STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16383(TP542/2023)
Our File Reference Number: Farm 1032/11, Paarl
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir / Madam

APPLICATION FOR REZONING AND CONSENT USE ON FARM 1032/11, PAARL

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following application (s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm No. 1032/11, Paarl Division for:

2.1.1 **Rezoning** in terms of Section 15(2)(a) of the said bylaw of a portion (measuring ±300m²) of the subject property from Agriculture and Rural Zone to Private Open Space Zone purposes (as indicated on site plan referenced as Drawing No. farm1032/11, dated June 2021 and drawn by J.F.S Prodraft & Design),

2.1.2 **Consent Use** in terms of Section 15(2)(o) of the said bylaw for the utilization of the rezoned area and associated building for purposes of a cemetery (wall of remembrance), also referred to as a columbarium.

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 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.

2.2.3 The development and building plans be generally in accordance with the set of floor plans, site plan, section and elevations attached as **ANNEXURE C**.

2.2.4 The proposed wall of remembrance structure be only used for private purposes with restricted access and not open for the general public.

2.2.5 The applicant shall ensure that sufficient on-site parking is provided and always maintained to accommodate all approved land uses on the subject property.

2.2.6 The conditions imposed by the **Cape Wineland District: Health Department** as contained in their memo dated 14 March 2024 (See **ANNEXURE E**) be complied with.

2.2.7 The conditions imposed by the **Department: Electrical Engineering Services** as contained in their memo dated 02 May 2024 (See **ANNEXURE H**) be complied with.

2.2.8 A contravention penalty of R250 000, relating to the unlawful utilisation of land, is payable within 30 days from the date of the letter of approval and prior to building plan approval being granted.

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 is not in conflict with the applicable Stellenbosch By-laws and policies.

3.2 The proposal is desirable as it will have no impact on the existing rural character of the area and will blend in with the surrounding area.

3.3 The scale and extent of the proposal is such that it will not have any detrimental impact on the farm and natural environment.

3.4 The increase in traffic in the area will be insignificant as the private cemetery will not be used by the public.

4. Matters to be noted:

4.1 The conditions imposed by the **Department: Infrastructure** in their letter dated 02 April 2025, attached as **ANNEXURE L**, be noted.

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**

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 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

25/11/2025

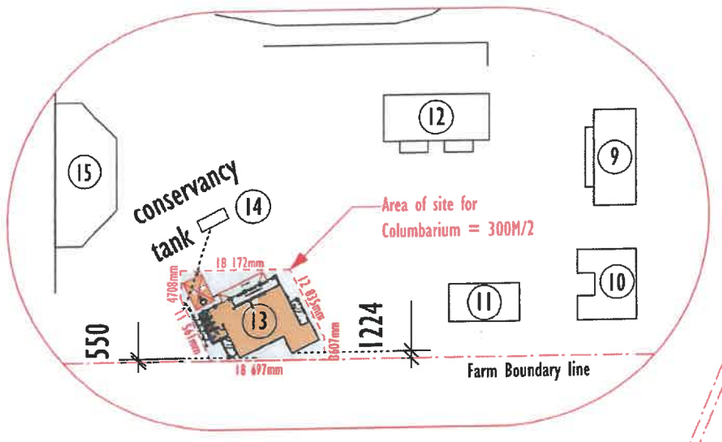
DATE

COPY OF OBJECTION:

Department of Agriculture
Email: cor.vanderwatt@westerncape.gov.za / brandon.layman@westerncape.gov.za

