



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15018 (TP146/2022)

Our File Reference Number: Farm 127/40 Stellenbosch Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Dear Mr Lombaard

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE ON FARM NO. 127/40, STELLENBOSCH DIVISION

1. This Municipality's decision letter dated 7 August 2024, refers.
2. The Appeal Authority resolved on 29 April 2025 that The Appeal submitted against the decision of the Authorised Decision-maker dated 19th of July 2024, in respect of the subject application **BE DISMISSED**, and that the subject decision **BE CONFIRMED** in terms of Section 81 (7)(b) of the Stellenbosch Municipal Land Use Planning By-law as follows:
3. That the application in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law (2023) for a consent use to establish a tourist accommodation establishment in the existing main dwelling and outbuildings with a maximum number of ten (10) tourist accommodation bedrooms and one (1) manager's room, on Farm No. 127/40, Stellenbosch Division.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said By-law:
- 4.1 The approval applies only to the consent use application and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council and external authorities.
 - 4.2 The development must be undertaken generally in accordance with the building plan as referenced; Drawing No A01-01, B02-01, B02-02, E02-01, dated 2021/03/19 and drawn by Erik Grobler Argitek (EDMS) BPK, attached as **APPENDIX 2**.
 - 4.3 Parking for the approved facility at all times be provided on site, at the required ratio as per the Zoning Scheme By-law.
 - 4.4 The conditions listed from the Western Cape Government: Infrastructure (Chief Directorate: Roads Planning) in their letter dated 24 June 2024, attached as **APPENDIX 6**, be adhered to.
 - 4.5 The owner of Farm No. 127/40, Stellenbosch must obtain the power of attorney from the owner of Farm No 1312/6, Stellenbosch Division to register a right of way servitude over Farm No. 1312/6, Stellenbosch Division in favour of Farm No 127/34 and Farm No 127/2, Stellenbosch Division to link-up with the existing right of way servitude in favour of Farm No. 127/40, Stellenbosch Division over Farm No 127/34.
 - 4.6 That the proposed Access Design Plan, Project: De Zeven Guest Lodge Access, Drawing Number 3912/CL/01 dated 2022/11/15 and drawn by Innovative Transport Solutions attached as **APPENDIX 6** be implemented and satisfactorily completed within six (6) months from the date of final notification of this decision, and written confirmation of compliance as endorsed by the Provincial Roads Authority be submitted to the Stellenbosch Municipality prior to the submission of any revised building plans for the change in use rights.
 - 4.7 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality, where applicable.

- 4.8 Building plans for the change in use rights be submitted within two (2) months after compliance to Condition 2.6 and which building plan(s) must be approved and the associated occupancy certificates be issued prior to the vesting of the use right for the tourist accommodation establishment.
- 4.9 The conditions listed from the Municipal Directorate: Infrastructure Services (Civil Engineering Services) in their memorandum dated 24 July 2023, attached as **APPENDIX 8**, be adhered to.
- 4.10 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Municipal Director Infrastructure Services.
5. The **reasons** for the above decision are as follows:
- 5.1 The Western Cape Government Department of Infrastructure as Road Authority has confirmed that the proposed new access point is located within the proclaimed road reserve.
- 5.2 The appellant did not provide any compelling arguments or new information that warrants an alternative decision on the matter. On balance of all considerations the decision is considered to be reasonable, and the conditions imposed effective to mitigate against the impact on adjoining and surrounding property owners.
- 5.3 The aesthetic appearance of the site and surrounding environment will not be altered and the proposal will not have a negative visual impact from the nearby scenic routes or surrounding properties, considering that the existing dwelling and ancillary outbuildings will be used.
- 5.4 The existing services is regarded as sufficient by all relevant authorities, to accommodate the proposed land use.

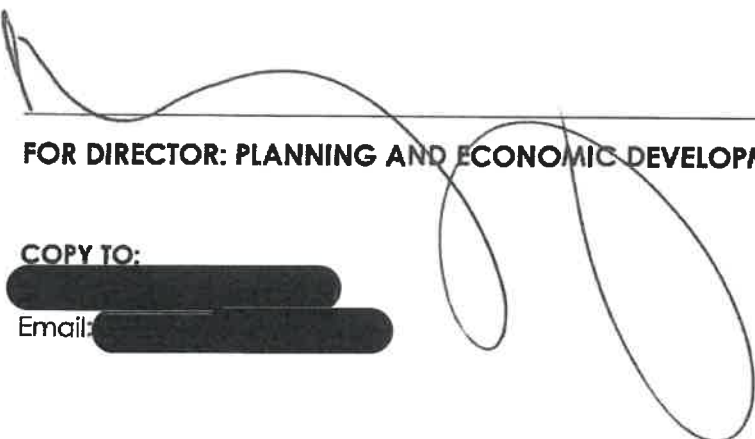
- 5.5 The proposal is in line with the surrounding land uses and the rural character of the area.
- 5.6 Sustainable agriculture is not compromised by the proposal as only an existing dwelling will be used for tourist accommodation and the remaining land is still set aside for agricultural purposes.
- 5.7 The proposed agri-tourism activities are in line with the municipal vision and objectives as set out in terms of the relevant municipal and provincial policy provisions.
- 5.8 The proposal will contribute to the expansion and diversification of the economic and tourism base of the property and the region.

6. Matters to be noted:

- 6.1 The authorised official of the Municipality will, after following due process exercise his/her discretion in terms of Section 90(c) of the Stellenbosch Municipal By-law on Land Use Planning to withdraw the subject approval granted and revert the use of the tourist accommodation establishment to its original approved use should the following be the case; -
 - 6.1.1 The subject approval remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or
 - 6.1.2 The operational use of the tourist accommodation establishment be in breach of any of the conditions of approval, and/ or
 - 6.1.3 The traffic levels with ineffective control over the access point of Minor Road 5227 become a potential traffic nuisance or safety hazard, and/ or
 - 6.1.4 The tourist accommodation establishment be used for any unauthorised uses not permitted in terms of this approval.

- 6.2 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.
- 6.3 All electrical requirements must be directed to Eskom, considering that the property is outside the Stellenbosch area of supply.
- 6.4 All business and liquor licenses be obtained from the relevant authorities.
- 6.5 The conditions listed from the Cape Winelands District Municipality Health Section in their letter dated 26 May 2023, attached as **APPENDIX 7**, be noted.
- 6.6 The operation hours as specified in the respective liquor licences and relevant municipal liquor trading hours By-laws will be applicable for the respective use.
7. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.
8. The appeal process has now been concluded.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

COPY TO:

Email:

26/5/2025.
DATE

Appendix 2

Site and building plans

2021/07/19 15:00:51

Revision	Description	Date
1	Guest rooms 1, 2 and 4 - 7	2021/07/19 15:00:51

Guest rooms 1, 2 and 4 - 7

P.O.

