STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18533 (TP1047/2025)
Our File Reference Number: Farm 1404, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir

APPLICATION FOR CONSENT USE : FARM 1404, STELLENBOSCH 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) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1404, Stellenbosch Division for:

   2.1.1 Consent Use (tourist facility) in terms of Section 15(2)(o) of the said bylaw, in order to allow for a liquor store for the sale of alcoholic beverages for off-site consumption (the estate's wines) within a portion of the main hotel building.

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

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

   3.1. 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.

   3.2. 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.

3.3. The subject development be restricted the sale of the estate's wines (off consumption) within a portion (±40m²) of the main hotel building to clients of the Hotel.

3.4. The subject land use activity be limited to the area marked on the attached Site Development Plan and floor layout in **Annexure B**.

3.5. Development charges, if needed, 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.

3.6. Building plans be submitted and approved by the Municipality for all change in use.

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

4.1. The application for consent for the sale of estate wines to hotel guest, will not adversely affect any surrounding properties or interested and affected party.

4.2. Access will be obtained from an existing access; all parking provision will be on site and no new services are required.

5. Matters **to be noted**:

5.1. None.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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

21/7/2025
DATE

ANNEXURE B

PREVIOUSLY APPROVED AREAS

01. MAIN HOTEL BUILDING : 1 973.5 sqm
OPEN TERRACE : 268.4 sqm
TERRACES / PLANTERS : 234.5 sqm

02. ACCOMMODATION UNITS : 4 083 sqm
COVERED VERANDAHS : 1 480 sqm
TERRACES / PLANTERS : 876.7 sqm

03. SERVICE ROOMS : 453 sqm

04. EXTERNAL STAIRS : 301 sqm

106.3 sqm. Miscellaneous.

TOTAL : 9 776.5 sqm

ZONING CERTIFICATE: FARM
NO. 1404, SPIER,
STELLENBOSCH DIVISION

Residential V
(150-room hotel of 5796 sqm)

Consent use for professional usage to use one of the approved villas 174 sqm in the hotel as a Health and Beauty Spa.

PRIMARY USE
Residential building

AREAS TO BE DEMOLISHED
BUILDING 11 + SERVICE RM. TOTAL FLOOR AREA : ≈ 414 sqm
BUILDING 14 AND 15. TOTAL FLOOR AREA : ≈ 520 sqm
BUILDING 18. TOTAL FLOOR AREA : ≈ 268 sqm
REMOVE 5 x SWIMMING POOLS.
TOTAL BUILDING AREA REMOVED ≈ 1 200 sqm

