



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18349 / TP960/2024

Our File Reference Number: Farm 218/5, Stellenbosch

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 AND TECHNICAL APPROVAL/ADDITIONAL USE ON FARM 218/5, STELLENBOSCH

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. 218/5, Stellenbosch Division for:
 - i. A **consent use** application in terms of Section 15(2)(o) of the said bylaw to allow for the construction of 3 additional dwelling units ($\pm 70\text{m}^2/\text{dwelling unit}$) on the property.
 - ii. An **additional use** application in terms of Section 15(2)(g) of the said bylaw for permission to utilise the proposed 3 additional dwelling units as tourist dwelling units.

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:
 - a. 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.
 - b. 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.
 - c. The development be implemented in accordance with the Site Development Plan and typical unit referenced as Drawing No: A100/2024/11/08 and attached as **Annexure A**.

- d. The dwelling unit be limited to **One (1) bedroom** per dwelling unit and a maximum of 6 paying guests or lodgers shall be permitted at any one time.
- e. The following conditions imposed by Directorate: Infrastructure Services, attached as **Annexure B** be adhered to:
 - i. The existing conservancy tank must be used and be accessible to the removal truck.
 - ii. The natural springs for portable water supply must be used and stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality.
- f. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment and within 30 days of the decision on the application.
- g. The following conditions imposed by Western Cape Department of Agriculture, attached as **Annexure C** be adhered to:
 - The units are **NOT** to be placed on cultivated land.
- h. Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- i. A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification of decision coming into operation and prior to the approval of any building plans

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

- 2.3.1. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 2.2.2. The proposal shall be compatible with the surrounding uses as the tourist dwelling units shall be subservient to the existing farming activity on the property.
- 2.2.3. The proposal consists of three (3) additional dwelling units, and the construction of additional dwelling unit/s can be justified as the size of the property is approximately 68 ha which can accommodate only 3 additional dwellings on the property.

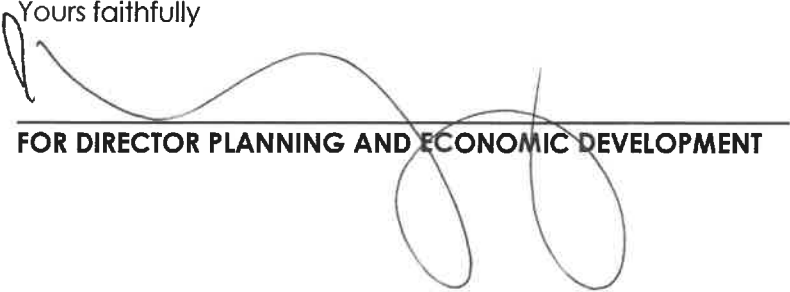
2.4. **Matters to be noted:**

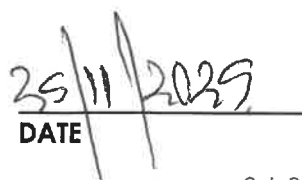
- a. None
- 3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or

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


DATE



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ANNEXURE B

COMMENTS FROM DIRECTORATE:
INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
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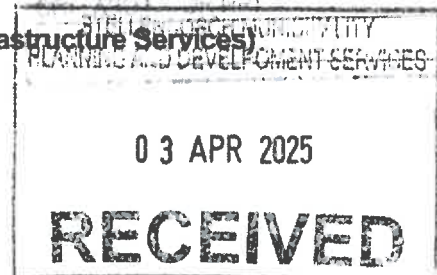
MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

F218/55

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Xolani Tika
Date ▫ Datum:	1 April 2025
Our Ref ▫ Ons Verw:	Civil LU 2856
Town Planning Ref:	LU/18349
Re ▫ Insake:	Farm 218/5, Stellenbosch: An application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm No. 218/5, Stellenbosch division for: 1. An application in terms of Section 15(2)(o) of the said bylaw for consent use to permit 3 additional dwelling units (±70m²/ dwelling unit) on the property. 2. An application in terms of Section 15(2)(g) of the said bylaw for a permission required in terms of the zoning scheme to allow an additional use (technical approval) to permit the use of the proposed 3 additional dwelling units (±70m²/ dwelling unit) as tourist dwelling units.



