STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15816 (TP325/2023, TP357/2023, TP368/2023)
Our File Reference Number: Farm 727/30, Paarl
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir /Madam

APPLICATION FOR CONSENT USE AND TEMPORARY DEPARTURE ON FARM 727/30, 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 By-law, 2023 on Farm No. 727/30, Paarl Division for:

2.1.2. Application in terms of Section 15(2)(o) of the said By-law **for consent use** to permit the following uses:

a) Tourist facility consisting of game drives administrated from the existing farm administration office,
b) Tourist facility consisting of the hosting of occasional functions and events from the existing wine sales and tasting facility and outdoor areas,
c) Day care centre consisting of a creche and afterschool facility,

2.1.3. Application in terms of Section 15(2)(c) of the said By-law for **temporary departure** to permit the following uses:

a) A clinic (±197.6m²), skills learning centre (±41m²), administrative office (±240m²), and operations office (±165m²) operated by the Pebbles Project (NGO) from existing and temporary buildings,
b) The sale of imported wines from the existing wine sales and tasting facility (±355m²).

BE APPROVED in terms of Section 60 of the said By-law 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 By-law:

2.1.1. The approval only applies to the land uses hereby approved and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

2.1.2. 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.

2.1.3. The land uses hereby approved be located in accordance with the endorsed Combined Site Plan, attached as **Annexure A1** with drawing referenced Site Plan.

2.1.4. The administration office for the tourist facility consisting of game drives be limited to ±49.25m² of the existing building as indicated on the endorsed Location of Game Drives Office plan, attached as **Annexure A2** with drawing referenced Site Plan Villiera Wines.

2.1.5. The tourist facility consisting of the hosting of occasional functions and events be limited to the existing wine sales and tasting facility (±355m²) and outdoor areas (±4960m²) as indicated on the endorsed Function Venue and Events Area plan, attached as **Annexure A3** with drawing referenced Site Plan Villiera Wines.

2.1.6. The functions and events hereby permitted to operate only between 08:00-24:00 and be limited to a maximum of 400 seats/attendees.

2.1.7. The use of outdoor amplified sound associated with the functions and events is not permitted past 18:00 without prior approval in terms of the Municipal Events By-law.

2.1.8. No more than 12 occasional functions, receptions, events or any other are permitted per year.

2.1.9. No more than one occasional function, reception, event or any other is permitted on the property at any given time.

2.1.10. Effective traffic control measures must be provided during functions or events to regulate traffic flow at the entrance and exit points of the property, and also to direct and manage onsite traffic flow and parking to ensure that the R101 Road is not obstructed.

2.1.11. Sufficient on-site parking to be provided in accordance with the provisions of the Zoning Scheme By-law to the satisfaction of the Municipality.

2.1.12. The day care centre operating from two existing buildings be limited to the existing creche (±197m²) and afterschool facility (±68m²) located in accordance with the endorsed Location of Day Care and NGO Building plan, attached as **Annexure A4** with drawing referenced Site Plan.

2.1.13. The number of children permitted to attend the day care centre be limited as determined by the Cape Winelands District Municipality in accordance with the District Municipality's Health By-law.

2.1.14. Enrolment at the day care centre is limited to children of employees of Farm No. 727/30 and immediately surrounding farming communities only.

2.1.15. The existing clinic (±197.6m²), skills learning centre (±41m²), administrative office (±240m²), and operations office (±165m²) operated by the NGO from existing and temporary buildings, be limited in extent as indicated and located in accordance with the endorsed Location of Day Care and NGO Building plan, attached as **Annexure A4** with drawing referenced Site Plan, and the endorsed Clinic Floor Plan, attached as **Annexure A5**.

2.1.16. No further additions, extension or alterations are permitted to the existing clinic, skills learning centre, administrative office, and operations office operated by the NGO without obtaining the necessary approvals from the Municipality.

2.1.17. The sale of imported wines from the existing wine sales and tasting facility be limited to ±355m² and as indicated on the endorsed Wine Tasting and Sales Facility plan, attached as **Annexure A6**.

2.1.18. The majority of the wines available for tasting and sale must be locally produced.

2.1.19. The land uses hereby permitted, and all related premises must comply with the relevant health regulations at all times.

2.1.20. The non-agricultural land uses hereby permitted shall not create any undue noise or be a nuisance to the surrounding area and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulation PN200/2013 and the By-law on the Prevention of Public Nuisances & the Keeping of Animals.

2.1.21. The non-agricultural land uses hereby permitted must remain subservient to and not adversely impact the primary agricultural land use activities on the subject property or surrounding properties.

2.1.22. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

2.1.23. 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.

2.1.24. Building plans for temporary departure uses will only be valid for the validity period of the temporary departure approval whereafter existing approved buildings must be converted to previously approved uses. All purpose-built and associated buildings or structures to be deconstructed and removed or converted to primary right uses.

2.1.25. Building plans be generally in accordance with the endorsed plans mentioned above and attached as **Annexure A1-6**.

2.1.26. 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.

2.1.27. The conditions imposed by the Western Cape Government Department of Infrastructure (Transport Infrastructure Branch) as contained in the letter dated 27/02/2024, and attached as **Annexure B1**, be complied with to the satisfaction of the said department.

2.1.28. The conditions imposed by the Cape Winelands District Municipality (Environmental Health) as contained in the letter dated 05/03/2024, and attached as **Annexure B2**, be complied with to the satisfaction of the said department.

2.1.29. The conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 22/07/2025, and attached as **Annexure B3**, be complied with to the satisfaction of the said department.

2.1.30. The conditions imposed by the Directorate Community and Protection Services as contained in the email dated 06/03/2024, and attached as **Annexure B4**, be complied with to the satisfaction of the said department.

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

2.3.1. The consent uses hereby approved are aligned with the objectives and principles of the Stellenbosch Municipality Spatial Development Framework and Western Cape Land Use Planning Guidelines for Rural Areas, and the purpose of the Zoning Scheme By-law for Agriculture and Rural Zone. It establishes appropriate agricultural and rural related support services and tourism opportunities without compromising agricultural production, biodiversity conservation, or scenic quality.

2.3.2. The clinic, skills learning centre, administrative office, and operations office operated by the NGO serve the surrounding and larger rural communities. The MSDF does not place an absolute restriction on community facilities in rural areas or on farms but prefers that such uses are clustered in urban or settlement areas. No unique factors exist however for the latter uses to be located on the particular property, and that would prohibit it from being accommodated within the existing nearby urban or settlement areas. The approval of the temporary departure application offers the NGO the opportunity to consider relocating to an appropriately zoned property and more acceptable location.

2.3.3. The tourist related land uses hereby approved are for the expansion of existing approved tourist facilities and/or uses to be accommodated within and around exiting approved buildings. Agricultural land will not be converted to make provision for any of the latter non-agricultural activities, and it will therefore not undermine the agricultural potential of the subject property or surrounding properties.

2.4. Matters **to be noted**:

2.4.1 An application for the erection of advertising signs to be submitted for approval to the Municipality and that any signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

2.4.2 No directional signage to be erected without the prior approval of the applicable authority.

2.4.3. All electrical requirements to be directed to Eskom.

2.4.4. A business license and a liquor license to be applied for if required.

2.4.5. All required certificates and registrations to operate the subject day care centre, as required by the Cape Winelands District Municipality's Health Department, the Provincial Department of Social Development and any other relevant departments, at all times be obtained and renewed, where applicable.

2.4.6. The minimum norms and standards of the Children's Act, Act 38 of 2005 and the requirements of Chapter 5: Child Care Facilities and Institutions of Cape Winelands District Municipality's Health Bylaw be adhered to, where applicable.

2.4.7. The day care centre be registered with the Department of Social Development and any other applicable authority where applicable.

2.4.8. In accordance with the Stellenbosch Municipal Land Use Planning By-law, 2023 the temporary departure application hereby approved is only valid for 5 years from receipt of the Final Notification Letter. The validity period is not renewable. The latter uses are to be relocated to an appropriately zoned property once the approval has lapsed. Alternatively, an application for rezoning may be submitted to the Municipality for consideration.

