



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16592 (TP579/2023)

Our File Reference Number: Farm 1066, Paarl

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR CONSENT USE ON FARM 1066, 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) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 1066, Paarl Division for:

Consent Use in terms of Section 15 (2) (o) of the said bylaw, for the following: -

- a) Tourist accommodation establishment in order to expand the existing guest accommodation by adding one (1) guest room for the country house, one (1) additional guest room for manor house and convert the existing cottage into two (2) bedrooms guest accommodation.

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

- 2.2. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - i. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - ii. 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.

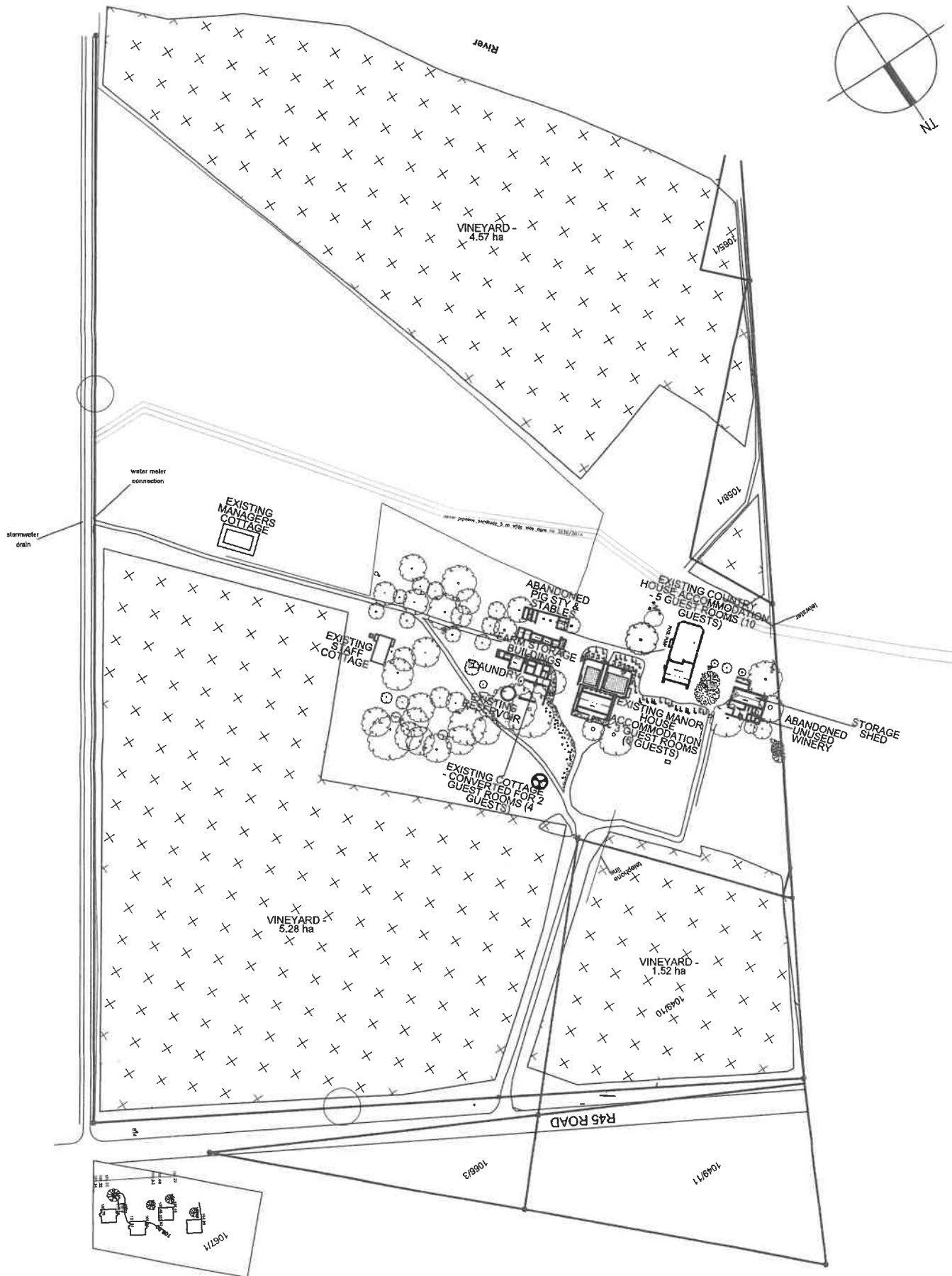
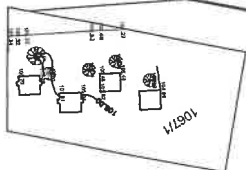
- iii. The development be implemented in accordance with the Site Development Plan, referenced as drawing No: MWF001-2, Dated 08/05/2025 and 04/06/2025, drawn by Carl Coetzee & Associates CC and Floor plans referenced as drawing No: 01-05, dated 26/02/2025, drawn by W (Urban Concepts Pty Ltd), attached as **Annexure A**.
 - iv. The tourist accommodation establishment be limited to a maximum of **ten (10) guest rooms** and a maximum number of guests be limited to 20 guests as per detailed on proposal.
 - v. The existing water and sewer connection points be utilized for this development.
 - vi. No additional access be taken off MR00191.
 - vii. Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
 - viii. 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 Director Infrastructure Services (See **Annexure B**).
 - ix. A contravention penalty of R75 000 is payable within 30 days from date of the subject approval in respect of the unlawful utilisation of land and prior to the approval of building plans.
- 2.3. The **reasons** for the above decision are as follows:
- a. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
 - b. The proposal is in line with the existing land use of the property and will have limited negative impact on the character of the surrounding area.
 - c. Sufficient parking has been provided for the proposed use.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.
4. Appeals must be submitted by completing the required form 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.