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

1. **Sewer**
- 1.1 The existing conservancy tank must be used and be accessible to the removal truck.
2. **Water**

- 2.1 The natural springs for potable water supply must be used and stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality

3. Development Charges (DCs)

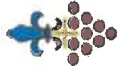
- 3.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on subsequent applications at building plans / A final calculation will be provided prior to payment.
- 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 building plan approval.



Xolani Tika

Technician: Development (Infrastructure Services)

T:\2.0 DEVELOPMENT\01 Land Use applications\2856 (XT) Farm 218-5 Stellenbosch (LU-18349)\2856 () Farm 218-5 Stellenbosch (LU-18349).doc



Stellenbosch Municipality

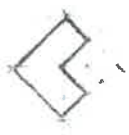
Development Charge Calculation



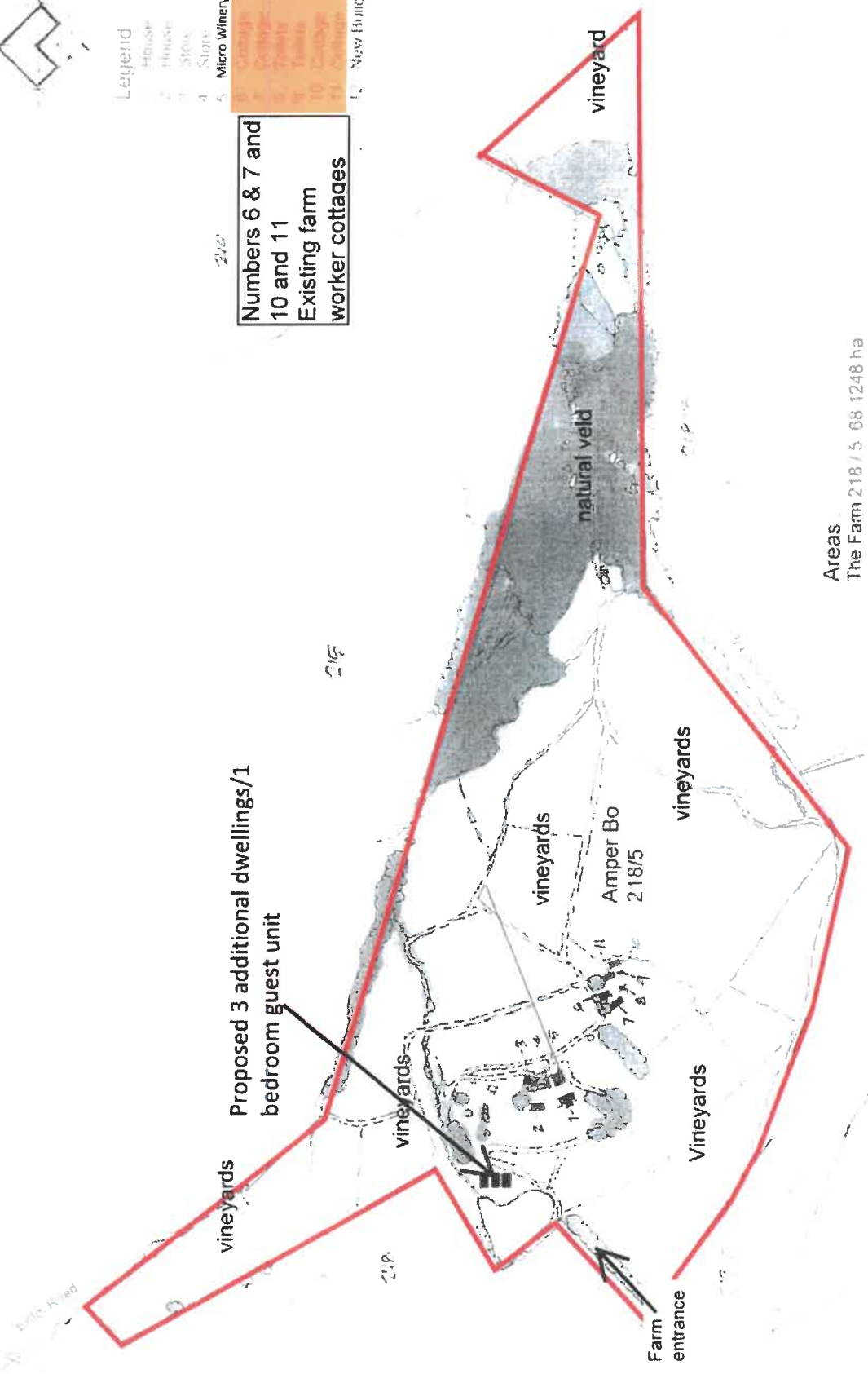
APPLICATION INFORMATION	
Application Number:	DC 2856 (XT) Farm 218-5 - Stellenbosch (LU-18349)
Development Name:	
Date:	01 April 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 218/5
DC Parameters Reference:	Proposed 3 additional dwelling units as tourist accommodation (Site Plan dated 2024/11/08)