2.4.9. Should, after following due process –

a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

b) The operational use of the approved land uses be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

c) The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

STELLENBOSCH
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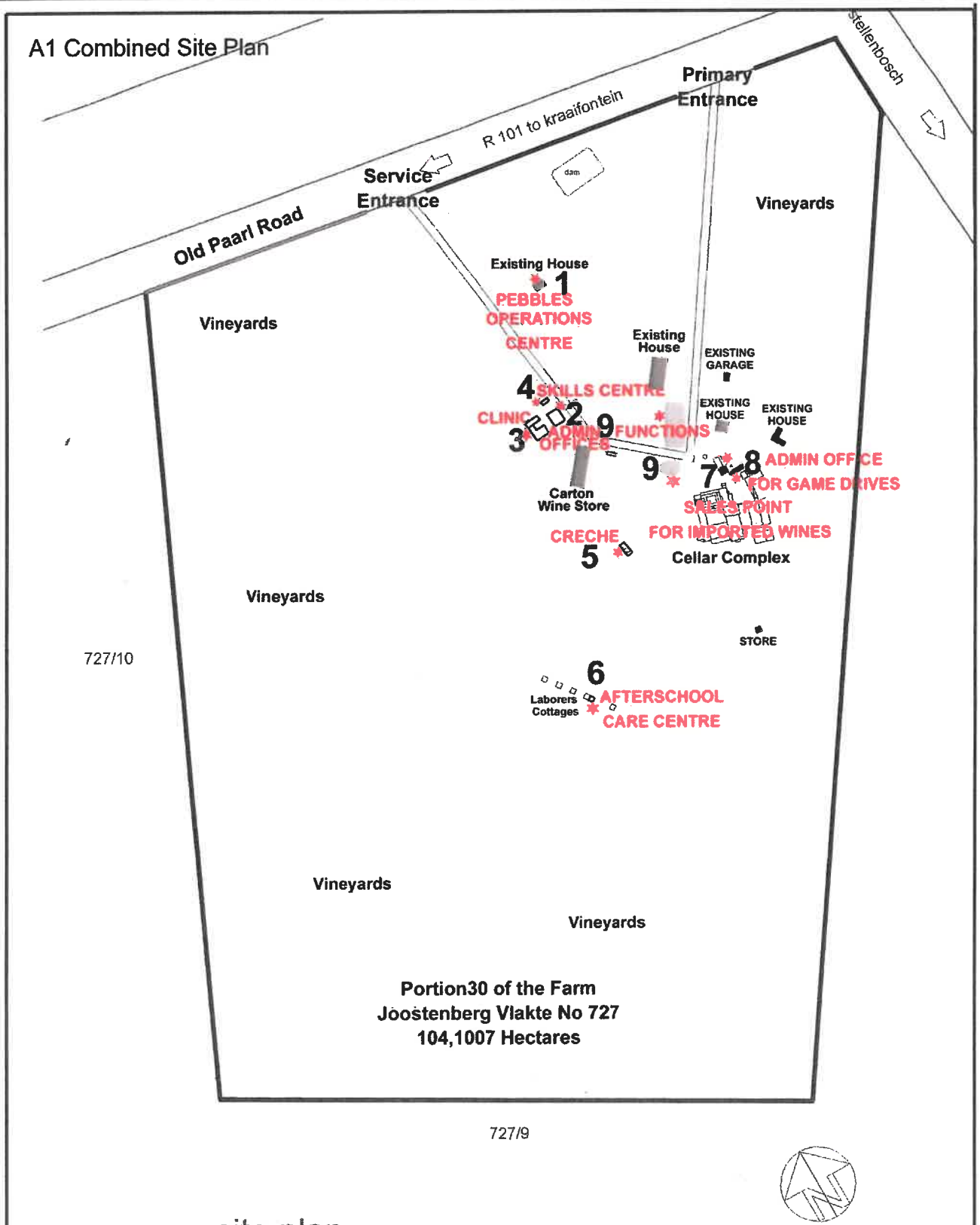
ANNEXURE A

SITE PLANS AND SITE PHOTOGRAPHS

Site Plans
A1 Combined Site Plan
A2 Location of Game Drive Office
A3 Function Venue and Events Area
A4 Location of Day Care and NGO Buildings
A5 Clinic Floor Plan
A6 Wine Tasting and Sales Facility



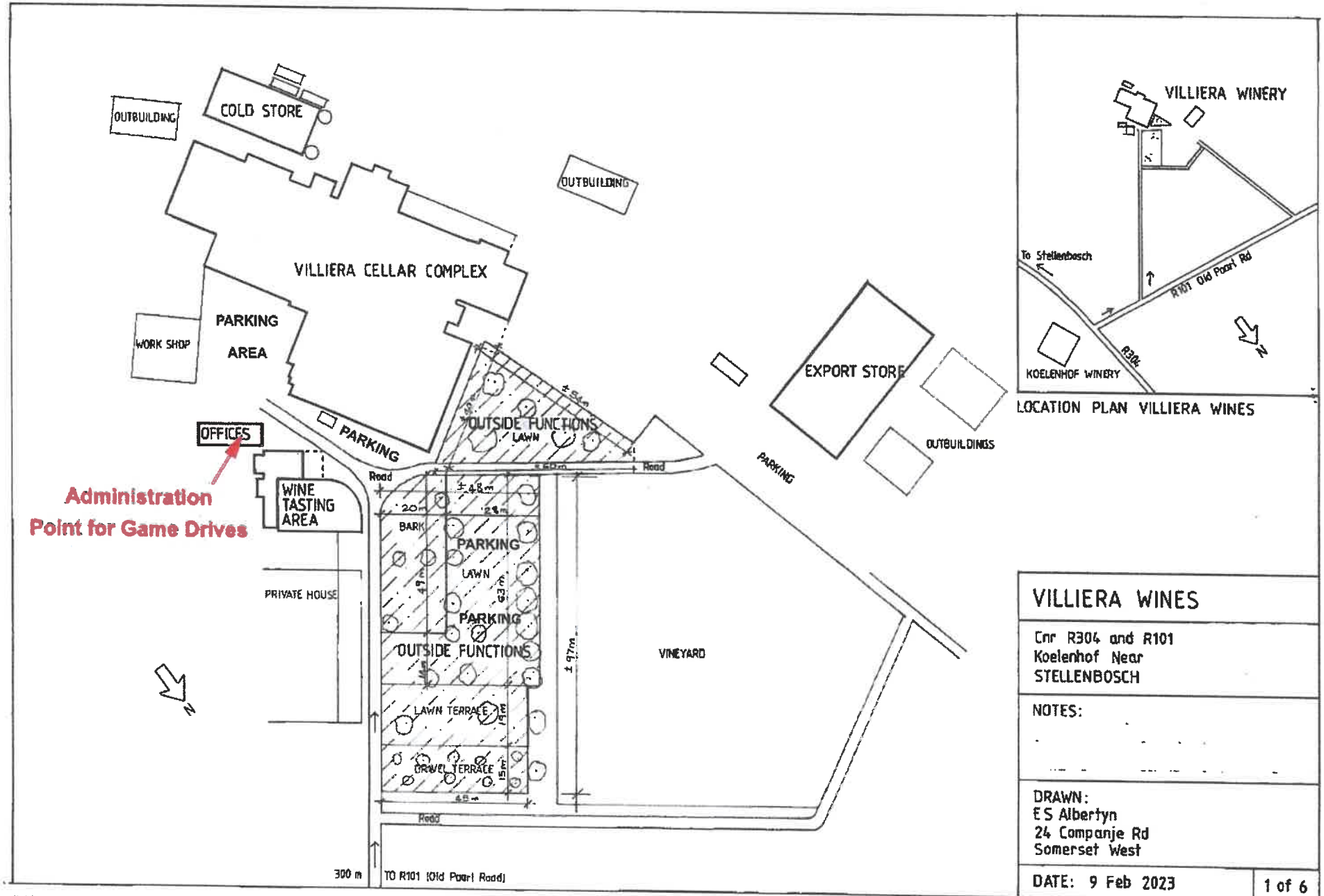
site plan

1:5000

Key to Project Buildings/Activities *

1. Pebbles Operation Centre
2. Pebbles Administration office
3. Clinic run by Pebbles Project
4. Pebbles Project Skills Centre
5. Staff Creche
6. Afterschool Facility
7. Sale Point for Imported Wine
8. Administration Office for Game Drives
9. Locations of Functions

