



Application Number: LU/17084

Our File Reference Number: Farm 1377 Paarl Division

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 IN TERMS OF SECTION 15 (2)(O) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BYLAW, 2023 ON FARM 1377 PAARL DIVISION FOR CONSENT USE TO EXPAND THE TOURIST ACCOMMODATION ESTABLISHMENT IN THE ESTABLISHED GUESTHOUSE (1735 M²) AND IN THE CONVERTED GARAGE AND OUTBUILDING (169M²) ALLOWING 12 BEDROOMS

1. The above application refers.
2. The Municipal Planning Tribunal on the 28 March 2025 resolved as follows:
3. That it **BE DECIDED** that the application for Consent Use on Farm 1377 Paarl Division to allow additional dwelling units within the existing triple garage building and outbuilding **deviates** from the provisions of the Stellenbosch Municipality SDF as contemplated in terms of Section 19 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014), for the following reasons:
 - 3.1 The proposal exceeds the number of dwelling units prescribed by the MSDF for agricultural properties and thus is in conflict with the spatial planning objectives of the MSDF.
4. That it **BE DECIDED** that the application for Consent Use on Farm 1377 Paarl Division to allow additional dwelling units within the existing triple garage building and outbuilding **does warrant site specific circumstances** as contemplated in terms of Section 22(2) of Spatial Planning and land Use Management Act, 2013 (Act 16 of 2013) for the following reasons:
 - 4.1 There are unique circumstances or considerations to serve as compelling justification to deviate from the prescribed number of additional dwelling units as the;

- a) The proposal will utilise the existing buildings as approved, and the context of the development is the same and is subservient to agricultural activities on the farm.
- b) The proposed tourist units are confined within the existing buildings thus the agricultural viability of the farm will not be impacted on.

5. That the following application in terms of Section 15 (2)(o) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 on Farm 1377 Paarl Division for Consent Use to expand the tourist accommodation establishment in the established guesthouse (1735 m²) and in the converted garage and outbuilding (169m²) allowing 12 bedrooms;

BE APPROVED in terms of Section 60 of the said Bylaw, subject to conditions in terms of Section 66 of the said Bylaw.

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

6.1 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.

6.2 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.

6.3 The tourist accommodation establishment be limited to 12 bedrooms accommodating a maximum of 24 paying guests at any time and be confined to the established guesthouse (second dwelling and outbuilding) in the extent of 1735m² and the five (5) new tourist units to the extent of 169m² in the converted garage and outbuilding.

6.4 A contravention penalty of R10 000 per dwelling unit (x 1) in accordance with the approved tariffs of Council, is payable within 30 days from date of the subject approval.

6.5 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.

6.6 The development be implemented in accordance with the Site Development Plan, referenced as File No: No: V 30-131, drawing No: 4, dated April 2024, drawn by: PJ le Roux, and Floor plans referenced as Project No: 1605, sheet No: 004, 001 & 002, Rev 2, drawn by a3d architects, dated September 2022, attached as **Annexure C**.

6.7 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.

6.8 The conditions imposed by the **Director: Infrastructure Services** as contained in their memo dated 24 July 2024, attached as **Annexure F**, be complied with.

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

7.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

7.2 The proposed tourist units are confined within the existing buildings thus the agricultural viability of the farm will not be impacted on.

7.3 The proposal conforms to the policy guidelines for the placement of buildings, in that the buildings should be clustered together within or near the farmstead precinct.

7.4 The proposed uses are subservient to the agricultural use of the property and surrounding farms.

7.5 The proposal will assist to diversify the land uses on the farm without impacting on the existing agricultural activities.