5. 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
6. 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.
7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
8. An applicant who lodges 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.
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 in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

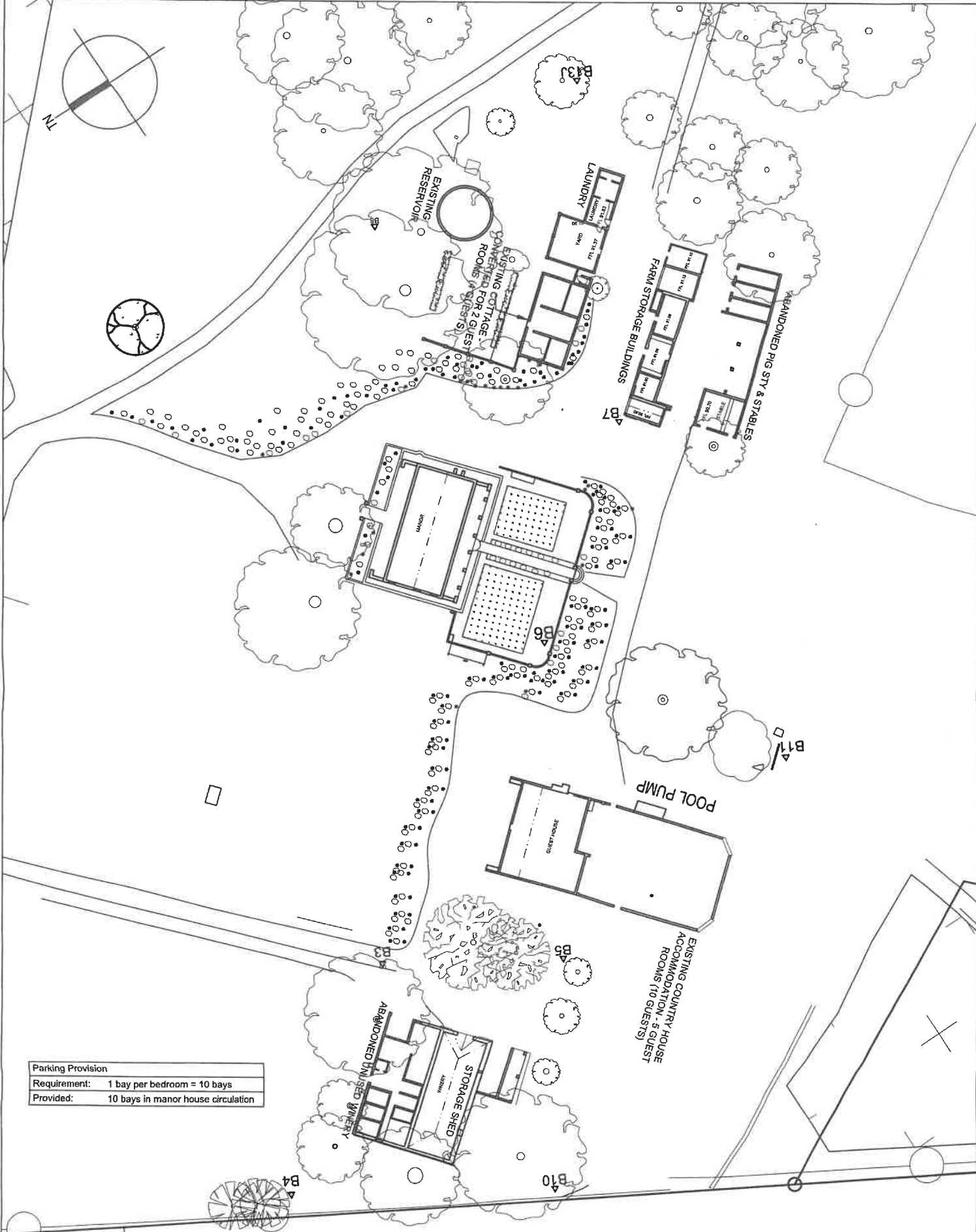
17/10/2025
DATE



Revision	Date	Description
05	14/09/2023	Added notes to specific structures.
06	17/11/2023	Revised to A3 format.

Client:	RICKETY BRIDGE WINERY
Project:	BASSE PROVENCE
Drawing:	SITE PLAN

Scale:	1:2000	Job No:	0414
Date:	8/5/2025	Drawing No:	MWF001
Drawn:		Revision:	08