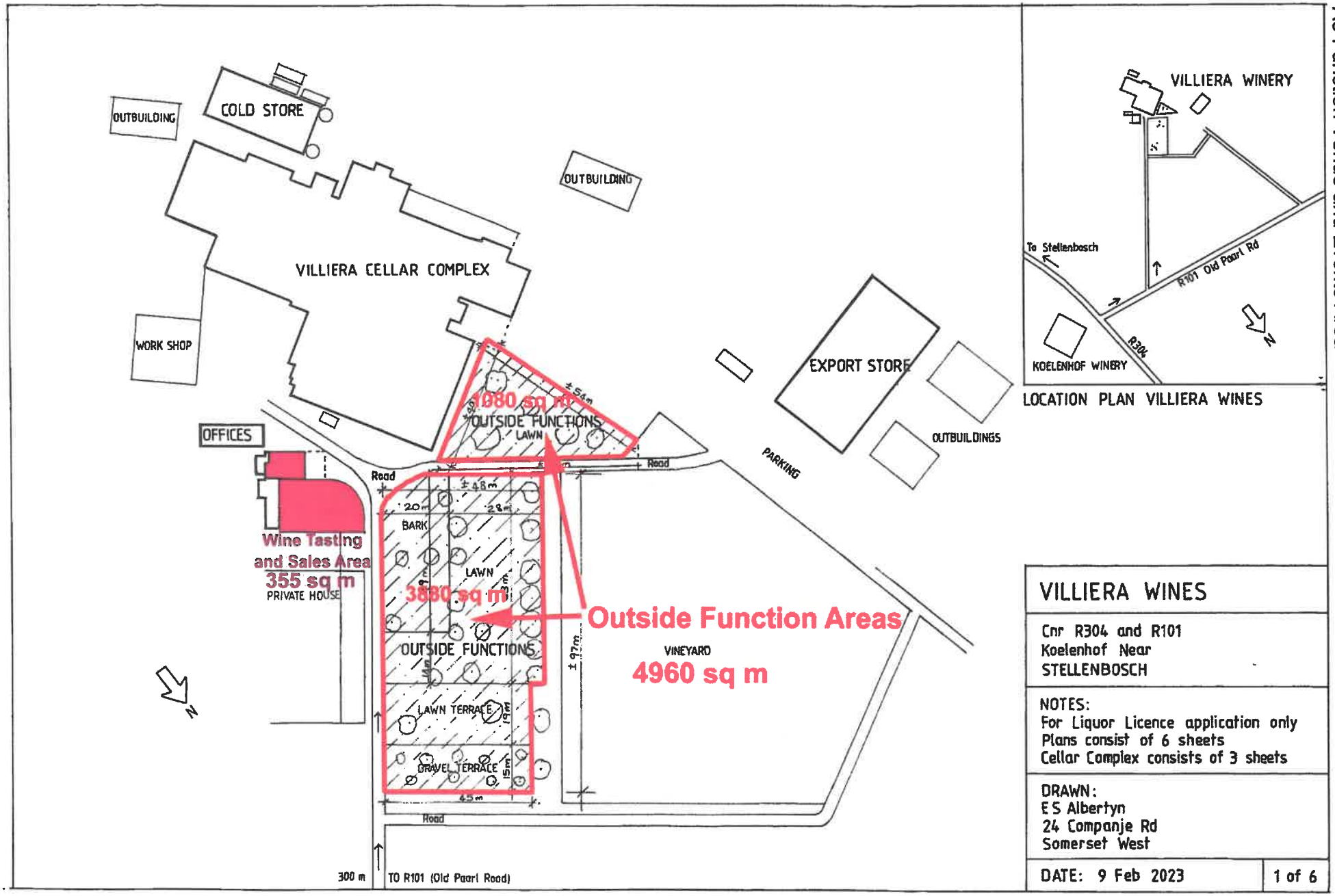
A2 Location of Game Drive Office



SITE PLAN VILLIERA WINES SCALE ± 1:1000

VILLIERA WINES
Cnr R304 and R101 Koelenhof Near STELLENBOSCH
NOTES:
DRAWN: E S Albertyn 24 Companje Rd Somerset West
DATE: 9 Feb 2023 — 1 of 6

A3 Function Venue and Events Area



VILLIERA WINES

Cnr R304 and R101
Koelenhof Near
STELLENBOSCH

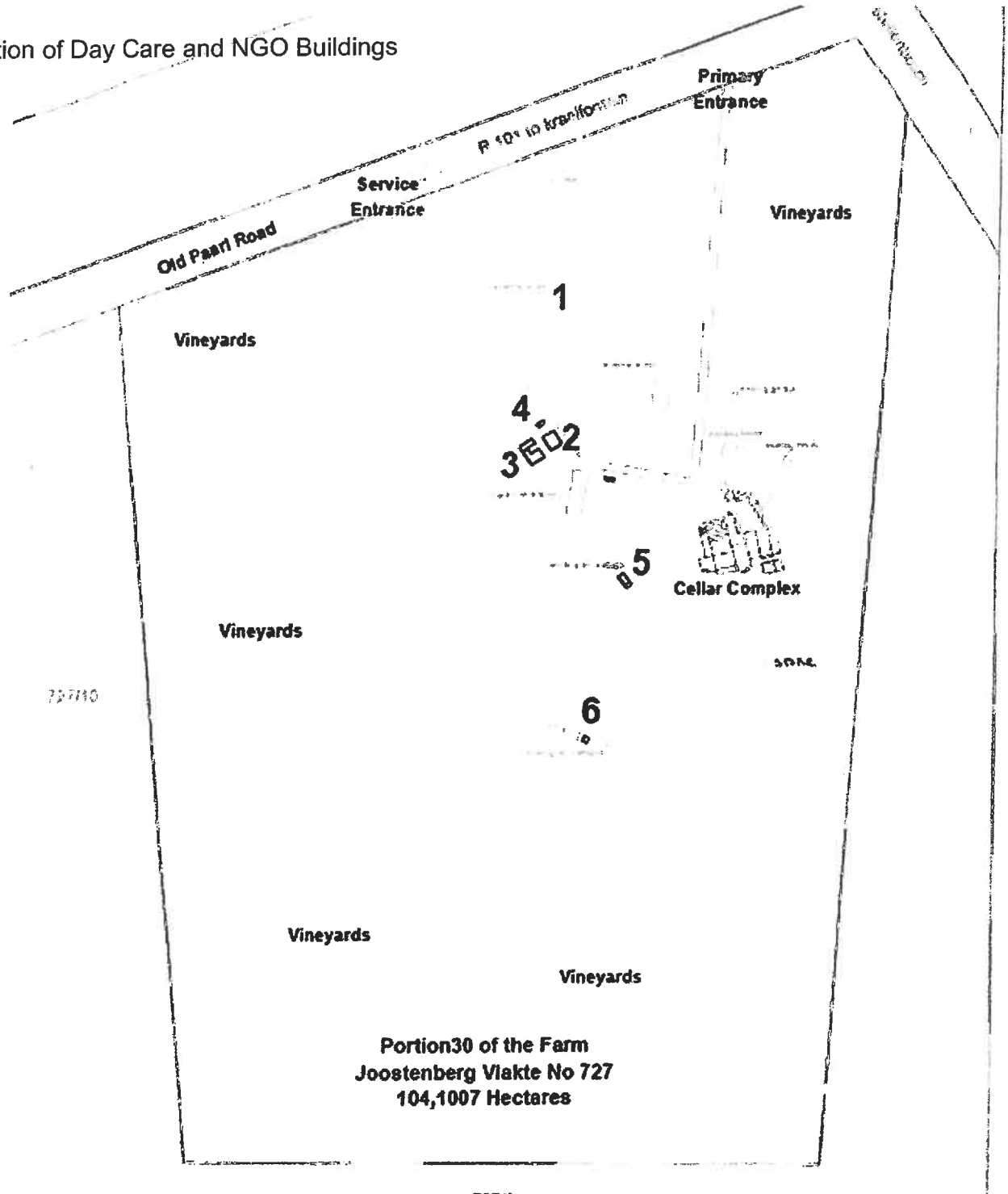
NOTES:
For Liquor Licence application only
Plans consist of 6 sheets
Cellar Complex consists of 3 sheets