8. Matters **to be noted**:

8.1 Building plans be approved by the municipality prior to any building work commencing.

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

8.3 Should, after following due process –

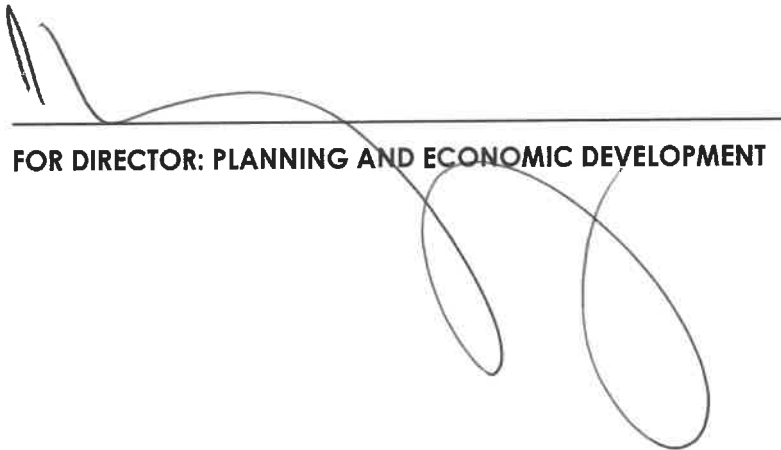
- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,
- b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue 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.

9. 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.
10. 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.
11. **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**
12. 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.
13. 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.
14. 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.

15. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
16. 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



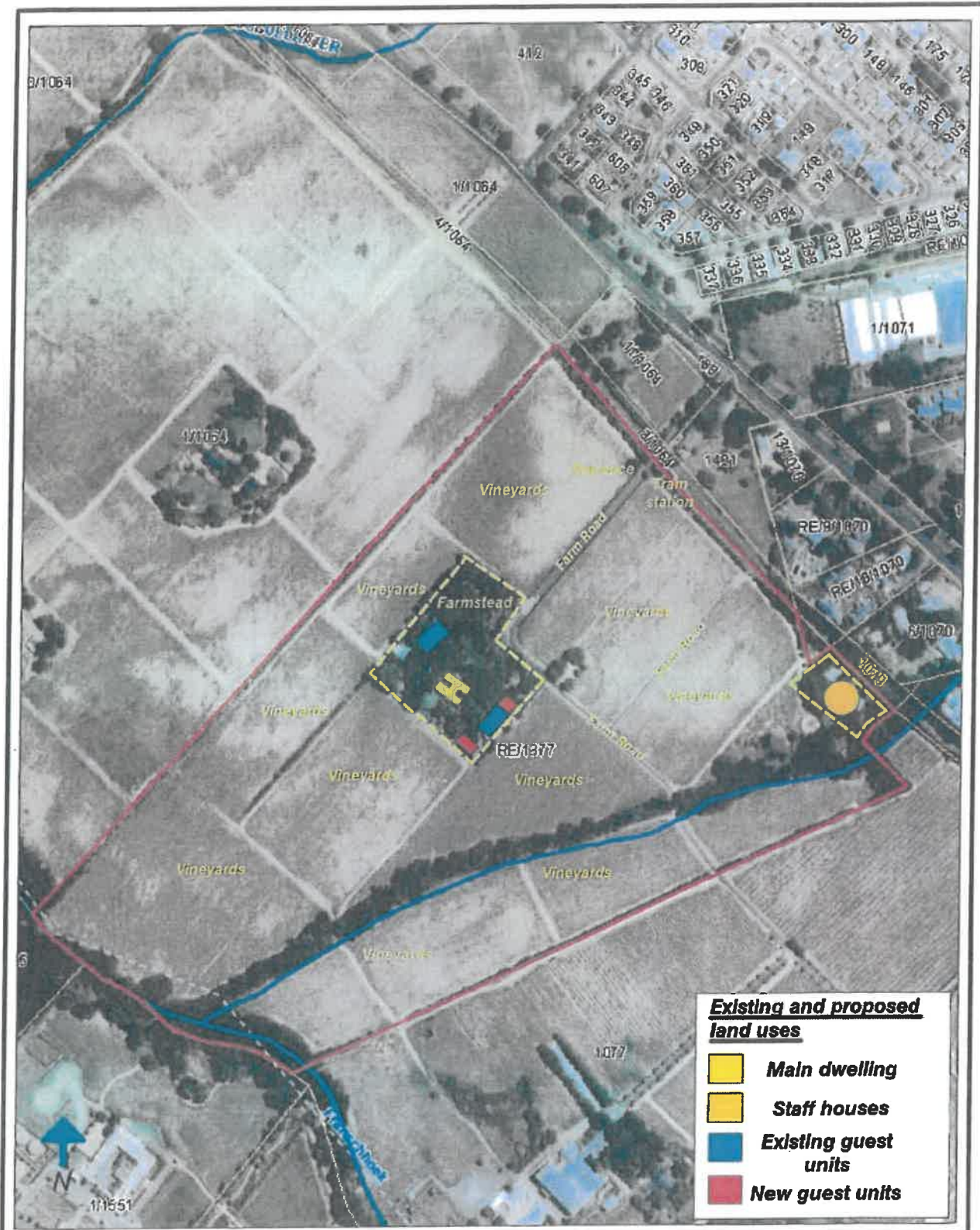
A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke, is written over a solid horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

