



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11605

Our File Reference Number: Farm 1075/14, Paarl Division

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [REDACTED]

Sir / Madam

## **APPLICATION FOR CONSENT USE: FARM 1075/14, PAARL DIVISION**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That the following application(s) in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Farm No. 1075/14, Paarl Division for a consent use to:
    - 2.1.1 permit the use of five existing cottages together with a building containing dining and entertainment facilities for guests as a Tourist Accommodation Establishment.
    - 2.1.2 to permit the use of an existing building as a Tourist facility, restricted to the specific use of a conference facility.

**BE APPROVED** in terms of Section 60 of the said bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

### **3. Conditions of approval:**

*Conditions of approval which should be complied with as required in terms of Section 66(11) of the subject By-Law, before the development rights vested:*

- 2.1 Building plans must be submitted for all new alteration and extension to the existing structures and all changes of use and must be generally in accordance with the site development plan as referenced (Drawing Nr LR3 100, dated 17/06/2020 and extract

Drawing No. LR3-150 dated 18/06/2020) and reference Drawing No. LR3-200 & 201 dated 16/06/2020), attached as **ANNEXURE B**.

- 2.2 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of submission of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- 2.3 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charges will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development contributions will be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to submission of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

*General conditions of approval with no requirement for compliance prior to the development of the land as contemplated in terms of Section 66(11) of the subject By-Law:*

- 2.4 The approval only applies to the proposed application for consent use under consideration, as indicated in **ANNEXURE B** 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.
- 2.5 The development must be undertaken generally in accordance with the site development plan with a total building area of 1457m<sup>2</sup>, as referenced (Drawing Nr LR3 100, dated 17/06/2020 and extract Drawing No. LR3-150 dated 16/06/2020 and reference Drawing No. LR3-200 & 201 dated 16/06/2020), attached as **ANNEXURE B**.
- 2.6 Sufficient on-site parking must be provided at all times in accordance with the provisions of the subject Zoning Scheme Bylaw, as illustrated on the subject site development plan (**ANNEXURE B**) and to the satisfaction of the municipality.
- 2.7 The conditions listed in the memorandum dated 21/06/2021 and received 23/06/2021 (Civil) and 23/06/2021 (Electrical) from the Municipal Director: Infrastructure Services attached as **ANNEXURE G** be complied with.
- 2.8 The conditions listed in the letter dated 12 August 2020 from the Cape Winelands District Health Department attached as **ANNEXURE H** be complied with.

- 2.9 A maximum of ten (10) bedrooms in five (5) buildings shall be used for the tourist accommodation establishment, in addition to the existing boutique hotel facility.
- 2.10 Guest rooms shall not be converted to or used as separate self-contained dwelling units and there shall be no cooking facilities in the guest rooms apart from a kettle, without municipal approval.
- 2.11 The operating hours of the 40-seat conference facility in an existing 239m<sup>2</sup> building, be restricted to normal office hours, between 08:00 and 18:00 per day for the general public/day visitors.
- 2.12 The tourist accommodation facility and the conference facility shall not create any undue noise or be a nuisance to the surrounding properties and that precautionary measures be taken by the owners in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989) at all times.

**4. The reasons for the above decision are as follows:**

- 4.1 The 5unit tourist accommodation establishment, with central dining and entertainment area and conference facility for guest and the general public would not have a negative impact on the primary farming activities on the property and the surrounding farming environment.
- 4.2 The tourism land uses are in keeping with the Stellenbosch Municipal Spatial Development Framework, that promotes agri-tourism on properties zoned for agricultural purposes.
- 4.3 Sufficient amount of parking bays is provided onsite, safe access could be obtained from existing roads and the proposed activities would not have a significant impact on traffic generations.
- 4.4 Existing vacant agricultural buildings is use, which is in line with the prescriptions of the Stellenbosch Municipal Zoning Scheme By-law (2019).
- 4.5 Adequate services could be provided with the existing connections and would be the owners responsibility to upgrade where needed.

**5. Matters to be noted:**

- 5.1 All electrical requirements be directed to Eskom.
- 5.2 A liquor license be applied for, where required.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

7. Appeals must be submitted 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. The following prescribed information is accordingly required:
  - (a) The personal particulars of the Appellant, including:
    - (I) First names and surname;
    - (II) ID number;
    - (III) Company of Legal person's name (if applicable)
    - (IV) Physical Address;
    - (V) Contact details, including a Cell number and E-Mail address;
  - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.
  - (c) The grounds of the appeal which may include the following grounds:
    - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
    - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.
  - (d) whether the appeal is lodged against the whole decision or a part of the decision;
  - (e) if the appeal is lodged against a part of the decision, a description of the part;
  - (f) if the appeal is lodged against a condition of approval, a description of the condition;
  - (g) the factual or legal findings that the appellant relies on;
  - (h) the relief sought by the appellant; and
  - (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