DRAWN:
E S Albertyn
24 Companje Rd
Somerset West

DATE: 9 Feb 2023 | 1 of 6

SITE PLAN VILLIERA WINES SCALE ± 1:1000
FUNCTIONS

A4 Location of Day Care and NGO Buildings

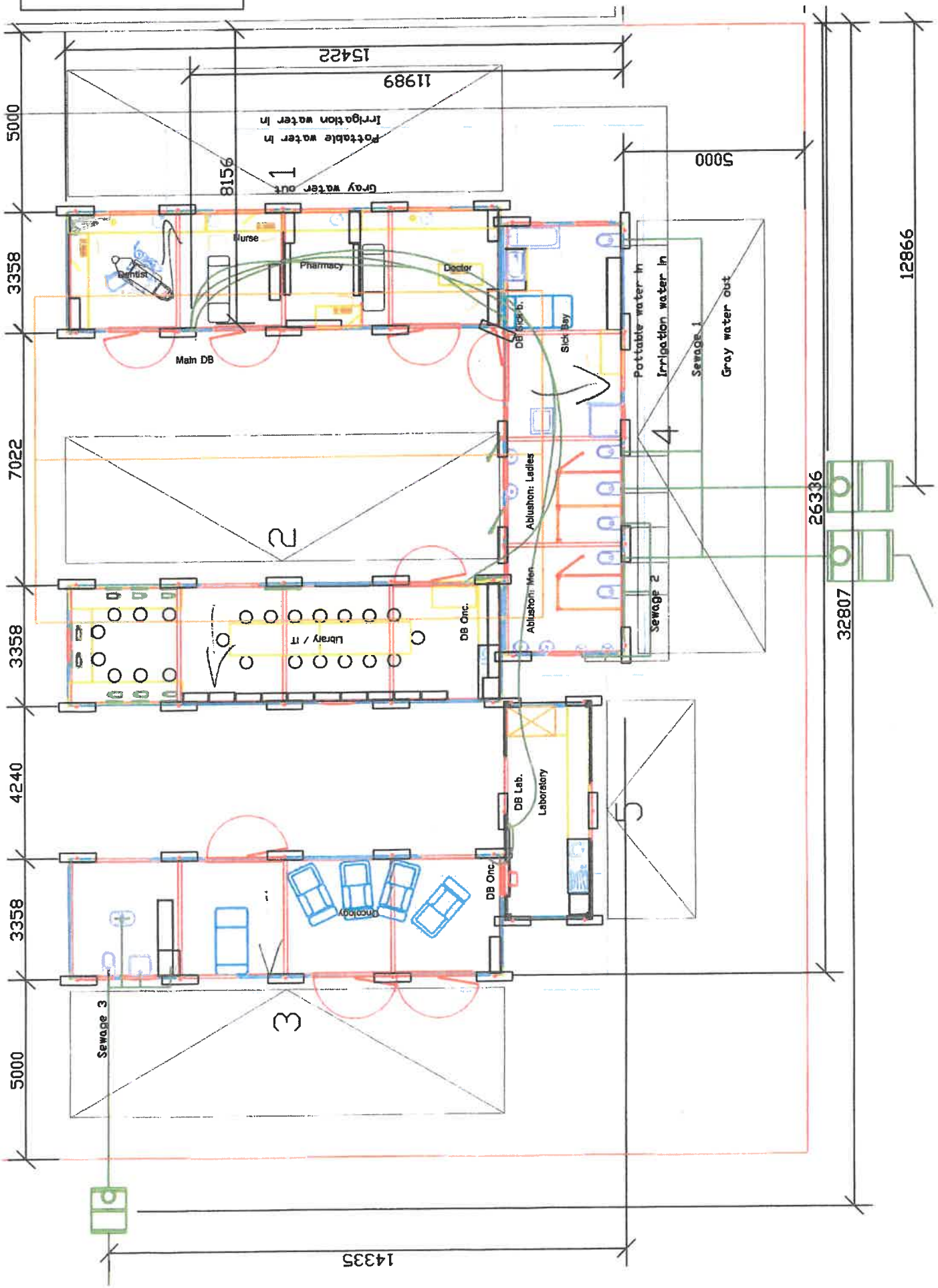


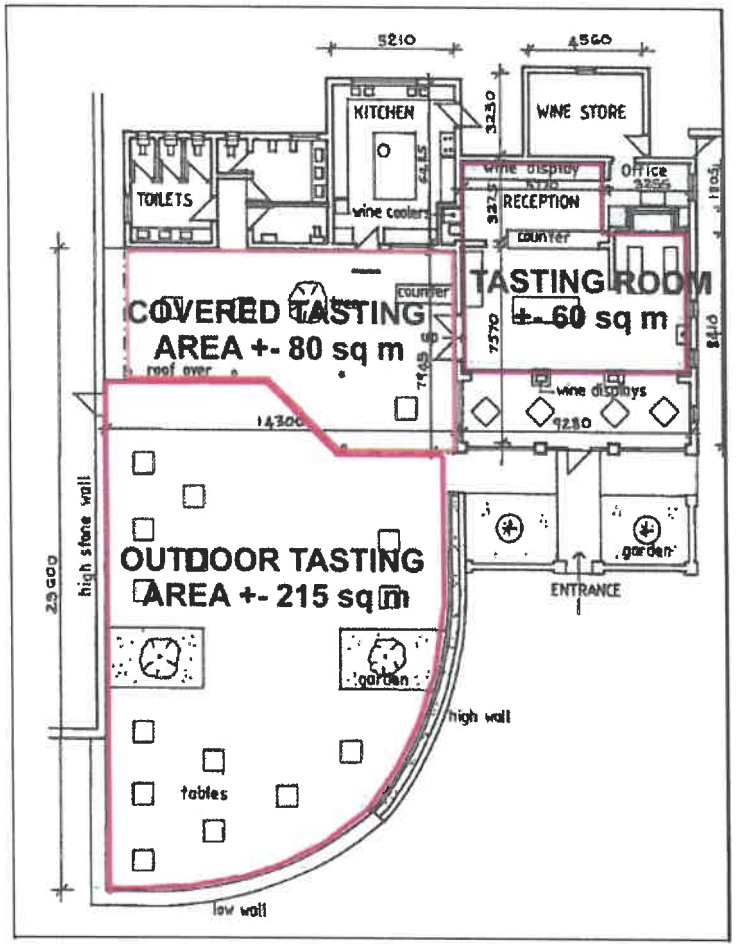
site plan
1:5000

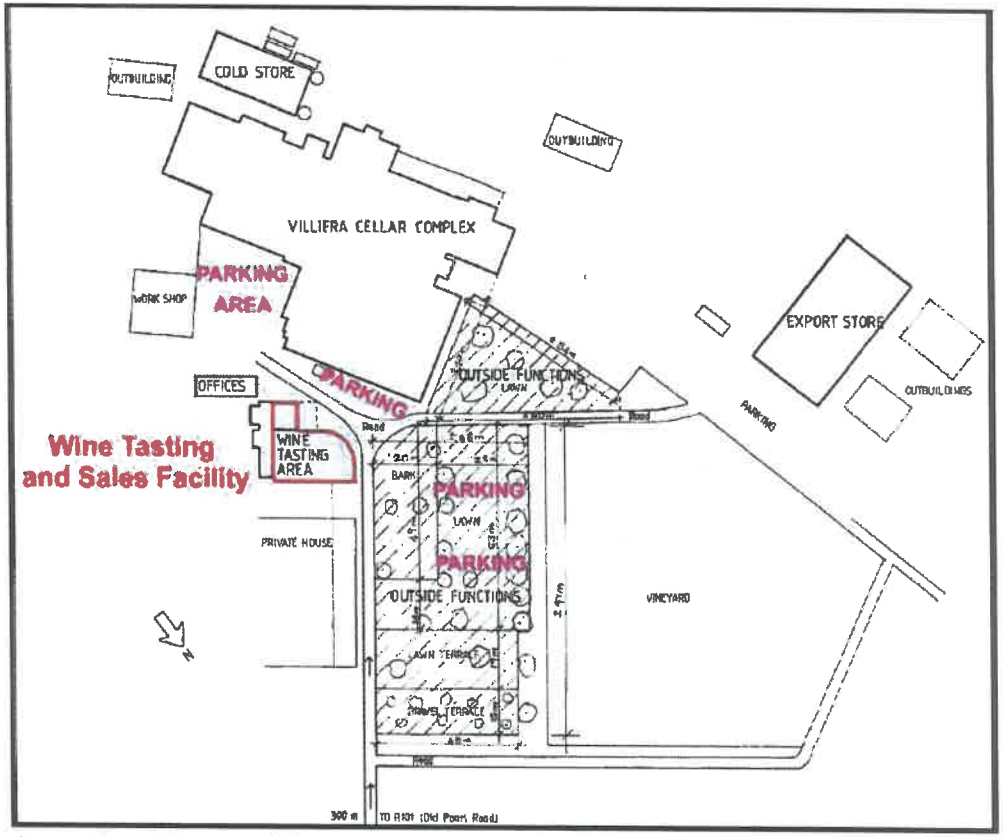
Key of Pebbles buildings:

1. Pebbles Office 1 165m²
2. Pebbles Office 2 240m²
3. Clinic 197.6m²
4. Skills Centre 41m²
5. Creche 197m²
6. Afterschool 68m²

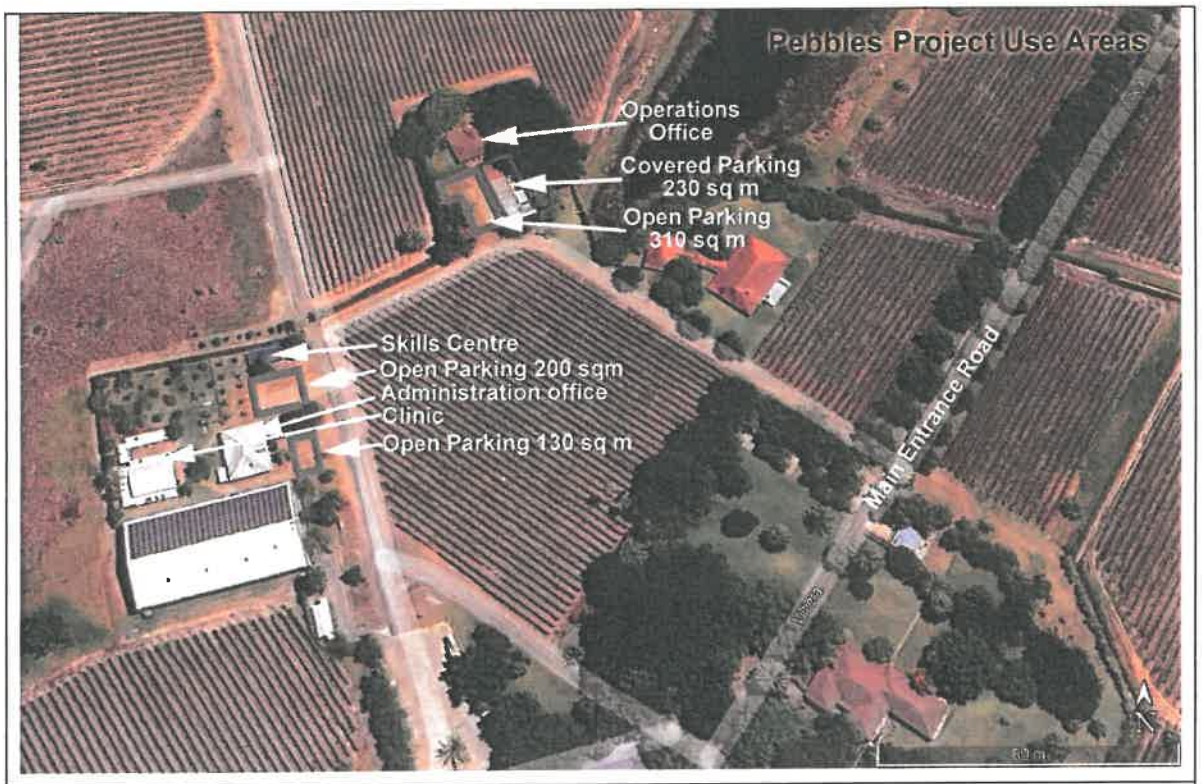
A5 Clinic Floor Plan







Plan showing the parking areas proximity to wine tasting/sales facility.



Aerial photograph of NGO uses

Additional photographs of the land uses applied for are also provided as part of the applicant's motivation

Clinic	Skills centre adjacent to clinic
Day care (creche)	NGO Parking and office building
Outdoor wine tasting area	General parking area and lawn fore function venue and events use

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ANNEXURE B

COMMENT FORM DEPARTMENTS

B1: Western Cape Government Department of Infrastructure (Transport Infrastructure Branch)
B2: Cape Winelands District Municipality (Environmental Health)
B3: Directorate Infrastructure Service
B4: Directorate Community and Protection Services
B5: Manager: Spatial Planning

(6)
B1

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RP/LUD/REZ/SUB-25/485 (Job 16949)

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
28 FEB 2024
RECEIVED

Peter G Mons Town Planner
PO Box 851
ROBERTSON
6705

Attention: Mr P Mons

Dear Sir

PT 30 OF FARM ~~727~~, PAARL: MAIN ROAD 189: APPLICATION FOR CONSENT USE AND TEMPORARY DEPARTURE

FILE NR: F 727/30 P
SCAN NR:
COLLABORATOR NR: 763706

1. The following refer:

1.1 Your email dated 3 October 2023;

1.2 Email exchange between our Mr F Fakier and yourself dated 2 February 2024;

1.3 Email received from the property owner dated 23 February 2024.

2. The subject property is located in the Koelenhof area and takes access off Main Road 189 (MR189, R101) at ±km 16.04 RHS (Delivery Access) and ±km 16.50 RHS (Main Farm Access).

3. This application is for the following:

3.1 Consent Use for a day care centre to permit the existing creche and afterschool care; and

3.2 Temporary Departure to permit the existing clinic, skills learning centre, offices, and any uses associated with non-profit organization not related to the agriculture activity of the farm.

4. The accesses of the Farm do not comply with the Access Management Guidelines 2020 edition. Main Road 189 is a Class 3 Road in a semi-rural environment, and therefore the closest that an access may be to the intersection of Main Road 174 (MR174, R304)/Main Road 189 is 260m. Spacing between full accesses thereafter are 260m.

5. The Branch is cognisant of the history of the farm and how the existing accesses came into being.

6. The current accesses are approved for the approved land uses, and when new land uses are applied for, as is the case with this application, the Road Authority has the right to review the accesses so that it is compliant with the long term planning of the road network.

7. This Branch offers no objection to the land use application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following conditions:

7.1 The Main Farm Access off Main Road 189 be relocated to ±km 16.36 (RHS) and the existing access at ±km 16.50 (RHS) be permanently closed, the fence reinstated, and the verge restored to its natural state. The access is to be constructed as per the attached standard (Main Farm Access).

7.2 The delivery access off Main Road 189 be relocated to ±km 15.82 (RHS) and the existing access at ±km 16.04 (RHS) be permanently closed, the fence reinstated, and the verge restored to its natural state. The access is to be constructed as a Minor/Camp Access. Deviation from this standard may be approved by the District Roads Engineer Paarl.

7.3 Prior to the construction of the accesses, the property owner must contact the Paarl District Roads Engineer, Mr E Smith (021 863 2020, elroy.smith@westerncape.gov.za), to obtain the necessary approval and authorisation.

Yours Sincerely

SW CARSTENS
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE**
DATE: 27 FEBRUARY 2024

ENDORSEMENTS

1. The Municipal Manager
   Stellenbosch Municipality
   Email: landuse.applications@stellenbosch.gov.za

2. Applicant: Peter G Mons Town Planner
   Attention: Mr P Mons (email: petergm@fibresky.co.za)

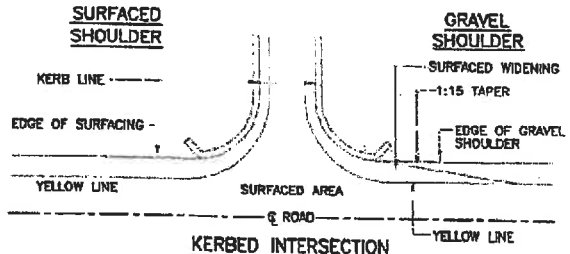
3. Paarl District Roads Engineer

4. Mr E Smith (email)

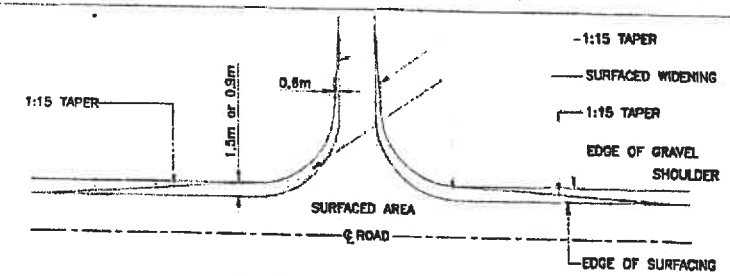
5. Ms S du Preez (email)

