



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17194 (TP745/2024)

Our File Reference Number: Farm 328/7, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir / Madam

**APPLICATION FOR AMENDMENT AND DELETION OF CONDITIONS OF APPROVAL: FARM 328/7,
STELLENBOSCH 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, 2023 on Farm 328/7 Stellenbosch Division for:
 - 2.1.1 The **amendment and deletion** of conditions of approval in terms of Section 15 (2) (h) of the said bylaw to:-
 - a) amend the original approved site development plan to reconfigure the existing cottages (6) and to build new structures (4 units);
 - b) amend condition 7.1 of the rezoning approval dated 3 September 2008 to increase the footprint of the buildings;
 - c) delete the condition 3.4 of the approval dated 27 December 2000 to consolidate the two land units, farm 328/12 and farm 328/7 and to operate it as a single tourist facility.

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

3. The approval is subject to the following conditions imposed in terms of Section 66 of the 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. The development be implemented in accordance with the Site Development Plan and floor plan referenced as Drawing No: SDP02 & SDP03A, drawn by: Dennis Moss Partnership, dated 2024-05-21 and attached as **Annexure A**.
- 3.4. The guest units be limited to 10 residential units as shown on the Site Development Plan and floor plan referenced as Drawing No: SDP02 & SDP03A, drawn by: Dennis Moss Partnership, dated 2024-05-21.
- 3.5. A detailed landscaping plan be submitted for approval with the building plans for the alterations to the existing and new buildings.
- 3.6. The use of these buildings be limited to guests where units are leased on a short-term basis and that no long-term leases may be entered into.
- 3.7. The onsite parking bays be provided as indicated on the Site Development Plan and floor plan referenced as Drawing No: SDP02, & SDP03A, drawn by: Dennis Moss Partnership, dated 2024-05-21.
- 3.8. Development contributions 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** for Memo dated 06 March 2025.
- 3.9. A development contract be entered into between the developer and the engineer's department of the Municipality should this be required.
- 3.10. 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.

- 3.11. The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

- 4.1 The proposed amendment proposes basic layout including the position of the guest units, parking area, access roads and location of services which forms part of the previous approval granted.
- 4.2 The total amount of units (10) complies with the approval granted in 1990 within the 3000 m² area demarcated for the use of the tourist accommodation establishment (resort).
- 4.3 The proposal will have no additional impact on the existing infrastructure.
- 4.4 The proposal will have limited impact on the agricultural potential of the subject land unit.
- 4.5 The originally approved guestrooms will be self-catering and are no longer reliant on the dining facilities in the main dwelling on a different/adjacent land unit.

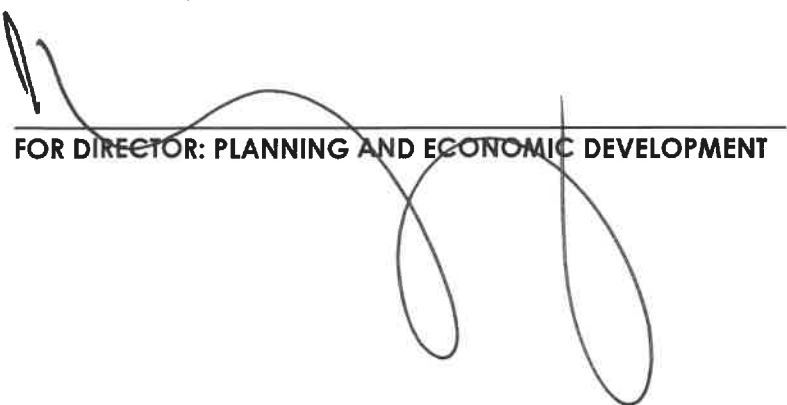
5. Matters **to be noted**:

- 5.1. No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

6. 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.
7. 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.
8. **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**

9. 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.
10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

27/6/2025
DATE

ANNEXURE A
LOCALITY
&
SITE DEVELOPMENT PLAN



20
10
0

100

SIZE IN METERS

ATTENTION: LANDSCAPE ARCHITECT

DATE: 11/11/11

FOR APPROVAL

TITLE

ROZENDAL
FARM 328/7 STELLENBOSCH MUNICIPALITY
STELLENBOSCH SITE DEVELOPMENT PLAN IS APPROVED IN
ALTERATIONS AND SECTION 60 OF THE STELLENBOSCH
ADDITIONAL MUNICIPAL LAND USE PLANNING BY-LAW (2015)
EXISTING TO THE CONDITIONS AS PER APPENDIX.