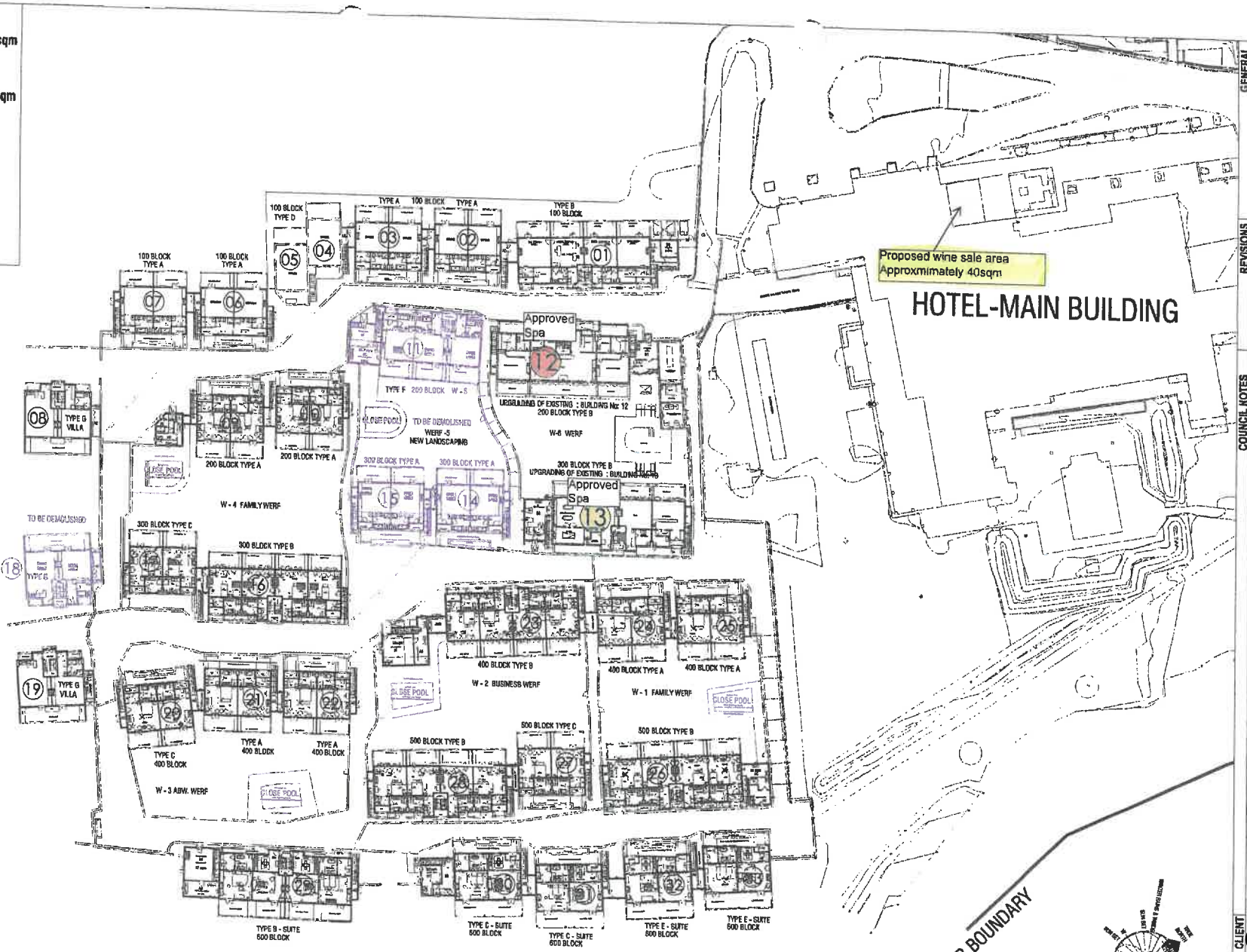
UPGRADING OF EXISTING HOTEL ROOMS EXISTING BUILDINGS 12 AND 13

ALTERATIONS TO EXISTING BUILDINGS
NO ADDITIONS AREA IS BEING ADDED TO THE BUILDINGS

BUILDING 12 :
UPGRADING EXISTING BUILDING
EXISTING BUILDING AREA
TOTAL FLOOR AREA : ≈ 489 sqm

BUILDING 13 :
UPGRADING EXISTING BUILDING
EXISTING BUILDING AREA
TOTAL FLOOR AREA : ≈ 489 sqm

TOTAL BUILDING AREA ≈ 978 sqm



SITE PLAN

GROUND FLOOR LAYOUT. SCALE 1 : 250

CLIENTS SIGNATURE :	
ARCHITECT. PSAT. ST2187	

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

COUNCIL SUBMISSION

CLIENT

[redacted]

