



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/6004

Our File Reference Number: Farm 1646/11, Paarl

Your Reference Number:

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 : PORTION 11 OF FARM NO. 1646, 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 application for Consent Use for a Tourist Accommodation Establishment in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law 2015 in order to use four (4) existing workers cottages for guest accommodation purposes on Farm 1646 Portion 11, Paarl.

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

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

3.1 The approval only applies to the application under consideration as indicate don the Site Development Plan drawing no: 17-008, 16-131, 17-08-GC4 & 17-08GC2, dated: 2017/03/17 drawn by: Red Atlantic architecture attached as **Annexure D** 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.

3.2 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.

3.3 The development must be undertaken generally in accordance with the site development plan drawing no: 17-008, 16-131, 17-08-GC4 & 17-08GC2, dated: 2017/03/17 drawn by: Red Atlantic architecture attached as **Annexure D**.

3.4 The conditions of approval as imposed by the Directorate Infrastructure Services, in their memorandum dated 18 October 2018, be complied with, as attached as **Annexure C**.

3.5 Building plans must be submitted for approval and that the relevant occupancy certificates be issued prior to the vesting of this approval.

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

4.1 Existing buildings are to be repurposed for the proposed use.

4.2 The proposal will have no impact on the surrounding properties due to the location of the buildings being used.

4.3 The proposal will promote agri tourism in the area by making a wider range of tourist related accommodation available to the visiting tourists.

5. 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.

6. 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.

7. 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)
8. 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.

9. 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>).
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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

  
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

10/1/2023  
DATE:



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## **ANNEXURE C**



STELLENBOSCH MUNICIPALITY  
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE  
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development

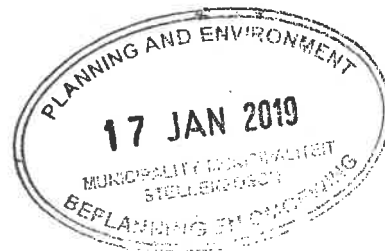
Att Aandag A Hourdouin

From ▫ Van: Mr. William Smith

Date ▫ Datum: 18 October 2018, Revision 1

Our Ref ▫ Ons Verw: LU 6103

Re ▫ Insake: Farm 11/1646, Stellenbosch - Driekoppen: Consent use to use existing cottages for guest purposes on a portion 11 of Farm 1646.



The application is in reference to:

(1) Section 15 (2) (o) of the Stellenbosch Land Use Planning Bylaw of 2015 for the **consent use to use existing cottages** for guest purposes on a portion 11 of Farm 1646.

Comments from the Directorate Engineering Services i.e Roads + Stormwater, Water Services, Traffic Engineering and Development Services 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. Water Supply

1.1 The potable water has to be stored and distributed on the farm in such a way that it complies with the SANS 241 Drinking Water Quality Standards

FILE NR:	
SCAN NR:	F 1646/11B.
COLLABORATOR NR:	625278

2. Waste Water and Sewage

2.1 Dispose of waste water and sewage in such a manner that it does not contaminate ground or stormwater.

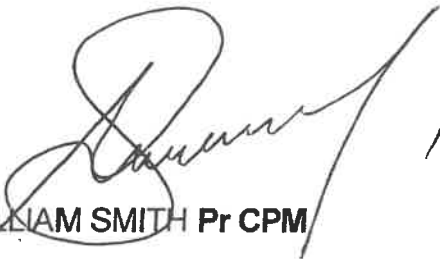
2.2 Owner to enter into a contract with the Municipality to empty conservancy tank.

2.3 The effluent from the installed sewage treatment plant to conform to the General Standards as defined in the Water Act

2.4 The owner has to dispose of the waste water and sewage in such a manner that it does not pollute any surface water, ground water or stormwater.

**3. Solid Waste**

3.1 The solid waste generated on the site has to be removed to a legal solid waste disposal site in accordance with the requirements of section 20 of the Environmental Conservation Act (Act 73 of 1989).



18/10/2018

**WILLIAM SMITH Pr CPM**

**PROJECTS MANAGER: DEVELOPMENT SERVICES AND PROJECT MANAGEMENT**

**TYRONE KING Pr TECH ENG**

**MANAGER: DEVELOPMENT**



**STELLENBOSCH**  
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## **ANNEXURE D**





3017-04-05

Manifold Approved Stamp

Final Review / Amendment / Re-submission Approved Stamp

**CONTINGENCY NOTES**

Change to 2017 Final Development Application. Contingency notes are provided to inform the applicant of the status of the application. The applicant is responsible for ensuring that the application is complete and that all required information is provided. The applicant is also responsible for ensuring that the application is submitted in a timely manner. The applicant is also responsible for ensuring that the application is submitted in a timely manner. The applicant is also responsible for ensuring that the application is submitted in a timely manner.