12/5/2025

DATE

ANNEXURE C: SITE DEVELOPMENT PLAN



P-J le Roux

Project:

**Application for
Consent Use:
Farm No. 1377
Paarl**

Description:

**Site
Development
Plan**

GRANDE PROVENCE

Scale: 1:50 000	License: V 30-131
Drawn: P.J.L.R.	Date: APRIL 2024
Exec: P.J.L.R.	Tabling no: 4

FOR APPROVAL
ISSUE DATE: 2023/01/16

INCREASE NOTICE
The purpose of this notice is to inform the public of the proposed increase in the rate of the Municipal Property Rates Levy (MPRL) for the year 2023/2024. The proposed increase is 1.5% and is subject to the approval of the Council. The Council will hold a public hearing on the proposed increase on 15 February 2023 at 10:00 AM at the Grand Provance Farm No. 1377, 32, 34th St, Stellenbosch Municipality.

Grand Provance
32, 34th St
Stellenbosch Municipality

Grand Provance

Proposed Council Rates for 2023/2024

Property: Grand Provance Farm No. 1377
Area: 32, 34th St
Municipality: Stellenbosch

Proposed Council Rates for 2023/2024

Property: Grand Provance Farm No. 1377
Area: 32, 34th St
Municipality: Stellenbosch

