



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK  
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16422 (TP545/2023)

Our File Reference Number: Farm No. 1085/1 Paarl Division

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**

Dear Sir/Madam

**APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE ON FARM NO. 1085/1, PAARL DIVISION**

1. This Municipality's decision letter dated 29 November 2024, refers.
2. The Appeal Authority resolved on 12 August 2025 that the appeal submitted against the decision of the Authorised Decision-Maker dated 28 November 2024, in respect of subject application LU/16422 **BE UPHELD**, and that the subject decision **BE REVOKED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law and **BE REPLACED** as follows:
3. That the application for consent use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law 2023 for a tourist facility to permit an outdoor sport facility limited to 4 (four) padel courts and an associated club house with parking as an ancillary use on Farm No. 1085/1, Paarl Division, **BE APPROVED** in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:
- 4.1 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 By-laws or Regulations that may be applicable.
- 4.2 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.
- 4.3 The development be implemented generally in accordance with and the subject land use activity be limited to the area marked on the site plan titled Site Development Plan – Proposed Padel Courts, drawing no. A101, dated 16/08/2023 and drawn by Coetzee Sadie Architecture and attached as **Annexure A**.
- 4.4 The land use activity as approved be restricted for the exclusive use of a tourist facility to permit an outdoor sport facility with 4 (four) padel courts and club house with ancillary use for parking.
- 4.5 Should the approved outdoor facility cease to operate, the repurposing of any structures and facilities associated with the subject approved land use activity will not be permitted and the subject structures, facilities and related infrastructure must, at the cost of the owner, be demolished and the site must be rehabilitated and the land and any buildings that are not demolished be restored for agricultural related uses or uses permitted as primary use rights in terms of the zoning of the property within a year of ceasing the approved land use activity.
- 4.6 The outdoor sport facility is only permitted to operate between the hours of 08:00am to 18:00pm.
- 4.7 The installation and use of floodlights or any outdoor lighting for the subject outdoor sport facility are not permitted.
- 4.8 The outdoor sport facility may not be covered by any roofed structure.

- 4.9 The outdoor sport facility must at all times be owned, operated and managed by the property owner of Farm No. 1085/1 and the leasing or outsourcing of the said facility, or any part of it to a third party as commercial venture is not permitted.
- 4.10 The hosting of any functions or sporting events at the outdoor sport facility, inclusive of the club house and ancillary uses, is not permitted
- 4.11 A commercial shop, including a shop selling equipment or repair services associated with the outdoor sport facility activities, is not permitted. The clubhouse may only offer supporting services to the outdoor sport facility such as equipment for rent and the sale of beverages and prepacked consumables for the enjoyment of patrons of the outdoor sport facility only.
- 4.12 The outdoor sport facility may not cause any undue noise disturbance or be a nuisance to the surrounding rural area and precautionary measures must be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN200/2013).
- 4.13 That the endorsed Landscaping Plan attached as **Annexure B** be implemented to the satisfaction of the Municipality prior to the issuing of the certificate of occupancy and the operationalisation of the outdoor sport facility.
- 4.14 Building plans, inclusive of the Landscaping Plan be submitted and approved by the Municipality prior to the commencement of any further building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 4.15 Building plans be generally in accordance with the site plan titled Site Development Plan – Proposed Padel Courts, drawing no. A101, dated 16/08/2023 and drawn by Coetzee Sadie Architecture and attached as **Annexure A**.
- 4.16 The payment of a contravention penalty in accordance with the approved Council Tariffs within 30 days from this approval being issued for the unauthorised utilisation of land in pursuance of facilitating the approval of the land use activity.

- 4.17 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.
- 4.18 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme By-law as illustrated on the site plan to the satisfaction of the Municipality.
- 4.19 The relevant conditions imposed by the Directorate Infrastructure Services as contained in the memorandum dated 07/10/2024, and attached as **Annexure C**, be complied with to the satisfaction and / or as per agreement with the said Department.
- 4.20 The conditions imposed by the Western Cape Government Department of Infrastructure as contained in the letter dated 08/11/2024, and attached as **Annexure D**, be complied with to the satisfaction and / or as per agreement with the said Department.
- 4.21 The relevant conditions imposed by the Cape Winelands District Municipality: Environmental Health as contained in the memorandum dated 08/04/2024, and attached as **Annexure E**, be complied with to the satisfaction and / or as per agreement with the said Department.

