



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18613 (TP1001/2025)

Our File Reference Number: Farm 1084, 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

Sir / Madam

**APPLICATION FOR CONSENT USE AND AMENDMENT OF A CONDITION OF APPROVAL: FARM 1084, PAARL DIVISION**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1084, Paarl Division for:
  - 3.1 a consent use in terms of 15(2)(o) of the said Bylaw for a tourism accommodation establishment to extend the two approved guest units with five new guest suites contained in four upgraded buildings on Farm No. 1084, Paarl Division.
  - 3.2 amend condition 3.1 of approval letter dated 01/12/2021 in terms of Section 15(2)(h) of the said Bylaw to enable the replacement of the approved Site Development Plan for Farm No 1084, Paarl Division specifically.

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

4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
  - 4.1 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.

- 4.2 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.
- 4.3 Building plans and on-site parking provisions be generally in accordance with the Site Development Plan as referenced (SDP-Farm 1084, Drawing No A06-02, dated 2024/09/27 and drawn by Erik Grobler Architects) and attached as **APPENDIX 2**.
- 4.4 The alterations to the existing buildings be undertaken generally in accordance with **APPENDIX 3**;
- 4.4.1 **SITE PLAN**; Drawing No A04-06, dated 2024-09-27 and drawn by Erik Grobler Architects.
- 4.4.2 **5 AM COTTAGE, Floor Plan**; Drawing No B02-08, dated 2024-09-26 and drawn by Erik Grobler Architects.
- 4.4.3 **5 AM Studio, Plan & Elevations**; Drawing No E02-01, dated 2024-09-26 and drawn by Erik Grobler Architects.
- 4.4.4 **AGAPANTHUS COTTAGE EXTENSION**, ground floor plan; Drawing No B02-01, dated 2024-09-26 and drawn by Erik Grobler Architects.
- 4.4.5 **OLIVE COTTAGE ALTERATIONS & EXTENSION**, plan and elevations; Drawing No B02-03, dated 2024-09-26 and drawn by Erik Grobler Architects.
- 4.4.6 **HILLSIDE, LEEU ESTATE COTTAGE EXTENSION**, Drawings No B02-01, B02-02, E02-01, G02-01, HB02-01, dated 2024-09-23 and drawn by Erik Grobler Architects.
- 4.5 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.
- 4.6 The conditions in memorandum dated 29 May 2025 from the Directorate Infrastructure Services attached as **APPENDIX 4** at all-times be adhered to.
- 4.7 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.
- 4.8 Sufficient on-site parking at all times be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the Site Development Plan attached as **APPENDIX 2** to the satisfaction of the Municipality.
- 4.9 A collective maximum number of seven (7) bedrooms be used for the accommodation of paying guests or lodgers in the Hillside Cottage, New 5AM Cottage, Agapanthus Cottage and Olive Cottage, as illustrated on building plans listed in **APPENDIX 3**, excluding the Oak Cottage and Protea House on Farm No 1084, Paarl Division.

4.10 Considering the conversion of existing staff cottage into guest accommodation on Farm No. 1084, Paarl Division no new staff accommodation will be permitted.

4.11 Farms No 1084, 1506, 1551, 1551/1, Paarl Division owned, farmed and administrate as one entity by Leeu Dassenberg Estates Pty Ltd are notarially tied in the Deed's Registry at the cost of the applicant/owner prior to occupancy certificates being issued on Farm No. 1084, Paarl Division, to which the Municipality be cited as an interested party without who's consent the subject notarial tie may not be cancelled to disposed of these subject properties separately.

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

5.1 The application entails the demolition and rebuilt, repurposing and use of existing staff accommodation units, no longer occupied by staff for guest accommodation, which is supported by the MSDF, stipulating that tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for transit visitors.

5.2 The MSDF further recognise and support the provision of a variety of short-term tourism accommodation that is in keeping with the local character.

5.3 All services and parking will be provided onsite and the visual impact of both existing and new structures will be mitigated by existing landscaping.

**6. Matters to be noted:**

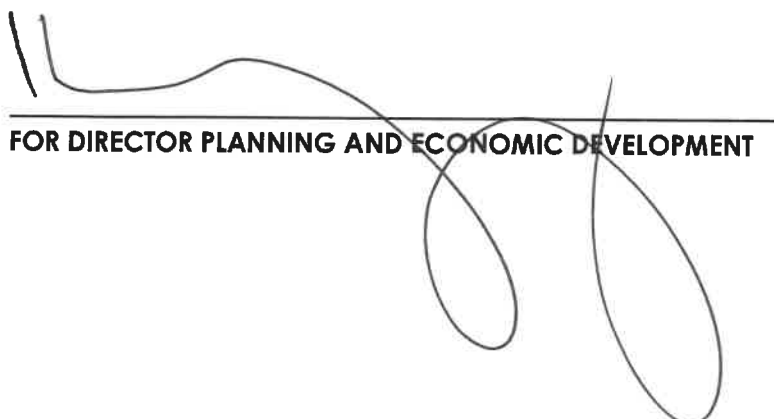
6.1 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.