ANNEXURE C

SITE DEVELOPMENT PLAN



CLOSE -UP ,OF EXIST. BLDS. LAY-OUT

SCALE : 1 ; 1000

BUILDING LINE 3 Metre

BUILDING LINE 3 Metre

BUILDING LINE 5 Metre

PAARL — MAIN ROAD R45 — FRANSCHHOEK

BUILDING LINE 3 Metre

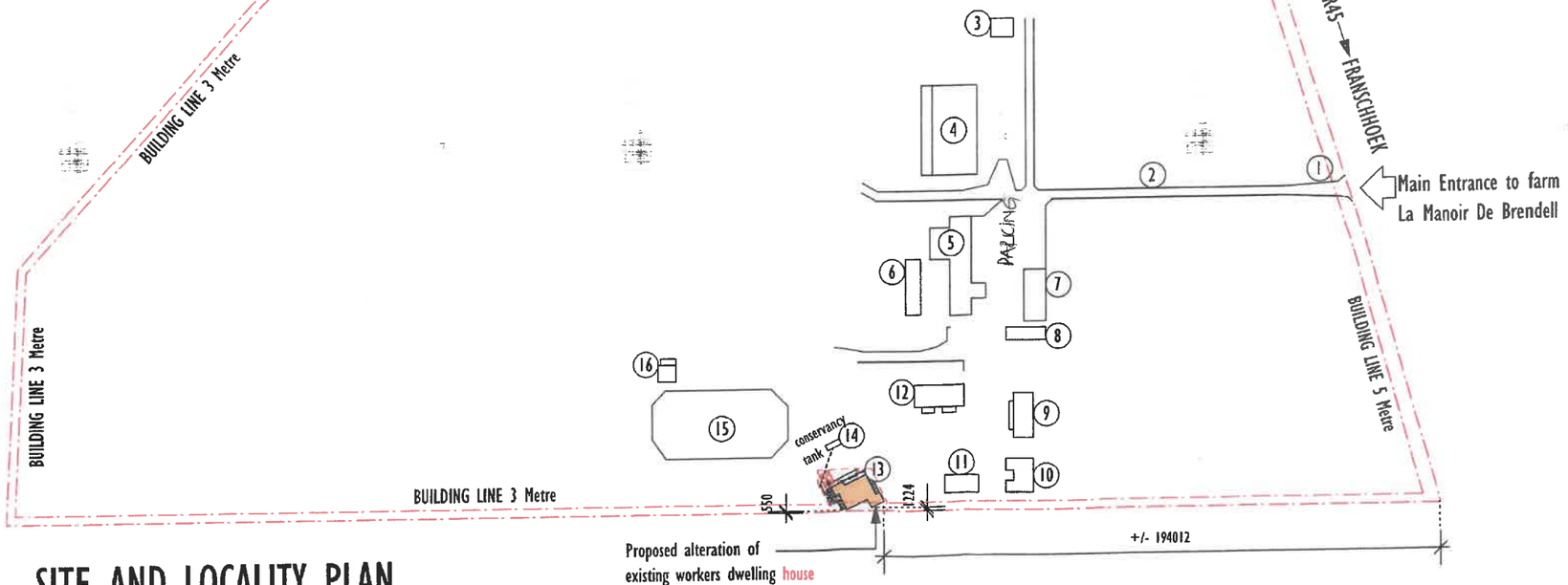
BUILDING LINE 3 Metre

BUILDING LINE 5 Metre

BUILDING LINE 3 Metre

PORTION 11 OF FARM 1032

62362.3 M/2



SITE AND LOCALITY PLAN .

SCALE : 1 : 2000

EXISTING BUILDINGS LAY-OUT & LOCALITY PLAN

1. MAIN ENTRANCE TO FARM 1032/11
2. ACCESS ROAD TO EXISTING BUILDING .AND FARM LAND
3. EXISTING LABOURER'S COTTAGE 1
4. EXISTING GUEST HOUSE .
5. EXISTING PACK STORE & WORKSHOP
6. EXISTING SHED 1
7. EXISTING SHED 2
8. EXISTING ABLUTION BLOCK
9. EXISTING LABOURER'S COTTAGE 2
10. EXISTING LABOURER'S COTTAGE 3
11. EXISTING LABOURER'S COTTAGE 4
12. EXIST. ABLUTION HALL
13. EXISTING LABOURER'S COTTAGE
    ALTERED TO COLUMBARIUM.
14. EXISTING CONSERVANCY TANK
15. EXISTING DAM
16. EXISTING PUMP HOUSE.

GENERAL :

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan .All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be refered to the Designer

CALCULATIONS :

EXIST. FARM AREA	= 62362.3 M/2
EXISTING LABOURER'S COTTAGE ALTERED TO COLUMBARIUM (Room for cremated remains)	= 127 M/2
EXIST. OPEN STOEP	= 14 M/2
EXIST PERGOLA STOEPS	= 12 M/2
PROP. ALTERATIONS TO EXIST. TOILETS	= 16 M/2
PROP. RAMP	= 12 M/2
APPROXIMATED ESTIMATED COST	= R395 000.00

J .F . S. Prodraft & Design
James Solomons
Postbox 41 , Starking Street , Pniel ,7681
[redacted]

owner : Designer .

project: Prop. alteration of exist. Bldg. to COLUMBARIUM (Storage for cremated remains.)