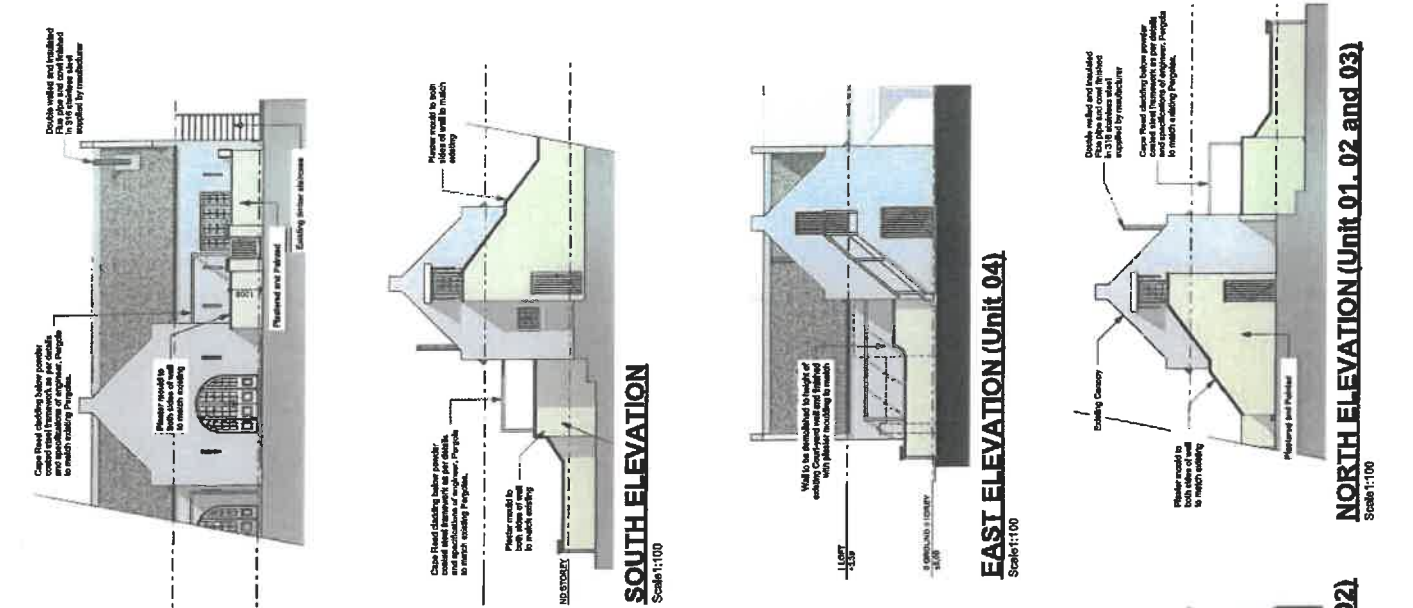
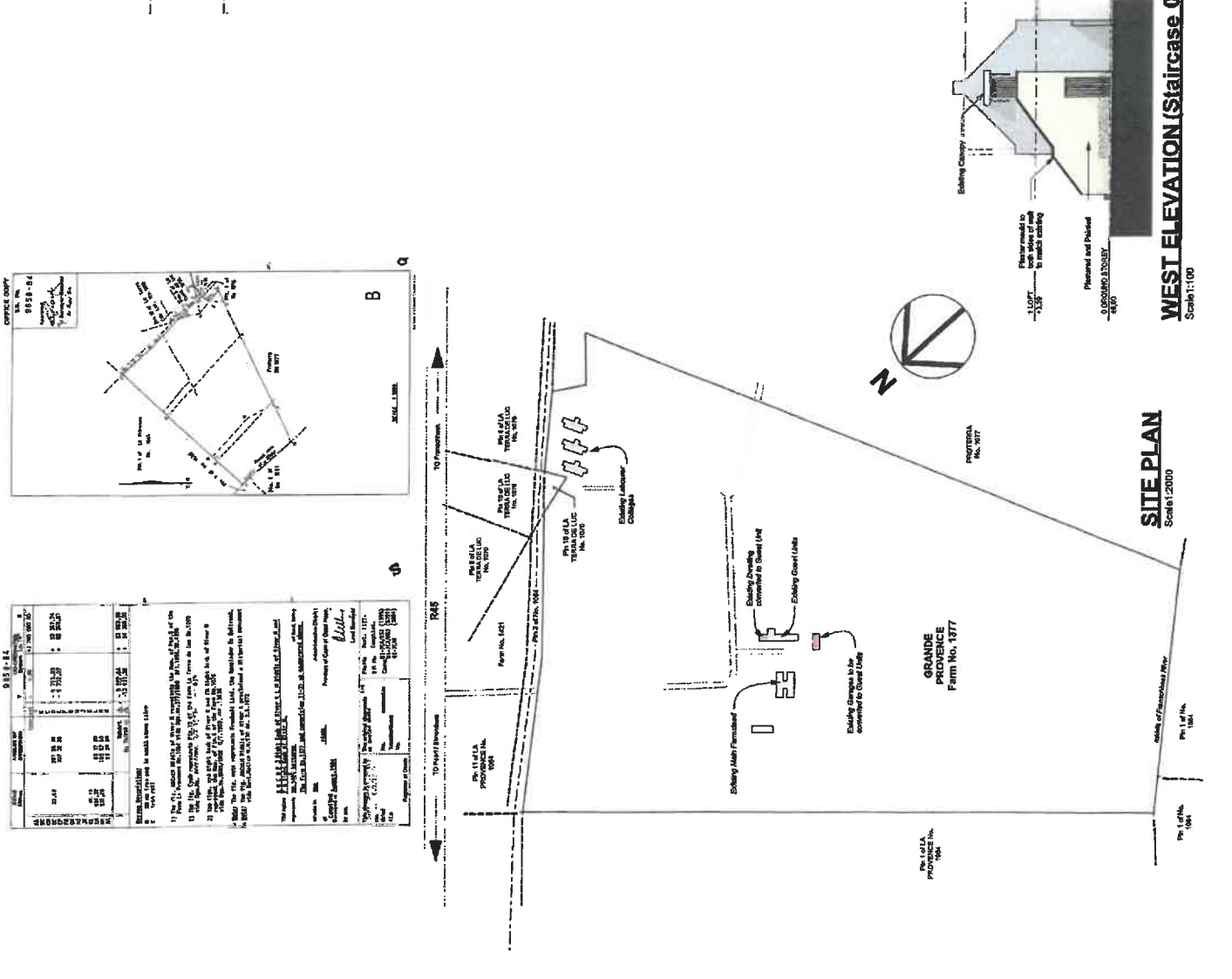
Grand Provance