Checked:			



Parking Provision	
Requirement:	1 bay per bedroom = 10 bays
Provided:	10 bays in manor house circulation

Revision	Date	Description
1	2025	Initial Design
2	2025	Final Design
3	2025	Construction
4	2025	Handover
5	2025	Completion
6	2025	Final Review
7	2025	Final Approval
8	2025	Final Sign-off
9	2025	Final Review
10	2025	Final Approval

Client:	RICKETY BRIDGE WINERY
Project:	BASSE PROVENCE
Drawing:	BUILDING LAYOUT

Scale:	1:500
Date:	4 / 5 / 2025
Drawn:	
Checked:	
Job No:	0414
Drawing No:	MWF002
Revision:	02

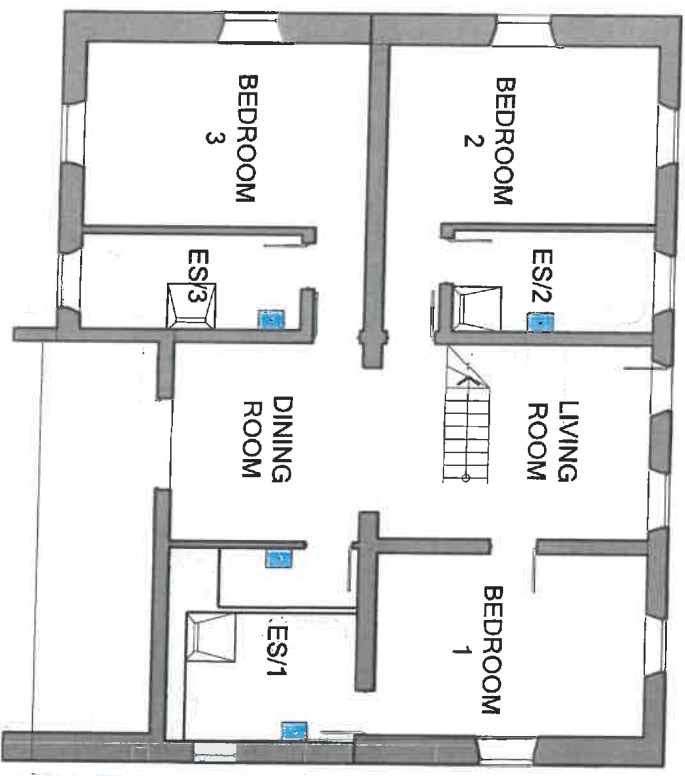
This floor plan shows a 3-bedroom house with a living room, kitchen, and two en suites. The layout includes:

- BEDROOM 1**: Located at the top left of the plan.
- EN SUITE 1**: Attached to Bedroom 1.
- LIVING ROOM**: Centrally located, featuring a fireplace on the left wall and a large window on the right wall.
- BEDROOM 2**: Located at the bottom left of the plan.
- EN SUITE 2**: Attached to Bedroom 2.
- KITCHEN**: Located at the bottom right of the plan, featuring a sink, stove, and refrigerator.
- BATH**: Located at the bottom right of the plan, adjacent to the kitchen.
- HALLWAY**: Centrally located, providing access to all rooms.
- CL. (Closets)**: Located in the hallway and bedrooms.
- FR. (Front Door)**: Located at the bottom right of the plan.
- DR. (Back Door)**: Located at the bottom left of the plan.
- ST. (Staircase)**: Located in the hallway.
- W.C. (Water Closet)**: Located in the hallway.
- W. (Washing Machine)**: Located in the kitchen area.
- D. (Dishwasher)**: Located in the kitchen area.
- S. (Sink)**: Located in the kitchen area.
- Stove**: Located in the kitchen area.
- Refr.**: Located in the kitchen area.
- Fireplace**: Located in the living room.
- Window**: Located in the living room.
- Door**: Located in the hallway.
- Bed**: Located in the bedrooms.
- Bathtub**: Located in the bathrooms.
- Toilet**: Located in the en suites.
- Closet**: Located in the bedrooms and hallway.
- Hallway**: Centrally located, providing access to all rooms.
- Front Door**: Located at the bottom right of the plan.
- Back Door**: Located at the bottom left of the plan.
- Staircase**: Located in the hallway.
- Water Closet**: Located in the hallway.
- Washing Machine**: Located in the kitchen area.
- Dishwasher**: Located in the kitchen area.
- Sink**: Located in the kitchen area.
- Stove**: Located in the kitchen area.
- Refrigerator**: Located in the kitchen area.
- Fireplace**: Located in the living room.
- Window**: Located in the living room.
- Door**: Located in the hallway.
- Bed**: Located in the bedrooms.
- Bathtub**: Located in the bathrooms.
- Toilet**: Located in the en suites.
- Closet**: Located in the bedrooms and hallway.



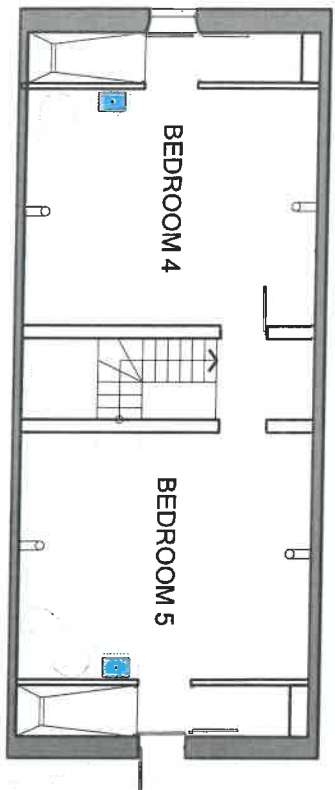
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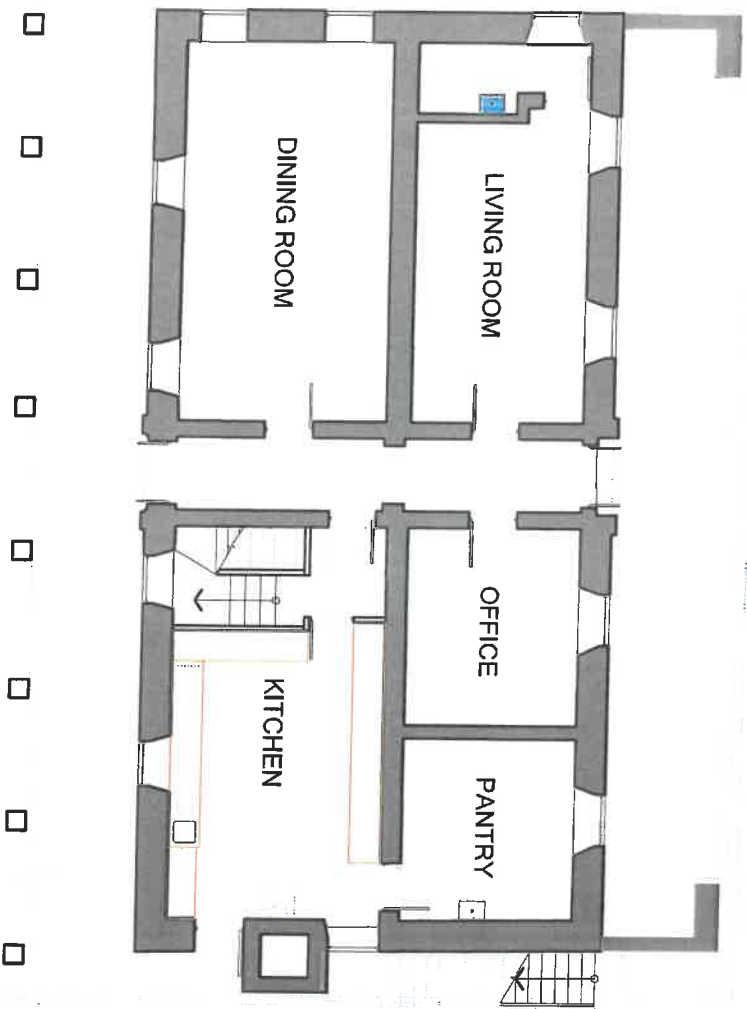