C.F. IERIK GROBLER
PR ARCH 21339
PROFESSIONAL ARCHITECT

802-01

COUNCIL

802-01

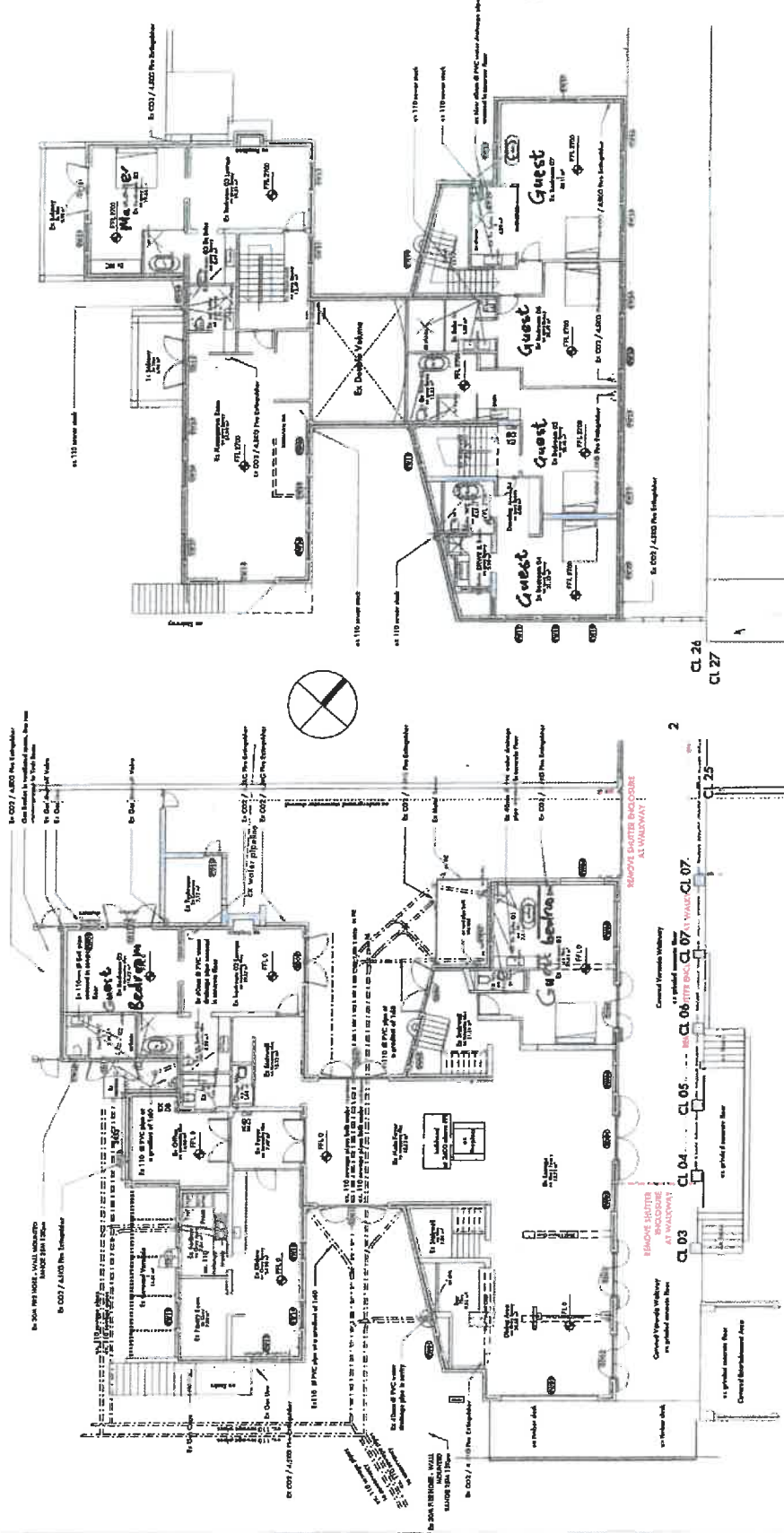
THE COUNCIL OF THE CITY OF JOHANNESBURG, IN ITS CAPACITY AS THE AUTHORITY RESPONSIBLE FOR THE REGULATION OF THE DEVELOPMENT OF THE CITY OF JOHANNESBURG, HAS REVIEWED THE APPLICATION FOR A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT OF THE MAIN BUILDING, FIRST FLOOR PLAN, AND HAS RESOLVED THAT THE APPLICATION IS IN ACCORDANCE WITH THE CITY OF JOHANNESBURG BUILDING REGULATIONS, 2015, AND THAT THE BUILDING PERMIT SHOULD BE GRANTED.

GUEST HOUSE RYDER PLANS
UPFRONT INVESTMENTS

Portion 40 of Farm 127 Stellenbosch

SHEET NAME	MAIN BUILDING GROUND FLOOR PLANS
PROJECT NO.	802-01
DATE	2021/07/19 15:00:51
DESIGNED BY	802-01

802-01



① 0 MAIN BUILDING GROUND FLOOR PLAN
1:100

1 MAIN BUILDING FIRST FLOOR PLAN
1:100

Member	Wardell
Member	13-25
Member	13-25

Guest rooms: Bedrooms 08 - 11

C.F. (ERIK) GEBLER
PR ARCH 21333
PROFESSIONAL ARCHITECT

B02-02

COUNCIL

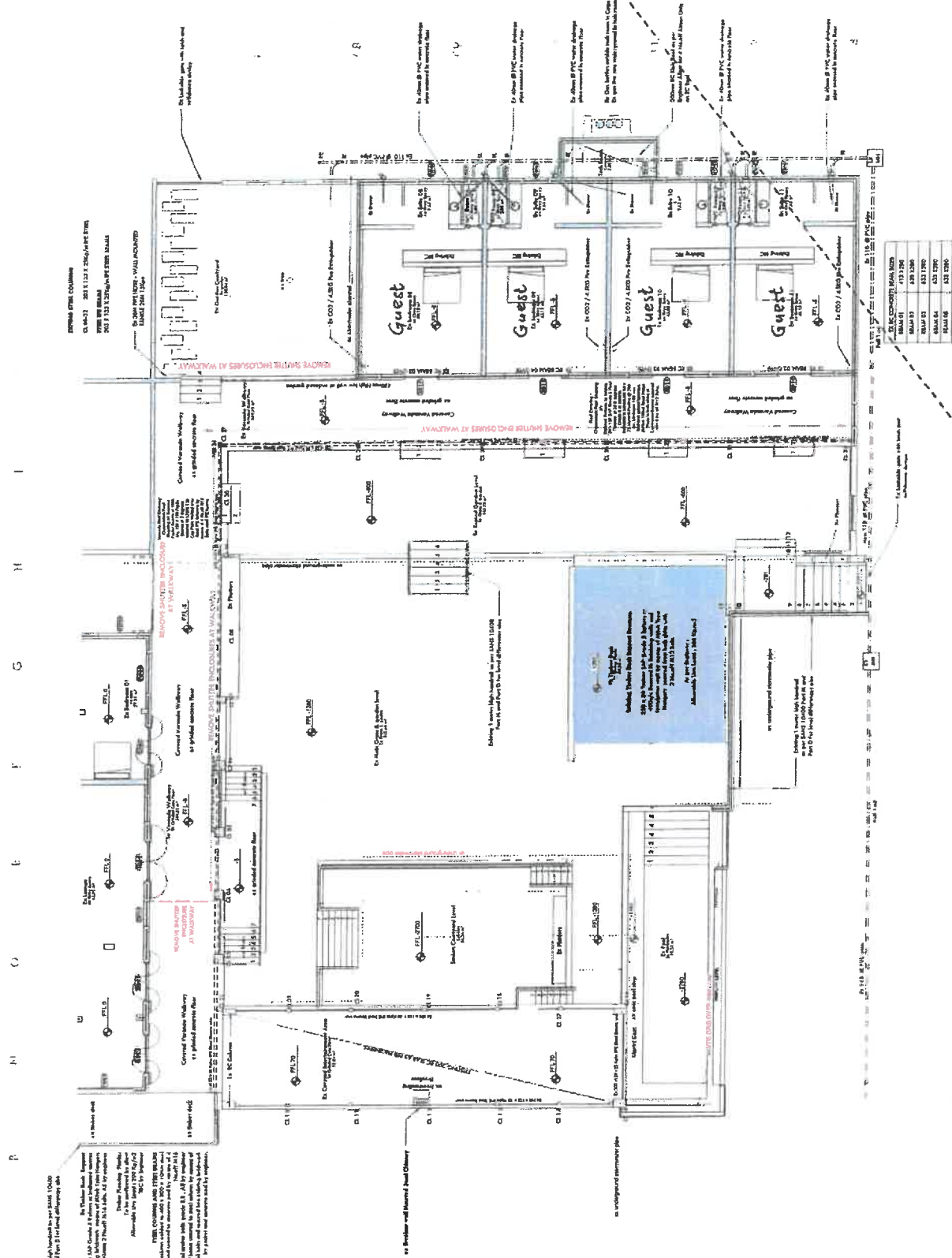
GUEST HOUSE HYDR PLANS -
UPPERPORT INVESTMENTS