DRAWING

SITE PLAN MUNICIPAL MANAGER

DWG NO.

SCALE

1:250 a A3

DATE

2024-05-21

STATUS

FOR APPROVAL

3. The applicant must submit:
a. A site plan showing the proposed development.
b. A site plan showing the proposed development.
c. A site plan showing the proposed development.
d. A site plan showing the proposed development.

PROPOSED EXTENSION

SPOT ZONING (RZ1): 3000 m²

UNITS: 10

AREAS:

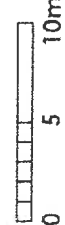
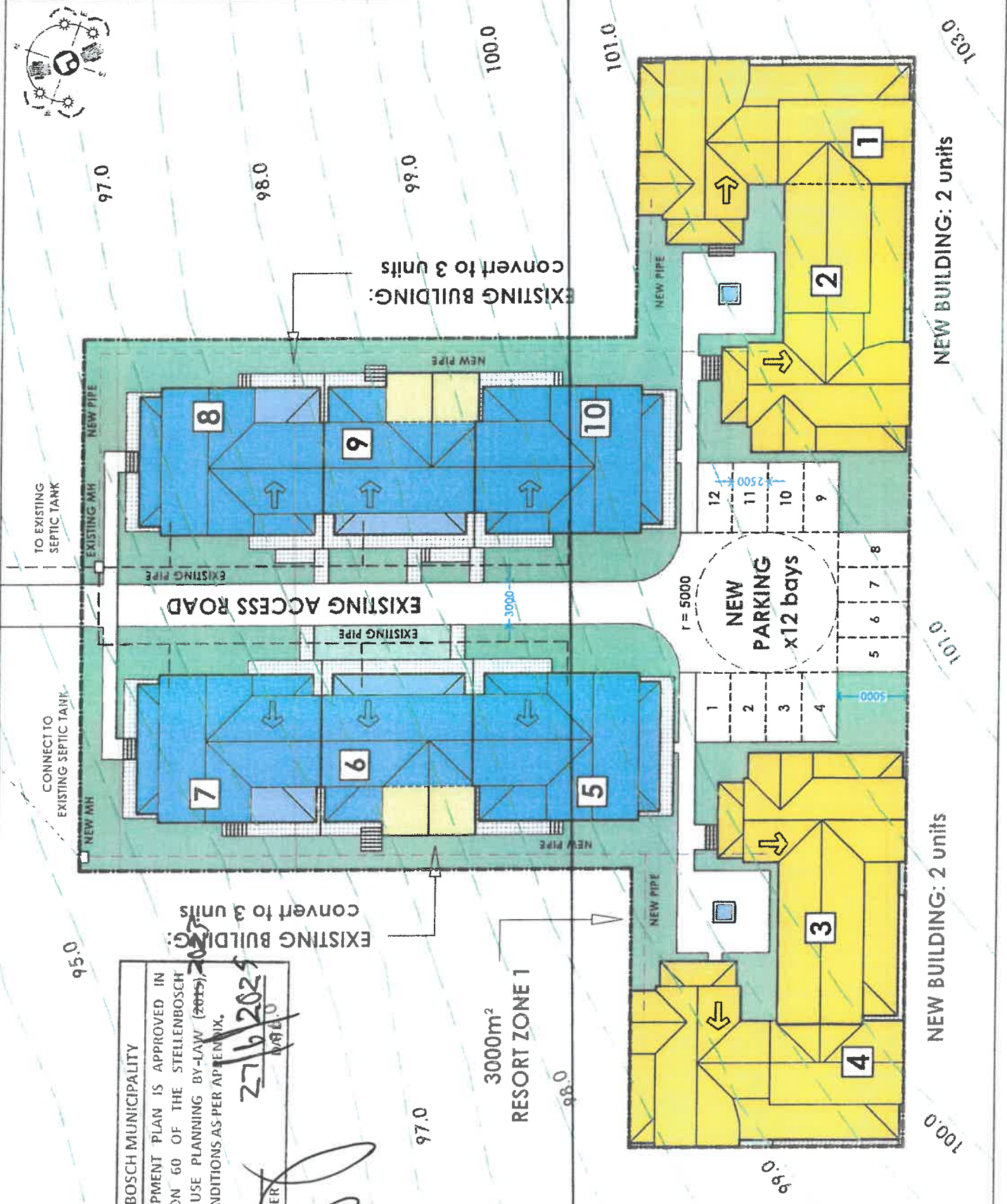
FLOOR

