



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16512 (TP339/2023)

Our File Reference Number: Farm 1643/2, Paarl

Your Reference Number: None

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: FARM 1643/2, 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 No 1643/2, Paarl Division for:
 - 2.1.1 A consent use in terms of section 15(2)(o) of the Stellenbosch Municipal Planning Land Use By-Law, 2023 to allow an existing building, consisting of two cottages, to be used as two tourist dwelling units on Farm 1643/2, Paarl Division.

BE APPROVED in terms of Section 60 of the said Bylaw.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 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.
 - 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 That only the two cottages, in the existing building, indicated on **APPENDIX 2** be used for guest accommodation.

- 3.4 No new dwellings be allowed to be constructed and should these dwellings no longer be needed for tourist dwelling purposes, it must revert back to the original agricultural cottages.
- 3.5 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.
- 3.6 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.
- 3.7 Compliance with the conditions contained in memorandum from the Municipal Director: Infrastructure Services (Civil LU 2670 dated 25 September 2024) and attached as **APPENDIX 5**.
- 3.8 An application for the erection of any advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality OR be in line with the signage policy of the Municipality.
- 3.9 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

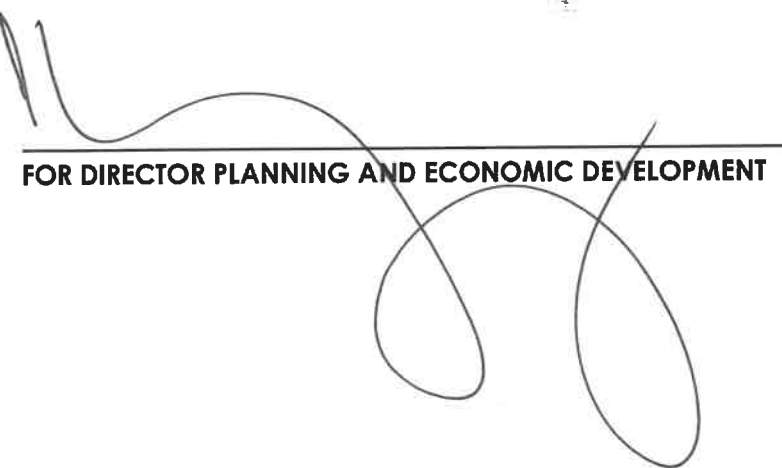
4. The reasons for the above decision are as follows:

- 4.1 The proposed facilities will strengthen the property's potential to operate as a financially sustainable economic entity.
- 4.2 It is not anticipated that the proposed tourist dwelling units on the property will have any adverse impact on the health, safety, or welfare of the surrounding property owner.
- 4.3 Existing access will be used for the proposed tourist dwellings.

- 5. 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.
- 6. 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.
- 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**

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 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.
10. 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.
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 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