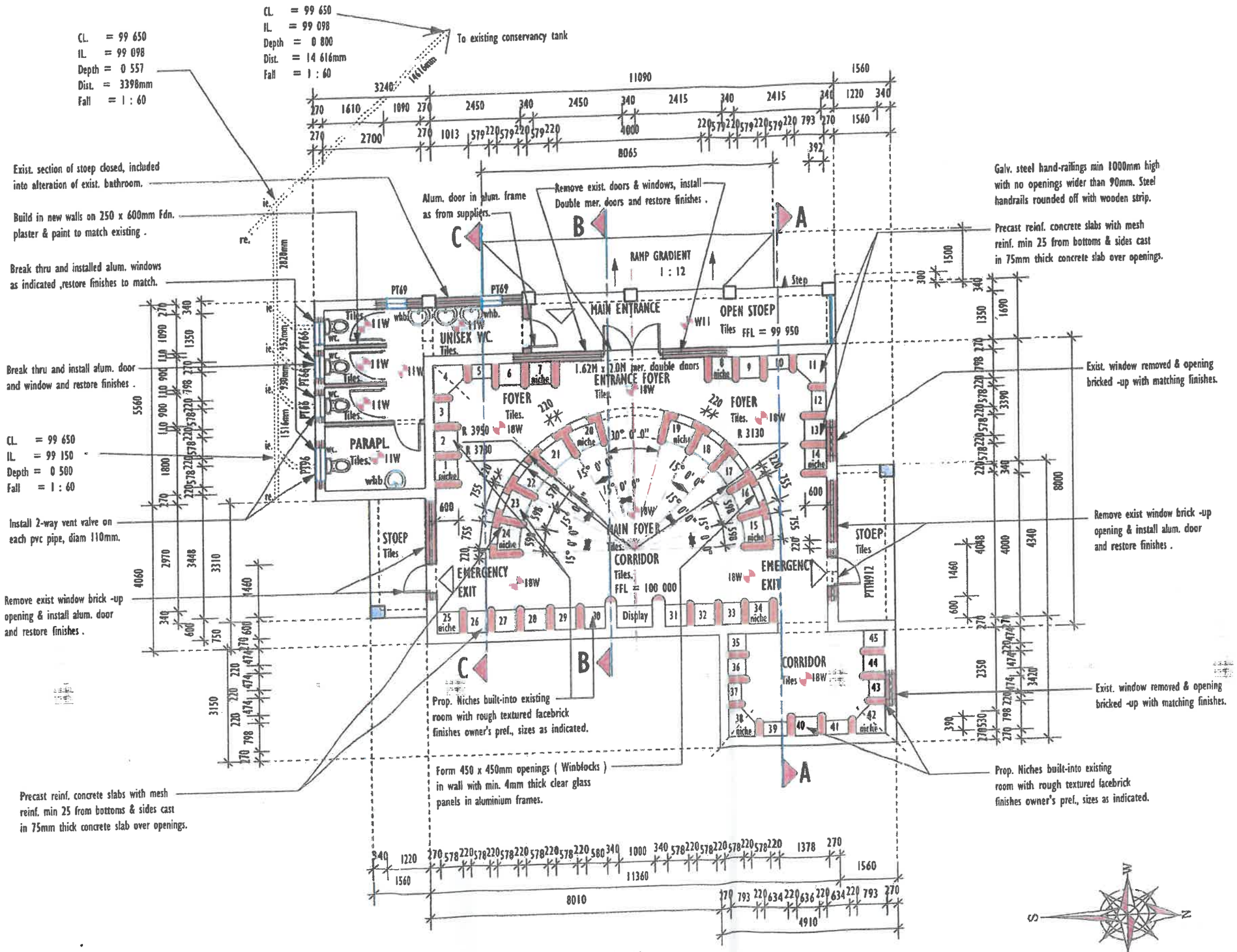
owner :
Farm Le Manoir De Brendel
Portion 11 of Farm 1032
Main road R45 ,Franschhoek
Stellenbosch

dwg. no. FARM 1032 11/1

date: June 2021

scale : 1 : 100

drawn : J . F . Solomons



GROUND STOREY PLAN

SCALE : 1 : 100

NOTES

GENERAL :

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan .All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be refered to the Designer

- Fluorecent light
- Stove connection
- Electrical Meter
- Distributionboard
- Two Way Switch
- One Way Switch
- Double Powerpoint
- Single Powerpoint
- " Downlighters "
- Warmwater Cylinder 200L (High pressure)
- External light
- Ceiling light

TOTAL NICHES PROPOSED = 275
APPROX. SIZES = 600 x 500mm Wide

ALUM. WINDOWS AS PER KENZO CAT.