6. Mr SW Carstens (email)

7. Mr F Fakier (email)



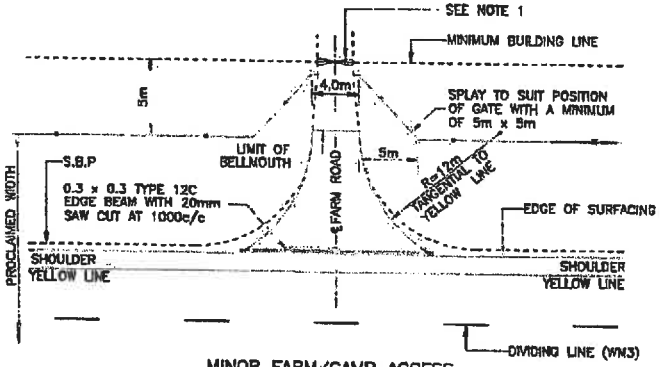
KERBED INTERSECTION
(SEE NOTES 2 AND 3)



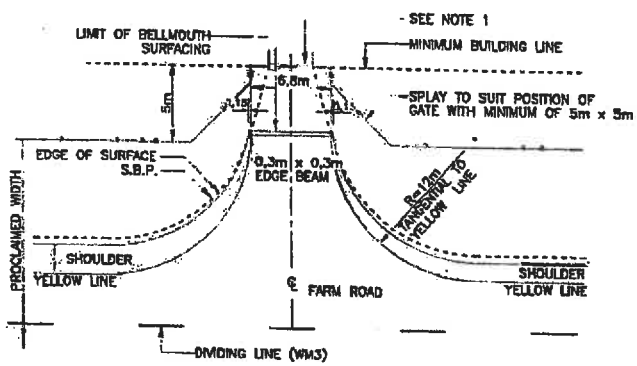
INTERSECTION OF SURFACED ROADS
WITH GRAVEL SHOULDERS

NOTES :

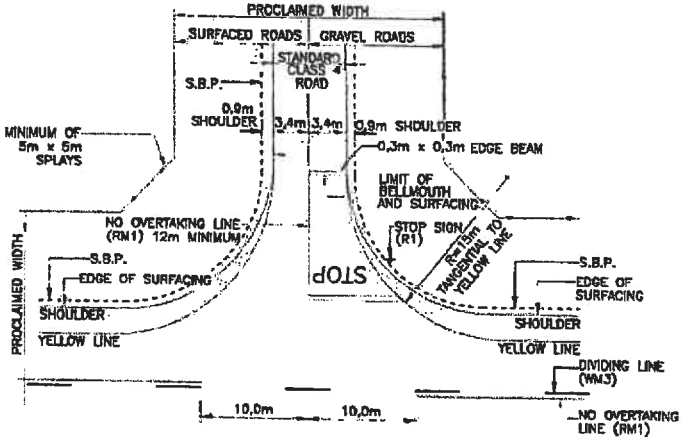
1. THE STANDARD GATE IS TO BE LOCATED AT END OF RAMP IN FILL AND AT THE BUILDING LINE IN CUT. THE WIDTH OF THE GATE TO SUIT FARM EQUIPMENT.
2. FOR ROADS WITH SURFACED SHOULDERS THE KERB LAYOUT MUST BE DESIGNED AND CONSTRUCTED SO THAT THE KERBS LINE UP WITH THE EDGE OF SURFACING.
3. FOR ROADS WITH GRAVEL SHOULDERS THE KERB LAYOUT MUST BE DESIGNED AND CONSTRUCTED SO THAT THE KERBS LINE UP WITH THE OUTSIDE EDGE OF USABLE SHOULDER WITH A SURFACED TAPER EXTENDING BEYOND THE KERB TO THE NORMAL CARRIAGEWAY SURFACED WIDTH.
4. WHERE TWO ROADS INTERSECT THE NUMERICAL DIFFERENCE OF THE GRADIENTS (ROLL OVER) SHOULD NOT EXCEED 10% WITH A MAXIMUM SUPERELEVATION OF 6% ON THE MAIN ROAD.
5. MAXIMUM APPROACH GRADIENT TO BE 4% UPGRADE AND 6% DOWNGRADE.



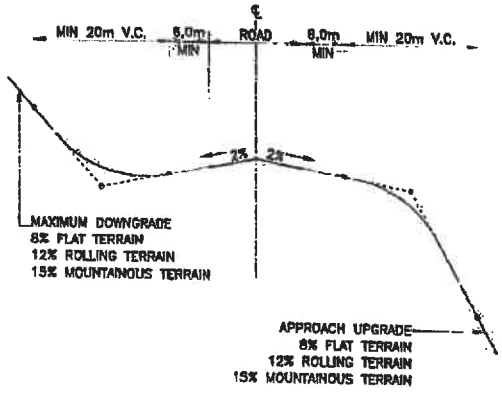
MINOR FARM/CAMP ACCESS



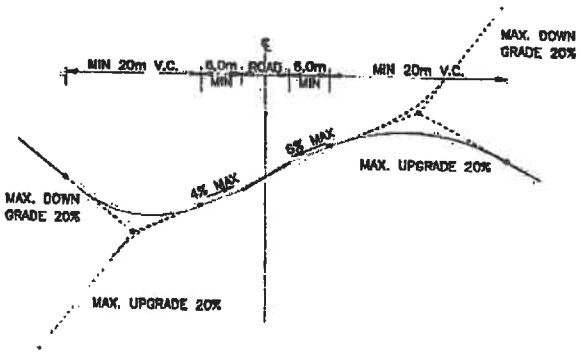
MAIN FARM ACCESS



THROUGH ROAD INTERSECTION WITH CLASS 4 ROAD OR PRIVATE ACCESS (>50 VPD)



DESIRABLE GRADE REQUIREMENTS



MAXIMUM ACCESS GRADES

Issue Date: JUNE 2017	STANDARD PLANS WESTERN CAPE GOVERNMENT DEPARTMENT OF TRANSPORT AND PUBLIC WORKS	L.G.FOURIE CHIEF DIRECTOR ROAD NETWORK MANAGEMENT	INTERSECTIONS INTERSECTION AND FARM ACCESS DETAILS	SCALE : N.T.S. A2 ORIGINAL	INDEX NO. WCS/11/2/C1 PLAN NO. SHEET 1 OF 1

CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

MEMORANDUM TO/ AAN	:	**N Momoti (Directorate Planning Economic & Development: Stellenbosch Municipality)**
Official / Beampte	:	**Mr F.C. van Wyk**
Your ref/ U vrew.	:	**ERF 727/30, Paarl**
Ref No / Verw. No	:	**15/2/6/1**
Date / Datum	:	**2024-03-05**

APPLICATION FOR CONSENT USE: FARM 727/30, PAARL DIVISION

There are no objections from an Environmental Health point of view in terms of this application, subject to compliance with the following:

1. All sewage / wastewater must be disposed of in such a manner that it does not create a health nuisance. Must be connected to the existing municipal system.

2. The applicant should apply for the Refuse Removal Service from Stellenbosch Municipality or alternately an adequate waste removal service must be used. Refuse bins must be strategically placed and accessible to the public.

3. In the event where food will be prepared or handled and or served to the public, the applicant **must apply in writing** to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability in terms of Regulation 638 of 2018.

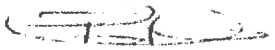
4. Accommodation establishments must comply with Chapter 4, Section 12 of Provincial Gazette Extraordinary no. 6696 of February 2010.
   This Section of the Notice outlines the requirements for an accommodation establishment.

5. In the event where any noise generating activity will be conducted on the premises, the onus lies on the owner to ensure that the necessary noise evaluation is carried out and that the results are submitted to local authority (SANS 10103 of 2003)

6. An adequate water supply that complies with the national standards for drinking water (SANS 0241:2001) must be provided. It is advised that bottled water also be made available to the participants of this event.

7. Early Childhood Development centres must at all times comply with the Municipal Health By-Law of the CWDM: Provincial Gazette Extraordinary no 6696 of 15 February 2010, Chapter 5.