Portion 40 of Farm 127 Stellenbosch

SUITES & WALKWAY FLOOR PLAN

PROJECT NO.	119
FILE	C:\Users\Bek G... (D:\Users\Bek G...)
FLOOR PLAN	2017/07/19 13:25
DATE/NO. OF	

B02-02



① 0 SUITES, LINK & ENTERTAINMENT PLAN
1,100



C.F. (ERIK) GROBLER
PR ARCH 21138
PROFESSIONAL ARCHITECT

E02-01

COUNCIL

[illegible]

124603

EXISTING VEZANDA CORRUGATED ROOF
AT 5 DEGREES WITH POPLAR BEAMS

AT 5 DEGREES WITH POPULAR TEAMS

EXISTING VELUDA CORRUGATED ROOF

WHAT IS DECEIVED WITH A POOR RESULTS

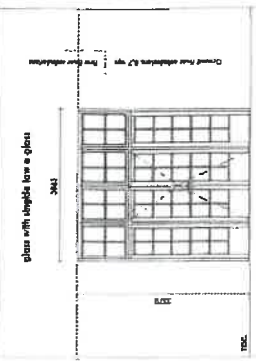
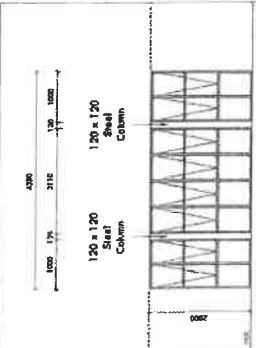
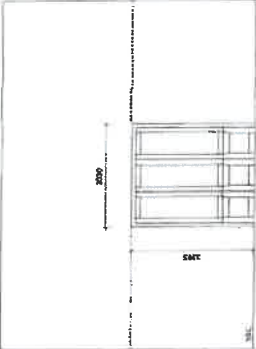
REMOVE SHUTTER ENCLOSURE

© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

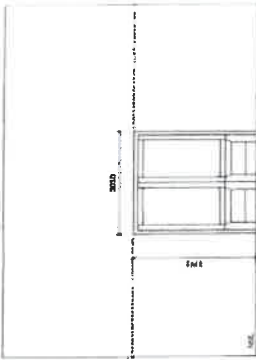
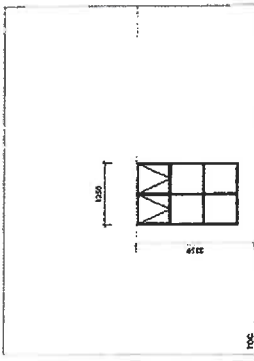
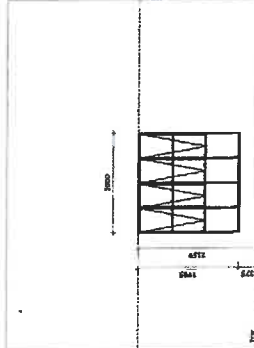
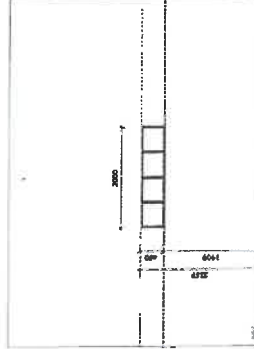
1000

1

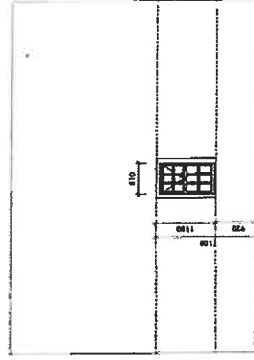
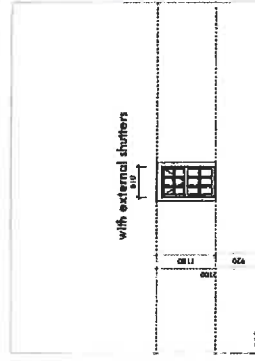
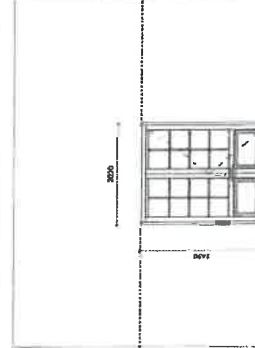
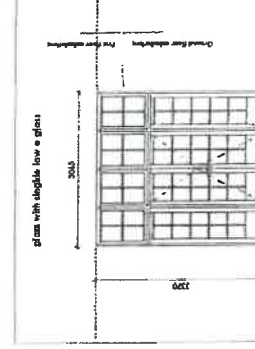
④ Main House Courtyard Elevation
1:100

[illegible][illegible]

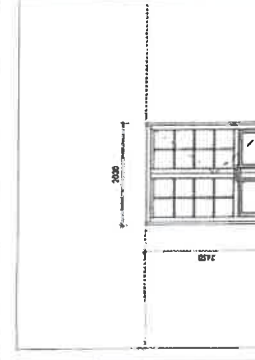
Room Date	Tenfold Doors opening to vestibule	evenings
Number	ED07, ED08, ED05	11:00
		20:00
		= 1/28
Room	Tenfold	
Frame Material	2010 wide x 2305 high	
Dimensions	3 ft	
Area = 6405 204		
6405 204	Door facing North East	
50% C	$3.6 \pm 0.27 \times 0.21$	
Conductance	± 0.58	
	3.6 ± 0.6	
	± 20.16	

[illegible][illegible][illegible]

Room Drain Number	Bedrooms 01 Street Window EW03	
Frame Material	Steel	
Disinfectant	2000 wds + 2000 Mj/h	
Area + SANS 204	09	
SAHS 204	Window Facing North West	
SGHC	$0.9 \times 0.81 + 0.8$ $= 0.53$	
Conductance	0.9×1.9 $= 1.71$	
Windmips	180 450 $= 0.33$	

[illegible][illegible][illegible]

IDC	Team Data Number	Mech Control Door ID07
FALLS		
FRONT MATERIAL	Tubster	
DIPENDIM	31683 w/dls + 3270 Nght	
AREA - \$AHS 254	10.53	
TEAM 508		
S&H 204	Dear finding North West	
\$CHC	1033 x 0.77 x .13	
Cumulative	9.74.6	
	50.70	
		Preheats 330 3300 w 0.04

[illegible]



3485 204	Door facing South West
5GHC	$3.38 \times 0.77 = 0.26$
	$= 0.66$
Conductance	3.94×4.05
	$= 13.55$

Controlle
0,34 x 4,00
= 1,36



WIND	Window facing South East
WIND DIR	$1.77 \times 0.77 = 0.21$
WIND SPC	0.28
Conductance	1.77×6.5

1.77 x 6.5



SAWS 204	Window facing South West
SGHC	$1.77 \pm 0.77 \pm 0.41$
Conductance	0.56 ± 0.24
	1.77 ± 4.08
	$= 7.18 \pm 0.9$

$\approx 7,18 \text{ O}_2$



5458 704

SGHC

Conductance

Whereby teaching is

$$\begin{aligned} 4,9 \times 0,77 &= 0,9 \\ &= 3,62 \\ 4,9 \times 4,6 &= 22,64 \end{aligned}$$

27,44

22.04.27.44



SANS ID#	Window facing North
SGHC	$1.77 \times 0.77 \times 0.77$ $\approx 0.23 \text{ } 1.23$
Conductance	1.77×5.9

1,77 x 5,8



Series 304	Window facing North East
SGHC	$0.43 \times 0.27 = 0.17$
Conductance	0.88×1.31 0.87×6.5 $= 3.75$