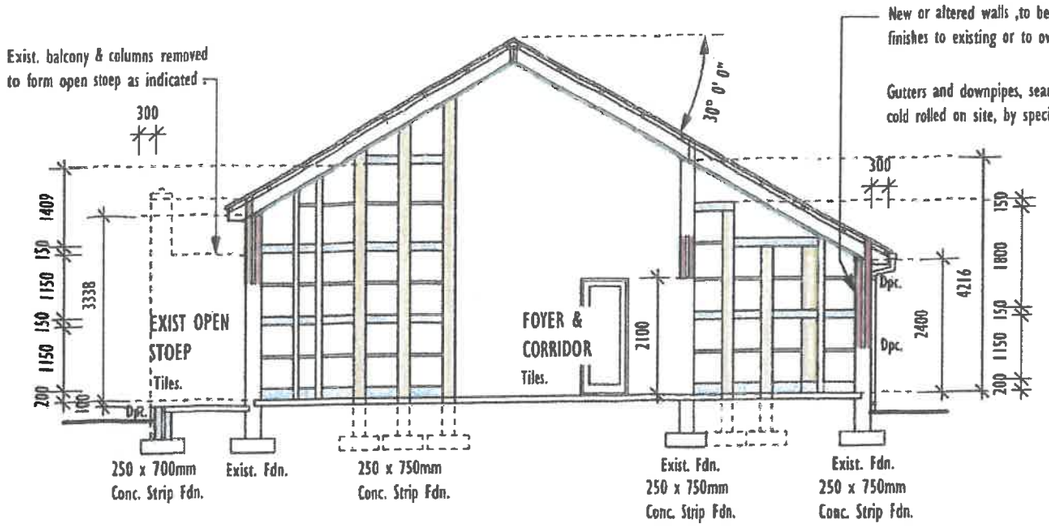
J .F . S. Prodraft & Design
James Solomons
Postbox 41 , Starking Street , Pniel ,7681
Phone : [redacted]
Fax : [redacted]

owner :

project: **Prop. alteration to exist. Bldg. to COLUMBARIUM (Storage for cremated remains.)**

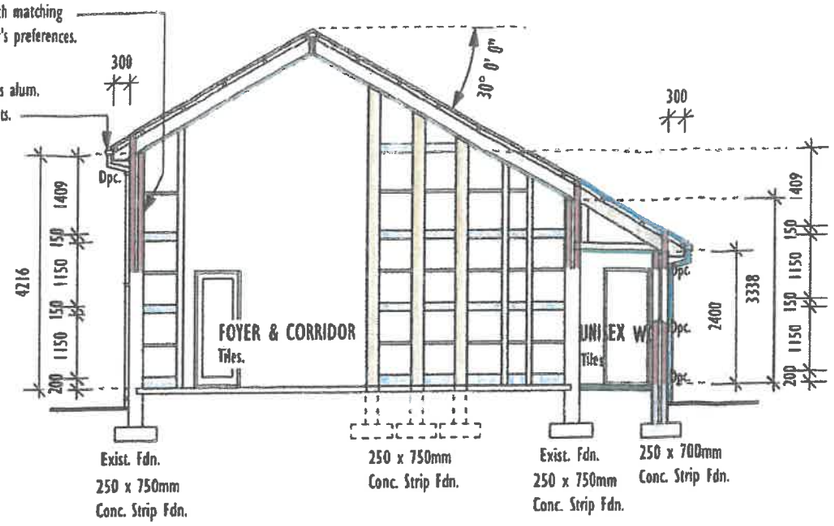
owner : **Farm Le Manoir De Brendel Portion 11 of Farm 1032 Main road R45 ,Franschhoek Stellenbosch**