Proposed Council Rates for 2023/2024

Property: Grand Provance Farm No. 1377
Area: 32, 34th St
Municipality: Stellenbosch

Proposed Council Rates for 2023/2024

Property: Grand Provance Farm No. 1377
Area: 32, 34th St
Municipality: Stellenbosch



[illegible]

**Connects to existing
Conservancy Tank**



**ANNEXURE F: COMMENT FROM DIRECTOR: INFRASTRUCTURE
SERVICES**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH-PNIEL-FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

26 JUL 2024

To • Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From • Van:	Technician: Development (Infrastructure Services)
Author • Skrywer:	Xolani Tika
Date • Datum:	24 July 2024
Our Ref • Ons Verw:	Civil LU 2734
Town Planning Ref:	LU/17084 – TP714/2024
Re • Insaake:	<p>Farm 1377, Paarl: Application is made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023 on Farm 1377 Paarl Division, for, -(a) Consent Use in terms of Section 15 (2) (o) of the said bylaw for tourist accommodation establishment in order to accommodate the extension of five new tourist dwelling units on the existing garages and guest units.</p>

FILE NR.	F 1377 P
SCAN NR.	
COLLABORATOR NR.	

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 5 new tourist dwelling units.
- 2. Water**
 - 2.1 The existing municipal water connection must be used for the proposed 5 new tourist dwelling units on farm 1377.

Kotius

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. The final calculations will be determined at the building plan stage submission.
- 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\2734 (XT) Farm 1377 Paarl (LU-17084 TP714-2024)\2734 () Farm 1377 Paarl (LU-17084 TP714-2024).doc

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Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2734(XT) Farm 1377 -Praad (LU-17084 TP714- 2024)
Development Name	
Date	24 July 2024
Financial Year	2024/2025
Erf Location (Select from 7 Locations):	Franschoek
Erf Region (Select Urban or Rural)	Rural
Erf No - Farm No	Farm 1377
DC Parameters Reference:	Proposed additional use on Farm 1377, Praad (Building Plans Project number 1605 - Drawing title floor plans and section sheet no 001 (Units 01-04) and sheet no 002 (Unit 05) Rev 01 September 2022

