



STELLENBOSCH

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Application Number: LU/17055

Our File Reference Number: Farm 1159/13, 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 FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 1159/13, 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 in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm No. 1159/13, Paarl Division for:

2.2 Permission required in terms of the Stellenbosch Zoning Scheme Bylaw, 2024 for a technical approval to permit the following:

2.2.1 An additional use to utilise the existing farm managers house as a tourist dwelling unit consisting of two bedrooms.

2.2.2 An additional use to utilise the existing second dwelling as a tourist dwelling unit consisting of two bedrooms

2.2.3 The replacement of the demolished employee housing unit

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

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

2.3.1 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.

2.3.2 The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. OE.2021-L4.1.21 & OE.2021-L4.1.22 dated 20/03/2024 revised September 2024 and drawn by S.J Mayers Architect, attached as **Annexure B**.

2.4 The following conditions imposed by Directorate: Infrastructure Services, attached as **Annexure C** be adhered to:

- 2.4.1 The usage of the existing Conservancy Tank
- 2.4.2 The source of portable water is from a spring and borehole
- 2.4.3 The portable water must be stored and distributed in such a manner that it complies with SANS 241 Drinking Water Standards
- 2.4.4 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.

2.5 No employee housing for farm workers may be developed in the place of the former employee housing unit (farm managers house) that has been converted to the tourist dwelling units approved in this application, and should the need arise for such employee housing units for farm workers in the future, the existing tourist dwelling units must be converted back to its original use as employee housing units.

2.6 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.

2.7 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

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

- 3.1 Proposal complies with development parameters and other technical requirements of the Stellenbosch Zoning Scheme Bylaw, 2024.
- 3.2 The tourist dwelling units will be subservient to the bona fide agricultural land use on the property.
- 3.3 The construction of a new employee housing unit shall not result in the erosion of agriculture on the property.

4. **Matters to be noted**

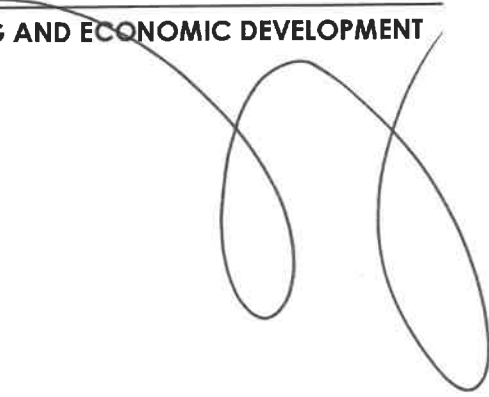
- 4.1 None

5. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR, PLANNING AND ECONOMIC DEVELOPMENT



2/4/2025

DATE

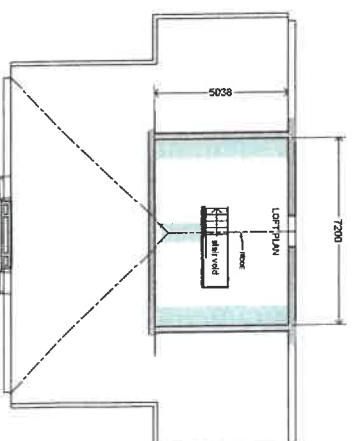


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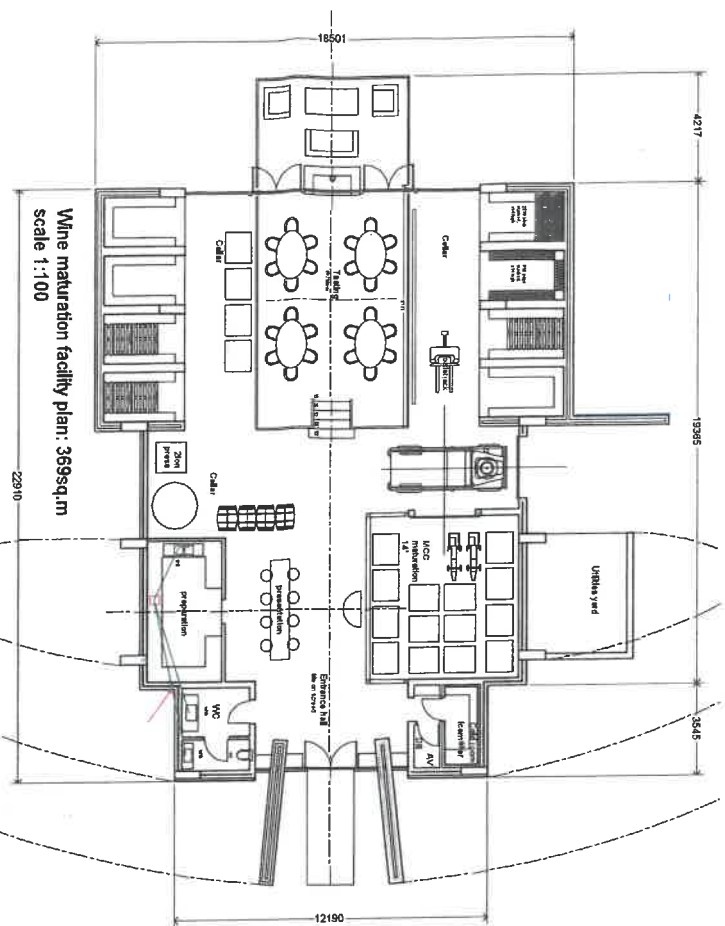
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ANNEXURE B