3,75



SAVES YOU	Windows / Living North West
50%	$2.5 \times 0.77 = 1.92$
Conductance	$= 1.16$
	2.5×4.05
	$= 10.125$

Conductance
 $Z_{\text{A}} \times 4, 10$
 $\approx 10, 15$ 

EA45 204	Window/looking South East
SEWC	$R_{34} \times 0.81 = 0.25$
Construction	$= 1.69$
	8.34×7.8
	65.88

85.58



DATE 1984	LAKE 204	Window facing North West
SCMC	$0.33 \pm 0.77 \pm 0.91$	
	± 0.24	
Conductance	0.35 ± 4.05	
	± 4.10	

Conductance	0,35 x 4,05 = 1,42
-------------	-----------------------

10/1/05 6:11
 Area of Ground Floor reserved spaces at 15.0 sq
 The House is in Tampa Bay Coastal Zone that is
 Coastal Zone of CDD = 1.04
 2.5.4.10.1.4 at 77.30
 The Contribution values of the House is not allowed
 to exceed 77.30
 Contribution is 77.43
 This sample is 5.045 204 four-thousand and forty-five

30/07/19 9:11
 Area of Ground Floor Internal space = 133.4 m²
 The house is in temporary Coastal Zone flag to China
 Zinc = 0.0002 (0.127)
 55.5 m² x 0.13 = 7.215
 The MOCG value of the house is not affected by water
 7.20
 Total Indoor Heat Cycle Calculation = 4.29
 Existing LMS indication simply is 3449 704
 Existing LMS indication

H02-02

COUNCIL

[illegible]

GUEST HOUSE RYDER PLANS UPFRONT INVESTMENTS

Parlton 40 of Farm 127 Stellenbosch

**MAIN BUILDING & SUITES 8-11
GROUND FLOOR SANS 204
CALCULATIONS**

PROJECT NO.	FILE	PROJECT NAME	DATE
		D:\Bentley's Office\Documents\Job Files\Construction\	2007/03/11 13:06
		PROJECT NAME	
		TRANSMISSION	

H02-02

Appendix 6

Comments from Western Cape
Government: Infrastructure (Drt
Roads Planning)



Ref: TPW/CFS/RP/LUD/REZ/SUB-25/217 (Job 25144-3)

The Director: Planning and Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7600

Attention: Mr Stiaan Carstens

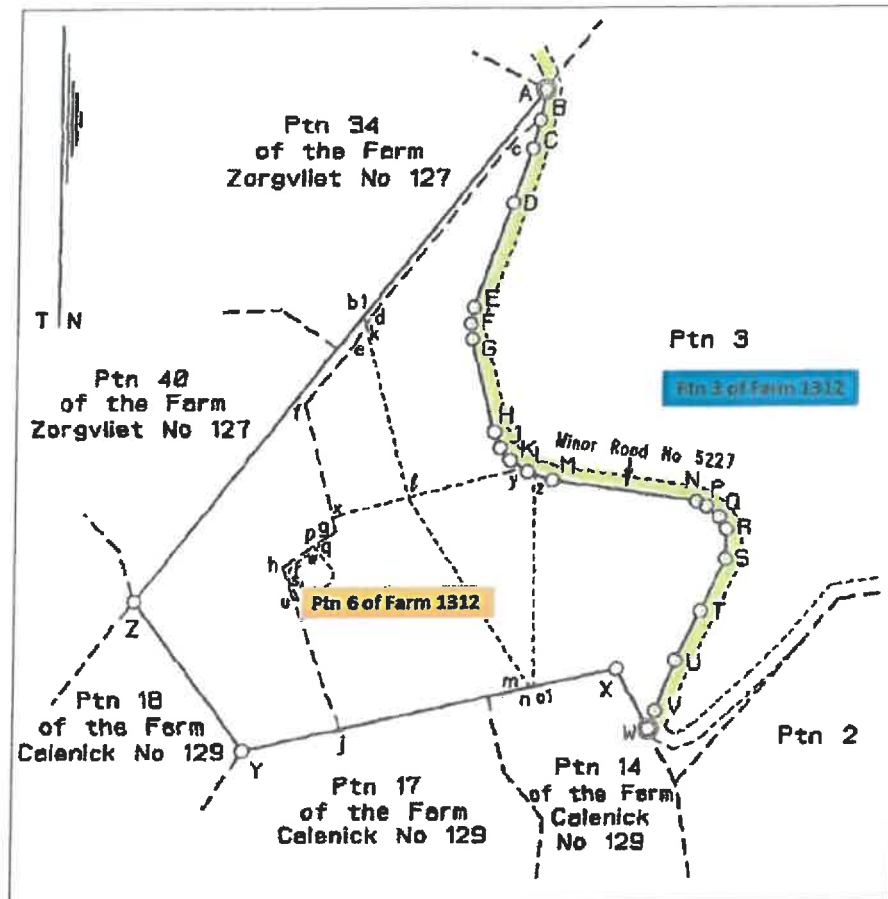
PORTION 40 OF FARM 127, STELLENBOSCH: MINOR ROAD 5227: APPLICATION FOR CONSENT USE

1. The following refer:
 - 1.1. Your email dated 11 June 2024 requesting an updated comment;
 - 1.2. The undated and unsigned MS Word document received from Mr Derek Brugman under the name of Solstice Trading CC on 17 November 2023 (this document/letter was seen as an unofficial letter and treated as such);
 - 1.3. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/217 (Job 25144) to Solstice Trading CC dated 20 October 2023 requesting the removal of vegetation in the road reserve of Minor Road 5227 (OP5227);
 - 1.4. Your email dated 20 September 2023;
 - 1.5. Our email dated 20 September 2023;
 - 1.6. The site visit attended by this Branch and Innovative Transport Solutions (ITS) on 5 September 2023;
 - 1.7. The email from ITS to Mr Uys Meyer dated 10 August 2023;
 - 1.8. The site visit held by ITS on 4 August 2023;
 - 1.9. Email from ITS dated 7 July 2023 containing the minutes of the meeting held on 29 June 2023;
 - 1.10. The meeting held by ITS on 29 June 2023;
 - 1.11. The email from Viridus Works dated 25 May 2023 containing the public notice regarding this land development application;