7. 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.

8. 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.

9. 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)
10. 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.
11. 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](mailto:landuse.appeals@stellenbosch.gov.za) or 021 – 808 8684.
12. 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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

12/9/2025  
\_\_\_\_\_  
DATE:

# **APPENDIX 2**

Site Development Plan  
as referenced (SDP-Farm 1084,  
Drawing No A06-02, dated 2024/09/27 and drawn by Erik  
Grobler Architects)

ALL RIGHTS RESERVED. This drawing is the property of the author and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.

| Revision | Date       | By      | Check |
|----------|------------|---------|-------|
| 1        | 2024/07/27 | 06/1/01 |       |

|             |                                                    |
|-------------|----------------------------------------------------|
| Project No. | 000                                                |
| File        | C:\Users\mshah\OneDrive\Documents\1804\1804-02.dwg |
| Plot Date   | 2024/07/27 06/1/01                                 |
| PROJECT     | THE LBU ESTATE                                     |
| ADDRESS     | FARM 1804<br>FRANSCHOCK<br>DASSENBERG ROAD         |
| SHEET NAME  | SDP - FARM 1804                                    |
| DRAWING NO. | A06-02                                             |

REMAINDER OF  
FARM 1551  
17/8/2006  
(Leeu Dassenberg Estates (Pty) Ltd)  
(O/T No 164442/2016)

DASSENBERG MOUNTAIN

PORTION 1 OF FARM 1551

6/3/2006  
(Leeu Dassenberg Estates (Pty) Ltd)  
(O/T No 164442/2016)