Existing: 526.5 m²
New: 169.4 m²
Total: 695.9 m²

OUTSIDE COVERED

Existing: 176.9 m²
New: 169.4 m²
Total: 346.3 m²

PARKING: 12 BAYS



TITLE
 ROZENDAL
 FARM 328 / 7,
 STELLENBOSCH

ALTERATIONS AND
 ADDITIONS TO STELLENBOSCH MUNICIPALITY
 EXISTING DEVELOPMENT PLAN IS APPROVED IN
 THIS SITE DEVELOPMENT PLAN OF THE STELLENBOSCH
 FLOOR MUNICIPAL LAND USE PLANNING BY-LAW 96 OF
 2013, SUBJECT TO THE CONDITIONS AS PER APPENDIX 1.

SCALE
 1:250
DATE
 2024-05-21
STATUS
 FOR APPROVAL

MUNICIPAL MANAGER
 27/6/2025

3000m²
 RESORT ZONE 1

PROPOSED EXTENSION

NEW ZONING: (R21): 3000 m

UNITS: 10

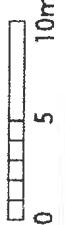
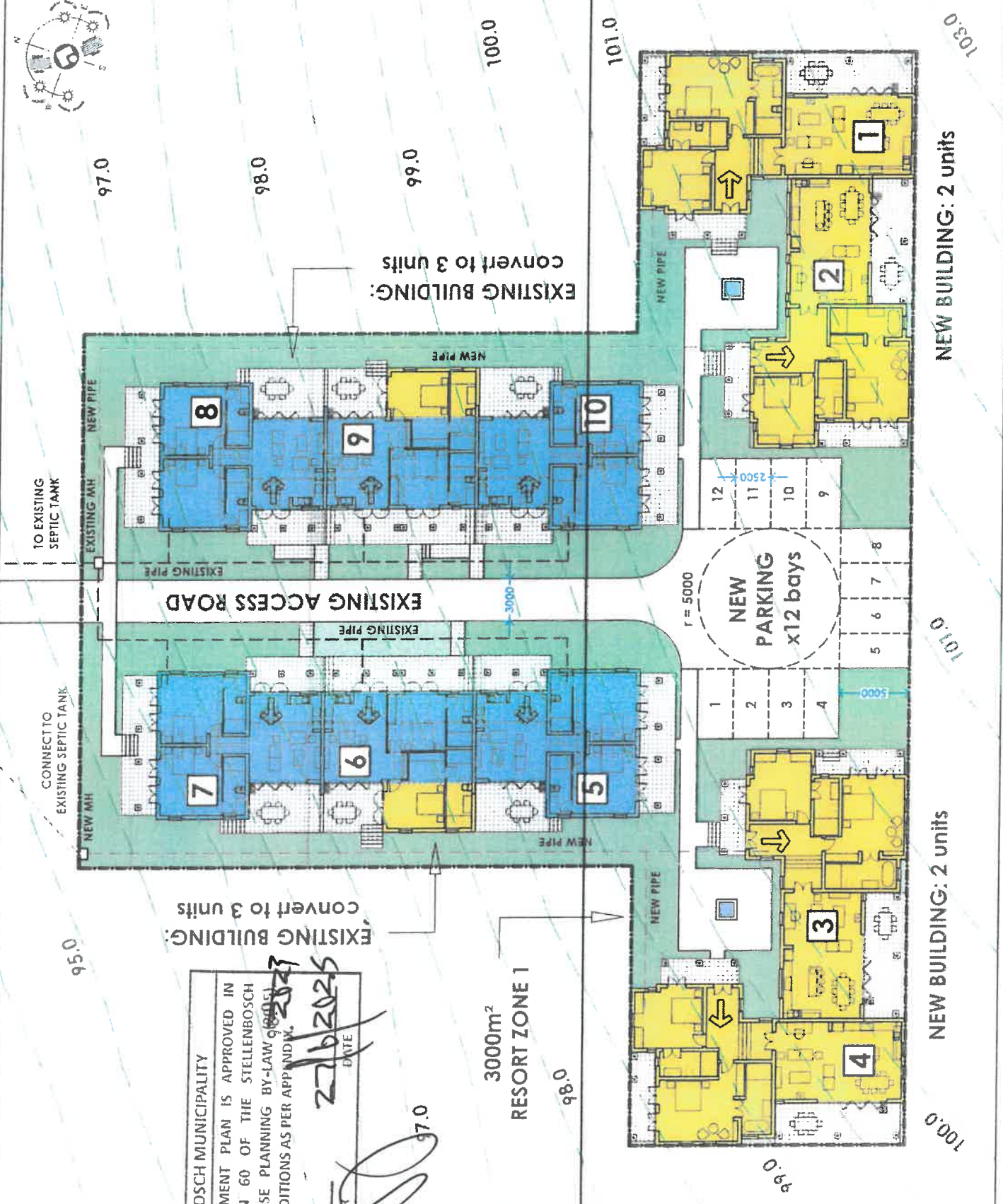
AREAS:

FLOOR
 Existing: 526.5 m²
 New: 658.2 m²
 Total: 1184.7 m²

OUTSIDE COVERED

Existing: 178.9 m²
 New: 169.4 m²
 Total: 348.3 m²

PARKING: 12 BAYS





DENNIS MOSS PARTNERSHIP

TITLE

ROZENDAL
FARM 328 / 7,
STELLENBOSCH
ALTERATIONS AND
ADDITIONS TO
EXISTING RESORT

DRAWING

FLOOR PLAN DETAIL
DWG NO: SDP03B

SCALE

1:100 @ A3

DATE

2024-05-21

STATUS

FOR APPROVAL

Not to be used for any other purpose without the written consent of the author.

PROPOSED EXTENSION

SPOT ZONING (RZ11): 3000 m²

UNITS: 10

AREAS:

FLOOR

Existing: 526.5 m²

New: 658.3 m²

Total: 1184.8 m²

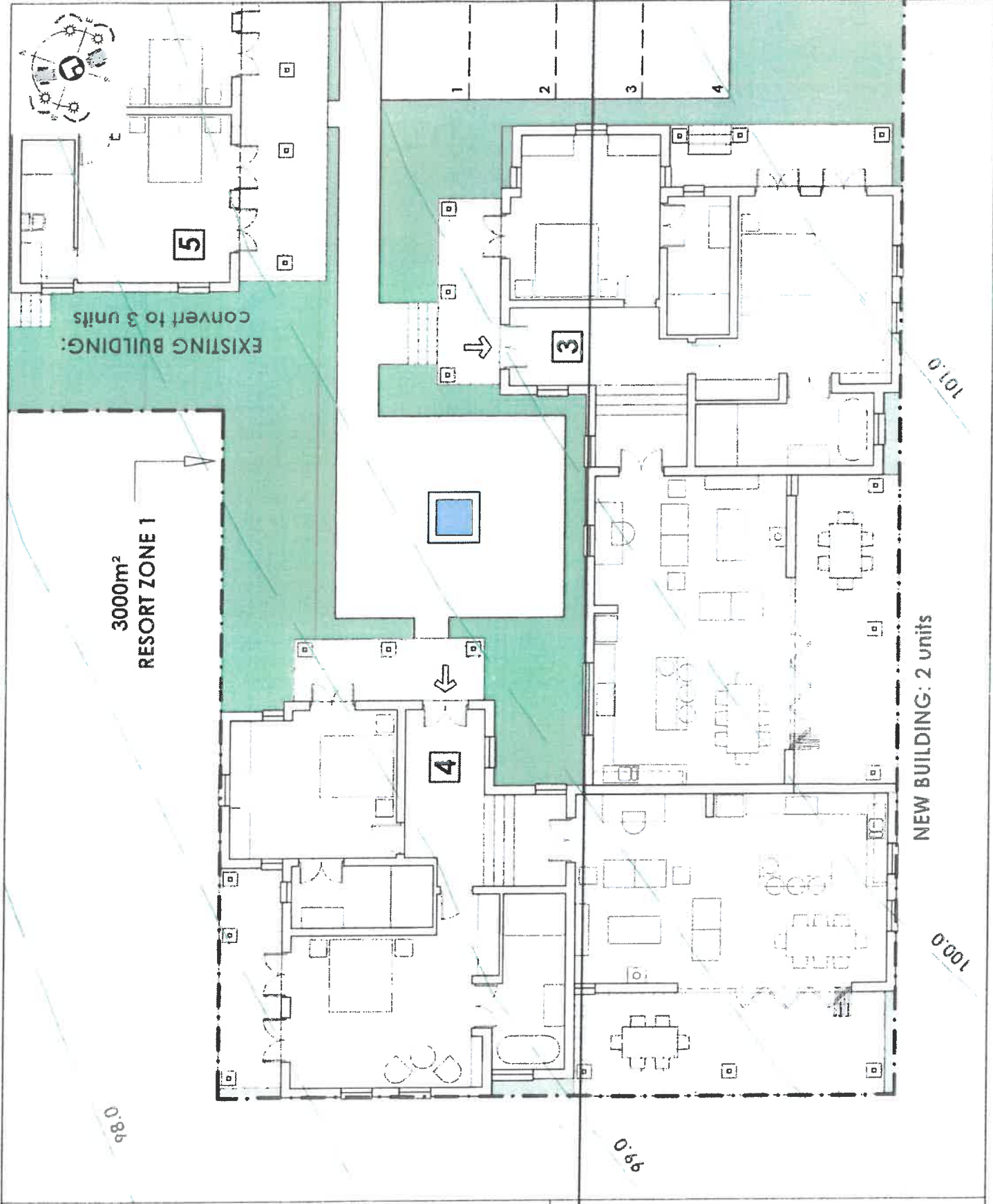
OUTSIDE COVERED

Existing: 178.9 m²

New: 169.4 m²

Total: 348.3 m²

PARKING: 12 BAYS



TITLE
ROZENDAL
FARM 328 / 7,
STELLENBOSCH
ALTERATIONS AND
ADDITIONS TO
EXISTING RESORT

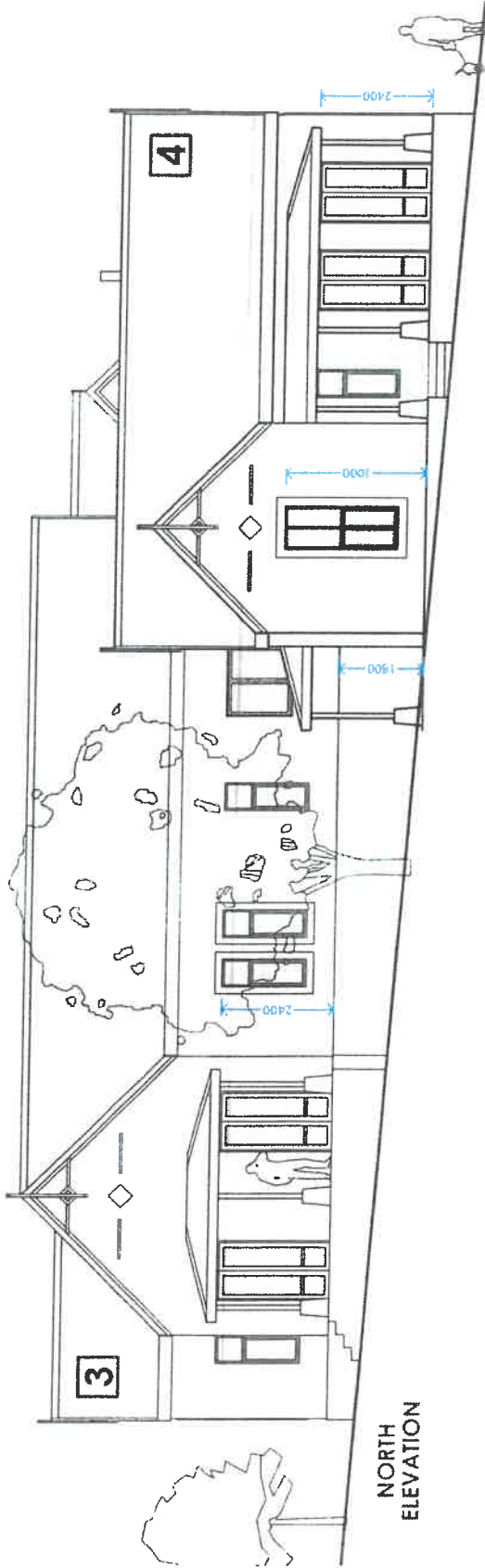
DRAWING
ELEVATIONS
DWG NO: SDP04

SCALE
1:100 @ A3

DATE
2024-05-21

STATUS
FOR APPROVAL

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**NORTH
ELEVATION**

PROPOSED EXTENSION

SPOT ZONING (RZ1): 2000 m²

UNITS: 10

AREAS:

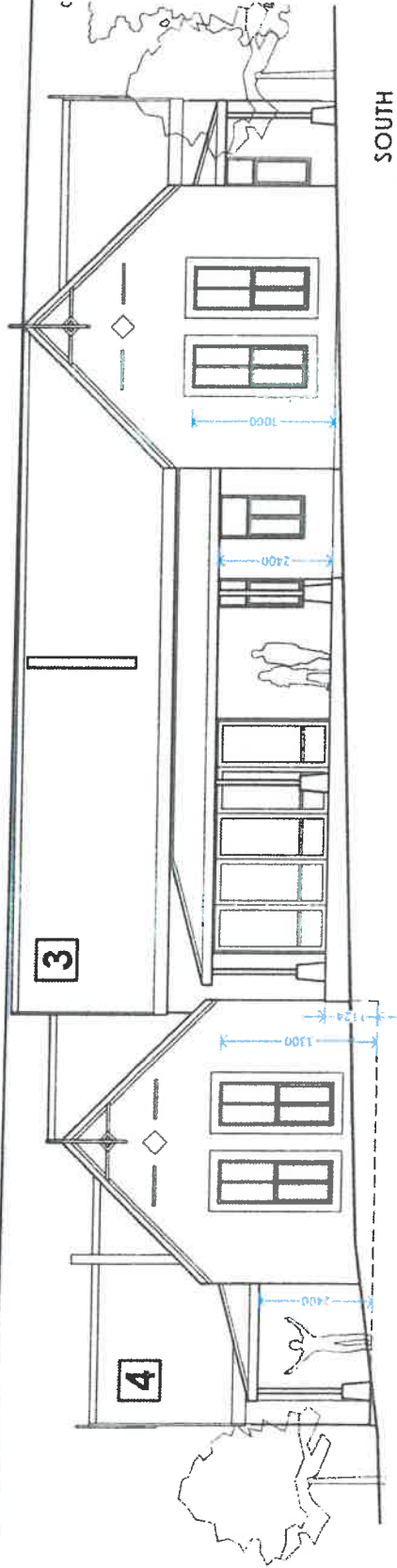
FLOOR

Existing: 526.5 m²
New: 658.3 m²
Total: 1184.8 m²

OUTSIDE COVERED

Existing: 175.6 m²
New: 169.4 m²
Total: 345.0 m²

PARKING: 12 BAYS



**SOUTH
ELEVATION**



ANNEXURE B
INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICE

CIVIL ENGINEERING SERVICES

07 MAR 2025

RECEIVED

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Nolusindiso Momoti
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Ilze Fillies
Date ▫ Datum: 06 March 2025
Our Ref ▫ Ons Verw: Civil LU 2755
Town Planning Ref: LU/17194
Re ▫ Insake: Farm 328/7, Stellenbosch:

FILE NR:	F 328/75
SCAN NR:	
COLLABORATOR NR:	781767
Application is made in terms of	

Section 15(2)(h) of the ~~Stellenbosch Municipal Land Use~~
Planning Bylaw, 2023, on Farm 328/7 Stellenbosch Farms for the
amendment of site development plan in order to facilitate the
previously approved guest units on the resort zoned portion.

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

- 1. Water**
 - 1.1 The existing borehole system must be used for the proposed development.
- 2. Sewer**
 - 2.1 The proposed conservancy tanks must be used for the proposed development.
- 3. General**
 - 3.1 All previous conditions of approval remain valid.
- 4. Development Charges (DCs) existing buildings**

✍

- 4.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 4.2 The appropriate DC's for the existing buildings are payable immediately after the approval of this land use application and before the facility is put to its approved use.
- 4.3 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.

5. Development Charges (DCs) Proposed buildings

- 5.1 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 the:

- Building plans

A final calculation will be provided prior to payment.

- 5.2 The appropriate DC's are payable before building plan approval.
- 5.3 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.