**GENERAL COMMENTS:**

At the time of the development application, the applicant is responsible for ensuring that the application is complete and that all required information is provided. The applicant is also responsible for ensuring that the application is submitted in a timely manner. The applicant is also responsible for ensuring that the application is submitted in a timely manner. The applicant is also responsible for ensuring that the application is submitted in a timely manner.

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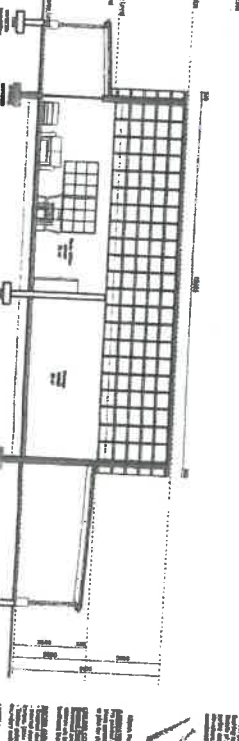
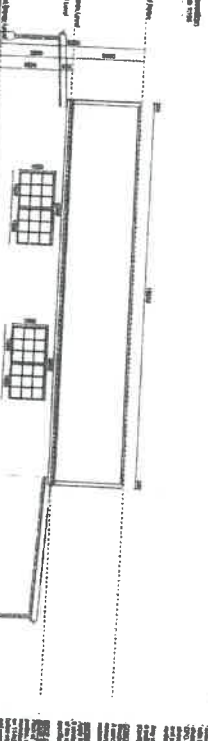
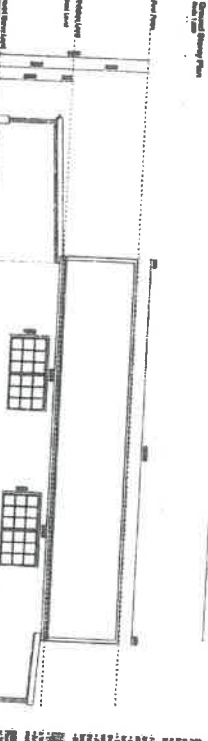
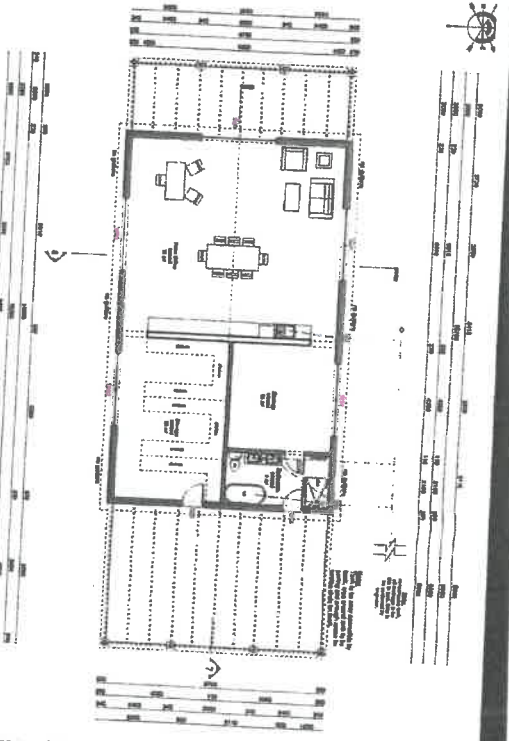
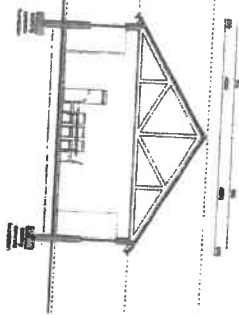
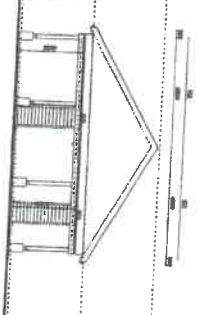
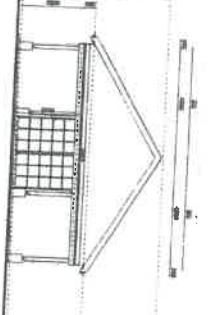
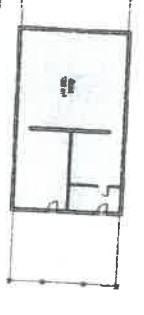
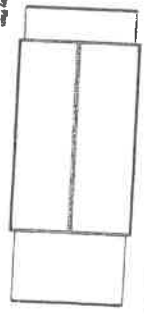