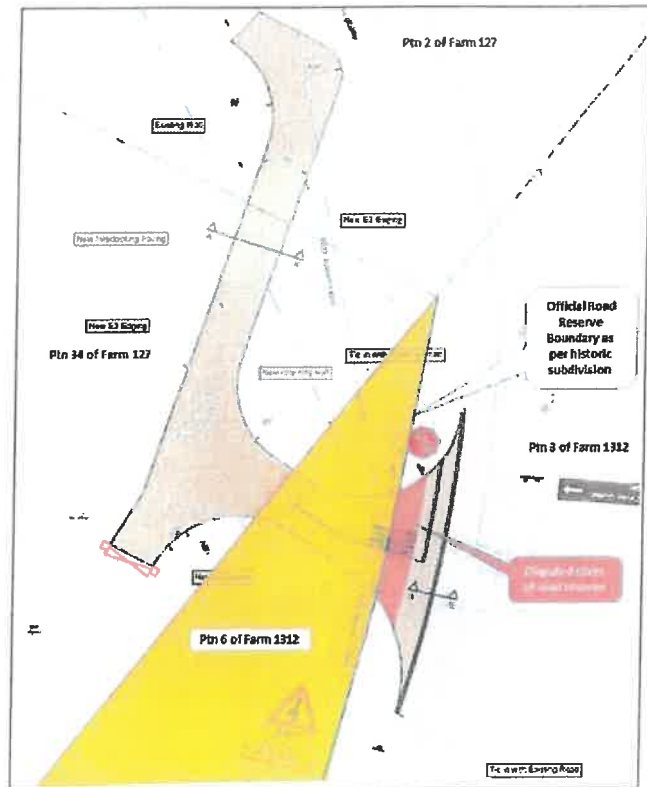
- 1.12. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/217 (Job 25144) dated 8 May 2023 approving an alternative access layout;
- 1.13. The Access Design Drawing (Drawing Number: 3912 / CL / 01) prepared by ITS dated 14 November 2022;
- 1.14. Our letter 16/9/6/1-25/217 (Job 25144) dated 13 August 2018 approving an access proposal;
- 1.15. Our letter 16/9/6/1-25/217 (Job 25144) dated 10 November 2017 offering a conditional no objection; and
- 1.16. The Access Report (ITS 3912) prepared by ITS dated October 2017 proposing four access locations.
2. OP5227 (Zevenrivieren Road) is directly affected by this application at ±km0.43 where the current access to Portion 2 of Farm 127, the Portion 34 of Farm 127 and Portion 40 of Farm 127 (via a servitude right of way (SG Diagram No. 5526/2000) over the Portion 34 of Farm 127) is located.
3. The application for consent use pertains to the utilization of existing buildings (the main dwelling and an attached outbuilding) on the property for a tourist accommodation establishment consisting of ten bedrooms - six in the main dwelling and four in the attached outbuilding - rather than the previously approved guest accommodation. This application aims to address and remove the obstacles to approving the as-built building plan.
4. First, through a decision by the Municipal Planning Tribunal in 2019, and later with the Appeal Authority confirming this decision in 2020, you granted approval for the consent use to establish De Zeven Guest Accommodation.
5. The Access Report (ITS 3912) prepared by ITS in October 2017 identified four access options. Option 4 was deemed the safest location; however, the owner of Portion 6 of Farm 1312 opposed the creation of a right of way servitude over his property to serve Portion 40 of Farm 127. Consequently, Option 3, located opposite the existing access to Portion 3 of Farm 1312, is the safest available location. In this case, the owner of Portion 6 of Farm 1312 agreed to the registration of a right of way servitude in favour of Portion 34 of Farm 127 and Portion 2 of Farm 127. The owners of Portion 34 of Farm 127 and Portion 2 of Farm 127 also agreed to this registration. Implementing Option 3 will also eliminate the existing unsafe access at approximately km0.43 off OP5227.
6. In our letter 16/9/6/1-25/217 (Job 25144) dated 13 August 2018 this Branch wrongly indicated that a tiny sliver of Portion 3 of Farm 1312 was still part of the Farm.
7. With further investigation it was confirmed that the sliver of land is located within the road reserve of OP5227. The reasons why the sliver of land in question is part of the road reserve of OP5227 are:
 - 7.1. OP5227 was proclaimed on 21 September 1956 in accordance with the general description contained in P.N. 618/1956, which occurred long before the subdivision of the Parent Farm 1312

- 7.2. It is evident from the SG Diagram No. 2399/2008 for Portion 6 of Farm 127 dated 5 June 2008, that the subdivision line between Point A and W on the SG Diagram follows the western road reserve boundary of OP5227 which is the common boundary between Portion 6 of Farm 127 and Portion 3 of Farm 1312 as indicated in the clip of the SG Diagram below.



- 7.3. It should also be noted that the road reserve width of a proclaimed road is impacted by the alignment of the road, especially where the road is in a fill or a cutting. In a fill, the road reserve boundary extends to at least the toe of the fill or 1.5m wider, and in a cutting, it reaches the crest, which can result in a width greater than the proclaimed width. In this case, the portion in question, although minor, is in a cutting. Moreover, it is important to consider that the road reserve was established during the subdivision, as previously explained.

- 7.4. The sliver of land in question is too small to be utilized for bona fide farming purposes or any other legal land use. The portion affected by the proposed access is approximately 30 m², as shown on the adjacent plan. Additionally, it is important to note that the road reserve was established during the subdivision, as explained above.



8. Currently Portion 40 of Farm 127 gains access off OP5277 via a right of way servitude (SG Diagram No. 1820/1997) over Portion 2 of Farm 127 and the right of way servitude (SG Diagram No. 5526/2000) over the Remainder of Portion 34 of Farm 127.
9. This Branch offers no objection to the application for Consent Use, subject to the following conditions:
 - 9.1. The existing buildings may only accommodate 10 bedrooms as a tourist accommodation establishment;
 - 9.2. The existing right of way (SG Diagram No. 1820/1997) must be cancelled;
 - 9.3. A new right of way servitude must be registered over Portion 6 of Farm 1312 in favour of Portion 34 of Farm 127 and Portion 2 of Farm 127, as indicated on the Design Drawing (Drawing Number: 3912 / CL / 01) prepared by ITS dated 14 November 2022;
 - 9.4. The existing access off OP5227 at approximately km0.43 must be permanently closed to the satisfaction of the District Roads Engineer in Paarl (Mr. E. Smith - 021 863 2020);
 - 9.5. A new access must be constructed at approximately km0.45, opposite the existing driveway access to Portion 3 of Farm 1312;

- 9.6. If required, the pillars and fence along the boundary of Portion 6 of Farm 1312 must be relocated to provide maximum shoulder sight distance (SSD) to the south (extent of pillars and fence to be moved to be agreed with the DRE in Paarl (Mr E Smith - 021 863 2020));
- 9.7. The existing embankment to the north of the proposed new access at approximately km0.45 must be cut back to provide maximum SSD northwards;
- 9.8. All trees and vegetation obstructing the line of sight within the road reserve of OP5227 must be removed to maximize SSD to the north;
- 9.9. A "Concealed Driveway" sign with supplementary Advisory Speed 40 km/h must be erected at a location advised by the DRE in Paarl (Mr E Smith - 021 863 2020) before the new access;
- 9.10. The geometrics and materials design plans for the new access must be approved by this Branch's Directorate: Road Design (Mr M Hendrickse - 021 483 3107) prior to the commencement of any construction;
- 9.11. Approval and handover of the site to work within the road reserve and statutory 5m building line of OP5227 must be obtained from the DRE (Mr E Smith - 021 863 2020), who will also issue the Practical Completion Certificate once construction has been completed; and
- 9.12. The removal of the trees and obstructing vegetation in the road reserve, the relocation of the pillars and fence, the closure of the existing access and the construction of the new access are the responsibility of the owner of Portion 40 of Farm 127.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

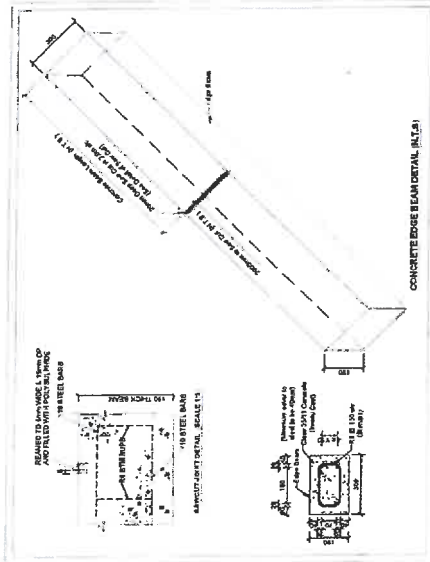
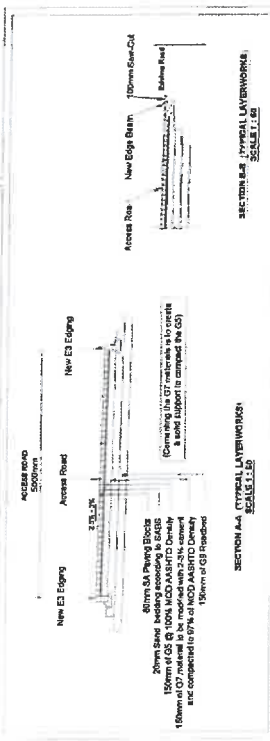
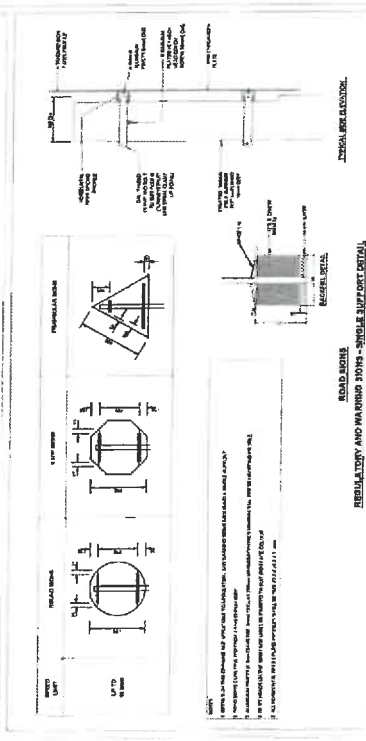
DATE: 24 June 2024