1 Site Plan 1 IN 500 FARM 1804  
1:500

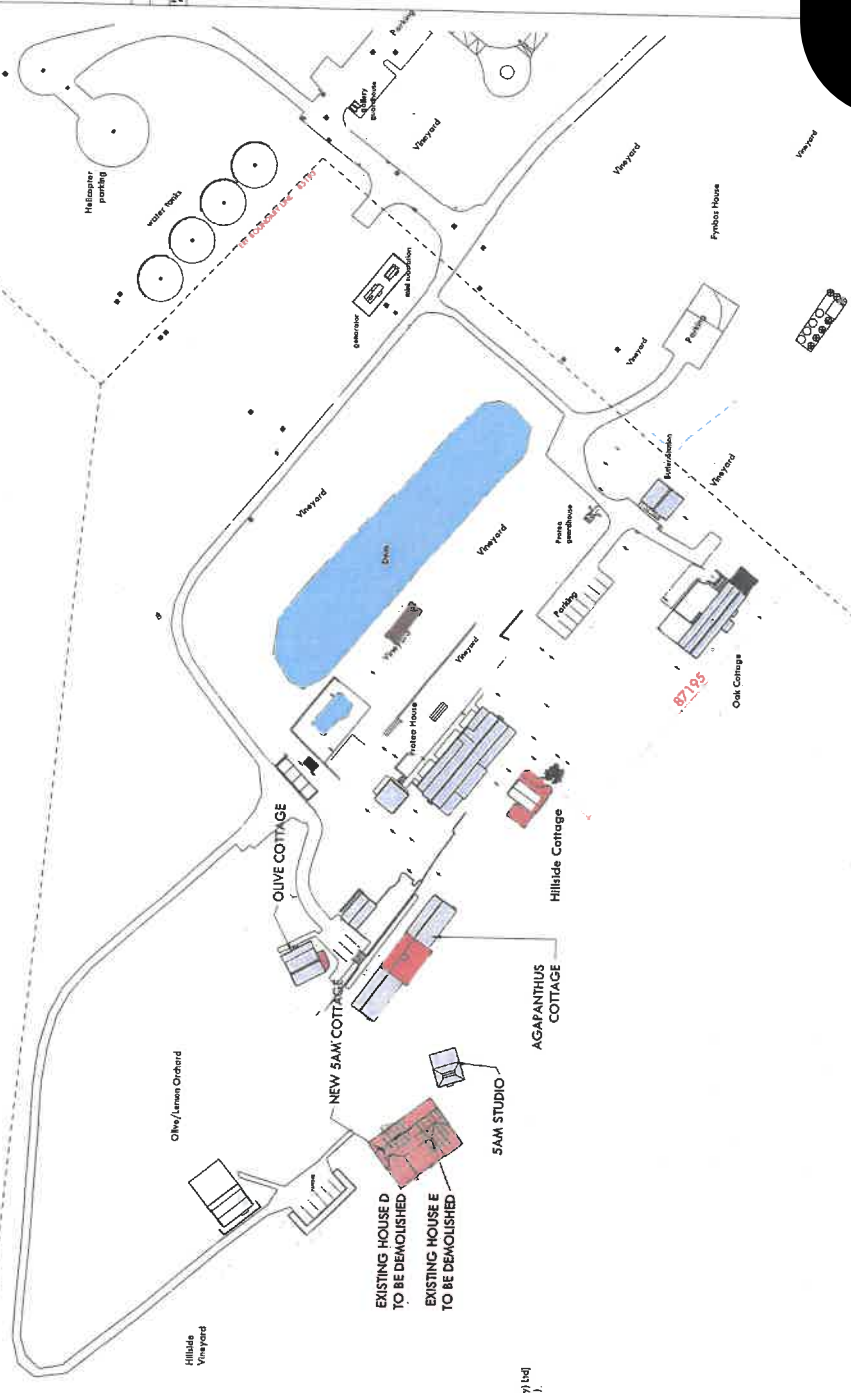
BY BOUNDARY LINE 403127

FARM 1804

14,6110ha  
(Leeu Dassenberg Estates (Pty) Ltd)  
(O/T No 731460/1991)

DASSENBERG MOUNTAIN

BY BOUNDARY LINE 31719



## **APPENDIX 3**

### **SITE PLAN;**

Drawing No A04-06, dated 2024-09-27 and drawn by Erik Grobler Architects.

### **5 AM COTTAGE, Floor Plan;**

Drawing No B02-08, dated 2024-09-26 and drawn by Erik Grobler Architects.

**5 AM COTTAGE, Studio Plan;** Drawing No E02-01, dated 2024-09-26 and drawn by Erik Grobler Architects.

### **AGAPANTHUS COTTAGE EXTENSION,**

ground floor plan; Drawing No B02-01, dated 2024-09-26 and drawn by Erik Grobler Architects.

### **OLIVE COTTAGE ALTERATIONS & EXTENSION,**

plan and elevations; Drawing No B02-03, dated 2024-09-26 and drawn by Erik Grobler Architects.

### **HILLSIDE LEEU ESTATE COTTAGE EXTENSION,**

Drawings No B02-01, B02-02, E02-01, G02-01, HB02-01, dated 2024-09-23 and drawn by Erik Grobler Architects.