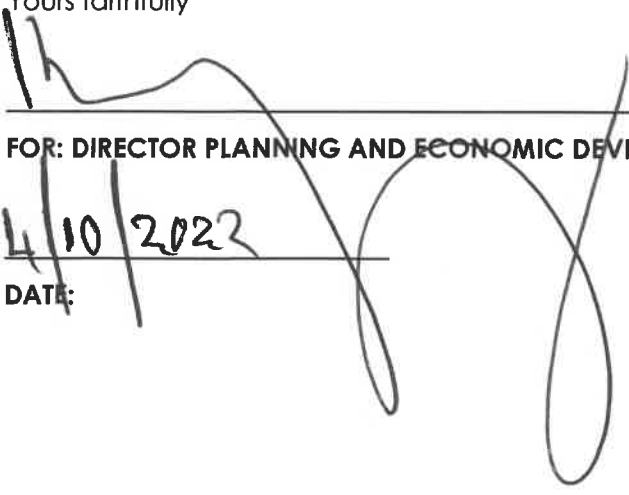
(j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

8. 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](mailto:landuse.appeals@stellenbosch.gov.za)
9. 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.
10. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
11. An applicant who lodge 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.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision is suspended, and in the case of any approval, 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



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over a solid horizontal line.

**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

4/10/2022

DATE:

COPIES TO OBJECTOR

1. [REDACTED] - [REDACTED]

**ANNEXURE B**  
Site Development Plan



**GENERAL NOTES**

General dimensions to be taken in accordance with the survey, and all dimensions, areas and levels to be provided as per the survey. The contractor shall be responsible for the design of the roads and any other works to be carried out on the site. The owner is copyright and remains the property of Architects. This drawing may not be retained, copied, or used in any way without the architect's written consent.

**TOWN PLANNING DATA**

PROPERTY ZONING: AGRICULTURAL  
 EPIC AREA: 12.29 ha  
 BUILDING AREA: 2 566 m<sup>2</sup>  
 EXISTING HOTEL: 1 487 m<sup>2</sup>  
 EXISTING VINEYARD SUITES: 219 m<sup>2</sup>  
 EXISTING MANAGER'S DWELLING: 270 m<sup>2</sup>  
 EXISTING SHEDS & RECYCLING: 48 m<sup>2</sup>  
 EXISTING GAZEBO: 25 m<sup>2</sup>  
 TOTAL BUILDING AREAS: 4 595 m<sup>2</sup>  
 COVERAGE: 3.7%  
 PARKING BAYS PROVIDED: 49 Bays

**REVISION DATE**

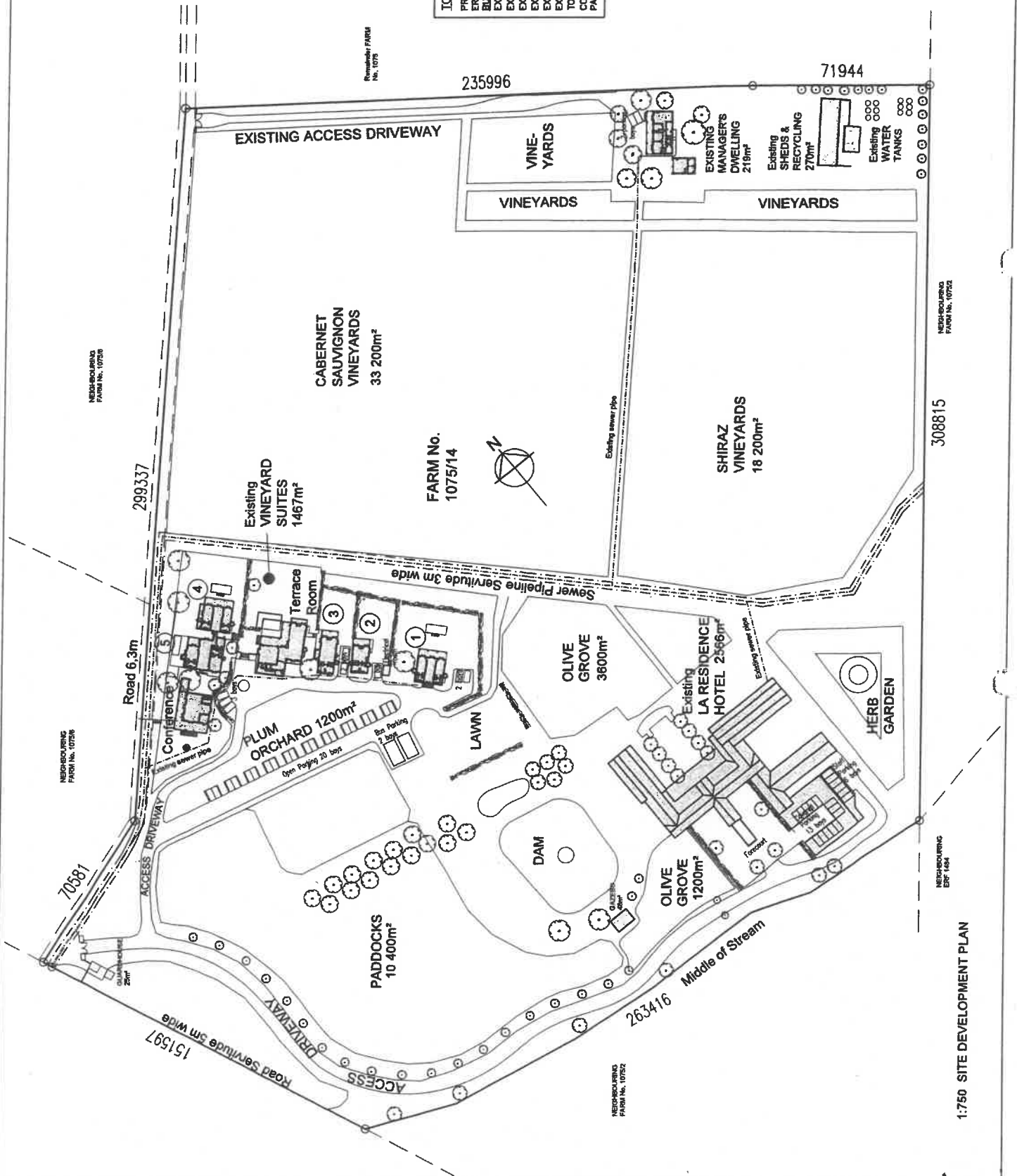
A 20-05-2023 New Drawing  
 B 18-05-2023 General Update  
 C 17-05-2023 General Update