ENDORSEMENTS

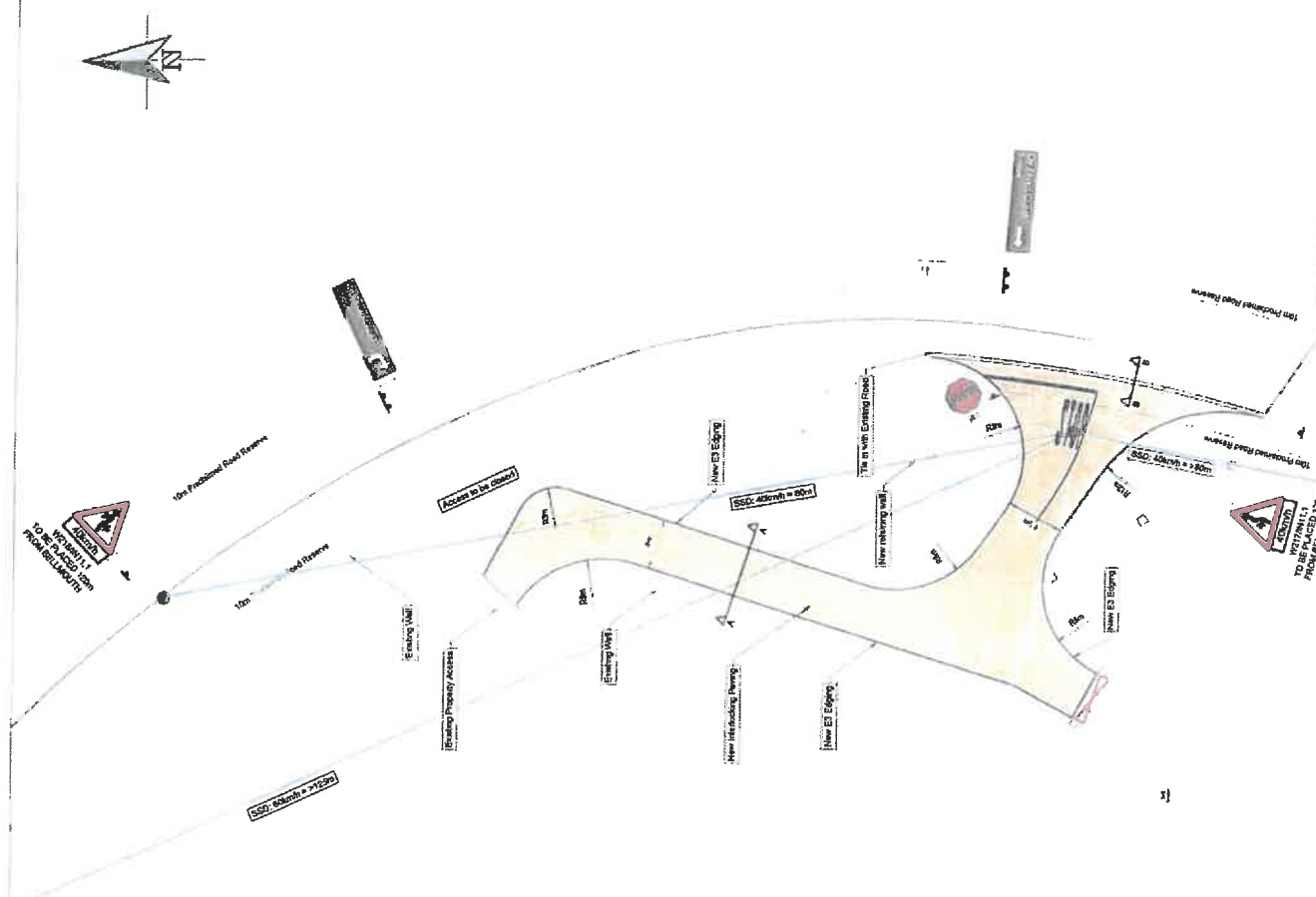
1. Stellenbosch Municipality
Attention: Mr S Carstens (e-mail: stiaan.carstens@stellenbosch.gov.za)
Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
2. Viridus Works
Attention: Mr D Lombaard (e-mail: [REDACTED])
3. Innovative Transport Solutions
Attention: Mr J Brink (e-mail: [REDACTED])
4. Mr SW Carstens (e-mail)
5. Mr E Smith (e-mail)
6. Mr F Hunter (e-mail)
7. Mr B du Preez (e-mail)



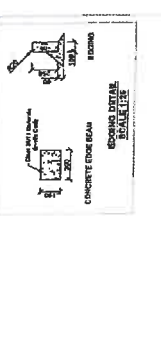
NO.	QUANTITY	DETAILS OF WORK	UNIT	REMARKS
1	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
2	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
3	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
4	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
5	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm



NO.	QUANTITY	DETAILS OF WORK	UNIT	REMARKS
1	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
2	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
3	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
4	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
5	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm



- NOTES:**
1. All road markings and signs to be in accordance with the relevant standards.
 2. All road markings and signs to be in accordance with the relevant standards.
 3. All road markings and signs to be in accordance with the relevant standards.
 4. All road markings and signs to be in accordance with the relevant standards.
 5. All road markings and signs to be in accordance with the relevant standards.
 6. All road markings and signs to be in accordance with the relevant standards.
 7. All road markings and signs to be in accordance with the relevant standards.
 8. All road markings and signs to be in accordance with the relevant standards.
 9. All road markings and signs to be in accordance with the relevant standards.
 10. All road markings and signs to be in accordance with the relevant standards.



NO.	QUANTITY	DETAILS OF WORK	UNIT	REMARKS
1	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
2	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
3	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
4	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm
5	1	CONCRETE EDGE BEAM	1000mm x 100mm	1000mm x 100mm

SERVITUDE DOM.

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo19			S.G. No. 1820/1997
		Y	X		
	Constant:	+	0.00	+3 700 000.00	
A B	19.47	346 58 40	A +	5 822.56 + 54 372.40	Approved <i>[Signature]</i> Surveyor-General 1997-04-10
B C	3.00	37 21 10	B +	5 818.17 + 54 391.38	
C D	15.22	117 35 30	C +	5 819.99 + 54 393.76	
D A	18.00	217 21 10	D +	5 833.48 + 54 386.71	
	493 Joubert	△ +	5 681.17 + 51 659.98		
	66 Stel 8	△ +	6 958.78 + 56 242.25		

Description of Beacons.

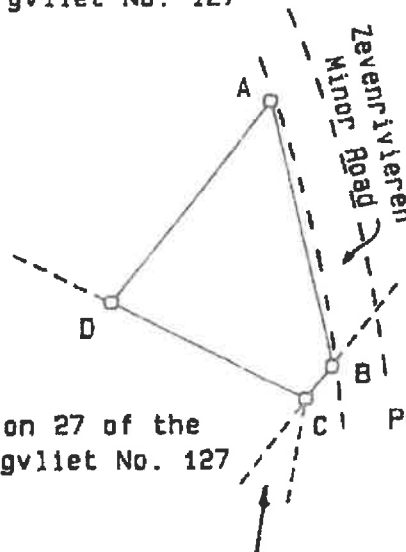
All are 20mm round iron pegs

Portion 2 of the
Farm Zorgvliet No. 127

Portion 27 of the
Farm Zorgvliet No. 127

Portion 1
of the
Farm No. 1312

Portion 3 of the
Farm No. 1312



Scale 1:500

The figure A B C D
represents a Servitude right of way over

REMAINDER PORTION 2 OF THE FARM ZORGVLIET NO. 127

situate in the

Administrative District of Stellenbosch.