24/11/2025
DATE

COPIES TO OBJECTOR

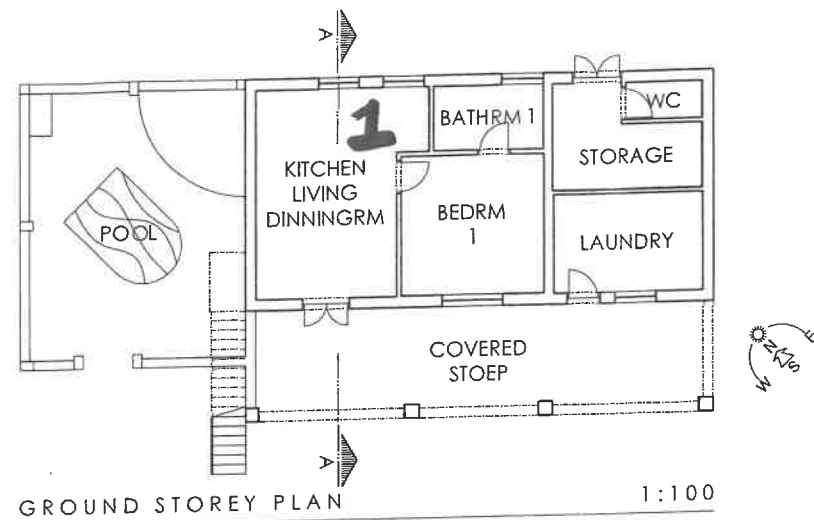
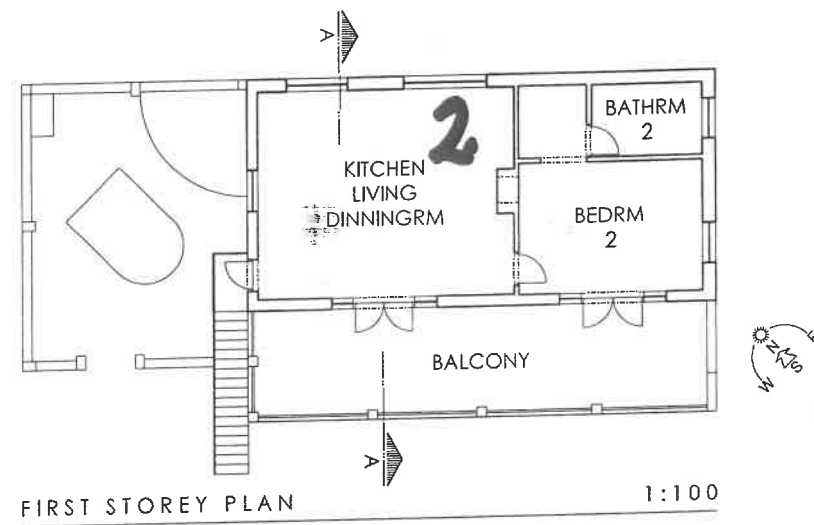