Architects Incorporated	
OWNER:	DATE:
DESIGNER:	DATE:
CLIENT:	DATE:

**LA RESIDENCE**  
 FRANSCHOEK

FARM No. 1075/14  
 FRANSCHOEK

DRAWING: SITE DEVELOPMENT PLAN	
SCALE:	DATE:
1:750	17 06 2023
DRAWN BY:	REV:
LR3-100	D



1:750 SITE DEVELOPMENT PLAN

**VINYARD SUITES AREAS:**

Suite 1	170 m <sup>2</sup>
Suite 2	228 m <sup>2</sup>
Suite 3	132 m <sup>2</sup>
Suite 4	168 m <sup>2</sup>
Suite 5	216 m <sup>2</sup>
Terrace Room	301 m <sup>2</sup>
Conference	239 m <sup>2</sup>
Electrical Room	12 m <sup>2</sup>
<b>TOTAL BUILDING AREA:</b>	<b>1 467 m<sup>2</sup></b>

**REVISION DATE**

A 19-06-2020 New Drawing

**Architects Incorporated**



OWNER:

DESIGNER:

DATE:

DATE:

CLIENT:

by

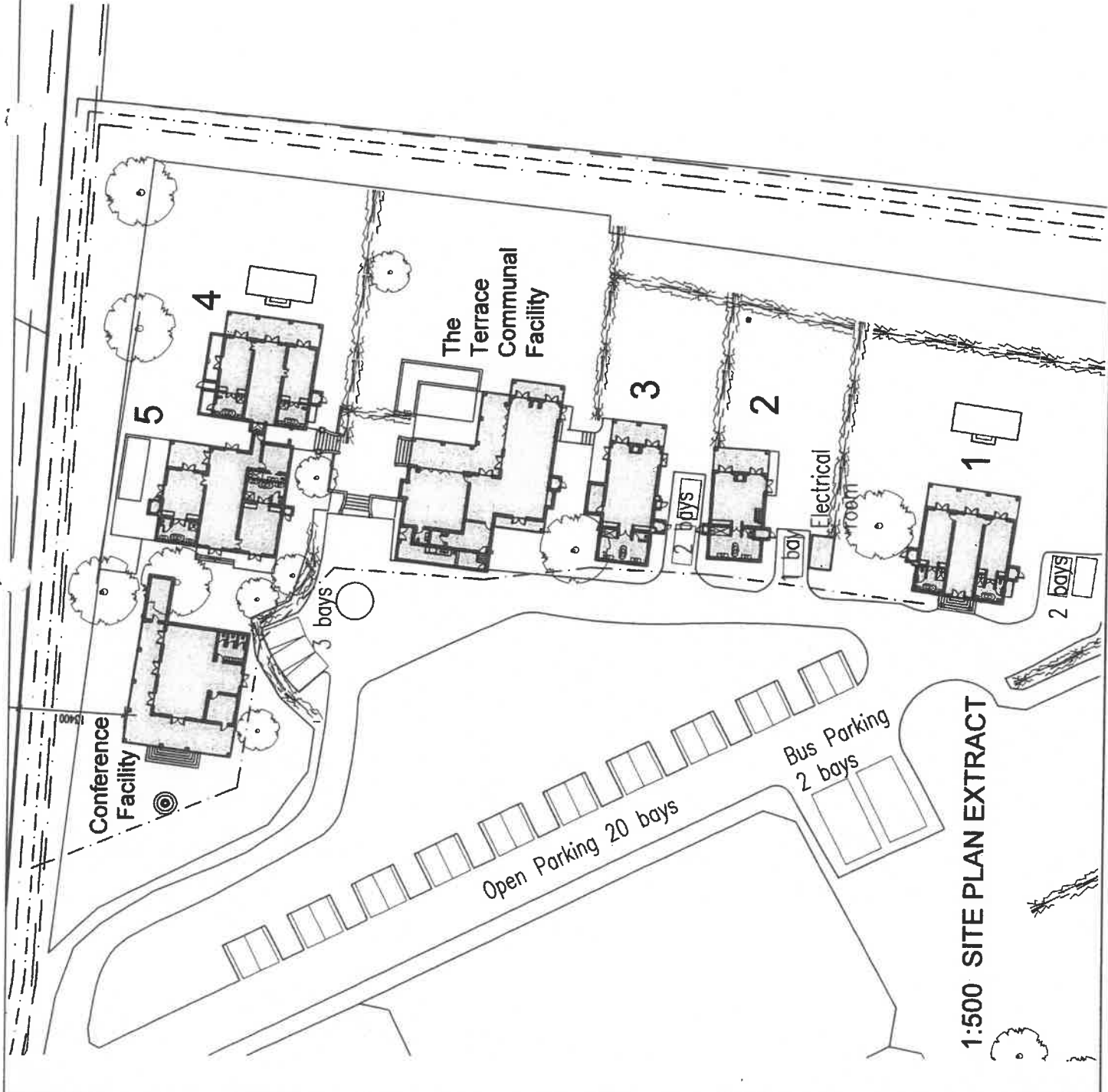
**LA RESIDENCE**  
Franschhoek  
\*\*\*\*\*