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:	0,66	0,54	0,012	0,045	9		3		
Total Service Usage Reduction:	0	0	0	0	4,5		0		
Total Service Usage after Reduction:	0,66	0,54	0,01200	0,045	4,5		3		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 4 626,00	R 57 087,31	R 61 713,31	R 12 162,94	R	73 876,25
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 4 626,00	R 57 087,31	R 61 713,31	R 12 162,94	R	73 876,25
Total Deductions:	R -	R -	R -	R -	R 28 543,65	R 28 543,65	R -	R	28 543,65
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 4 626,00	R 28 543,65	R 33 169,65	R 12 162,94	R	45 332,59
VAT	R -	R -	R -	R 693,90	R 4 281,55	R 4 975,45	R 1 824,44	R	6 799,89
Total Development Charges Payable (including VAT):	R -	R -	R -	R 5 319,90	R 32 825,20	R 38 145,10	R 13 987,38	R	52 132,48

APPLICANT INFORMATION	
Application Processed by:	Xolani Tika
Signature:	
Notes:	See the attached SP



- Legend
- 1 House
 - 2 House
 - 3 Store
 - 4 Store
 - 5 Micro Winery and store
- Numbers 6 & 7 and 10 and 11 Existing farm worker cottages
- 6 Cottage
 - 7 Cottage
 - 10 Cottage
 - 11 Cottage
1. New Building



Areas
The Farm 218 / 5 68 1248 ha

Site Plan; Farm 218/5
Ref A100/2024/11/08

0 100 200 m



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ANNEXURE C

COMMENT FROM
WESTERN CAPE DEPARTMENT OF AGRICULTURE



**Western Cape
Government**

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/624
YOUR REFERENCE : LU/18349 (TP960/2024)
ENQUIRIES : Cor van der Walt

Emile van der Merwe Town Planning Consultants
Email: emilevdm@adept.co.za

Att: Emile van der Merwe

PROPOSED CONSENT USE: DIVISION STELLENBOSCH
PORTION 5 OF THE FARM NO 218

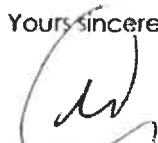
Your application of 22 March 2025 has reference.

The Western Cape Department of Agriculture (WCDoA) has no objection to the proposed application, provided the units are not placed on cultivated land.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