dwg. no. farm 1032/11/3
date: June 2021
scale: 1 : 100
drawn: J . F . Solomons



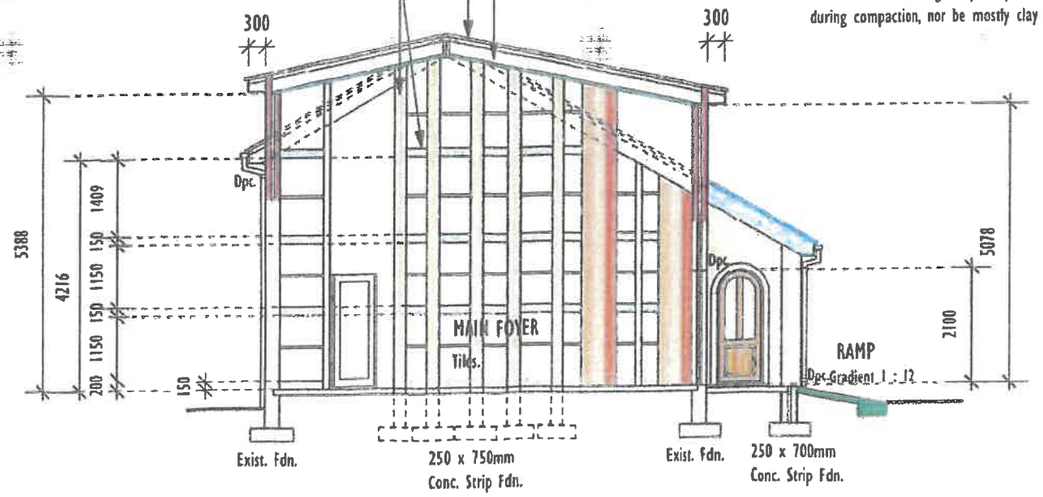
SECTION AA.

SCALE : 1 : 100



SECTION CC.

SCALE : 1 : 100



SECTION BB.

SCALE : 1 : 100

FILLING & COMPACTION :

1. Filling to contain little or no organic matter.
2. Exclude stones larger than 75mm diametre.
3. No more than 10% rock or hard fragments bigger than 50mm.
4. Should be placed without significant voids.
5. Any fill exceeding 400mm in height ,at any point ,to be inspected and designed by a Competant person.
6. Filling shall be moistened before compaction ,so that a hand full, squeezed, appears firm without any sign of moisture.
7. Filling placed in uncompacted layers not exceeding 100mm , for hand compaction , not exceeding 150mm max. for machine compaction.
8. Does not contain large clay lumps that do not break up during compaction, nor be mostly clay material.

GLASS PANELS :

Monolithic annealed clear glass panels and obscured in toilets ,and bathrooms min. 4mm thick . All glass panels lower than 500mm from finish floor level to be safety glass ,and glass panels larger than 0.750 M/2 to be safety glass .Doors with glass panels to be safety glass as specified in SABS safety standards ,SANS 10400 - Part N .

ROOF CONSTRUCTION :

Historical green corrugated metal roof sheeting pitched at 30 degrees slope as indicated, on 76 x 50mm purlins at +/- 800mm c/c, on sisalation 410. Form roof trusses with 228 x 38mm rafters and tie-beams, built-in and secured on to 114 x 38mm wallplate with hoop iron straps built-in for min 4 brick courses deep. Roof trusses to be spaced at +/-800mm centres. Provide 300mm roof overhangs where indicated ,rounded off with fibre cement fascias 225 x 12.5mm, as available from suppliers.

CEILING CONSTRUCTION :

T & G Notty Pine ceiling planks, nailed to 38 x 38mm battens at 450mm c/c, between rafters, halfway exposed as feature beams. Provide 100mm fibreglass blanket in roof as insulation. Ceiling Finished with 2 coats of vanish .Notty pine cornices in corners against walls. Eaves to be closed off with nutec boards ,half round meranti strips over joints and quadrant strips in corners .

MASONRY CONSTRUCTION :

External walls to be plastered and painted to owner's preferences. Internal rugged moulded facebrick. walls to owner's preferences. Two airbrick openings in room. Min. 4 layers brickforce above all openings, supported by precast reinf. concrete lintols with min. bearing each side of 110mm. Install 375 micron dpc on walls min. 150mm above ground level ,brickforce every 4th brick course vertically. Install 4 wall ties per square metre .Form 50mm cavity with 375 micron dpc ,stepped over opening ,with fall towards wheepholes at 1000mm c/c .Cavities to be kept clean from for the full duration of construction. Class II mortar mix between brickwork. Parapet walls to be rendered watertight. Brick on edge window sills as indicated plastered and painted .Threshold not more than 30mm high .