Surveyed in July 1996 - February 1997

by me,

Province of the Western Cape.

[Signature]

B. J. Mellon (PLS 0396) Professional Land Surveyor

This diagram is annexed to
No.

dated 10/12/97^s
i.f.o.

Registrar of Deeds

The original diagram is

No. 878/1914
annexed to Transfer
No. 1914 - 94 - 6086

File No. Stel. 127
S.R. No. E731/1997
Comp. BH-808/Y3 (1488)

Pedro April

From: barend@pescasa.co.za
Sent: Friday, 12 July 2024 08:18
To: Pedro April
Cc: Chrizelle Kriel; Stiaan Carstens; 'Vanessa Stoffels'; Elroy.Smith@westerncape.gov.za; Schalk Carstens
Subject: [EX] Job 25144-3: Application for Consent Use: De Zeven Guest Accommodation: Farm No. 127/40, Stellenbosch Division
Attachments: 3912_Zorgvliet Guest House Access_Sight Distance_Option C_MT_2022-11-15.pdf

Dear Pedro,

1. The following refer:
 - a. Your email dated 4 July 2024 has reference;
 - b. Our reply email dated 5 July 2024; and
 - c. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/217 (Job 25144-3) dated 24 June 2024.
2. This Branch confirms the following:
 - a. The reference to Portion 6 of Farm 127 in Paragraph 7.2 is incorrect and should be Portion 6 of Farm 1312, as indicated on the SG Diagram in the same paragraph;
 - b. Please see the attached copy of the Design Drawing (Drawing Number: 3912 / CL / 01) prepared by ITS, dated 14 November 2022; and
 - c. Regarding Paragraph 9.8, the District Roads Engineer (DRE) will identify the trees and vegetation within the road reserve of OP5227 that need to be removed to maximise the shoulder sight distance (SSD) to the north.
3. I trust that we have addressed your query satisfactorily.
4. Please do not hesitate to contact us if you have any further questions.

Kind regards | Vriendelike groete

Barend du Preez Pr Eng

On behalf of:

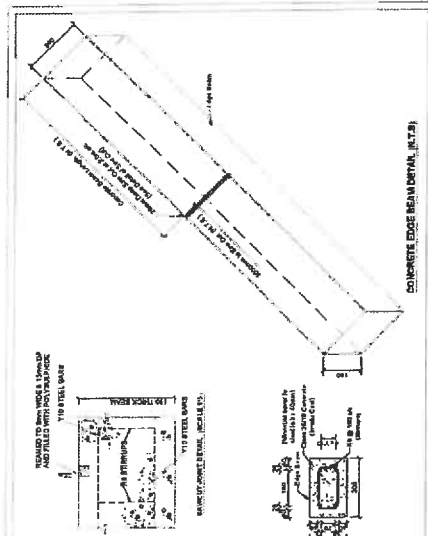
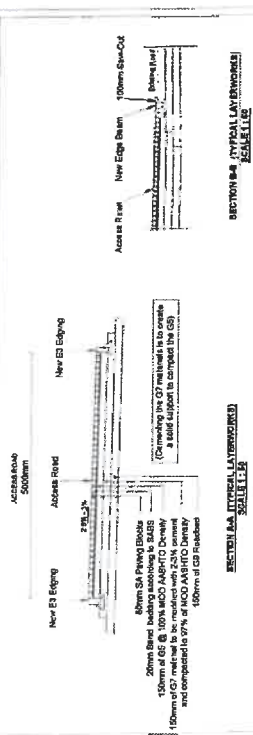
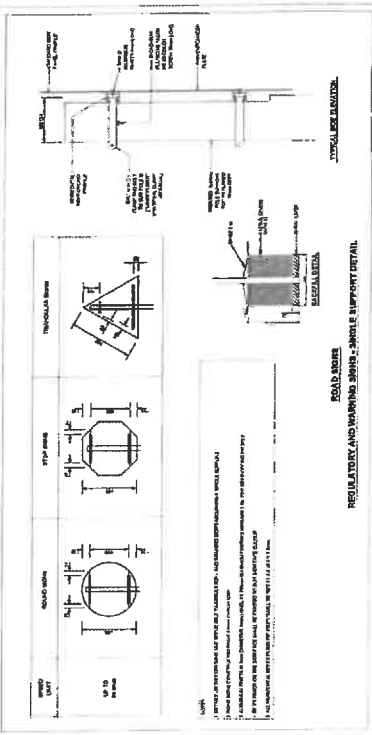
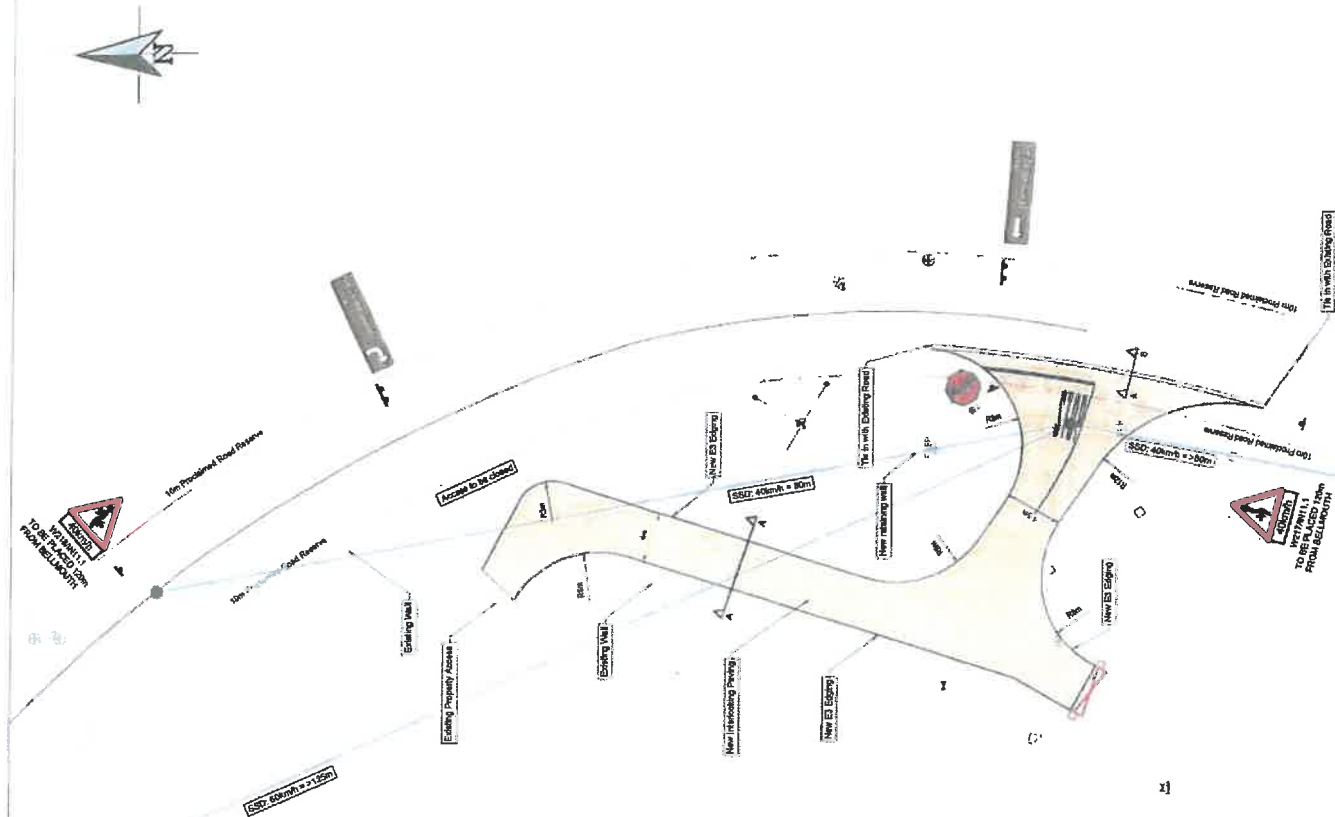
Chief Engineer: Road Use Management
Chief Directorate Road Planning
Transport Infrastructure Branch
Department of Infrastructure
Western Cape Government

