environmental Officer (Acting)
05 MARCH 2019



NATIONAL DEVELOPMENT PLAN
Our Futures - make it work



**agriculture,
forestry & fisheries**

Department:
Agriculture, forestry & fisheries
REPUBLIC OF SOUTH AFRICA

Directorate Land Use and Soil Management, Private Bag x120, Pretoria, 0001
Delpen Building, c/o Annie Botha & Union Streets, Riviera

From: Director: Land Use and Soil Management

Tel: (012) 319 7678 ☐☐ **Fax:** (012) 329 5938 ☐☐ **e-mail:** agriland@nda.agric.za

**Urban Rural SA
PO Box 7257
Stellenbosch
7599**

21 February 2019

Dear Sir/Madam

This serves as a notice of receipt and confirms that your application has been captured in our electronic AgriLand tracking and management system. It is strongly recommended that you use the on-line AgriLand application facility in future.

Detail of your application as captured:

Type: **Rezoning**

Your reference number: **321/2018/1095-7PAA**

Property Description: **Farm Champagne 1095 Ptn 7**

Dated: **07 February 2019**

Please use the following reference number in all enquiries:

AgriLand reference number: 2016_06_0141

Enquiries can be made to the above postal, fax or e-mail address.

Yours sincerely,

K. MALULEKE

pp DIRECTOR: LAND USE AND SOIL MANAGEMENT

Online application available at: <http://www.agis.agric.za/agriland>