PROJECT:

**FARM No. 1075/14**  
**FRANSCHOEK**

**DRAWING:**  
**SITE DEVELOPMENT PLAN**

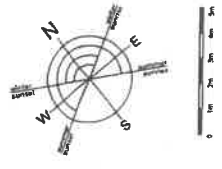
SCALES	DRAWN BY	DATE	REV
1:250	BFS	19 06 2020	
DRAWING NUMBER	LR3-150		
	A		



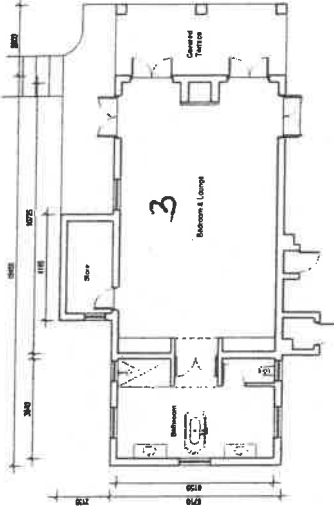
**1:500 SITE PLAN EXTRACT**

**GENERAL NOTES**

Planned dimensions to be taken in accordance to section 10  
 dimensions, sizes and levels to be checked on site by the  
 contractor and any discrepancies to be reported to the designer  
 for resolution before any work is put in hand.  
 This drawing is copyright and remains the property of architects  
 and is not to be reproduced, stored, copied, or used in any way  
 without the designer's written consent.