PROJECT

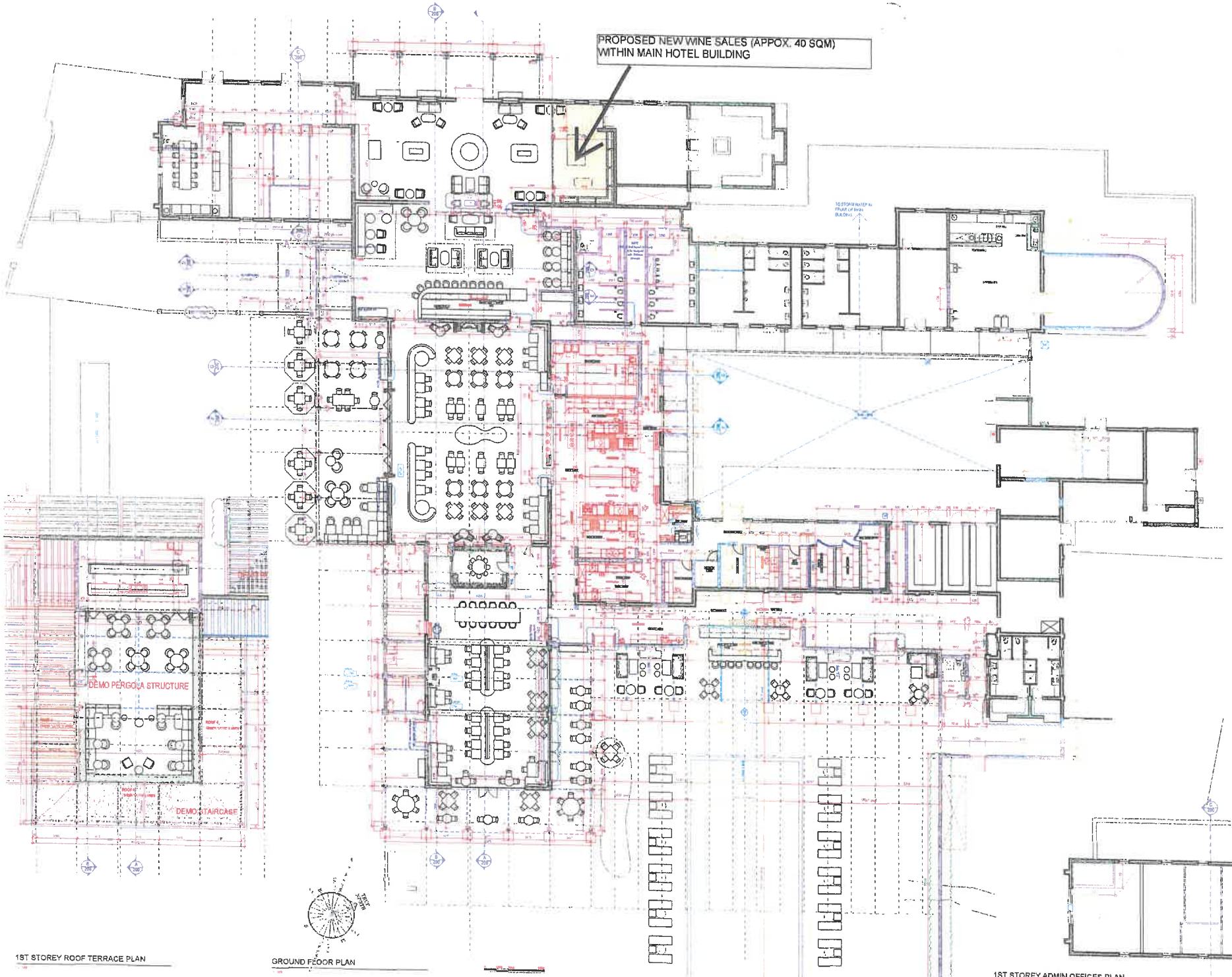
ALTERATIONS AND ADDITIONS FOR SPIER
FARM ERF. 1404. AREA 67.03 Ha.
Spier Farm, Baden Powell Road
Stellenbosch

TITLE

VILLAGE SITE PLAN
ALTERATIONS / UPGRADING OF EXISTING BUILDINGS No. 12 AND 13

SCALE: 1 : 250 @ A0

SPIER	D	AR	1000	C



1ST STOREY ROOF TERRACE PLAN

GROUND FLOOR PLAN

1ST STOREY ADMIN OFFICES PLAN

NOTES

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GENERAL NOTES

REVISIONS

PROJECT INFORMATION

LIGHTSPACE