Yours faithfully



F.C. VAN WYK
for MUNICIPAL MANAGER

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:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**22 July 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2594**
Town Planning Ref:	**LU/15816**
Re ▫ Insake:	**Farm 727/30, Paarl: 1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for consent use to permit the following uses on Farm No.727/30, Paarl Division: a) Tourist facility consisting of game drives administrated from the existing farm administration office (±49.25 m²). b) Tourist facility consisting of the hosting of occasional functions from the existing wine sales facility (±355m²) and outdoor areas (±4960m²). c) Day care centre operating from two existing buildings consisting of an existing creche (±197m²) and afterschool facility (±68m²). 2. Application is made in terms of Section 15(2)(c) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 for temporary departure to permit the following uses on Farm No.727/30, Paarl Division:**

a) An existing clinic (±197.6m²), skills learning centre (±41m²), administrative office (±240m²), and operations office (±165m²) operated by the Pebbles Project (NGO) from existing and temporary buildings. b) The sale of imported wines from the existing wine sales and tasting facility (±355m²).

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

1. Water and Sewer

1.1 The existing water connection point must be utilized to support the development.

1.2 The existing conservancy tank must be utilized to support the development.

2. Roads

2.1 Any conditions set by District Roads Engineer will be applicable and must be complied with.

3. Development Charges (DCs)

3.1 The following DC's are payable: See **Development Charge Calculation** attached.

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.

3.3 The DC's were calculated by using the 2025/2026 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.

3.4 In addition to the development charges calculated, further development charges are levied against the trips generated through the game drive. As a game drive is not a standard category in our DC calculator a manual calculation was done using the 'general business category' approved tariffs to determine the development charge, see table below. The number of daily trips for the game drive as indicated in the TIA report compiled by UDS Africa _ Date 19 May 2025 was used in our calculation.

Roads Cost (General Business)	Roads Factor	Roads Cost per/day	Trip/Day	Total
R35 733.00	5	R7146.6	7	R50 013,12
			Usage Deduction (Rural)	R25 013,12
			Vat	R3751.94
			Total (Inc vat)	**R28 765.09**

KTitus

Kurt Titus
Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2594 (Ku) Farm 727-30 Paarl (LU-15816)\2594 () Farm 727-30 Paarl (LU-15816).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	2594
Development Name:	
Date:	22 July 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Klapmuts
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 727/30
DC Parameters Reference:	DC Calculation_ SDP, Drawn by ES Albertyn_ 9 February 2023_ TIA report UDS_ Date: 19 May 2025

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:	4.117	3.164875	0.1106375	0.23085	46.93625		10.5425	
Total Service Usage Reduction:	0	0	0	0	23.5		0	
Total Service Usage after Reduction:	4.12	3.16	0.11064	0.231	23.5		11	
Charges before adjusting for positive only, before Deductions	R 43 583.38	R -	R -	R 24 446.65	R 335 434.93	R 403 464.96	R 19 562.91	R 423 027.87
Charges adjusted for positive only, before Deductions	R 43 583.38	R -	R -	R 24 446.65	R 335 434.93	R 403 464.96	R 19 562.91	R 423 027.87
Total Deductions:	R -	R -	R -	R -	R 167 717.47	R 167 717.47	R -	R 167 717.47
Total Development Charges Payable (excluding VAT):	R 43 583.38	R -	R -	R 24 446.65	R 167 717.47	R 235 747.49	R 19 562.91	R 255 310.40
VAT:	R 6 537.51	R -	R -	R 3 667.00	R 25 157.62	R 35 362.12	R 2 934.44	R 38 296.56
Total Development Charges Payable (including VAT):	R 50 120.89	R -	R -	R 28 113.64	R 192 875.09	R 271 109.62	R 22 497.35	R 293 606.96

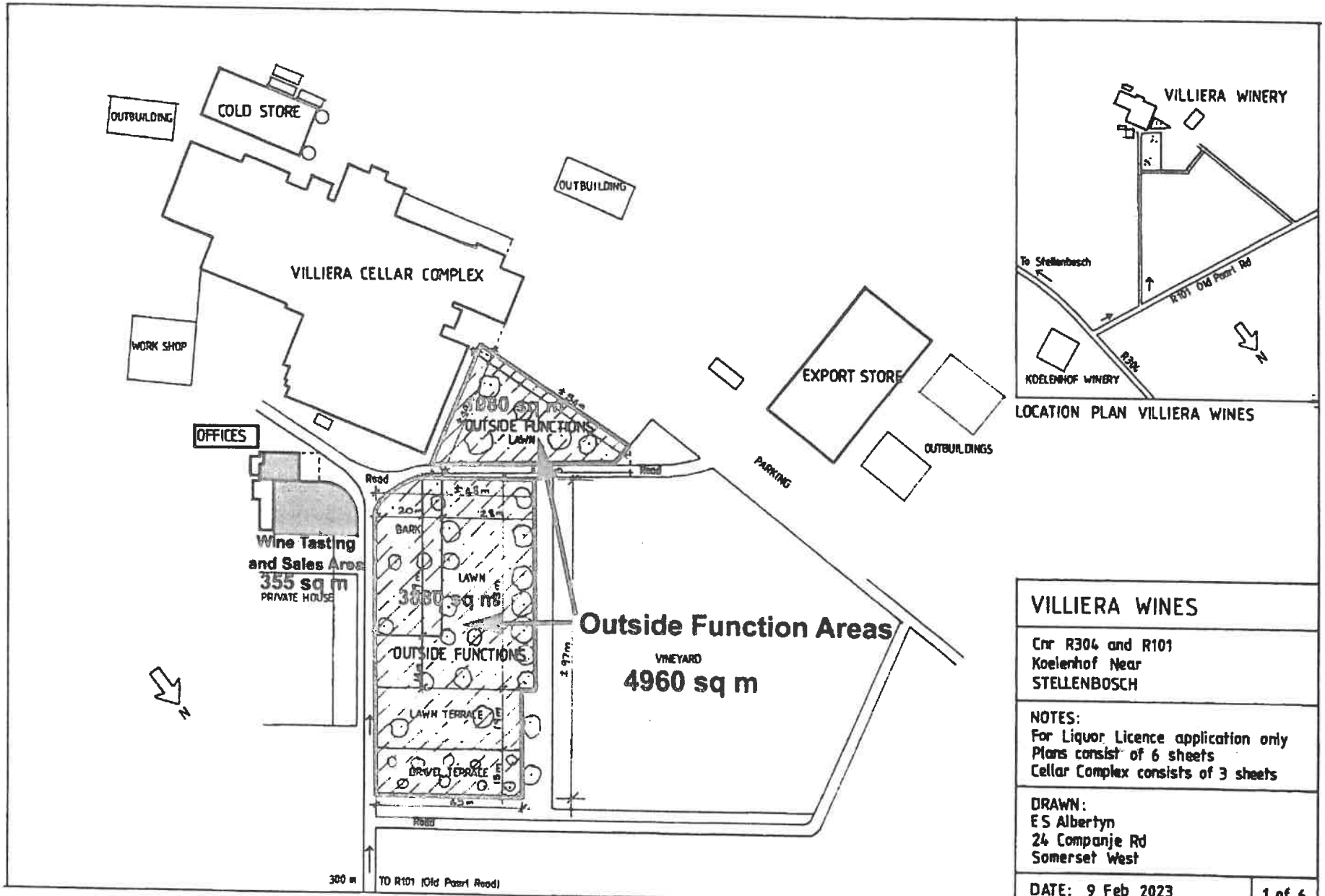
APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	KTitus
Notes:	DC for Game Drive

Roads Cost (General Business)	Roads Factor	Roads Cost per/day	Trip/Day	Total
R35 733.00	5	R7148.6	7	R50 013.12
			Usage Deduction (Rural)	R25 013.12
			Vat	R3751.94
			Total (Inc vat)	R28 766.06