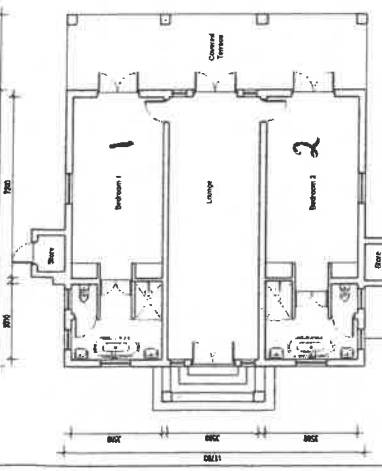


**VINEYARD SUITE 3**



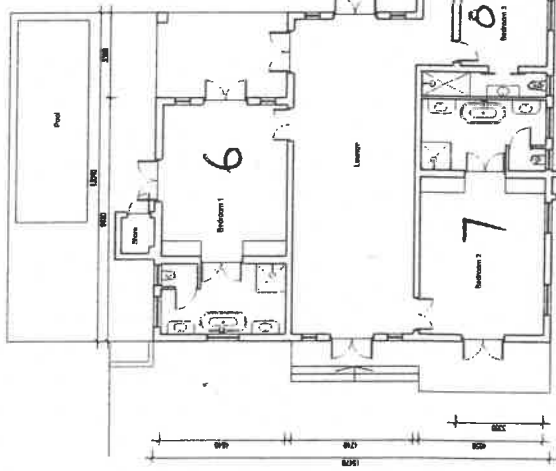
1:100 FLOOR PLAN

**VINEYARD SUITE 1**



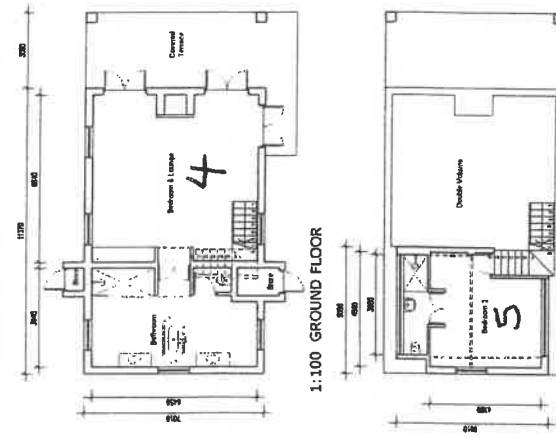
1:100 FLOOR PLAN

**VINEYARD SUITE 5**



1:100 FLOOR PLAN

**VINEYARD SUITE 2**

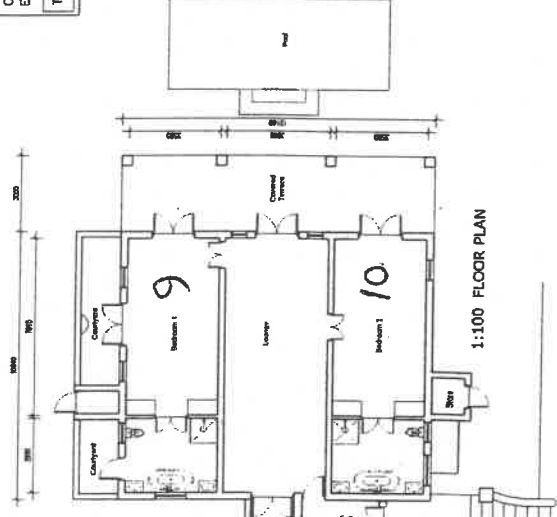


1:100 FIRST FLOOR

**VINEYARD SUITES AREAS:**

Suite 1	170 m <sup>2</sup>
Suite 2	228 m <sup>2</sup>
Suite 3	132 m <sup>2</sup>
Suite 4	168 m <sup>2</sup>
Suite 5	216 m <sup>2</sup>
Terrace Room	501 m <sup>2</sup>
Conference	239 m <sup>2</sup>
Electrical room	12 m <sup>2</sup>
<b>TOTAL BUILDING AREA:</b>	<b>1 487 m<sup>2</sup></b>

**VINEYARD SUITE 4**



1:100 FLOOR PLAN

REVISION DATE  
 1. 16-06-2020 New Drawing

**Architects Incorporated**

OWNER: [Redacted] ARCHITECT: [Redacted]  
 DATE: [Redacted] DATE: [Redacted]  
 CLIENT: [Redacted]



PROJECT:  
 FARM No. 1075/14  
 FRANSCHOEK

**Drawings:**

PLANS OF EXISTING  
 VINEYARD SUITES

SCALE	DRAWN BY	CHECKED BY
1:100	SPS	RS
DRAWING NUMBER	REV	A
LR3-200		

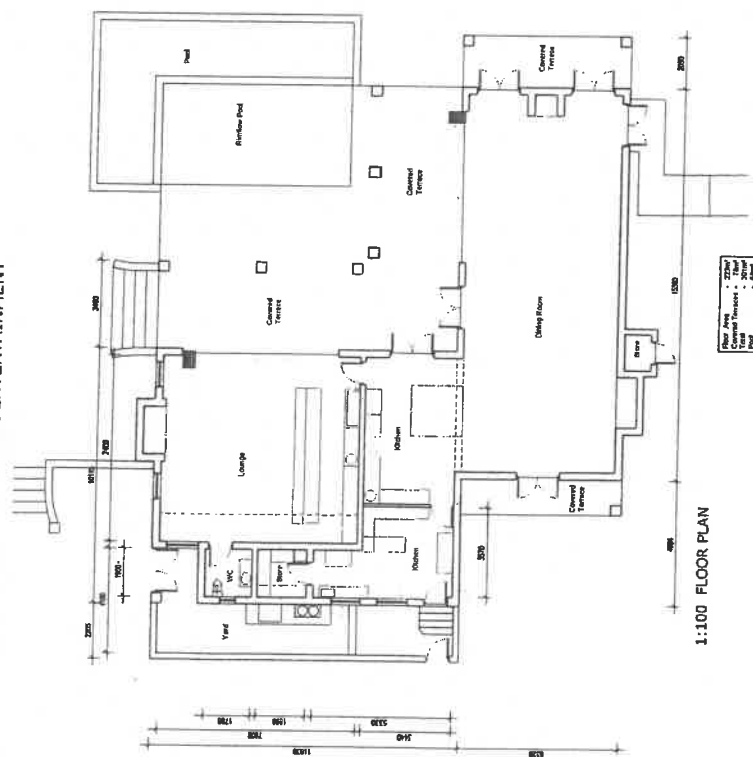
Floor Area: 1700 m<sup>2</sup>  
 Living: 1000 m<sup>2</sup>  
 Kitchen: 1000 m<sup>2</sup>

Floor Area: 1700 m<sup>2</sup>  
 Living: 1000 m<sup>2</sup>  
 Kitchen: 1000 m<sup>2</sup>