**RED ATLANTIC ARCHITECTURE**  
 17-008  
 3017-04-05

Property description:  
 Portion 11 of Farm 1044, PFA002940000X  
 (because to turn from the former PFA002940000X)  
 Project description:  
 Existing structures upgraded  
 and other structures proposed

Sheet description:  
 Site Development Plan

Project number	17-008	Sheet number	01	Project status	
Project Date	2017-03-24	Drawn by		Checked by	
Scale	1:1000	Page Size	A1		



**GENERAL NOTES:**

1. The owner is responsible for obtaining all necessary permits and approvals from the local authorities.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
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**CONTRACTOR'S OBLIGATIONS:**

The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

**OWNER'S OBLIGATIONS:**

The owner is responsible for obtaining all necessary permits and approvals from the local authorities. The owner is responsible for obtaining all necessary permits and approvals from the local authorities. The owner is responsible for obtaining all necessary permits and approvals from the local authorities.

**RED ATLANTIC ARCHITECTURE**

1600 14th Street, NW  
Atlanta, GA 30309  
Phone: 404.525.1111  
www.redatlantic.com

**PROJECT INFORMATION**

Project Name: **WILHELMINA HOUSE**

Project Address: **1400 14th Street, NW, Atlanta, GA 30309**

Project Status: **Completed**

Project Date: **2010**

Project Number: **16-131**

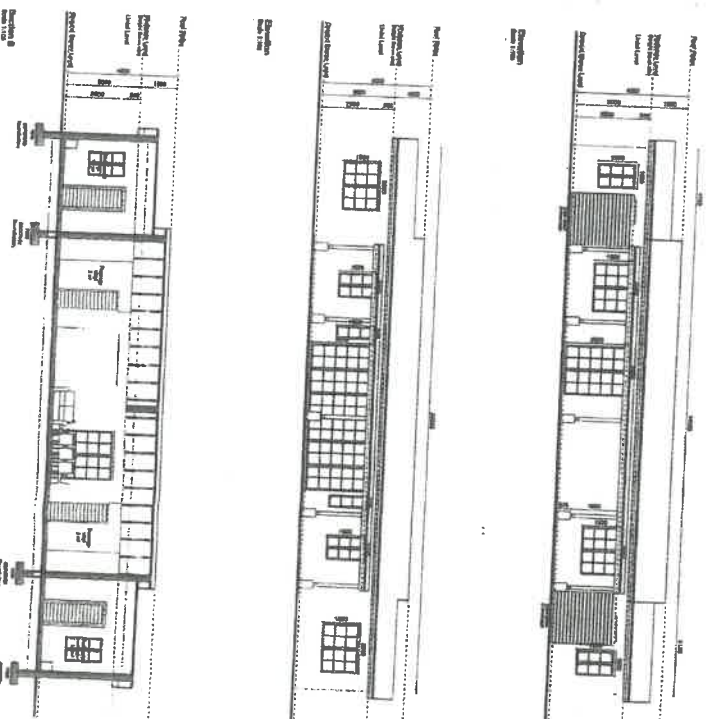
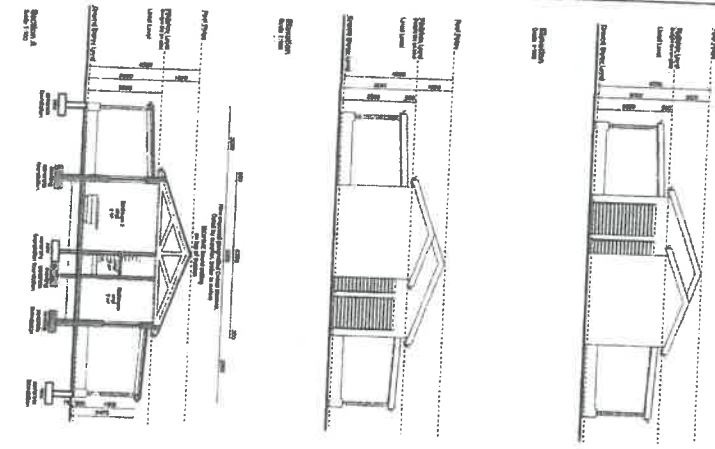
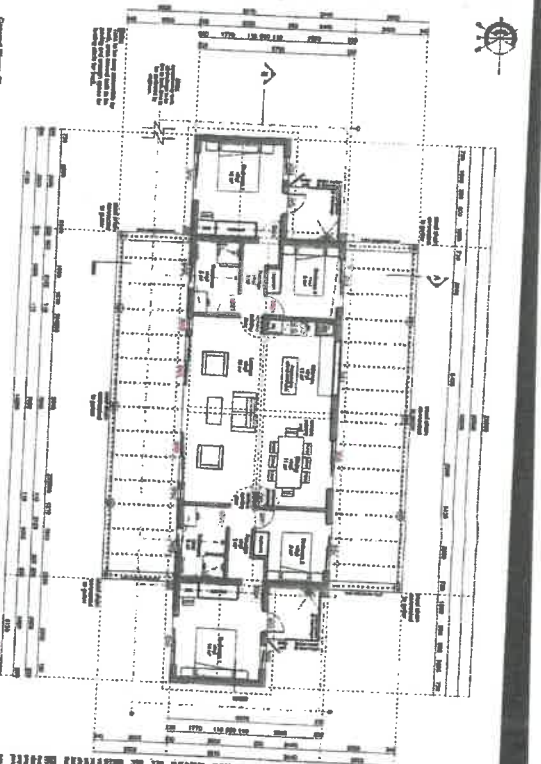
Project Manager: **John Smith**