Klapmuts

	Unit Use Category	Unit Type	Existing Usage			Proposed (New) Usage			Increased Usage	Development Charge Levied (excl VAT)								
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	No	No	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodat	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA					355		355	R 15 032,40	R -	R -	R 7 518,79	R 126 852,27	R 149 403,46	R 6 587,46	R 155 990,93
	Office	m2 GLA					49		49	R 2 085,48	R -	R -	R 1 043,10	R 29 917,48	R 33 046,06	R 913,89	R 33 959,96
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons					50		50	R 26 465,50	R -	R -	R 15 884,76	R 178 865,17	R 221 015,43	R 12 061,55	R 233 076,98
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R 43 583,38	R -	R -	R 24 446,65	R 335 434,93	R 403 464,96	R 19 562,91	R 423 027,87
Deduct	Charges adjusted for positive only, before Deductions	R 43 583,38	R -	R -	R 24 446,65	R 335 434,93	R 403 464,96	R 19 562,91	R 423 027,87
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R 167 717,47	R 167 717,47	R -	R 167 717,47
	Discount Deduction (%) Percentage: 0.00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -	R -	R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 43 583,38	R -	R -	R 24 446,65	R 167 717,47	R 235 747,49	R 19 562,91	R 255 310,40
	VAT	R 6 537,51	R -	R -	R 3 667,00	R 25 157,62	R 35 362,12	R 2 934,44	R 38 296,56
	Total Development Charges	R 50 120,89	R -	R -	R 28 113,64	R 192 875,09	R 271 109,62	R 22 497,35	R 293 606,96



LOCATION PLAN VILLIERA WINES

SITE PLAN VILLIERA WINES SCALE ± 1:1000
FUNCTIONS

VILLIERA WINES

Cnr R304 and R101
Koelenhof Near
STELLENBOSCH

NOTES:
For Liquor Licence application only
Plans consist of 6 sheets
Cellar Complex consists of 3 sheets

DRAWN:
E S Albertyn
24 Companje Rd
Somerset West

DATE: 9 Feb 2023 | 1 of 6

B4

Daniel Meyer

From: Nolusindiso Momoti
Sent: Thursday, 07 March 2024 07:38
To: petergm@fibresky.co.za
Cc: Daniel Meyer
Subject: FW: Application for Consent Use and Temporary departure on Farm 727/30, Paarl: Comment

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
07 MAR 2024
RECEIVED

Good day Peter,

Please find below comment from Community development.

Kind regards / Vriendelike Groete
Nolusindiso Momoti (Sindi)
Administrative Officer
Land Use Management
Planning & Economic Development

T: +27 21 808 8673: F + 27 21 886 6899
NPK Building, 1st Floor, C/O Plein & Ryneveld Street, Stellenbosch, 7600
www.stellenbosch.gov.za

Disclaimer and confidentiality note. The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

FILE NR: F 727/30 P
SCAN NR:
COLLABORATOR NR:

From: Funeka Mayembana <Funeka.Mayembana@stellenbosch.gov.za>
Sent: Wednesday, March 6, 2024 2:53 PM
To: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
Cc: Michelle Aalbers <Michelle.Aalbers@stellenbosch.gov.za>
Subject: Re: Application for Consent Use and Temporary departure on Farm 727/30, Paarl: Comment

Community Development Comment:

The applicant is known by our department and is currently under the supervision of **Pebbles Project,** which offers services to Early Childhood facilities in farms with holistic training and development.

1. **Recommendation: is to ensure that the individuals accessing the farm do not access to the Partial Care facility without proper supervision from ECD Centre staff. Therefore, the business venture must not hinder the partial care centres activities and the Farm Owner /Pebbles must ensure that: All staff members and volunteers who have contact with the**

children need to complete form 29 Clearance Certificate Children's Act Regulations 24(3) . This form gives Provincial Department of Social Development permission to see if the persons appear in Part B of the National Child Protection Register.

The Partial care centre has thus far complied with all Municipal Regulations and Bylaws and registered under the Chapter 5 of the Childrens Act. Therefore, all minimum norms and standards according to Chapter 5 have been met and are considered to be in the process of Re-registration with Department of Basic Education.

I therefore request and recommend that the Partial Care Centre to be assisted with their application according to the Municipal Bylaws and Regulations.

Kind regards,
Funeka Mayembana
Community Development Coordinator: Community Development
Community and Protection Services
T: +27 21 808 8139 | C: +27 798249378
21 Simonsberg Road,Simonswyk Stellenbosch, 7600
www.stellenbosch.gov.za

From: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
Sent: Wednesday, 06 March 2024 14:13
To: Funeka Mayembana <Funeka.Mayembana@stellenbosch.gov.za>
Subject: RE: Application for Consent Use and Temporary departure on Farm 727/30, Paarl: Comment

I'm using Mimecast to share large files with you. Please see the attached instructions.

Hi Funeka,

Please find attached document, please let me know if it opens.

Thanks

From: Funeka Mayembana <Funeka.Mayembana@stellenbosch.gov.za>
Sent: Wednesday, March 6, 2024 12:18 PM
To: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
Subject: Re: Application for Consent Use and Temporary departure on Farm 727/30, Paarl: Comment

Good Day Nolusindiso

I have a challenge of opening the document, please state the applicant name and ECD facility and location.

Hope all is in order

Kind regards,
Funeka Mayembana
Community Development Coordinator: Community Development
Community and Protection Services

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Spatial Planning

To	:	**Manager: Land Use Management**
From	:	**Manager: Spatial Planning**
Reference	:	**Farm 727/30, Stellenbosch**
LU No	:	**LU/15816**
Date	:	**8 December 2023**
Re	:	**Application for consent use for Consent Use and departure on Farm 727/30, Paarl**

I refer to your request for comment on the above application.

Application is herewith being made for:

- **Consent use** to permit the following:
  - Tourist facility consisting of game drives administrated from the existing farm administration office (±49.25 m²);
  - Tourist facility consisting of the hosting of occasional functions from the existing wine sales facility (±355m²) and outdoor areas (±4960m²);
  - Day care centre operating from two existing buildings consisting of an existing creche (±197m²) and afterschool facility (±68m²).

- **Temporary departure** to permit the following uses:
  - An existing clinic (±197.6m²), skills learning centre (±41m²), administrative office (±240m²), and operations office (±165m²) operated by the Pebbles Project (NGO) from existing and temporary buildings;
  - The sale of imported wines from the existing wine sales and tasting facility (±355m²).

1) **Opinion/reasoning:**

The new approved Municipal Spatial Development Framework for the WC024 area was approved by Council in June 2023 and recognises that the spatial decisions and actions of many make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas;
2. Respect and grow cultural heritage;
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;

4. Clarify and respect the different roles and potentials of existing settlements;
5. Clarify and respect the roles and functions of different elements of movement structure;
6. Ensure balanced, sustainable communities;
7. Focus collective energy on a few catalytic lead projects.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

The subject property is located outside the urban edge of the Stellenbosch node and within the rural area of Stellenbosch, along the R304 which connect Stellenbosch with the N1 highway. The property measures 104 ha in extent. The current zoning is Agricultural and Rural Zone with additional uses for Agricultural Industry for an extensive winery operation with a Consent Use for Tourist Facilities entailing wine tasting and cellar tours. The property known as Villiera Wines is extensively farmed with vines. Other activities include cellar tours, a wine tasting room and an associated outdoor seating area, game drives for tourists to the Villiera Wildlife Sanctuary, afterschool and creche facilities for employee's children and a clinic and associated facilities run by an NGO, known as The Pebbles Project. There are also housing units for current and retired staff members.

In terms of the approved MSDF the following guidelines are applicable to this specific application:

- Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.

- Rural place-bound businesses (including farm stalls and farm shops, restaurants and venue facilities) of appropriate location and scale to complement farming

operations, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.

- Rural place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.

- Support for various forms of leisure and tourism activities across the rural landscape, of appropriate location, scale, and form not to compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape.

- Agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms.

- All place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, should be located within the farmstead precinct in the agricultural area.

- Industry in rural areas should not adversely affect the agricultural potential of the property.

- Activities and uses directly related to the primary agricultural enterprise are permitted, including farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.), as well as additional dwelling units to support rural tourism opportunities and to diversify farm income, comprising 1 additional non-alienable dwelling unit per 10ha, up to a maximum of 5 per farm.

- Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products (e.g. restaurant and function venue facility, farmstall and farm store, home occupation, local product processing, and rural recreational facilities.

- Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported.

- Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.

- 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 in transit visitors.

2) **Supported / not supported:**

This department supports the application subject to the following condition:

- The agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms;

This department reserves the right to revise initial comments and request further information based on any new or revised information received.

BJG de la Bat
MANAGER: SPATIAL PLANNING