### GENERAL NOTES

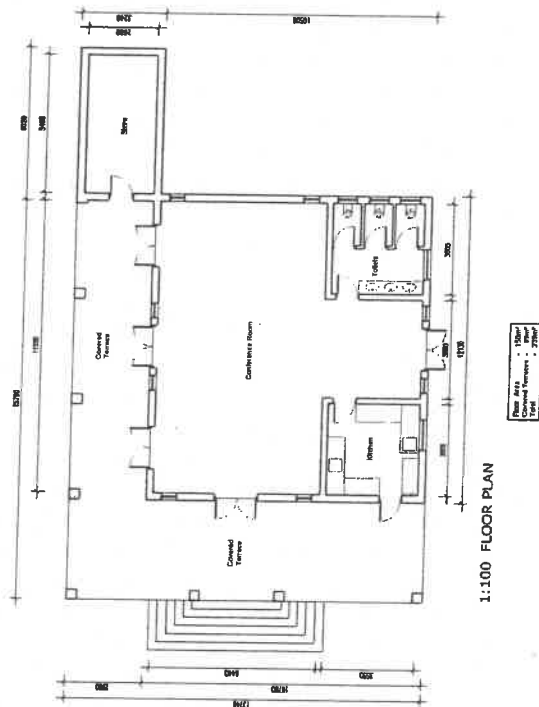
Final dimensions to be shown in preference to any dimensions shown on drawings. Contractor shall verify all dimensions and any discrepancies to be reported to the design professional before any work is put in place.  
This drawing is copyright and remains the property of Architects Incorporated. It may not be reprinted, copied, or used in any way without the design professional's written consent.

## TERRACE ROOM - COMMUNAL ENTERTAINMENT

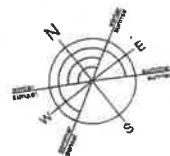


1:100 FLOOR PLAN

## CONFERENCE ROOM



1:100 FLOOR PLAN



### REVISION DATE

A 11-06-2020 New Drawing

### Architects Incorporated

8 Yorville Road - Vrededorp - Cape Town

### OWNER:



### DATE:

11-06-2020

### LA RESIDENCE

FARM No. 1075/14  
FRANSCHOEK

### PROJECT:

### DRAWING:

PLANS OF EXISTING  
VINEYARD SUITES

SCALE	DRAWN BY	CHECKED BY	DATE
1:100	SPS	19	06

DRAWING NUMBER	REV	DATE
LR3-201	A	

# **ANNEXURE G**

## Comments from Director: Infrastructure Services



file 6



# STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

## MEMORANDUM

DIREKTEUR: INGENIEURSDIENSTE  
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development  
Att Aandag N Katts  
From ▫ Van: Abdullah Daniels (Development)  
Date ▫ Datum: 21/06/2021  
Our Ref ▫ Ons Verw: Civil Lu-2024 11605  
Re ▫ Insake: Farm 1075-14 Franschhoek: Consent use

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICES  
23 JUN 2021  
**RECEIVED**

The application is for the following items:

The owner wishes to obtain permanent rights in terms of consent uses for five guest cottages (Vineyard Suites) previously approved as a temporary departure for five years together with dining and recreational facilities.

be accommodated as a tourist accommodation establishment and tourist facilities respectively, in terms of the Zoning Scheme By-Law, 2019  
The application seeks to secure these land use rights accommodated within existing buildings, as supplementary facilities to the existing La Residence hotel

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

**1. Water**

1.1 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.

FILE NO: F 1075/14 FH  
DATE: 708903

**2. Waste Water and Sewage**

- 2.1 Use of existing septic tanks to collect and treat sewage generated not allowed.
- 2.2 Conservancy tanks or alternative municipal approved wastewater treatment may be used.
- 2.3 Any alternative systems details must be submitted for approval.

**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 Refer the application to the District Roads Engineer Paarl for comments and approval.
- 4.2 All the conditions set by the District Roads Engineer will be applicable.

**5. Development Charges (DCs)**

- 5.1 Based on the information provided, the Development Charges payable by the developer is R429 494.84 (Vat incl.) as per attached Development Charges calculation.
- 5.2 The DC's were calculated for the 2020/2021 financial year. If the account is paid after 30 June 2021 it has to be recalculated using the then applicable tariffs.
- 5.3 The appropriate DC's are payable before a Clearance certificate can be issued.

**6. Electrical**

- 6.1 Refer to annexure A for electrical comments

**ABDULLAH DANIELS**

**PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)**

V:\2.0 DEVELOPMENT\00 Developments\2027 (AD) Farm 1075-14 Paarl (LU-11605)\2027 (AD) FARM 1075-14. FRANSCHHOEK.  
Guesthouse cottages.doc