FLOOR CONSTRUCTION :

Floor covering on 100mm mesh reinf. concrete floor slab with mesh reinforcement min. 25mm from bottoms and sides, on 250 micron dpm, on 50mm sand blinding on well compacted hardcore filling in max 150mm layers ,to min. 90% mod. aashto .Floor screed min. 25mm thick ,and on stoeps layed to 1 : 80 fall. Install meranti skirting in corners against walls.

NOTES

GENERAL :

All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan .All work must comply with National Building Regulations and Local Authorities By-laws. Any discrepancy must be refered to the Designer

COMPLIANCE FOR ENERGY EFFICIENCY BUILDINGS :

FLOORS :

100mm mesh reinf. concrete floor slab on 250 micron d.p.m. installed around the vertical edges turned up for the full depth up to 300mm ,of concrete floor parameter. Floors shall have an R-value of not less than 1.0

MASONRY WALLS :

Claybrick walls plastered and painted both sides internally & externally with and without ,cavity to have min. total R-value of 1.9

ROOF ASSEMBLIES :

Pitched roof : Corrugated metal roof sheeting pitched at 30 degree slopes ,with notty pine ceilings ,non reflective ,out-door & in-door air film (Still air) Total R- value = 0.35 + added R-values of reflective insulation ,5 layers of reflective foil insulation , 1 layer flexible fibre glass blanket 100mm thick ,R-value = 3.4 , Total R-value = 3.75 ,direction of heat flow is upwards.

TOTAL NICHES PROPOSED = 275
APPROX. SIZES = 600 x 500mm Wide

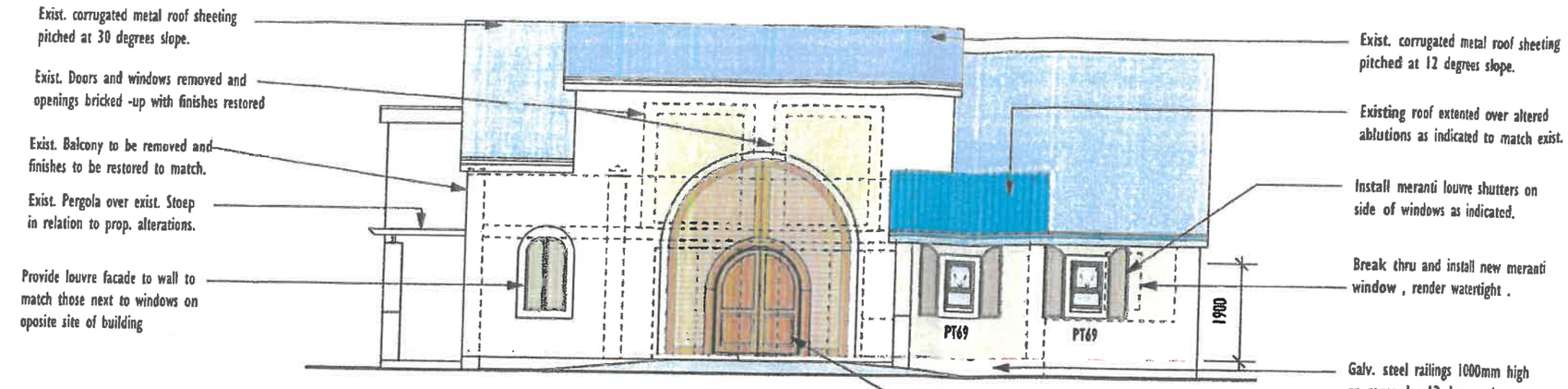
J .F . S. Prodraft & Design
James Solomons
Postbox 41 , Starking Street , Pniel ,7681
Phone : [redacted]
Fax : 021 [redacted]

owner :

project: **Prop. alteration to exist. Bldg. to COLUMBARIUM (Storage for cremated remains.)**

owner :
Farm Le Manoir De Brendel
Portion 11 of Farm 1032
Main road R45 ,Franschhoek
Stellenbosch

dwg. no. farm 1032/11/4
date: June 2021
scale : 1 : 100
drawn : J . F . Solomons



WEST ELEVATION

SCALE : 1 : 100

NOTES

GENERAL :