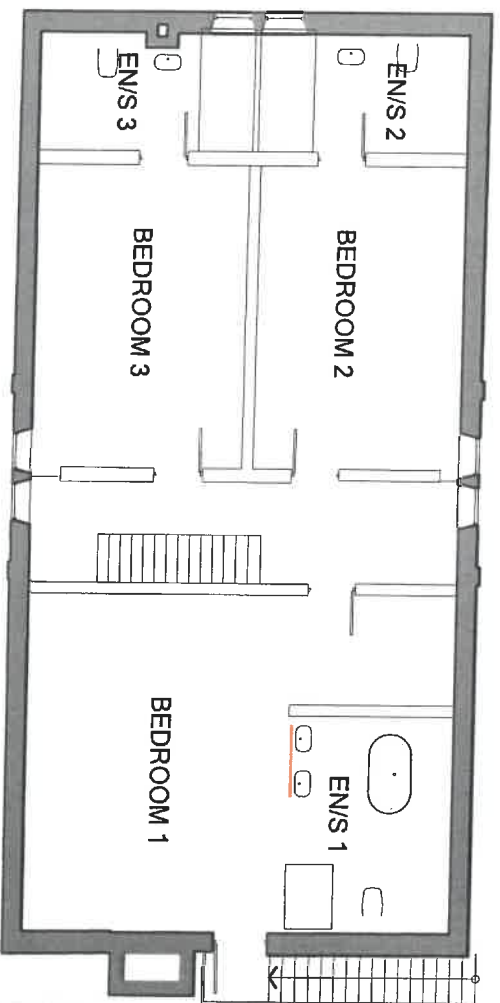
FLOOR AREA: 205m2
COVERAG: 178m2

[REDACTED]



COVERPAGE: 163m2





FLOOR AREA: 274m²
COVERAGE: 163m²



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Kurt Titus
Date ▫ Datum:	6 June 2025
Our Ref ▫ Ons Verw:	Civil LU 2701
Town Planning Ref:	LU/16592 – TP579/2023
Re ▫ Insake:	Farm 1066, Paarl: Application for Consent Use is made in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for Tourist Accommodation Establishment in order to expand the existing guest accommodation by legalizing the newly converted cottage.

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

- 1. Water and Sewer Services**
 - 1.1 The existing water and sewer connection points must be utilized for this development.
- 2. Parking**
 - 2.1 The provision of parking must be in line with the Stellenbosch Municipality zoning scheme, which is 1 bay per quest room/suit.

TK

3. Development Charges (DCs)

- 3.1 The following DC's are payable: See **Development Charge Calculation** attached.
A final calculation will be provided prior to payment.
- 3.2 The appropriate DC's are payable immediately after the approval of this land use application and before the facility is put to its approved use (where building plans are not applicable).
- 3.3 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

KTitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2701 (Ku) Farm 1066 Paarl (LU-16592 TP579-2023)\2701 () Farm 1066 Paarl (LU-16592 TP579-2023).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	LU 2701
Development Name:	
Date:	06 June 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Franschoek
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	1066
DC Parameters Reference:	DC_Motivation Report_ Headland Town Planners_ Subheading 4_ Page 2_ Tristan Sandwith

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	Kl/day	Kl/day	ha°C	l/week	trips/day		persons		
Total Increased Services Usage:	0.88	0.72	0.016	0.06	12		4		
Total Service Usage Reduction:	0	0	0	0	0.0		0		
Total Service Usage after Reduction:	0.88	0.72	0.01600	0.060	12.0		4		
Charges before adjusting for positive only, before Deductions	R 27 455.74	R 27 516.99	R 2 541.35	R 6 168.00	R 97 813.26	R 161 495.34	R 16 217.25	R 177 712.59	
Charges adjusted for positive only, before Deductions	R 27 455.74	R 27 516.99	R 2 541.35	R 6 168.00	R 97 813.26	R 161 495.34	R 16 217.25	R 177 712.59	
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -	
Total Development Charges Payable (excluding VAT):	R 27 455.74	R 27 516.99	R 2 541.35	R 6 168.00	R 97 813.26	R 161 495.34	R 16 217.25	R 177 712.59	
VAT:	R 4 118.36	R 4 127.55	R 381.20	R 925.20	R 14 671.99	R 24 224.30	R 2 432.59	R 28 656.89	
Total Development Charges Payable (including VAT):	R 31 574.10	R 31 644.54	R 2 922.55	R 7 093.20	R 112 485.25	R 185 719.64	R 18 649.84	R 204 369.48	