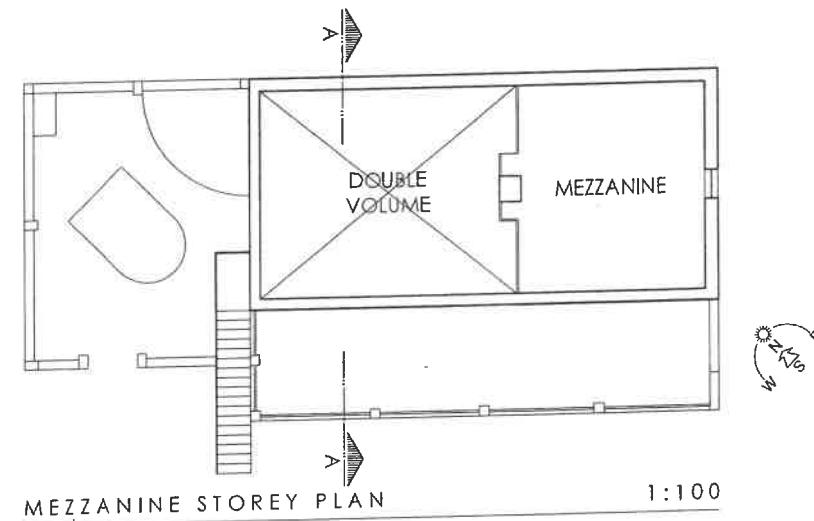
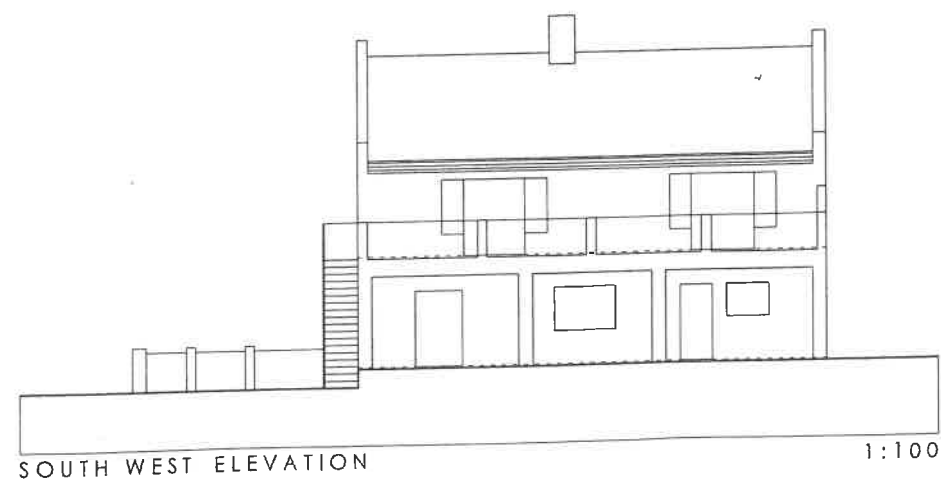
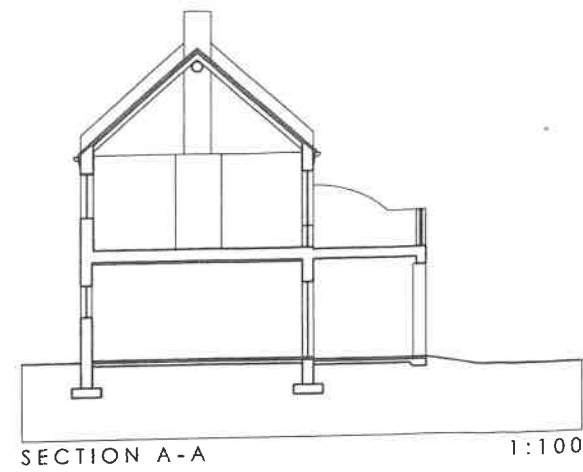
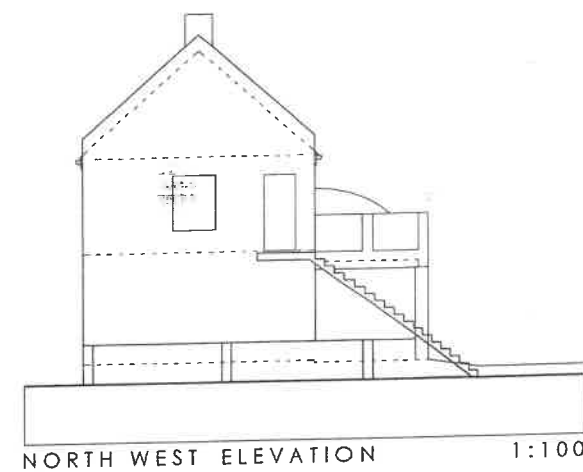
