



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18170 (TP961/2024)

Our File Reference Number: Farm 1018, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL** [REDACTED]

Sir / Madam

## **APPLICATION FOR CONSENT USES ON FARM 1018, STELLENBOSCH**

1. The above application refers.
  2. The duly authorised decision maker has decided on the above application as follows:
    - 2.1.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 for a **Consent Use** on Farm 1018, Stellenbosch for the following:
    - 2.1.2 Renewable energy structure to construct a solar renewable energy structure comprising of solar panels.
    - 2.1.3 A tourist facility in order to establish a wellness facility (spa) within the proposed new structure.
- 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 said Bylaw:
    - 2.2.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.
    - 2.2.2 The renewable solar energy and ancillary uses be limited to a footprint of 300m<sup>2</sup>.
    - 2.2.3 The tourist facility (wellness centre/spa), is restricted to two treatment rooms within the proposed structure measuring 107m<sup>2</sup> in extent.
    - 2.2.4 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.
    - 2.2.5 The development and building plans be generally in accordance with set the of floor plans, site plan, section and elevations as referenced on drawing number: SPB 1018

020 A, SPB 1018 020 B, SPB 1018 021, SPB 1018 022 dated 19 September 2024, drawn by I. Marais.

- 2.2.6 The conditions imposed by the Directorate: Infrastructure Services as contained in their memo dated 25 April 2025 (see **ANNEXURE E**) be complied with.
- 2.2.7 A contravention penalty of R250 000 is payable within 30 days from date of the subject approval in respect of the unlawful utilisation of land.
- 2.2.8 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to any building plans approval.
- 2.2.9 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.

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

3.1 The proposal will not impact any municipal services.

3.2 The proposed development will not detract from the character of the area.

3.3 The scale and extent of the proposed wellness facility (107m<sup>2</sup>) and the location of the proposed solar panels is such that they will not have any detrimental impact on the farm and natural environment.

4. **Matters** to be noted

4.1 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.

4.2 Should, after following due process –

4.2.1 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

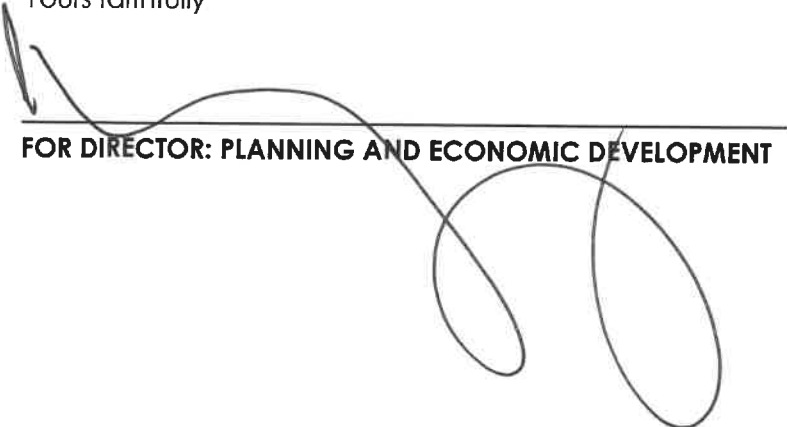
4.2.2 The operational use of the facility and establishment be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

4.2.3 The property be used for any unauthorised uses not permitted in terms of this approval, 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.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za)**
8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at [landuse.appeals@stellenbosch.gov.za](mailto:landuse.appeals@stellenbosch.gov.za) or 021- 808 8684.
10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
  - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
  - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

  
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

17/10/2025  
DATE



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## **ANNEXURE E: COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE SERVICES**