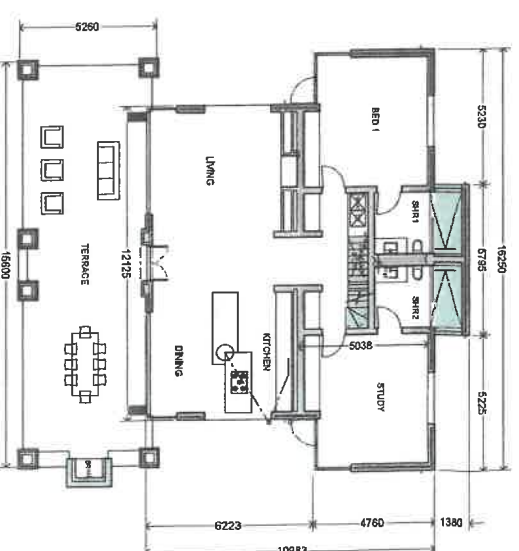
SITE PLAN



Loft plan,

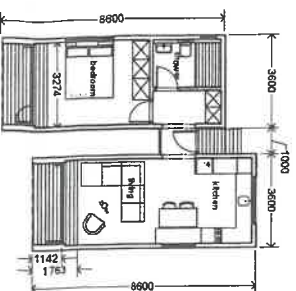


Wine maturation facility plan: 369sq.m
scale 1:100

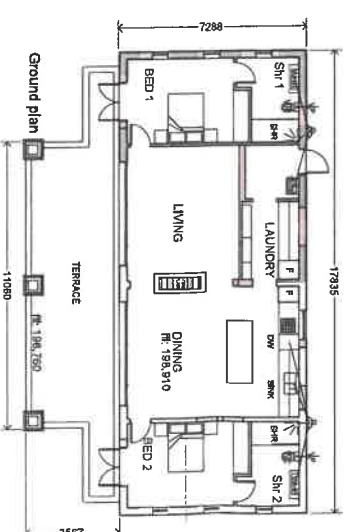


Ground storey

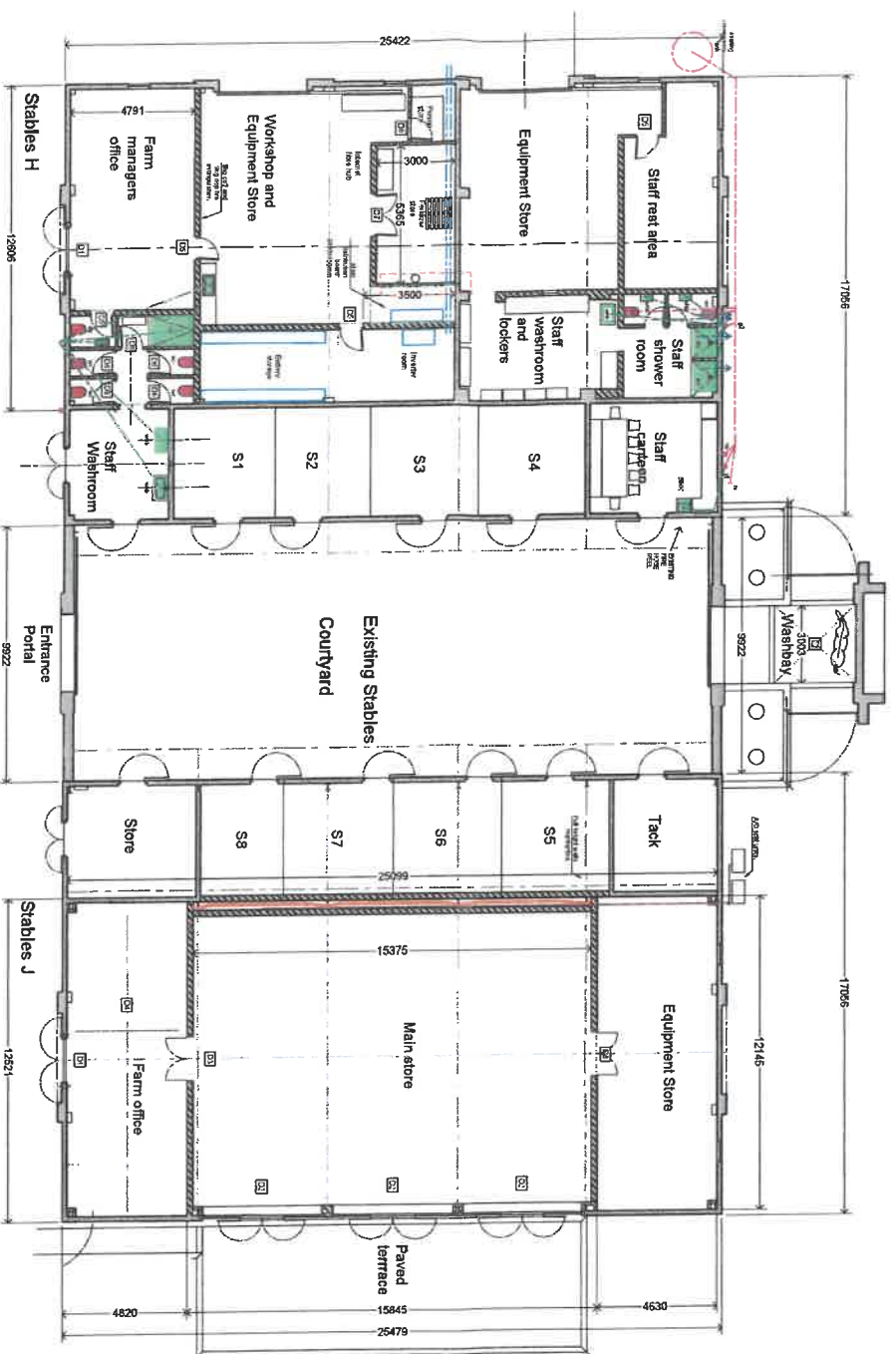
Existing 2nd dwelling, Cottage K: 160sq.m.
scale 1:100