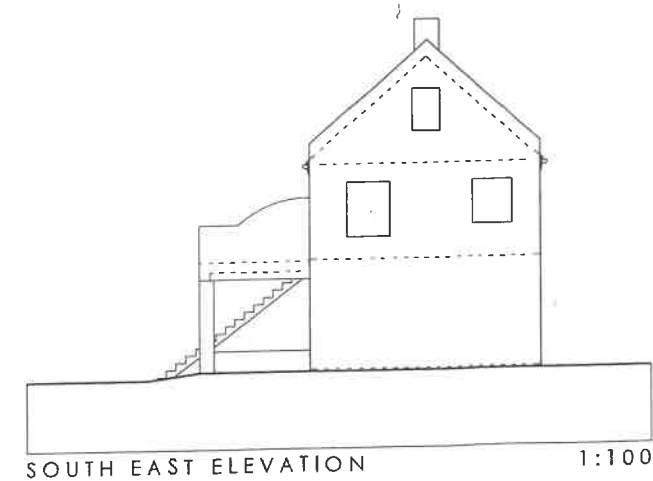
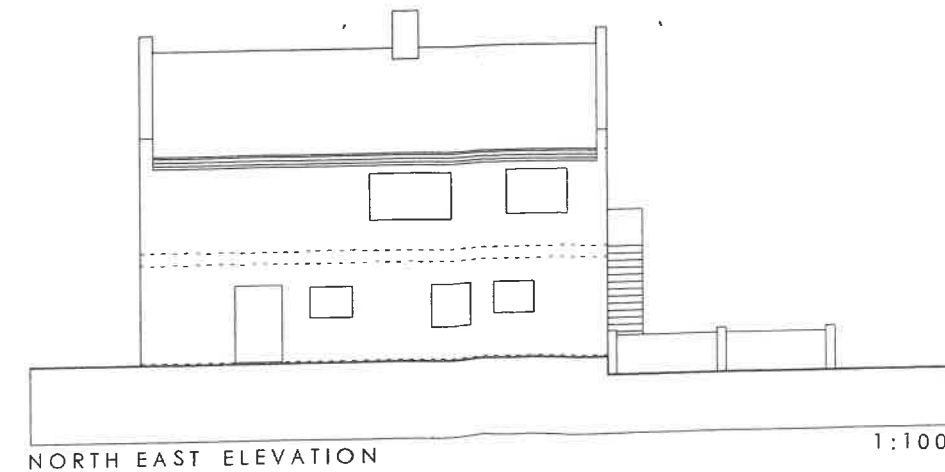
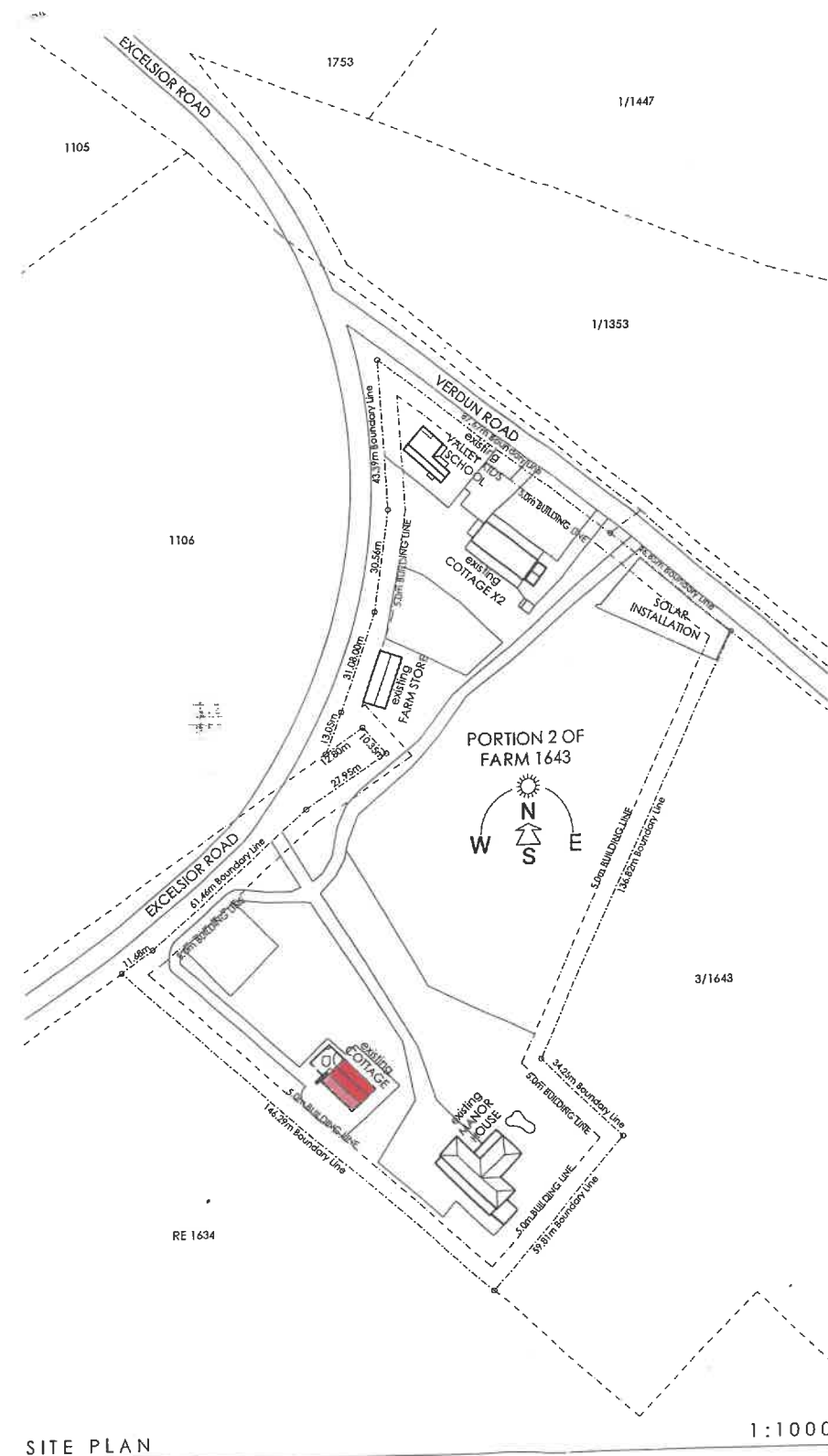