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# **MEMORANDUM**

**DIREKTORAAT: INFRASTRUKTUURDIENSTE**  
**DIRECTORATE: INFRASTRUCTURE SERVICES**

**CIVIL ENGINEERING SERVICES**

---

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To ▫ Aan:</b>           | <b>Director: Planning + Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Att Aandag:</b>         | <b>Salome Newman</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>From ▫ Van:</b>         | <b>Technician: Development (Infrastructure Services)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Author ▫ Skrywer:</b>   | <b>Xolani Tika</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Date ▫ Datum:</b>       | <b>25 April 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Our Ref ▫ Ons Verw:</b> | <b>Civil LU 2869</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Town Planning Ref:</b>  | <b>LU/18170</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Re ▫ Insake:</b>        | <b>Farm 1018, Stellenbosch: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 for a Consent Use on Farm No. 1018, Stellenbosch Division for the following: - Renewable solar energy with footprint of approximately 300m<sup>2</sup> and ancillary uses.- a tourist facility in order to establish a wellness facility within the proposed new structure (±107m<sup>2</sup>) consisting of a reception area, two treatment rooms, bathrooms and outside relaxation area with sauna and ice bath.</b> |

---

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 existing municipal water connection point must be used for the proposed spa facility.

**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\2869 (XT) Farm 1018 Stellenbosch (LU-18170)\2869 () Farm 1018 Stellenbosch (LU-18170).doc



# Stellenbosch Municipality

## Development Charge Calculation



| APPLICATION INFORMATION                 |                                                                      |
|-----------------------------------------|----------------------------------------------------------------------|
| Application Number:                     | DC 2869 (XT) Farm 1018 - Stellenbosch (LU-18170)                     |
| Development Name:                       |                                                                      |
| Date:                                   | 25 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 1018                                                            |
| DC Parameters Reference:                | Proposed a Spa facility (FP dated 2024/09/19 Drawing no:SBP-1018021) |

| SUMMARY OF DC CALCULATION                                     |             |        |            |             |                   |                                |             |
|---------------------------------------------------------------|-------------|--------|------------|-------------|-------------------|--------------------------------|-------------|
| Service:                                                      | Water       | Sewer  | Stormwater | Solid Waste | Roads & Transport | Sub Total (Civil Eng Services) | Community   |
| Unit(s):                                                      | kl/day      | kl/day | ha°C       | t/week      | trips/day         |                                | persons     |
| Total Increased Services Usage:                               | 0,428       | 0,3745 | 0,01605    | 0,0214      | 5,35              |                                | 11,07       |
| Total Service Usage Reduction:                                | 0           | 0      | 0          | 0           | 2,7               |                                | 0           |
| Total Service Usage after Reduction:                          | 0,43        | 0,37   | 0,01605    | 0,021       | 2,7               |                                | 1           |
| Charges before adjusting for positive only, before Deductions | R 14 096,61 | R -    | R -        | R 2 199,92  | R 37 705,82       | R 54 002,34                    | R 1 927,42  |
| Charges adjusted for positive only, before Deductions         | R 14 096,61 | R -    | R -        | R 2 199,92  | R 37 705,82       | R 54 002,34                    | R 1 927,42  |
| Total Deductions:                                             | R -         | R -    | R -        | R -         | R 18 852,91       | R 18 852,91                    | R -         |
| Total Development Charges Payable (excluding VAT):            | R 14 096,61 | R -    | R -        | R 2 199,92  | R 18 852,91       | R 35 149,44                    | R 1 927,42  |
| VAT:                                                          | R 2 114,49  | R -    | R -        | R 329,99    | R 2 827,94        | R 5 272,42                     | R 289,11    |
| Total Development Charges Payable (including VAT):            | R 16 211,10 | R -    | R -        | R 2 529,91  | R 21 680,84       | R 40 421,85                    | R 2 216,54  |
|                                                               |             |        |            |             |                   |                                | R 42 638,39 |

| APPLICANT INFORMATION     |                      |
|---------------------------|----------------------|
| Application Processed by: | Xolani Tika          |
| Signature:                |                      |
| Notes:                    | See the attached GFP |