Staff unit: 64sq.m
scale 1:100



Existing Farm managers house: 130sq.m
scale 1:100



Conversion of existing Stables H plan: 316sq.m
scale 1:100

**Conversion of existing Stables J plan: 316sq.m
scale 1:100**

Revised Farm SDP: September 2024
sheet 2[illegible]



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ANNEXURE C

COMMENT FROM DIRECTOR:
INFRASTRUCTURE SERVICES DEPARTMENT



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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Salome Newman
From ▫ Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Siyanda Sodo
Date ▫ Datum: 27 November 2024
Our Ref ▫ Ons Verw: Civil LU 2803
Town Planning Ref: LU/17055
Re ▫ Insake: Farm 1159/13, Paarl: 1. Application in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 for an additional use: 1.1 To utilise the existing farm managers house as a tourist dwelling unit (2 bedrooms) 1.2 To utilise the existing second dwelling as a tourist dwelling unit (2 bedrooms). 1.3 To build a one (1) employee housing unit.

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

1. Sewer

1.1 The usage of the existing Conservancy Tank

2. Water

2.1 The source of portable water is from a spring and borehole.

2.2 The potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.

3. Development Charges (DCs)

3.1 The following DCs are payable: See Development Charge Calculation attached.

Please note that this calculation is indicative at this stage and will be amended

based on the detailed information provided at building plan stage. 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.


Siyanda Sodo
Technician: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\Templates and Guidelines\01 Land Use approval conditions\Short and simple Memo rev 2 (12 Oct 2023).doc

AFALLAS



Stellenbosch Municipality
Development Charge Calculation



APPLICATION INFORMATION

Application Number:	LU 2803
Development Name:	
Date:	27 November 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Franschoek
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Farm 1159-13
DC Parameters Reference:	Refer to Page 2 of motivational report by Tommy Brummer Town Planners Rev 3 dated Septemebr 2024 and as per SDP dated September 2024 drawn by S.J. mayers Architect

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	l/day	l/day	ha°C	t/week	trips/day		persons	
Total Increased Services Usage:	0,22	0,18	0,004	0,015	3		1	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,22	0,18	0,00400	0,015	3,0		1	
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 1 542,00	R 24 453,32	R 25 995,32	R 4 054,31	R 30 049,63
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 1 542,00	R 24 453,32	R 25 995,32	R 4 054,31	R 30 049,63
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 1 542,00	R 24 453,32	R 25 995,32	R 4 054,31	R 30 049,63
VAT:	R -	R -	R -	R 231,30	R 3 668,00	R 3 899,30	R 608,15	R 4 507,44
Total Development Charges Payable (including VAT):	R -	R -	R -	R 1 773,30	R 28 121,31	R 29 894,61	R 4 662,46	R 34 657,07

APPLICANT INFORMATION

Application Processed by:	Siyanda Sodo
Signature:	
Notes:	

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Preschool														
Category	Sub-category	Unit Type	Gross Area (m²)	Net Area (m²)	Floor Area (m²)	Roof Area (m²)	Total Area (m²)	Year	Start	End	Status	Type	Value	Cost
Residential	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
	Single Residential	du												
Accommodation	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
	Student Accommodation/Concourse/Hotel	rooms												
Commercial	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
	Office	m2 GLA												
Industrial	Industrial - Light	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
	Industrial - Heavy	m2 GLA												
Other	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												
	Open Space/Urban Environment/Village Site	ha												

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 (euro)														
Total after Adjustments and Deductions (excluding VAT)														
VAT														
Total Development Charges														

APALLACS