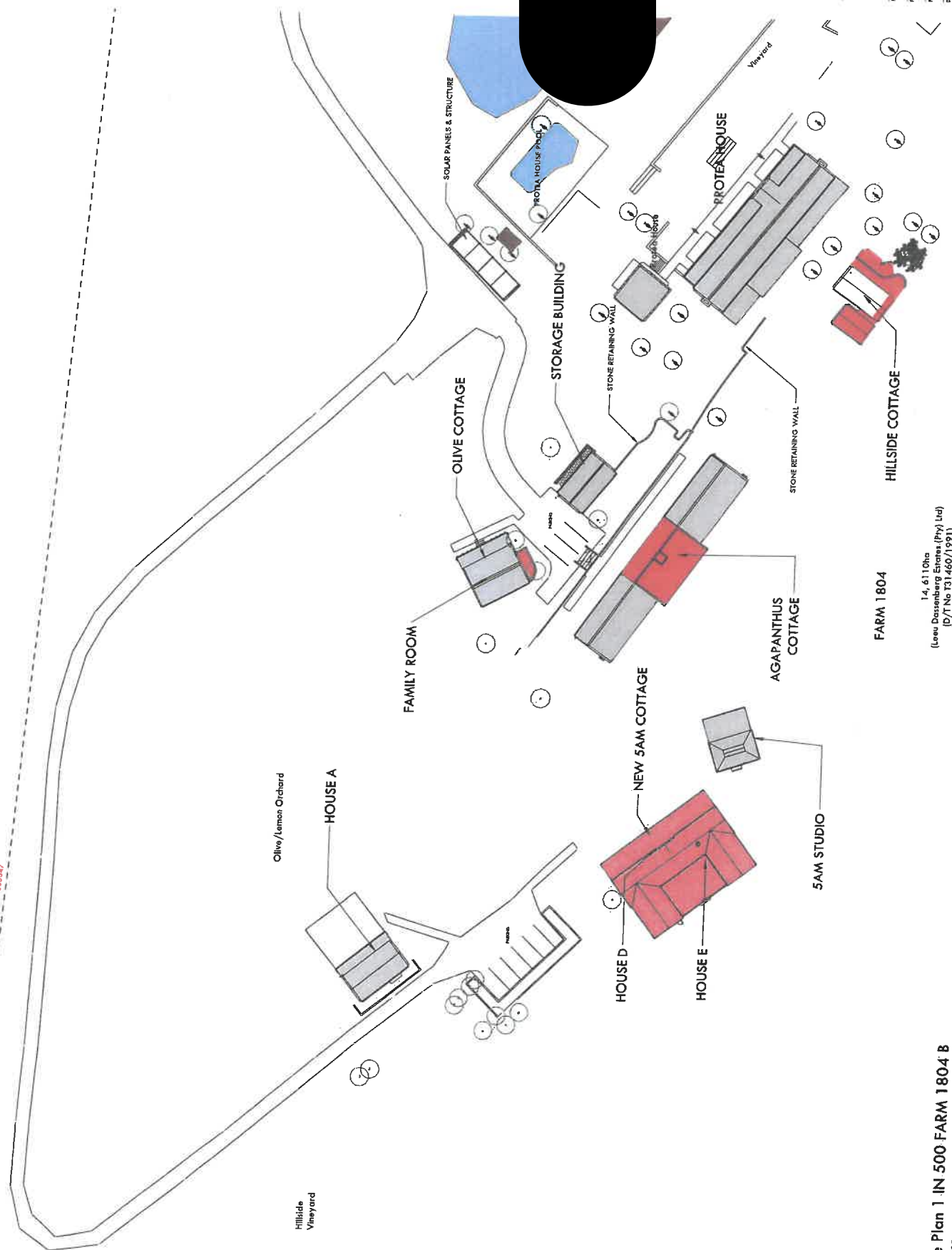
EXISTING BOUNDARY LINE 6033247

ARCHITECT: C.E. Grobler  
NUMBER: P/1804 21339  
SURVIVOR:  
CLIENT:  
SPONSOR:

| Revision Schedule |               |                      |
|-------------------|---------------|----------------------|
| Revision Number   | Revision Date | Revision Description |
|                   |               |                      |

PROJECT: THE LEEU ESTATE  
ADDRESS: FARM 1804 FRANSCHHOEK DASSENBERG ROAD  
SHEET NAME: SITEPLAN  
PROJECT NO.:  
FILE: C:\Users\Leeu\Documents\1804\1804\_SitePlan.dwg  
PLOT DATE: 30/12/2023 09:53:29  
DRAWING NO.:  
A04-06

A04-06



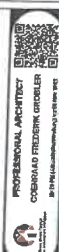
14,6110ha  
(Leeu Dassenberg Estates (Pty) Ltd)  
(D/T No Y31460/1991)

1 Site Plan 1 IN 500 FARM 1804 B  
1 : 300

A04-06

ARCHITECT: C.F. Grebler  
 NUMBER: Pr Arch 21339  
 Signature: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 Signature: \_\_\_\_\_

| Revision Schedule |               |                      |
|-------------------|---------------|----------------------|
| Revision Number   | Revision Date | Revision Description |



**B02-08**

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR RESULTS DERIVING FROM MISAPPLICATION OF THE DATA OR FROM ANY PENETRATIONS THROUGH STRUCTURAL ELEMENTS.

THIS DELIVERY IS THE PROPERTY OF THE QUALITY ASSURANCE, INC. LTD.