| Land Use Category | Unit Type                                   | Existing Usage         |             | Proposed New Usage |                        | Percent Increase / Decrease | Development Charges Based on Unit Type |        |                                        |       |            |             |                      |                               |           |       |    |   |
|-------------------|---------------------------------------------|------------------------|-------------|--------------------|------------------------|-----------------------------|----------------------------------------|--------|----------------------------------------|-------|------------|-------------|----------------------|-------------------------------|-----------|-------|----|---|
|                   |                                             | Area (m <sup>2</sup> ) | Unit Amount | Result             | Area (m <sup>2</sup> ) |                             | Unit Amount                            | Result | Development Charges Based on Unit Type |       |            |             |                      |                               |           |       |    |   |
|                   |                                             |                        |             |                    |                        |                             |                                        |        | Water                                  | Sewer | Stormwater | Solid Waste | Pavement & Transport | Subtotal (Civil Eng Services) | Community | Total |    |   |
|                   | Unit                                        | Yes                    | No          | Yes                | No                     | Yes                         | No                                     | Yes    | No                                     | Yes   | No         | Yes         | No                   | Yes                           | No        | Yes   | No |   |
| Residential       | Single Residential ->1000m <sup>2</sup>     | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Single Residential ->500m <sup>2</sup>      | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Single Residential ->250m <sup>2</sup>      | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Single Residential -<250m <sup>2</sup>      | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Second Dwelling                             | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Less Formal Residential                     | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Group Residential                           | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Apartments                                  | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
| Accommodation     | Retirement Village                          | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Old age home                                | du                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Student Accommodation/Continued Hostels     | rooms                  | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Guest House                                 | rooms                  | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Converted Guest House                       | rooms                  | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Motel / Residential                         | rooms                  | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | General Business                            | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
| Commercial        | Offices                                     | m <sup>2</sup> GLA     | 14 696.61   | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Retail Shop                                 | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Restaurant                                  | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Outdoor Function / Picnic Area              | pavements              | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Conference Facility/Hall/Floor of assembly  | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Hospital/Clinic/Medical Rooms               | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | University/College                          | student                | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | School/Day Care                             | student                | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Industrial - light                          | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Industrial - heavy                          | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Warehousing/Light Manufacturing             | m <sup>2</sup> GLA     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Storage Facilities                          | unit                   | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
| Other Non Demand  | Open Space/Natural Environment/Utility Site | ha                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | Roads and Parking                           | ha                     | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
| Other             | To be calculated                            | n/a                    | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   | (Based on equivalent demands)               | n/a                    | -           | R                  | -                      | R                           | -                                      | R      | -                                      | R     | -          | R           | -                    | R                             | -         | R     | -  |   |
|                   |                                             | Total Area:            | 0           | Total Area:        |                        |                             |                                        | 0      | Total Area:                            |       |            |             | 0                    | Total Area:                   |           |       |    | 0 |