SUMMARY OF DC CALCULATION									
Service	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	k/day	k/day	ha°C	t/week	lms/day		persons		
Total Increased Services Usage	1.1	0.9	0.02	0.075	15		5		
Total Service Usage Reduction	0	0	0	0	7.5		0		
Total Service Usage after Reduction:	1.10	0.90	0.02000	0.075	7.5		5		
Charges before adjusting for positive only, before Deductions	R 32 854.30	R -	R 3 022.54	R 7 335.87	R 116 333.57	R 159 346.28	R 19 287.88	R 178 634.16	
Charges adjusted for positive only, before Deductions	R 32 854.30	R -	R 3 022.54	R 7 335.87	R 116 333.57	R 159 346.28	R 19 287.88	R 178 634.16	
Total Deductions:	R -	R -	R -	R -	R 58 166.78	R 58 166.78	R -	R 58 166.78	
Total Development Charges Payable (excluding VAT):	R 32 854.30	R -	R 3 022.54	R 7 335.87	R 58 166.78	R 101 179.49	R 19 287.88	R 120 467.37	
VAT	R 4 898.15	R -	R 453.38	R 1 100.38	R 8 725.02	R 15 176.92	R 2 893.18	R 18 070.11	
Total Development Charges Payable (including VAT):	R 37 552.45	R -	R 3 475.92	R 8 436.25	R 66 891.80	R 116 356.42	R 22 181.07	R 136 537.48	

APPLICANT INFORMATION	
Application Processed by	Xolani Tika
Signature	
Notes:	See attached Building Plans (Proposed five new guest units) <i>Kotima</i>

Project Name	Location	Project Type	Project Status	Project Manager	Financial Summary				Performance Summary				Risk Summary				Compliance Summary			
					Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin	Revenue	Cost	Profit	Margin
Residential	New York	Single Family Home	Completed	John Doe	1000000	800000	200000	20%	1000000	800000	200000	20%	1000000	800000	200000	20%	1000000	800000	200000	20%
		Single Family Home	In Progress	John Doe	1200000	950000	250000	20.8%	1200000	950000	250000	20.8%	1200000	950000	250000	20.8%	1200000	950000	250000	20.8%
		Single Family Home	On Hold	John Doe	1100000	850000	250000	22.7%	1100000	850000	250000	22.7%	1100000	850000	250000	22.7%	1100000	850000	250000	22.7%
		Single Family Home	Completed	John Doe	1300000	1000000	300000	23.1%	1300000	1000000	300000	23.1%	1300000	1000000	300000	23.1%	1300000	1000000	300000	23.1%
		Single Family Home	In Progress	John Doe	1400000	1100000	300000	21.4%	1400000	1100000	300000	21.4%	1400000	1100000	300000	21.4%	1400000	1100000	300000	21.4%
		Single Family Home	On Hold	John Doe	1500000	1200000	300000	20%	1500000	1200000	300000	20%	1500000	1200000	300000	20%	1500000	1200000	300000	20%
		Single Family Home	Completed	John Doe	1600000	1300000	300000	18.8%	1600000	1300000	300000	18.8%	1600000	1300000	300000	18.8%	1600000	1300000	300000	18.8%
		Single Family Home	In Progress	John Doe	1700000	1400000	300000	17.6%	1700000	1400000	300000	17.6%	1700000	1400000	300000	17.6%	1700000	1400000	300000	17.6%
		Single Family Home	On Hold	John Doe	1800000	1500000	300000	16.7%	1800000	1500000	300000	16.7%	1800000	1500000	300000	16.7%	1800000	1500000	300000	16.7%
		Single Family Home	Completed	John Doe	1900000	1600000	300000	15.8%	1900000	1600000	300000	15.8%	1900000	1600000	300000	15.8%	1900000	1600000	300000	15.8%
Commercial	New York	Office Building	Completed	John Doe	2000000	1500000	500000	25%	2000000	1500000	500000	25%	2000000	1500000	500000	25%	2000000	1500000	500000	25%
		Office Building	In Progress	John Doe	2200000	1700000	500000	22.7%	2200000	1700000	500000	22.7%	2200000	1700000	500000	22.7%	2200000	1700000	500000	22.7%
		Office Building	On Hold	John Doe	2400000	1900000	500000	20.8%	2400000	1900000	500000	20.8%	2400000	1900000	500000	20.8%	2400000	1900000	500000	20.8%
		Office Building	Completed	John Doe	2600000	2000000	600000	23.1%	2600000	2000000	600000	23.1%	2600000	2000000	600000	23.1%	2600000	2000000	600000	23.1%
		Office Building	In Progress	John Doe	2800000	2200000	600000	21.4%	2800000	2200000	600000	21.4%	2800000	2200000	600000	21.4%	2800000	2200000	600000	21.4%
		Office Building	On Hold	John Doe	3000000	2400000	600000	20%	3000000	2400000	600000	20%	3000000	2400000	600000	20%	3000000	2400000	600000	20%
		Office Building	Completed	John Doe	3200000	2600000	600000	18.8%	3200000	2600000	600000	18.8%	3200000	2600000	600000	18.8%	3200000	2600000	600000	18.8%
		Office Building	In Progress	John Doe	3400000	2800000	600000	17.6%	3400000	2800000	600000	17.6%	3400000	2800000	600000	17.6%	3400000	2800000	600000	17.6%
		Office Building	On Hold	John Doe	3600000	3000000	600000	16.7%	3600000	3000000	600000	16.7%	3600000	3000000	600000	16.7%	3600000	3000000	600000	16.7%
		Office Building	Completed	John Doe	3800000	3200000	600000	15.8%	3800000	3200000	600000	15.8%	3800000	3200000	600000	15.8%	3800000	3200000	600000	15.8%