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

FOR \_\_\_\_\_

5 AM COTTAGE

ADDRESS

FARM 1408  
FRANSCHOEK

SHEET NAME

**FLOOR PLAN**

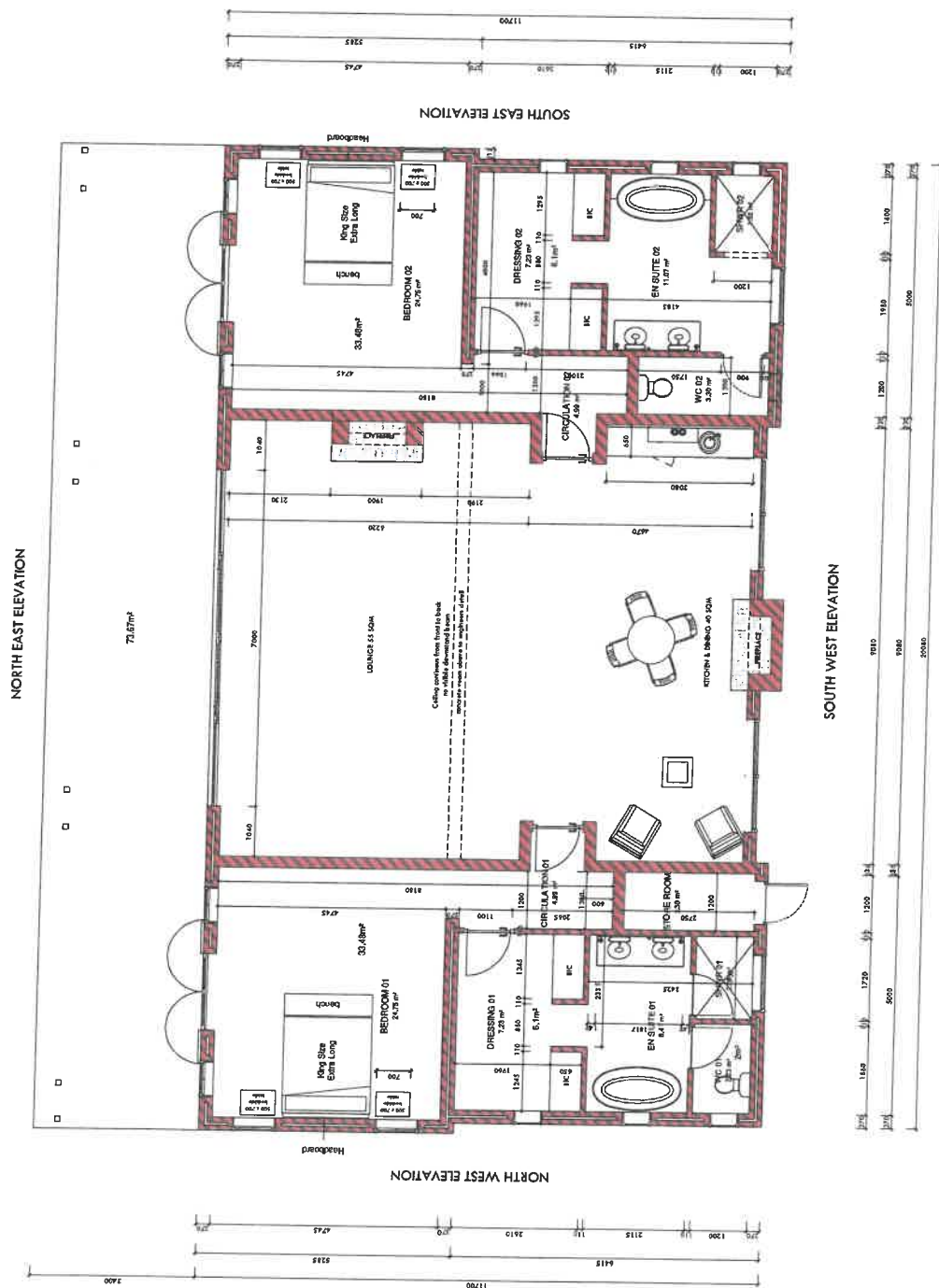
### PROJECT NO.

365

LOT DATE: \_\_\_\_\_

DRAWINGS: NONE

**B02-08**



5  
GROUND FLOOR  
1 : 50

## 5 AM COTTAGE

EO2-01[illegible]

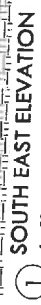
**5AM COTTAGE**

FARM 1804  
FRANSCHOEK

## PLAN & ELEVATIONS

|             |                                                                             |
|-------------|-----------------------------------------------------------------------------|
| PROJECT NO. |                                                                             |
| PLOT DATE:  | 2 JAN PROJ01349 Issue Plot: DO<br>Catalog:004-262_7091_PROJECT-1348 STUDENT |
| DRAWING NO. | 345                                                                         |
|             | TODAY:01/07/78 20:35.34                                                     |