Project Designer: **John Smith**

Project Architect: **John Smith**

Project Engineer: **John Smith**

Project Contractor: **John Smith**



**GENERAL NOTES:**

1. All dimensions are in millimeters unless otherwise stated.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications.
4. The contractor shall maintain access to all services and structures at all times.
5. The contractor shall be responsible for the safety of all workers and the public.
6. The contractor shall provide a site safety plan and implement it throughout the project.
7. The contractor shall ensure that all materials and equipment are stored in a safe and secure manner.
8. The contractor shall ensure that all waste is disposed of in an environmentally sound manner.
9. The contractor shall ensure that all work is completed in a timely and efficient manner.
10. The contractor shall ensure that all work is completed in a professional and courteous manner.

**GENERAL CONTRACTOR'S OBLIGATIONS:**

The contractor shall be responsible for the overall management and coordination of the project. This includes the following:

- 1. Obtaining all necessary permits and approvals.
- 2. Ensuring that all work is completed in accordance with the approved plans and specifications.
- 3. Maintaining access to all services and structures at all times.
- 4. Ensuring the safety of all workers and the public.
- 5. Providing a site safety plan and implementing it throughout the project.
- 6. Ensuring that all materials and equipment are stored in a safe and secure manner.
- 7. Ensuring that all waste is disposed of in an environmentally sound manner.
- 8. Ensuring that all work is completed in a timely and efficient manner.
- 9. Ensuring that all work is completed in a professional and courteous manner.

**RED ATLANTIC**  
ARCHITECTS

1200 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1B 2Y7  
TEL: (416) 291-1111  
WWW.REDATLANTICARCHITECTS.COM

**WHOLE HEALTH LIVING**

Project description:  
Phase 1 of a 100,000 sq. ft. multi-story residential building with a 4-story podium.

Project description:  
Existing structure upgraded to a 4-story podium.

Project description:  
Roof Plan, Floor Plan, Area Plans, Sections, Elevations and Description Notes