Kotus



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

JAN2025

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION: CONTRAVENTION PENALTY						
Council Tariffs 2024/25						
#	Penalty Type	Unit of Measure	Amount			
1	Contravention penalty related to any dwelling unit where no unauthorised material structural changes or additions have been undertaken or unauthorised new structures have been developed to facilitate the unauthorised land use activity.	Per application and per Dwelling Unit or separate	10 000			
2	Contravention penalty related to any dwelling unit where unauthorised material structural changes or additions have been undertaken or unauthorised new structures have been developed to facilitate the unauthorised land use activity.	Per application and per Dwelling Unit or separate	25 000			
3	Contravention penalty related to any land use type other than a dwelling unit where no unauthorised material structural changes or additions have been undertaken or unauthorised new structures have been developed to facilitate the unauthorised land use activity.	Per application and per separate structure where	100 000			
4	Contravention penalty related to any land use type other than a dwelling unit where there were unauthorised material structural changes or additions have been undertaken or unauthorised new structures have been developed to facilitate the unauthorised land use activity.	Per application and per separate structure where	250 000			
Ref Number (LU and TP)		Erf or Farm No	Unit of measure	Penalty Amount	Penalty Payable	
		LU/17084				
Penalty Type #		Description of unlawful land use activity				
1	• Converting the one bedroom in the outbuilding to tourist dwelling unit with prior approval.		X1	R10 000	R10 000	
SIGNED BY TOWN PLANNER		Bongiwe Zondo			14 March 2025	

**TAX INVOICE****STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599

PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2025-05-06	DOCUMENT NO:	784878
ERF / FARM NO:	1377	CREATED BY:	BULELWAM
LOCALITY:	MR191 (R45)	APPLICATION NO:	LU/17084
OWNER'S NAME:	Grande Provence Properties (Pty)Ltd	APPLICATION VAT NO:	4500315041
ADDRESS:	PO Box 3457 Paarl 7620	VAT NO:	4700102181
		APPLICANT:	PJ Le Roux
		TEL NO:	0760317607

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
CONTRAVENTION PENALTY - Contravention penalty related to any dwelling unit where no unauthorised material structural changes or additions have been undertaken or unauthorised new structures have been developed to facilitate the unauthorised land use activity. Per application and per Dwelling Unit or separate		1		10000.00
TOTAL AMOUNT PAYABLE				10000.00
VAT INCLUDED @ 15%				1304.35

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

CALCULATED BY

NAME:

SIGNATURE

DATE: 6/05/2025

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH
MUNICIPALITYAPPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT**VERIFIED BY**

NAME:

SIGNATURE

DATE:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality

BANK: First National Bank (FNB)

ACCOUNT NUMBER: 62869253684

BRANCH CODE: 210554

REFERENCE: LU/_____ and ERF/FARM_____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.