E02-01



11

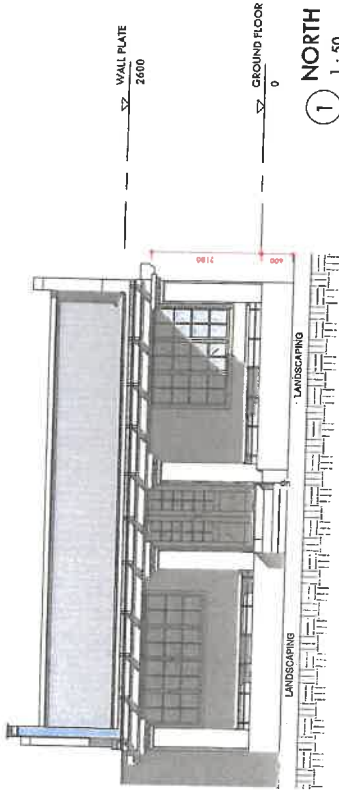


5

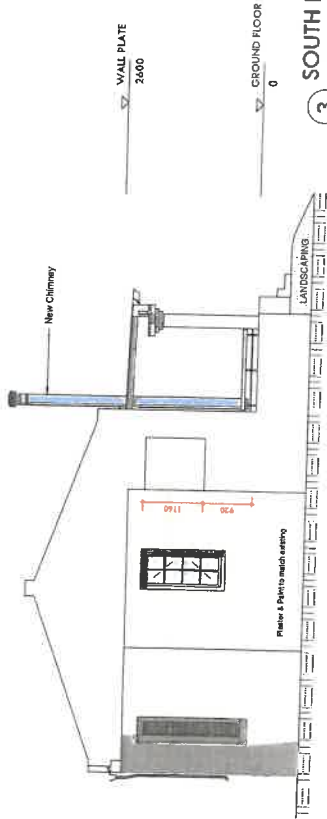
|                   |          |
|-------------------|----------|
| EXISTING STUDIO:  | 34,7 sqm |
| EXISTING VERANDA: | 13,8 sqm |
| NEW VERANDA:      | 13,8 sqm |
| TOTAL:            | 62,3 sqm |