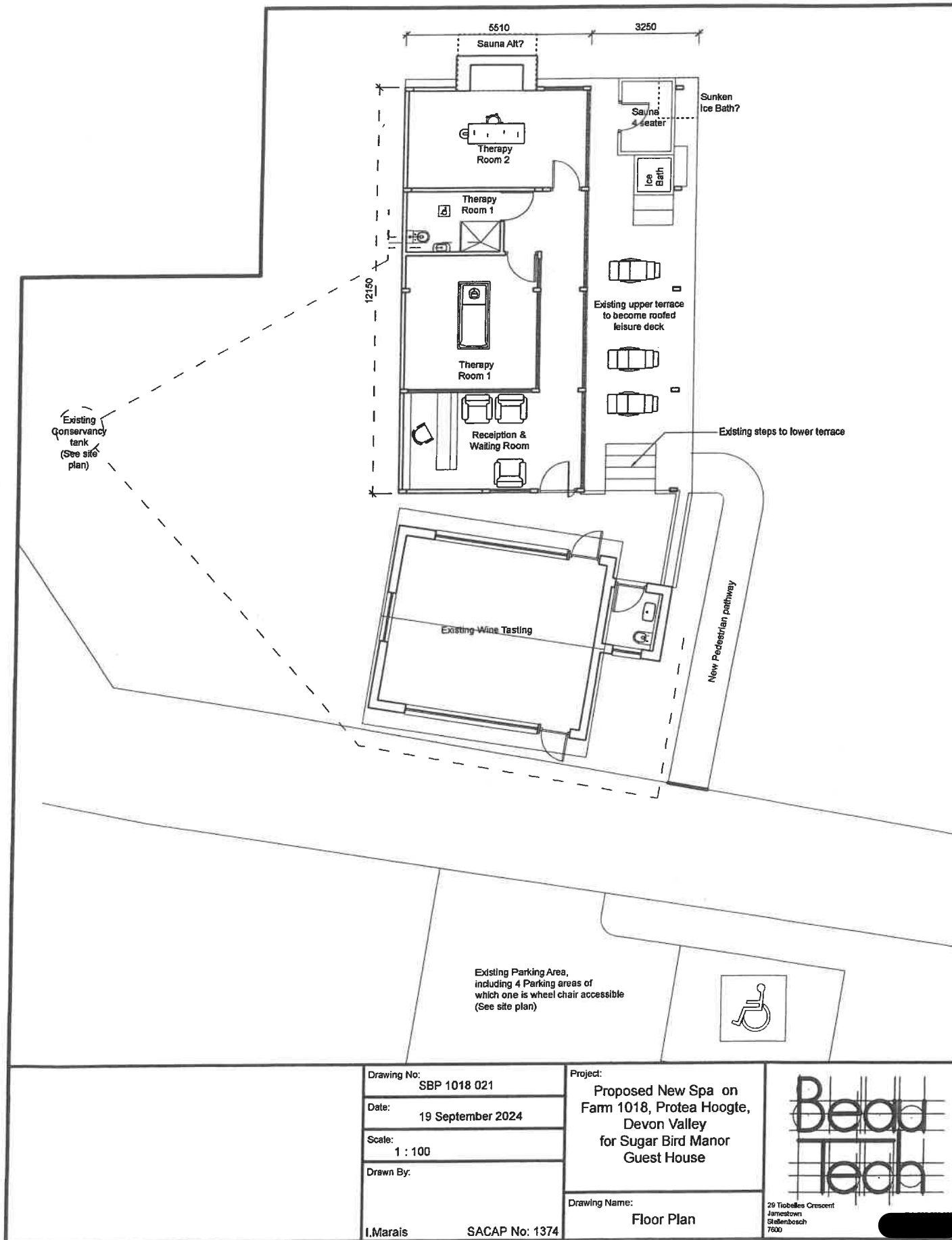
|                                                                 |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
|-----------------------------------------------------------------|---|-----------|---|---|---|----------|---|-----------|---|-----------|---|----------|---|-----------|
| Charges before adjusting for positive only, before Deductions   |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Charges adjusted for positive only, before Deductions           |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Deductions per service (from usage reductions)                  |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Discount Deduction (%)                                          |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Additional Deduction per service - from Service Agreement (sum) |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Sub Total after Adjustments and Deductions (including VAT)      |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| VAT                                                             |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Total Development Charges                                       |   |           |   |   |   |          |   |           |   |           |   |          |   |           |
| Debit                                                           | R | 14 096,61 | R | - | R | 2 189,82 | R | 37 705,82 | R | 54 002,34 | R | 1 927,42 | R | 55 929,77 |
|                                                                 | R | 14 096,61 | R | - | R | 2 189,92 | R | 37 705,82 | R | 54 002,34 | R | 1 927,42 | R | 55 929,77 |
|                                                                 | R | -         | R | - | R | -        | R | 18 852,91 | R | 18 852,91 | R | -        | R | 18 852,91 |
|                                                                 | R | -         | R | - | R | -        | R | -         | R | -         | R | -        | R | -         |
|                                                                 | R | -         | R | - | R | -        | R | -         | R | -         | R | -        | R | -         |
| Totals                                                          | R | 14 096,61 | R | - | R | 2 189,82 | R | 18 852,91 | R | 35 145,44 | R | 1 927,42 | R | 37 072,86 |
|                                                                 | R | 2 114,49  | R | - | R | 320,89   | R | 2 827,84  | R | 5 277,43  | R | 289,11   | R | 5 866,53  |
|                                                                 | R | 18 215,10 | R | - | R | 2 509,41 | R | 21 690,94 | R | 40 421,85 | R | 2 216,54 | R | 42 638,39 |