Project number: 17-08-GC-01

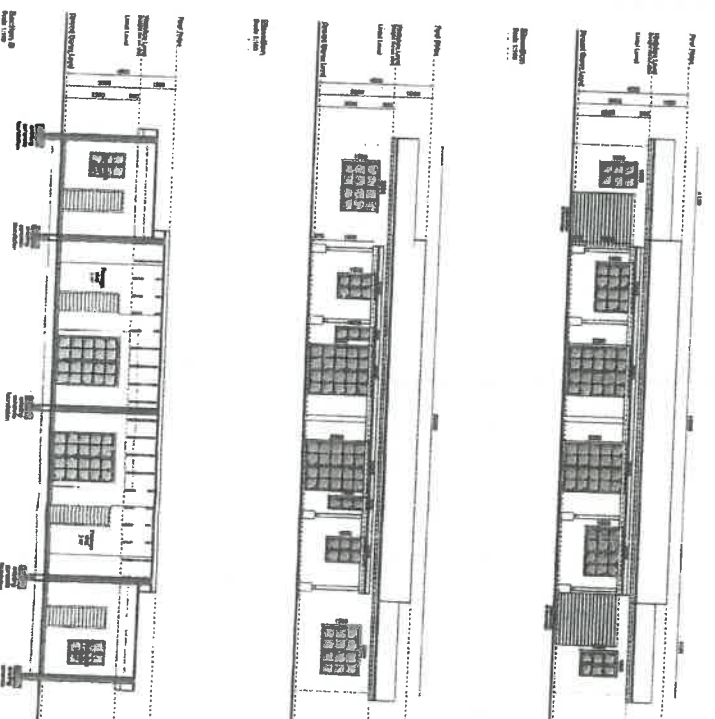
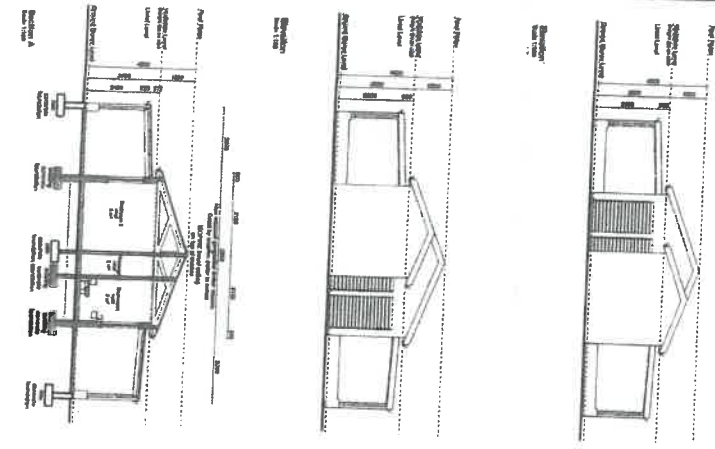
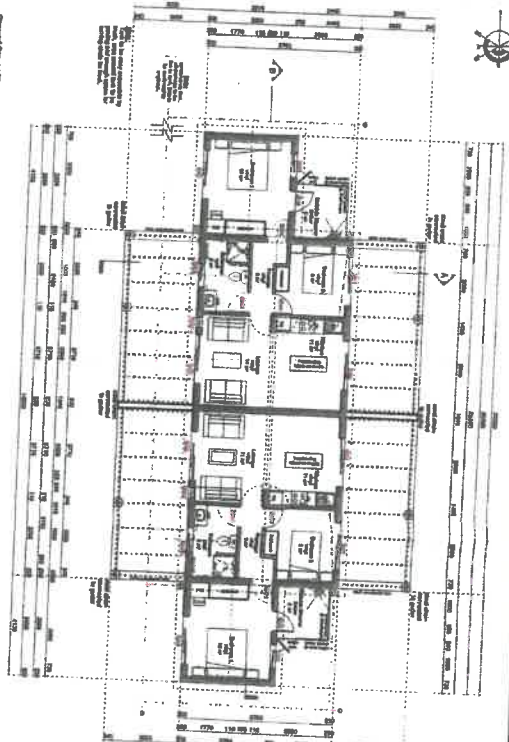
Project status: Design

Designed by: [Name]

Drawn by: [Name]

Scale: 1/8" = 1'-0"

Page size: A1



**GENERAL NOTES:**

1. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's consultants.
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**RED ATLANTIC**  
ARCHITECTS

1100 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1B 2Y7  
TEL: (416) 291-1100  
WWW.REDATLANTIC.COM

**PROPERTY DESCRIPTION**

Part of 11 of Farm 156, PARADELSONG (located to them from 156 towards Paradelsong farm)

**Project description**

Existing structure proposed to a double 2 Bedroom Cottage

**Street description**

Road Plan, Floor Plan, Area Plans, Sections, Elevations and Description Notes

**Project number** 17-08-GC-01

**Project status** Design

**Project Date** 2023

**Drawn by** [Name]

**Scale** As Shown

**Issue Date** 2023/07/27

**GENERAL NOTES:**

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