## 5 AM STUDIO

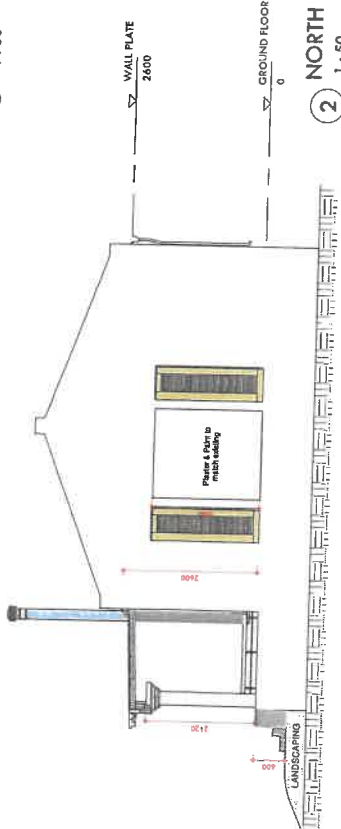




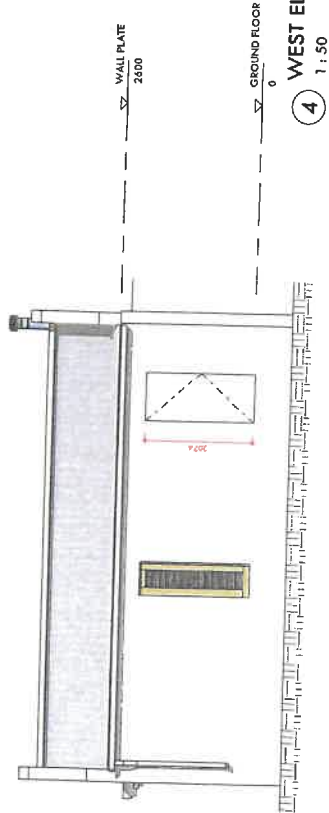
1 NORTH EAST ELEVATION  
1 : 50



3 SOUTH ELEVATION  
1 : 50

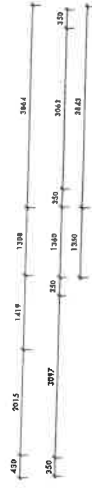
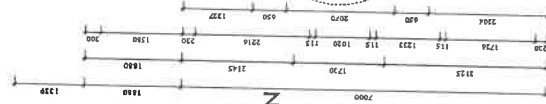
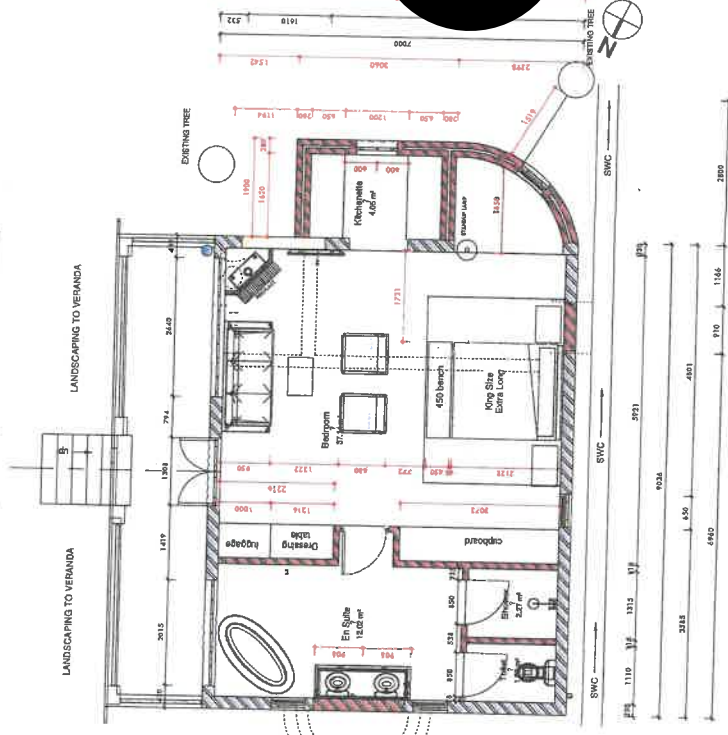


2 NORTH ELEVATION  
1 : 50



4 WEST ELEVATION  
1 : 50

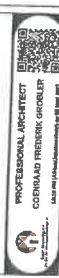
EXISTING FLOOR AREA:  
17.9 sqm  
NEW EXTENSION:  
5.6 sqm  
TOTAL:  
23.5 sqm



5 GROUND FLOOR  
1 : 50

|            |               |
|------------|---------------|
| ARCHITECT: | Cf. Grobler   |
| NUMBER:    | Pr Arch 21339 |
| SIGNATURE: |               |
| CLIENT:    |               |
| SIGNATURE: |               |

|          |                 |                      |
|----------|-----------------|----------------------|
| Revision | Revision Number | Revision Description |
|          |                 |                      |



B02-03

OLIVE COTTAGE ALTERATIONS & EXTENSION

ADDRESS

FARM 1084  
FRANSCHHOEK

SHEET NAME

PLAN & ELEVATIONS

|             |                                                                  |
|-------------|------------------------------------------------------------------|
| PROJECT NO. | 3145                                                             |
| FILE        | C:\Users\user\OneDrive\Documents\B02-03\Olive Cottage\B02-03.dwg |
| PAGE DATE   | 2023/07/28 10:39:41                                              |
| DRAWING NO. |                                                                  |

B02-03

OLIVE COTTAGE

ARCHITECT: C.F. Grobler

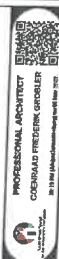
NUMBERS Pr Arch 21339

**Comments on:**

KONUS VO WESTERIJZEN 0% / LEEN DASSING

**CLIENT:**

| Revision Number | Revision Date | Revision Description |
|-----------------|---------------|----------------------|
|-----------------|---------------|----------------------|



802-01

THE DRAWINGS IS THE COPY PRINT OF THE GROUPS ANALYSIS (77) (10)