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	<i>KT Titus</i>
Notes:	

Franchisebook

Land Use Category	Description	Unit Type	Existing Usage			Proposed New Usage			Increased Usage Amount	Development Charge Levied (excl VAT)				Sub Total (Civil Eng Services)	Community	Total									
			Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result		Water	Sewer	Stormwater	Solid Waste				Roads & Transport								
Residential	Single Residential >1000m2	du						0	R	-	R	-	R	-	R	-	R								
	Single Residential >500m2	du						0	R	-	R	-	R	-	R	-	R								
	Single Residential >250m2	du						0	R	-	R	-	R	-	R	-	R								
	Single Residential <250m2	du						0	R	-	R	-	R	-	R	-	R								
	Second Dwelling	du						0	R	-	R	-	R	-	R	-	R								
	Less Formal Residential	du						0	R	-	R	-	R	-	R	-	R								
	Group Residential	du						0	R	-	R	-	R	-	R	-	R								
	Apartments	du						0	R	-	R	-	R	-	R	-	R								
	Retirement Village	du						0	R	-	R	-	R	-	R	-	R								
	Old age home	du						0	R	-	R	-	R	-	R	-	R								
Accommodation	Student Accommodation/CommuniHostels	rooms						0	R	-	R	-	R	-	R	-	R								
	Guest House	rooms						4	R	27 455,74	R	27 516,99	R	2 541,35	R	6 168,00	R	97 813,26	R	161 485,34	R	16 217,25	R	177 712,69	
	Converted Guest House	rooms						0	R	-	R	-	R	-	R	-	R	-	R						
	Hotel, Residential	rooms						0	R	-	R	-	R	-	R	-	R	-	R						
	General Business	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Office	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Retail/Shop	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Restaurant	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Outdoor Function / Picnic Area	persons						0	R	-	R	-	R	-	R	-	R	-	R						
	Conference Facility/Place of assembly	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
Commercial	Hospital/Clinical/Medical Rooms	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	University/College	student						0	R	-	R	-	R	-	R	-	R	-	R						
	School/Day Care	student						0	R	-	R	-	R	-	R	-	R	-	R						
	Industrial - light	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Industrial - heavy	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Warehousing/Light Manufacturing	m2 GLA						0	R	-	R	-	R	-	R	-	R	-	R						
	Storage Facilities	unit						0	R	-	R	-	R	-	R	-	R	-	R						
	Open Space/Natural Environment/Utility Site	ha						0	R	-	R	-	R	-	R	-	R	-	R						
	Roads and Parking	ha						0,0000	R	-	R	-	R	-	R	-	R	-	R						
	To be calculated	n/a						0,0000	R	-	R	-	R	-	R	-	R	-	R						
Other	(Based on equivalent demands)	n/a						0	R	-	R	-	R	-	R	-	R	-	R						
Total Area:			0																						

Changes before adjusting for positive only, before Deductions		R	27 455,74	R	27 516,99	R	2 541,35	R	6 168,00	R	97 813,26	R	161 485,34	R	16 217,25	R	177 712,69
Changes adjusted for positive only, before Deductions		R	27 455,74	R	27 516,99	R	2 541,35	R	6 168,00	R	97 813,26	R	161 485,34	R	16 217,25	R	177 712,69
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Discount Deduction (%)		Percentage:	0,00%														
Additional Deduction per service - from Service Agreement (sum)		R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Sub Total after Adjustments and Deductions (excluding VAT)		R	27 455,74	R	27 516,99	R	2 541,35	R	6 168,00	R	97 813,26	R	161 485,34	R	16 217,25	R	177 712,69
VAT		R	4 118,36	R	4 127,55	R	381,20	R	925,20	R	14 671,59	R	24 224,30	R	2 432,58	R	28 684,89
Total Development Charges		R	31 574,10	R	31 644,54	R	2 922,55	R	7 093,20	R	112 485,25	R	185 719,64	R	18 649,84	R	204 389,48