**Franschoek**

Land Use Category	Unit Type	Existing Usage	Proposed New Usage		Increased Usage		Water	Sewer	Stormwater	Development Charges Involved (incl.VAT)		Community Facilities	Total
			area (m2)	du/ha	du	% GLA				du	m2 GLA		
Residential	Single Residential >1000m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Single Residential >500m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Single Residential >250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Single Residential <250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Less Formal Residential >250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Less Formal Residential <250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Group Residential >250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Group Residential <250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Medium Density Residential >250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	Medium Density Residential <250m2	du	0	0%	0	0%	R	R	R	R	R	R	R
	High Density Residential - flats	du	0	0%	0	0%	R	R	R	R	R	R	R
	High Density Residential - student rooms	du	0	0%	0	0%	R	R	R	R	R	R	R
Commercial	Local Business - office	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Local Business - retail	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	General Business - office	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	General Business - retail	m2 GLA	539	300%	539	300%	R	R	R	R	R	R	R
	Community	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Education	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Light industrial	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	General Industrial - light	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	General Industrial - heavy	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Noxious Industrial - heavy	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Resort	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Public Open Space	m2	0	0%	0	0%	R	R	R	R	R	R	R
Other	Private Open Space	m2	0	0%	0	0%	R	R	R	R	R	R	R
	Natural Environment	m2	0	0%	0	0%	R	R	R	R	R	R	R
	Utility Services	m2 GLA	0	0%	0	0%	R	R	R	R	R	R	R
	Public Roads and Parking	m2	0	0%	0	0%	R	R	R	R	R	R	R
	Transport Facility	m2	0	0%	0	0%	R	R	R	R	R	R	R
Special	To be calculated based on equivalent demands		0										
	Complete yellow/green cells.												

du = dwelling unit, GLA=Gross Inhabitable area.	*** du/ha = If not equal to existing area
Total Development Charges before Deductions	R 350 595,59
% Deductions per service (%)	0,00%
% Deductions for services (amount)	R 0,00
Additional Deduction per service - from Service Agreement (sum)	R 0,00
Sub Total after Deductions (excluding VAT)	R 350 595,59
VAT	R 1 171,31
Total	R 351 766,90



file

(S)

**Nicole Katts**

**From:** Martin Slabber  
**Sent:** Wednesday, 23 June 2021 08:03  
**To:** Joy Julius  
**Subject:** RE: Farm 1075/14 Paarl

GENERAL NOTE:

CONDITIONS: If any electrical services have to move, remove, change or upgrade, apply via recoverable cost application, for applicants cost subject to SANS 10142:104 1-2008, energy savings and efficient implementation and Municipal by-law. Only 1 wiring electrical connection is available.

- 1. Installation of 10A electrical control units
- 2. Solar water heating/heat pump installation
- 3. Energy efficient lighting
- 4. Roof insulation
- 5. Cooking with gas fired appliances
- 6. Control all condition equipment with energy saving devices
- 7. Treat at least 50% of hot water with alternative energy saving devices

Graaie,  
Martin Slabber  
Supl. Divansivier-Elect  
E: [m.slabber@stellenbosch.gov.za](mailto:m.slabber@stellenbosch.gov.za)



[Martin.slabber@stellenbosch.gov.za](mailto:Martin.slabber@stellenbosch.gov.za)  
C: +27 83603 3431  
T: + 27 21 808 8338  
[www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)

FILE NR	
SCAN NR	F1075/14P
VALUE PAID TO	708895

STELLENBOSCH MUNICIPALITY  
PLANNING AND DEVELOPMENT SERVICE

23 JUN 2021

**RECEIVED**

[www.facebook.com/stellenboschmunicipality](https://www.facebook.com/stellenboschmunicipality)

Hugenote Road 23 Franschhoek 7690  
PO Box 18, Franschhoek, 7690  
PO Box 17, Stellenbosch, 7599

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**From:** Joy Julius <[wayleave@stellenbosch.gov.za](mailto:wayleave@stellenbosch.gov.za)>  
**Sent:** Tuesday, 22 June 2021 09:27  
**To:** Martin Slabber <[Martin.Slabber@stellenbosch.gov.za](mailto:Martin.Slabber@stellenbosch.gov.za)>  
**Subject:** Farm 1075/14 Paarl

I'm using Mimecast to share large files with you. Please see the attached instructions.

Hi Martin,

Abdullah wil gou luister of Martin dalk hierdie aansoek kan afhandel asseblief.

Groete



**Joy Julius**  
Senior Circle Development Services, Asset  
Management and Systems & Project  
Management Unit (PMU)  
Infrastructure Services

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T: 27 31 800 8203

Email: [joy.julius@icet.gov.za](mailto:joy.julius@icet.gov.za)

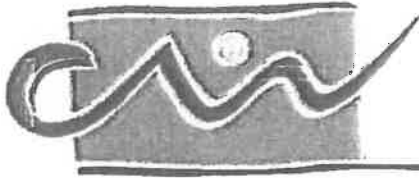
13, Dapp Street

Stellenbosch 7600

[www.icet.gov.za](http://www.icet.gov.za)

# **ANNEXURE H**

Comments from Health  
Officer (Cape Winelands  
District Municipality)



# CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMBUZO:  
TELEFOON/TELEPHONE/UMNXEBA:  
FAKS/FAX/FEKSI:  
E-POS/E-MAIL/E-MAIL:  
U VERW/YOUR REF/REF YAKHO:  
ONS VERW/OUR REF/REF YETHU:

Mnr. M. Mathee  
021-8711001  
021-8721277  
[mathee@capewinelands.gov.za](mailto:mathee@capewinelands.gov.za)  
Farm 1075/14 PAARL (LU/11605)  
Farm No. 1075/14

Alexanderstraat 46 Alexander Street  
☒ 100  
STELLENBOSCH  
7599

12 August 2020

**The Municipal Manager  
Stellenbosch Municipality  
P.O. Box 17  
STELLENBOSCH  
7599**

**Director: Planning & Economic Development**

Dear Sir / Madam

## **FARM 1075/14 PAARL (LU/11605): APPLICATION FOR CONSENT USE**

Your email dated 6 August 2020 refers.