Ilze Fillies

Principal Technician: Development (Infrastructure Services)



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2755 (IF) Farm 328-7 Stellenbosch (LU-17194)
Development Name:	
Date:	06 March 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 328 portion 7
DC Parameters Reference:	Dennis Moss motivation report Ref K4151 dated 21 May 2024 page 6

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Totals
Unit(s):	kl/day	kl/day	ha°C	l/week	trips/day		
Total Increased Services Usage:	1.98	1.62	0.036	0.135	27		persons
Total Service Usage Reduction:	0	0	0	0	13.5		9
Total Service Usage after Reduction:	1.98	1.62	0.03600	0.135	13.5		0
Charges before adjusting for positive only, before Deductions	R -	R -	R 7 838.34	R 13 878.00	R 171 261.93	R 192 978.27	R 36 488.82
Charges adjusted for positive only, before Deductions	R -	R -	R 7 838.34	R 13 878.00	R 171 261.93	R 192 978.27	R 36 488.82
Total Deductions:	R -	R -	R -	R -	R 85 630.96	R 85 630.96	R -
Total Development Charges Payable (excluding VAT):	R -	R -	R 7 838.34	R 13 878.00	R 85 630.96	R 107 347.30	R 36 488.82
VAT:	R -	R -	R 1 175.75	R 2 081.70	R 12 844.64	R 16 102.10	R 5 473.32
Total Development Charges Payable (including VAT):	R -	R -	R 9 014.09	R 15 959.70	R 98 475.61	R 123 449.40	R 41 962.14
							R 165 411.54

APPLICANT INFORMATION	
Application Processed by:	Itze Fillies
Signature:	
Notes:	The development charges for the existing building are payable immediately



Stellenbosch Municipality

Development Charge Calculation



Application Number:	2755 (IF) Farm 328-7 Stellenbosch (LU-17194)
Development Name:	
Date:	06 March 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 328 portion 7
DC Parameters Reference:	Dennis Moss motivation report Ref K4151 dated 21 May 2024 page 6

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Totals
Unit(s):	kl/day	kl/day	ha°C	1/week	trips/day		
Total Increased Services Usage:	1,76	1,44	0,032	0,12	24		
Total Service Usage Reduction:	0	0	0	0	12,0		
Total Service Usage after Reduction:	1,76	1,44	0,03200	0,120	12,0		
Charges before adjusting for positive only, before Deductions	R -	R -	R 6 967,41	R 12 336,00	R 152 232,82	R 171 536,24	R 203 970,74
Charges adjusted for positive only, before Deductions	R -	R -	R 6 967,41	R 12 336,00	R 152 232,82	R 171 536,24	R 203 970,74
Total Deductions:	R -	R -	R -	-	R 76 116,41	R 76 116,41	R 76 116,41
Total Development Charges Payable (excluding VAT):	R -	R -	R 6 967,41	R 12 336,00	R 76 116,41	R 95 419,82	R 127 854,33
VAT:	R -	R -	R 1 045,11	R 1 850,40	R 11 417,46	R 14 312,97	R 19 178,15
Total Development Charges Payable (including VAT):	R -	R -	R 8 012,52	R 14 186,40	R 87 533,87	R 109 732,80	R 147 032,48

Application Processed by:	Itze Fillies
Signature:	<i>MFALLIES</i>
Notes:	Proposed buildings: Final calculation at Building plan stage



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INGENIEURSDIENSTE
DIRECTORATE: ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	U von Molendorff
From ▫ Van:	Tyrone King (Development Services and Project Management)
Date ▫ Datum:	2 August 2017
Our Ref ▫ Ons Verw:	LU 1474
Re ▫ Insake:	Farm 328/7, Stellenbosch (amendment of approved SDP)

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

1. All previous conditions of approval remain valid.
2. Septic tanks to be abandoned and replaced with conservancy tanks. This needs to be clearly indicated on all building plans.
3. A service contract has to be entered into with the Municipality to service the conservancy tank on a regular basis.

: 

TYRONE KING Pr Tech Eng
HEAD: DEVELOPMENT SERVICES AND PROJECT MANAGEMENT (ENGINEERING SERVICES)

W:\AAUSERS\Tyrone\DS\Dev Applications\1474 - Farm 328-7, Stellenbosch\1474 - Farm 328-7, Stellenbosch.doc