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APPENDIX 2

Site & Building Plans



AREA CALCULATION

EXIST GROUND STOREY:	79.9 m²
EXIST FIRST STOREY:	79.9 m²
EXIST MEZZANINE:	34.2 m²
	194.0 m²
EXIST COVERED STOEP:	38.2 m²
EXIST BALCONY (UNCOVERED):	38.2 m²
	76.4 m²
TOTAL:	270.4 m²
SITE:	2,239.5 Hectares
COVERED AREA :	114.1 m²
COVERAGE :	N/A (farm)
POOL:	5.8 m²

ALL BUILDING WORK TO COMPLY WITH
SANS 10400
SCALED DIMENSIONS BY-LID
CHECK LEVELS ON SITE

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JANDESSEYN

KLIN DAUPHINE ESTATE
(PTY) LTD
CORNER OF EXCELSIOR
& VERDUN ROAD
PORTION 2 OF FARM 1643
FRANSCHHOEK

AS BUILT PLANS

GENERAL PLANS, SITE PLAN
ELEVATIONS AND SECTION

PROJECT NO.	23/005	SCALE	AS SHOWN
DATE OF PRINT	101	DATE	2023-07-26
DATE OF PRINT		DATE	
REV		DATE	JDA

APPENDIX 5

Director: Infrastructure Services Comment



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

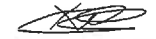
To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nolusindiso Momoti
From ▫ Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Xolani Tika
Date ▫ Datum: 25 September 2024
Our Ref ▫ Ons Verw: Civil LU 2670
Town Planning Ref: LU/16512 – TP 558/2023
Re ▫ Insake: Application for consent use in terms of section 15(2)(o) of the Stellenbosch Municipal Planning Land Use By-law, 2023 to allow two tourist dwelling units on a property measuring less than 20ha on Farm 1643/2, Paarl Division.

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

- 1. Sewer**
 - 1.1 The existing conservancy tank must be used for the proposed new tourist dwelling units.
- 2. Water**
 - 2.1 The existing boreholes must be used for the proposed new tourist dwelling units.
- 3. Development Charges (DCs)**
 - 3.1 The following DC's are payable: See Development Charge Calculation attached.

3.2 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.

3.3 The appropriate DC's are payable before the facility is put to its approved use.



Xolani Tika

Technician: Development (Infrastructure Services)

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AFALLACS



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2670 (XT) Farm 1643 -2 Páarl Division (LU - 16512 TP5582-2023)
Development Name:	
Date:	25 September 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Franschhoek
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1643/2
DC Parameters Reference:	Motivational report provided by Peter G.Mons Pr.Pln-A/16/2009 Professional Town Planning consultant dated 29/10/2023 My Ref: P1643/2 06/23

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	t/week	trips/day		persons		
Total Increased Services Usage:	0,44	0,36	0,008	0,03	4		2		
Total Service Usage Reduction:	0	0	0	0	2,0		0		
Total Service Usage after Reduction:	0,44	0,36	0,00800	0,030	2,0		2		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 3 084,00	R 32 604,42	R 35 688,42	R 8 108,63	R 43 787,05	
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 3 084,00	R 32 604,42	R 35 688,42	R 8 108,63	R 43 787,05	
Total Deductions:	R -	R -	R -	R -	R 16 302,21	R 16 302,21	R -	R 16 302,21	
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 3 084,00	R 16 302,21	R 19 386,21	R 8 108,63	R 27 494,84	
VAT:	R -	R -	R -	R 462,60	R 2 445,33	R 2 907,93	R 1 216,29	R 4 124,23	
Total Development Charges Payable (including VAT):	R -	R -	R -	R 3 546,60	R 18 747,54	R 22 294,14	R 9 324,92	R 31 619,06	

APPLICANT INFORMATION	
Application Processed by:	Xolani Tika
Signature:	
Notes:	The former staff cottages collectively have two bedrooms, and only the guest accommodation is used for hospitality refer to the email from Peter G. Mons dated 20/09/2024

APPL/LL/DCS