From an environmental health perspective, this application may be recommended for approval, if the following conditions are complied with:

### **1. Environmental Pollution**

1.1 No pollution such as water, air, dust or noise pollution may occur on any part of the premises during the operation of the mentioned facilities.

### **2. Sewage / Sanitary Facilities**

2.1 The sewage disposal from the proposed development must adhere to specifications, conditions and approval received from the National Department of Water & Sanitation.

2.2 Sewage disposal on the premises must at all times take place in a nuisance-free manner and shall be the owner's responsibility.

2.3 Toilet facilities must adhere to National Building Regulations standards.

2.4 Disabled toilet facilities must be provided.

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke Imbalelwano maylthunyetwe kuMlawuli kaMasipala  
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/E-mail: [admin@capewinelands.gov.za](mailto:admin@capewinelands.gov.za) • Faks/Fax/iFeksi: 023 342 8442

### **3. Potable Water / Storm water**

- 3.1 Drinking water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS 241.
- 3.2 The collection and subsequent disposal of storm water must be approved by the Department of Water & Sanitation.

### **4. Solid Waste Disposal**

- 4.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.
- 4.2 Refuse collecting and removal must be nuisance free at all time.
- 4.3 The proposed facilities must be provided with a refuse area that complies with the following:
  - 4.3.1 Large enough to store all the refuse generated on the premises
  - 4.3.2 Inaccessible to the public, i.e. equipped with a lockable door or gate
  - 4.3.3 A smooth, washable floor surface, constructed at an angle to direct drainage to a specific point
  - 4.3.4 A catchment pit connected to the sewerage system
  - 4.3.5 Rodent and insect proof according to the best available method.

### **5. Food Handling**

- 5.1 **All facilities where food is handled**, must comply with the minimum structural and hygiene requirements for food handling premises, as determined in Regulation R638 (General Hygiene Requirements for Food Premises Regulations) in terms of the Foodstuffs Act (Act 54 of 1972).
- 5.2 **Food handling areas may under no circumstances operate without a prior application being made to the Environmental Health Department of the Cape Winelands District Municipality for a Certificate of Acceptability.** This certificate will only be issued after inspection and if the premises meets the requirements of Regulation R638.

### **6. General Conditions**

- 6.1 The planned operations/businesses may not result in a "noise disturbance" or a "noise nuisance" as defined in the Noise Control Regulations PN 627/1998, in terms of the Environmental Conservation Act (Act 73 of 1989), as well as the provisions of SANS Code 0103 – 2008. Any noise pollution is prohibited as defined in the Municipal Health By-laws of the Cape Winelands District Municipality.
- 6.2 The requirements for smoking in public places as contained in Regulation 975 – Notice Relating to Smoking of Tobacco Products in Public Places, issued in terms of the Tobacco Products Control Act, 1993 (Act 83 of 1993) as amended, must be complied with at all times.

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala  
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/I-E-mail: [admin@capewinelands.gov.za](mailto:admin@capewinelands.gov.za) • Faks/Fax/I-Feksi: 023 342 8442

6.3 This Department reserves the right to set further requirements during the running of the business.

7. **Accommodation Facilities (Guest Cottages)**

Shall comply, at all time, with all the following requirements as stipulated in the Municipal Health By-laws: Cape Winelands District Municipality No.6696 of 15 February 2010.

No person shall use any building as an accommodation establishment unless—

- (a) it is in good structural condition outside and inside and in a proper state of repair;
- (b) not less than one bathroom is provided for the first eight lodgers, with one additional bathroom for every additional twelve lodgers or part thereof;
- (c) every bathroom—
  - (i) is provided with a hand wash-basin;
  - (ii) is provided with a bath or shower; and
  - (iii) is provided with an adequate supply of cold and or hot running water.
- (d) sanitary conveniences are provided on the basis of one convenience for the first eight lodgers and thereafter one convenience for every additional twelve lodgers or part thereof: provided that a sanitary convenience shall not be installed in the same room as a bath or shower, en-suite bathrooms excluded.
- (e) the faecal matter arising in respect of the accommodation is properly stored and, except where pit latrines or a method for the adequate treatment of such matter by means of an enzymatic or chemical process is provided, is properly removed and disposed of;
- (f) a receptacle with a close-fitting lid is provided in a latrine.
- (g) the household refuse arising in respect of the accommodation is properly removed and
- (h) all water supply fittings and fittings that relate to sanitation and ablution are in a working order.

**The planned development is situated in an agricultural use zoning area and the facilities of the planned development will be exposed to normal agricultural activities and effects. Guest may be inconvenienced by these agricultural activities.**

Yours faithfully



**for MUNICIPAL MANAGER**