The Box - 24th floor, 9 Lower Burg St, Cape Town

PO Box 2603, Cape Town 8000
Tel: +27 21 483 6996
Mobile: +27 83 701 2299
Email: barend@pescasa.co.za
Website: www.westerncape.gov.za



NO.	QUANTITY	DESCRIPTION OF WORK	UNIT	ESTIMATED QUANTITY	ESTIMATED PRICE	TOTAL PRICE
1	1		100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm
2	1		100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm
3	1		100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm
4	1		100mm	100mm x 100mm	100mm x 100mm	100mm x 100mm



NOTE A:

ROAD MARKINGS

- 1.1. All road markings and signs to be QARTSIA compliant.
- 1.2. Where existing road markings will be in conflict with any new markings the old markings must first be removed by means of sand blasting.
- 1.3. All road markings must be checked and approved at the pre-marking stage before any painting takes place.
- 1.4. All new markings, while to be marked with glass line,

ROAD SIGNS

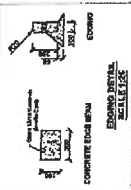
- 2.1. All road signs to be BSA78 (compliant)
- 2.2. Road warning signs - 500mm x rectangular signs - 2000mm.
- 2.3. All road signs to be set out with the signpost on the left.
- 2.4. Where existing road signs are in conflict with new design the old signs must be removed to avoid problems.
 - over snowbanks - 2.5m
 - on side of road - 2.1m
 - on spillover and central island - 0.6m
- 2.5. Clearance Night and/or signs as follows:
 - over snowbanks - 2.5m
 - on side of road - 2.1m
 - on spillover and central island - 0.6m

GENERAL NOTES

- 3.1. Drawing to read in conjunction with all the relevant civil engineer's drawings.
- 3.2. All work must be specified in accordance with the relevant sections of CO, TO and the Project specifications.
- 3.3. Dimensions shall not be scaled from drawings.
- 3.4. Existing Services to be protected.
- 3.5. Co-ordinates must be given at the point of joining.
- 3.6. The contractor must check all setting of dimensions on site by the building surveying any construction. The engineer must not be held in writing of any discrepancy prior to the commencement of construction.

BRILLON, E. S. & N. S. 1978

1. The contractors performed the position and depth of underground services prior to commencing work.
2. Any work was obtained from the relevant service providers prior to commencing work. The contractors liaise with the relevant service providers to determine the method of placement or relocation.
3. If services are not shown, the contractor kept this in mind when working close to services.



Appendix 8

Comments from Municipal Director:
Infrastructure Services.



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

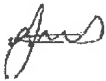
CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att ▫ Aandag:	Bulelwa Mdoda
From ▫ Van:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	24 July 2023
Our Ref ▫ Ons Verw:	Civil LU 2515
Town Planning Ref:	LU/11809
Re ▫ Insake:	Farm 127/40, Stellenbosch: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw (2015) for a consent use to establish a tourist accommodation establishment, consisting of 10 guest bedrooms in existing buildings (existing dwelling and outbuildings) on Farm No. 127/40, Stellenbosch Division.

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

- 1. Civil Engineering services**
 - 1.1 No objection, no municipal services are affected.
- 2. Development Charges (DCs)**
 - 2.1 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 subsequent applications ie building plans.

- 2.2 The DC's were calculated by using the 2023/2024 tariff structure. If DC's are paid after 30 June 2024 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 2.3 The appropriate DC's are payable before building plan approval.
- 2.4 The appropriate DC's are payable before the facility is put to its approved use (where building plans are not applicable).



Ilze Fillies

Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2515 (IF) Farm 127-40 Stellenbosch (LU-15018 TP146-2022)\2515 (IF) Farm 127-40 Stellenbosch (LU-15018 TP146-2022).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2516 (RF) Farm 127-40 Stellenbosch (LU-15018 TP140-2022)
Development Name:	
Date:	24 July 2023
Financial Year:	2023/2024
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 127 pt 40
DC Parameters Reference:	Guest house ryder plan upfront investment Site Plan AD1-01 dated 19/08/2021 Erik Grobler Argitek

SUMMARY OF DC CALCULATION								
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	M/day	M/day	ha°C	\$/week	trips/day		persons	
Total Increased Services Usage:	1,4	1,15	0,012	0,11	16		6	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	1,40	1,15	0,01200	0,110	0,0		6	
Charges before adjusting for positive only, before Deductions	R 43 672,88	R 39 664,39	R 2 485,69	R 10 759,28	R 96 583,80	R 183 346,34	R 23 145,48	R 216 491,80
Charges adjusted for positive only, before Deductions	R 43 672,88	R 39 664,39	R 2 485,69	R 10 759,28	R 96 583,80	R 183 346,34	R 23 145,48	R 216 491,80
Total Deductions:	R -	R -	R -	R -	R 48 281,60	R 48 281,60	R -	R 48 281,60
Total Development Charges Payable (excluding VAT):	R 43 672,88	R 39 664,39	R 2 485,69	R 10 759,28	R 48 281,60	R 145 064,44	R 23 145,48	R 168 206,90
VAT:	R 6 580,93	R 5 949,86	R 372,90	R 1 613,89	R 7 242,28	R 21 759,87	R 3 471,82	R 25 231,49
Total Development Charges Payable (including VAT):	R 50 453,82	R 45 614,05	R 2 858,68	R 12 373,17	R 55 524,18	R 166 824,11	R 26 617,26	R 193 441,29

APPLICANT INFORMATION	
Application Processed by:	Site Files
Signature:	
Notes:	

Deduct	2019																2020															
	Q1				Q2				Q3				Q4				Q1				Q2				Q3				Q4			
	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin				
Deduct	Charges before adjusting for positive only, before Deductions																															
	R	43,872.88	R	39,984.39	R	2,485.00	R	10,756.23	R	95,562.80	R	187,348.04	R	23,145.68	R	318,387.88	R	43,872.88	R	39,984.39	R	2,485.00	R	10,756.23	R	95,562.80	R	187,348.04	R	23,145.68	R	318,387.88
	R	43,872.88	R	39,984.39	R	2,485.00	R	10,756.23	R	95,562.80	R	187,348.04	R	23,145.68	R	318,387.88	R	43,872.88	R	39,984.39	R	2,485.00	R	10,756.23	R	95,562.80	R	187,348.04	R	23,145.68	R	318,387.88
	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Total	Adjusted Deduction per service - Item Service Agreement (start)																															
	Percentage	0.00%																														
	Sub-Total after Adjustments and Deductions (including VAT)																															
	R	43,872.88	R	39,984.39	R	2,485.00	R	10,756.23	R	43,881.93	R	145,004.44	R	23,145.68	R	163,388.89	R	43,872.88	R	39,984.39	R	2,485.00	R	10,756.23	R	43,881.93	R	145,004.44	R	23,145.68	R	163,388.89
Total	2019 Dev Adjusted Charges																															
	R	50,453.73	R	46,024.97	R	2,857.80	R	12,370.21	R	51,222.21	R	166,793.25	R	26,617.50	R	201,670.57	R	50,453.73	R	46,024.97	R	2,857.80	R	12,370.21	R	51,222.21	R	166,793.25	R	26,617.50	R	201,670.57