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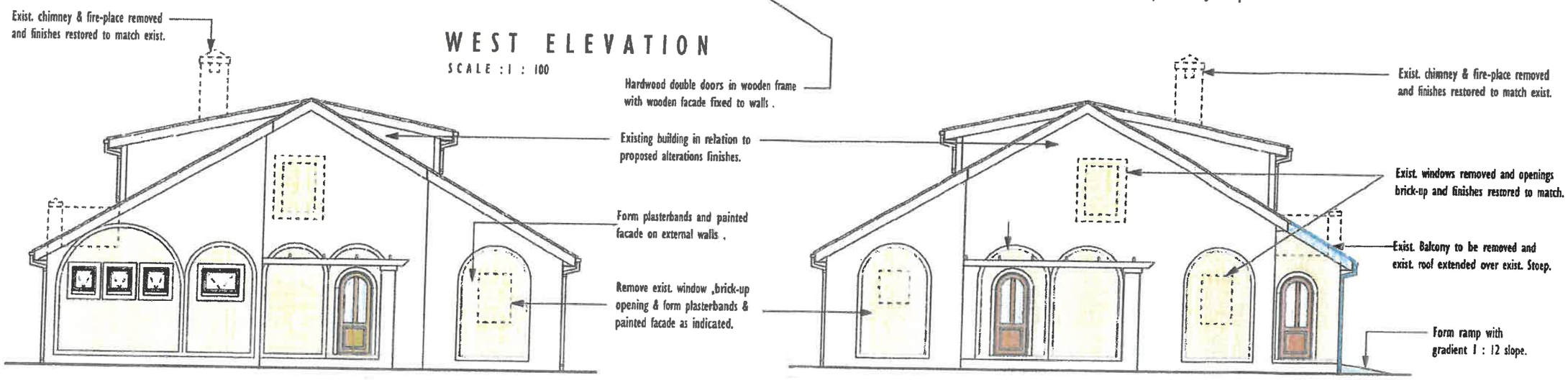
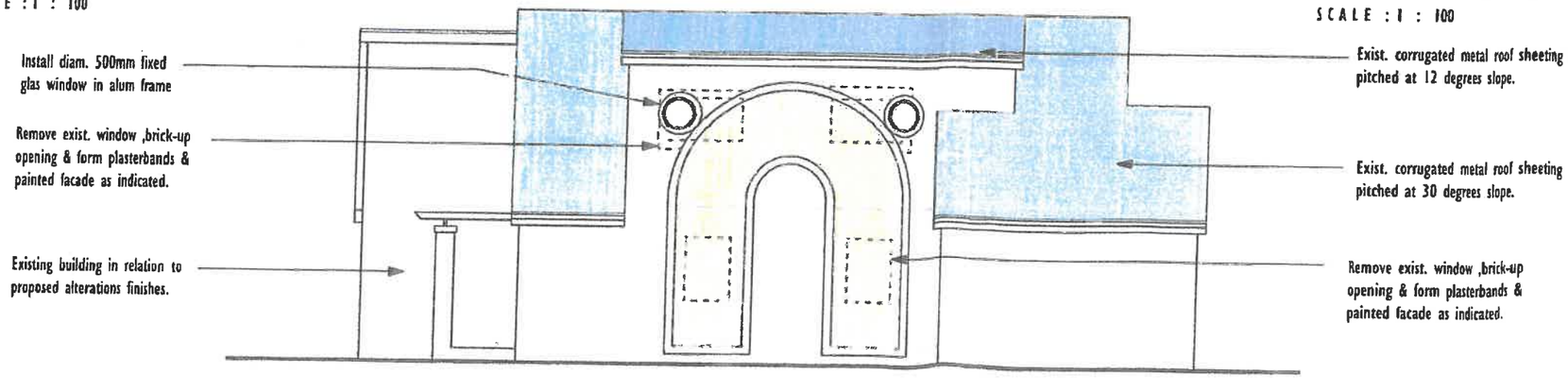


SOUTH ELEVATION

SCALE : 1 : 100

NORTH ELEVATION

SCALE : 1 : 100



EAST ELEVATION

SCALE : 1 : 100

J .F . S. Prodraft & Design
James Solomons
Postbox 41 , Starking Street , Pniel ,7681
Phone : 083 712 6119
Fax : [redacted]

owner :

project: **Prop. alteration to exist. Bldg. to COLUMBARIUM (Storage for cremated remains.)**

owner :
Farm Le Manoir De Brendel
Portion 11 of Farm 1032
Main road R45 ,Franschhoek
Stellenbosch

dwg. no.	farm 1032/11/5
date:	June 2021
scale :	1 : 100
drawn :	J . F . Solomons

ANNEXURE E

COMMENT FROM THE MANAGER: HEALTH SERVICES

CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

MEMORANDUM TO/ AAN	:	**Ms S Newman (Directorate Planning Economic & Development: Stellenbosch Municipality)**
Official / Beampte	:	**Mr F.C. van Wyk**
Your ref/ U vrew.	:	**ERF 1032/11 (LU/16383)**
Ref No / Verw. No	:	**15/2/6/1**
Date / Datum	:	**2024-03-14**

APPLICATION FOR CONSENT USE: ERF 1032/11, PAARL FARMS.