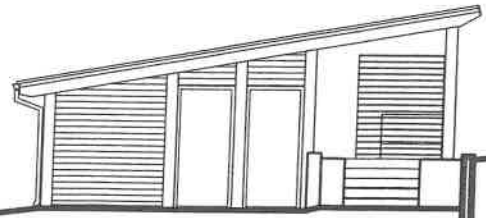
# **C.05**

## **ARCHITECTURAL DRAWINGS + REVISED SITE PLAN**

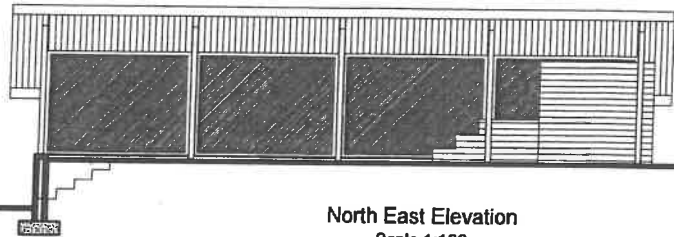




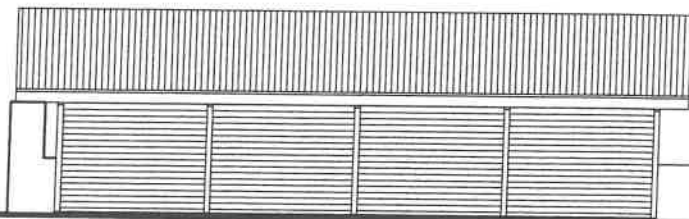




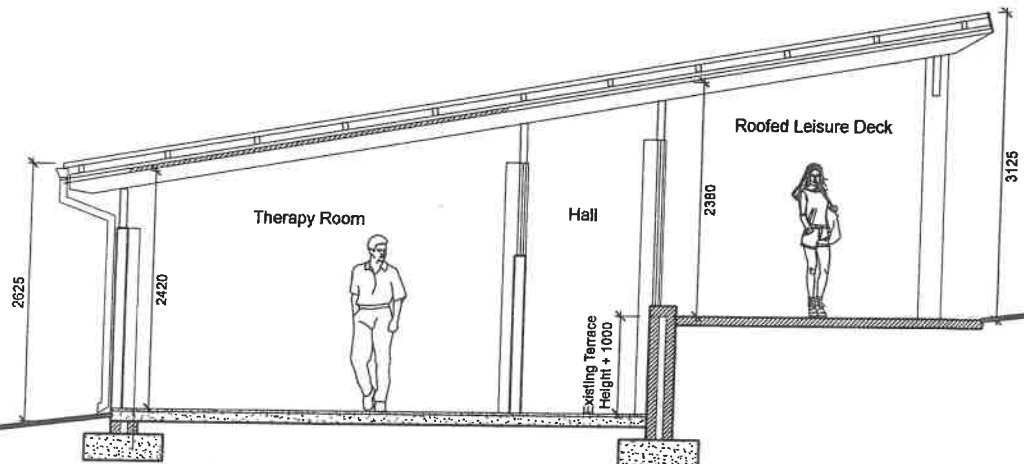
South East Elevation  
Scale 1:100



North East Elevation  
Scale 1:100



South West Elevation  
Scale 1:100



Typical Section  
Through  
Scale 1:50

Drawing No:  
SBP 1018 022

Date:  
19 September 2024

Scale:  
As Shown

Drawn By:

I.Marais

SACAP No: 1374

Project:

Proposed New Spa on  
Farm 1018, Protea Hoogte,  
Devon Valley  
for Sugar Bird Manor  
Guest House

Drawing Name:

Section & Elevations

**Beau  
Tech**

29 Tibelles Crescent  
Jamestown  
Stellenbosch  
7600