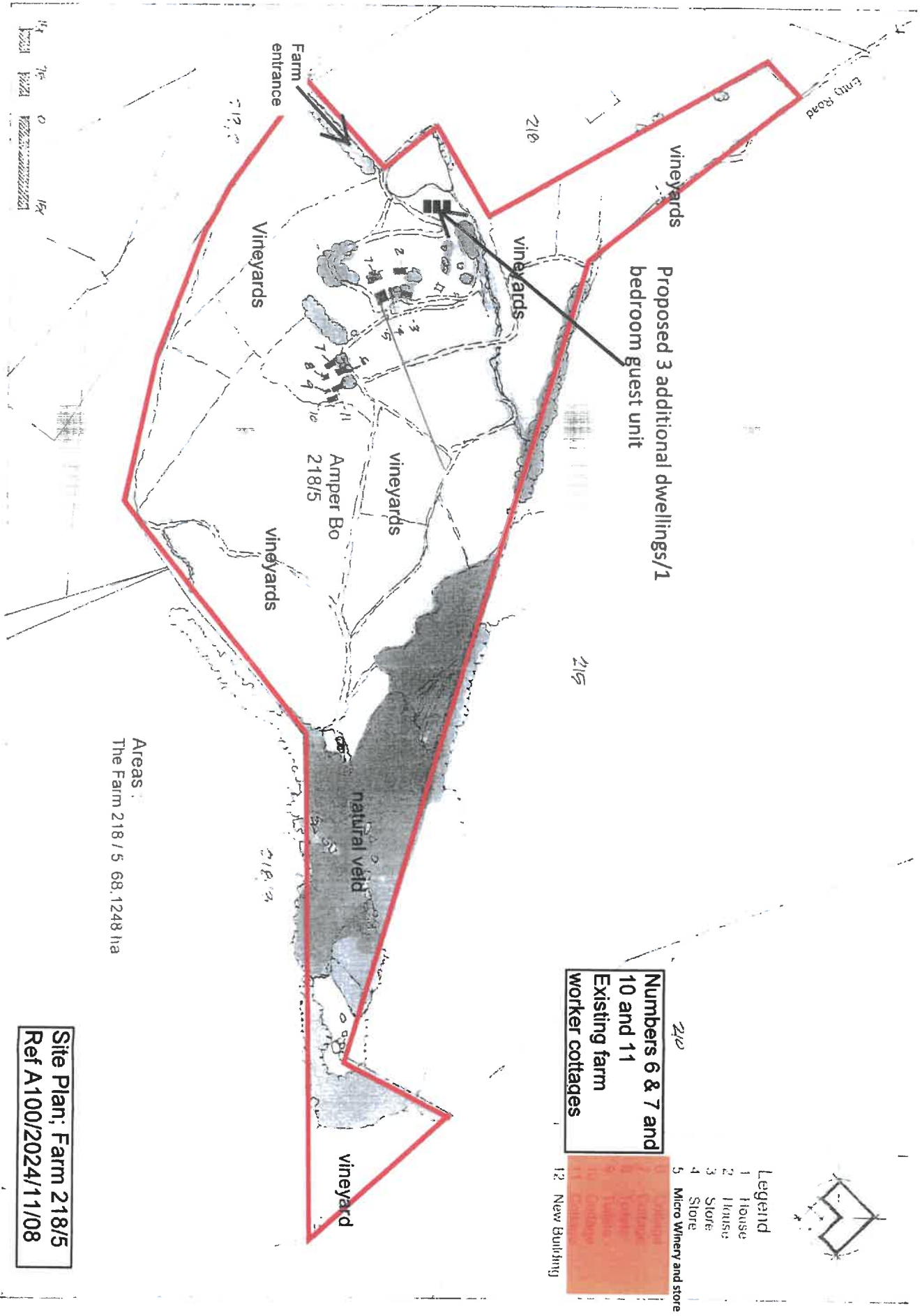
Yours sincerely


Mr. CJ van der Walt

Copy:
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

F 218/5 S

LANDUSE MANAGER: LANDUSE MANAGEMENT
2025-08-04



Legend

- 1 House
- 2 House
- 3 Store
- 4 Store
- 5 Micro Winery and store
- 6 Cottage
- 7 Cottage
- 8 Cottage
- 9 Cottage
- 10 Cottage
- 11 Cottage
- 12 New Building

Numbers 6 & 7 and 10 and 11 Existing farm worker cottages

Proposed 3 additional dwellings/1 bedroom guest unit

Areas:
The Farm 218 / 5 68,1248 ha

Site Plan; Farm 218/5
Ref A100/2024/11/08