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 and 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 22 June 2018.

4. 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)

5. An adequate water supply that complies with the national standards for drinking water (SANS 0241:2001) must be provided.

6. Additional requirements may be set by the Division: Municipal Health Services of the Cape Winelands District Municipality to ensure that a health nuisance does not occur on the property to which this application relates.

Yours faithfully –

F.C. VAN WYK
for MUNICIPAL MANAGER

ANNEXURE H

COMMENT FROM THE MANAGER: ELECTRICAL SERVICES

9

Daniel Meyer

From: Salome Newman
Sent: Thursday, 02 May 2024 09:01
To: Daniel Meyer
Subject: FW: FARM 1032/11, PAARL: APPLICATION FOR REZONING & CONSENT USE: ELECTRICAL ENGINEERING SERVICES (COMMENTS BY EMAIL)

Print en plaas op die leer asb

FILE NR: F 1032/11 P
SCAN NR:
COLLABORATOR NR: 766663

From: Martin Slabber <Martin.Slabber@stellenbosch.gov.za>
Sent: Thursday, 02 May 2024 08:14
To: Bradley Williams <Bradley.Williams@stellenbosch.gov.za>
Cc: Salome Newman <Salome.Newman@stellenbosch.gov.za>
Subject: RE: FARM 1032/11, PAARL: APPLICATION FOR REZONING & CONSENT USE: ELECTRICAL ENGINEERING SERVICES (COMMENTS BY EMAIL)

GENERAL: NONE
CONDITIONS: Outside electrical network area – ESKOM (021 980 3953) 1. Installation of 10A electrical control units 2. Solar water heating/heat pump installation. 3. Energy efficient lightning 4. Roof insulation 5. Cooking with gas fired appliances 6. Control air condition equipment with energy saving devices. 7. Preheat at least 50% of hot water with alternative energy savings devices.
TX

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
0 2 MAY 2024
RECEIVED

Groete:
Martin Slabber
Sin. Supt. Dwarsrivier Elect.
Engineering Services

Martin.slabber@stellenbosch.gov.za
C: +27 83603 3431
T: + 27 21 808 8338
wwwstellenbosch.gov.za

www.facebook.com/stellenboschmunicipality

twitter.com/StellMun
Hugenote Road 23 Franschhoek 7690
PO Box 18, Franschhoek, 7690
PO Box 17, Stellenbosch, 7599

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

ANNEXURE L

COMMENT FROM THE DEPARTMENT OF INFRASTRUCTURE

Western Cape Government

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

Ref: TPW/CFS/RP/LUD/REZ/SUB-10/436 (Application No: 2024-08-0012)

Jan Hanekom Partnership
2 Cordier Street
PAARL
7646

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
03 APR 2025
RECEIVED
FILE NR: F 1302/11 P
SCAN NR: 783288
COLLABORATOR NR:

Attention: Mr J Hanekom

Dear Sir

PT 11 OF FARM NO. 1302, PAARL: MAIN ROAD 191: APPLICATION FOR REZONING AND CONSENT USE

1. Your email dated 5 August 2024 refers.

2. The subject property is 6km north-west from Franschhoek and takes access off Main Road 191.

3. This application is for Rezoning of 300m² from Agricultural Zone to Private Open Space, and Consent Use to accommodate a Remembrance Wall for human remains.

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

4.1 That the access off Main Road 191 be provided with a sealed surface from the road edge up to the gates of the property;

4.2 That the gates of the property remain open during hours of operation, so that traffic does not backup into Main Road 191: and

4.3 Prior to the hard-surfacing of the access, 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

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: DEPARTMENT OF INFRASTRUCTURE BRANCH**
DATE: 2 APRIL 2025

top EMPLOYER SOUTH AFRICA 2025

ENDORSEMENTS

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

2. Appli[redacted]

3. [redacted]

4. [redacted]

5. [redacted]

6. [redacted]