LEEU ESTATE COTTAGE EXTENSION

### References

FARM 1084  
FRANCHHOEK

STREET NAME

### GROUND FLOOR PLAN

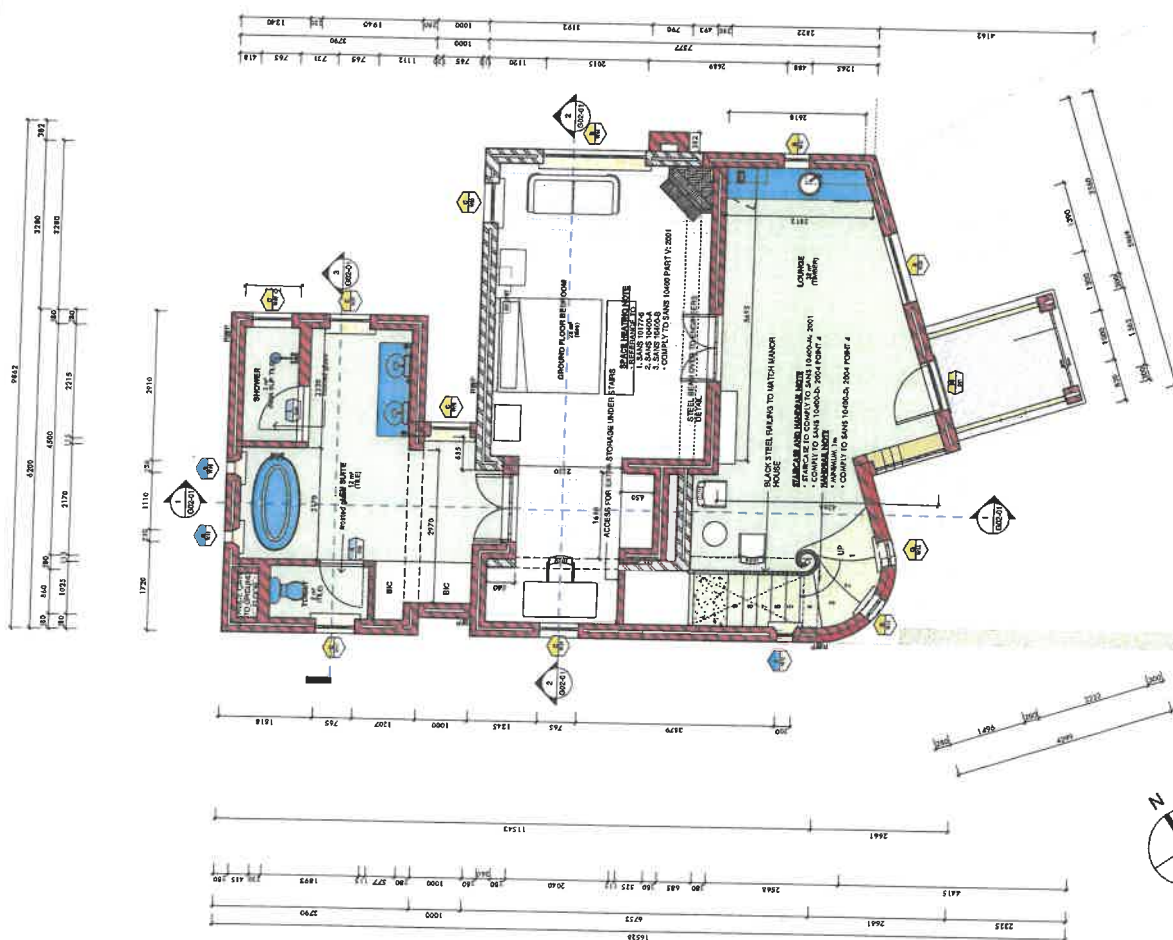
OBJECT NO.

[illegible]

DATE \_\_\_\_\_

2024/09/23 14:04:28

**B02-01**









[illegible][illegible]

# **APPENDIX 4**

Director: Infrastructure Services comments



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# **MEMORANDUM**

**DIREKTORAAT: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

**CIVIL ENGINEERING SERVICES**

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|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To ▫ Aan:</b>           | <b>Director: Planning + Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Att Aandag:</b>         | <b>Nicole Katts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>From ▫ Van:</b>         | <b>Manager: Development (Infrastructure Services)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Author ▫ Skrywer:</b>   | <b>Tyrone King</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Date ▫ Datum:</b>       | <b>29 May 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Our Ref ▫ Ons Verw:</b> | <b>Civil LU 2896</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Town Planning Ref:</b>  | <b>LU/18613 – TP1001/2024</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Re ▫ Insake:</b>        | <b>Farm 1084, Paarl: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for consent use for a tourism accommodation establishment to extend the two approved guest units with five new quest suites contained in four upgraded buildings on Farm No. 1084, Paarl Division. Application is made in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) to amend condition 3.1 of approval letter dated 01/12/2021 to replace the approved Site Development Plan, with a new Site Development Plan for Farm No. 1084, Paarl Division specifically.</b> |

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

- 1. Civil Engineering services**
  - 1.1 The motivation report states that internal services are already available on-site. No additional burden is to be placed on external (municipal infrastructure).
  - 1.2 Indicate all relevant internal services on the building plans – services to which the new buildings will connect to.

- 1.3 More details regarding the existing internal services and water/sewer treatment infrastructure may be requested at building plan stage.
- 1.4 Building plans must indicate that sufficient parking is provided.

## **2. Roads**

- 2.1 Access is from a provincial road – all conditions by the Provincial Roads Engineer will be applicable.

## **3. Development Charges (DCs)**

- 3.1 The appropriate DC's are payable before building plan approval. A DC calculation and invoice will be provided based on the detail information on the individual building plan/s.



**Tyrone King Pr Tech Eng**  
**Manager: Development (Infrastructure Services)**

W:\2.0 DEVELOPMENT\01 Land Use applications\2896 (TK) Farm 1084 Paarl (LU-18613 TP1001-2024), Leeu Estates\2896 () Farm 1084 Paarl (LU-18613 TP1001-2024)\_2.doc