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

- 5.1 As much as the Municipality supports the diversification of agricultural land to allow for viable and sustainable farming, such diversification must be granted in a sustainable and responsible manner. More so to secure the unique and environmental character of Franschhoek as a village and tourism attraction.
- 5.2 To this end, this approval should not be viewed as a blanket approval or create a precedence, hence the restrict requirements as it pertains to the landscaping must be adhered to. Furthermore, the paddle court should not be visible from the road or make a negative visual impact to the environmental heritage which is unique to Franschhoek.

5.3 Considering the social impact and the job creation this facility will create to the broader community of Franschhoek, this application is further justified.

6. Matters **to be noted**:

6.1 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 outdoor sport facility be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels or other issues, 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 Stellenbosch Municipal Land Use Planning By-law to withdraw the subject approval granted and the building structures or land area to be reverted to uses in line with the primary use of the property.

6.2 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

6.3 No directional signage be erected without the prior approval of the Western Cape Government Department of Infrastructure and / or the Municipality.

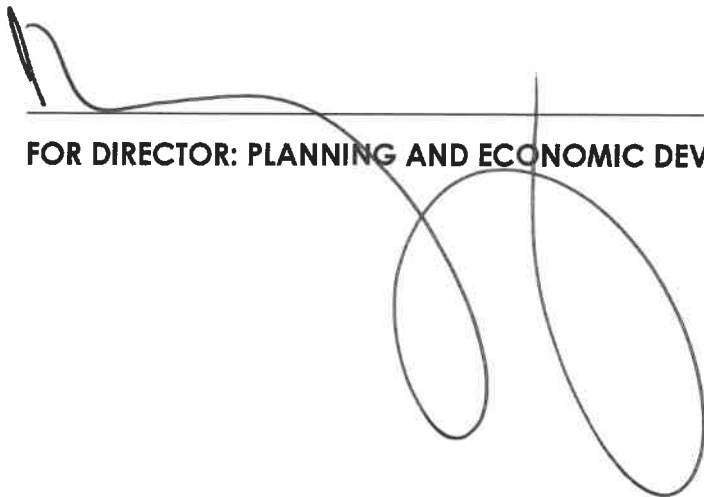
6.4 All electrical requirements be directed to Eskom.

6.5 A business license and a liquor license be applied for if required.

7. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

8. The appeal process has now been concluded.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

28/08/2025  
DATE

**COPIES TO:**

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]

# ANNEXURE A



# ANNEXURE B

PADEL COURT 1

PADEL COURT 2

PADEL COURT 3

PADEL COURT 4

FYNBOS GARDEN (PLAY AREA)

WESTRINGIA FRUTICOSA

LEUCOSPERMUM

KUKIJA Grass

SINGLE GARDEN ROW SEATING

TIMBER DECKING

CONCRETE PAVING ON ROAD

VIBURNUM SINENSIS

250L Trees

250L Tree

2500 Trees

VIBURNUM  
SINENSIS

*Wm*

# ANNEXURE C



**STELLENBOSCH MUNICIPALITY**  
STELLENBOSCH · PNIEL · FRANSCHHOEK

# **MEMORANDUM**

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

**CIVIL ENGINEERING SERVICES**

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|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To ▫ Aan:</b>           | <b>Director: Planning + Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Att Aandag:</b>         | <b>Salome Newman</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>From ▫ Van:</b>         | <b>Principal Technician: Development (Infrastructure Services)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Author ▫ Skrywer:</b>   | <b>Ilze Fillies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Date ▫ Datum:</b>       | <b>07 October 2024</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Our Ref ▫ Ons Verw:</b> | <b>Civil LU 2654</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Town Planning Ref:</b>  | <b>LU/16422</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Re ▫ Insake:</b>        | <b>Farm 1085/1, Paarl: The application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning 2023 for a Consent Use on Farm No. 1085/1, Paarl Division for the following tourist facilities: to regularise the existing restaurant (205m<sup>2</sup>) to convert the existing conference facility (175m<sup>2</sup>) into a functions venue and to utilise the lawn in front of the existing manor house for functions (±1590m<sup>2</sup>) for the development of four paddle courts and a clubhouse.</b> |

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

**1. Water**

- 1.1 The existing borehole water filtration system must be used for the proposed development.
- 1.2 The potable water must be stored and distributed in such a manner that it complies with the SANS 241 Drinking Water Quality Standards.
- 1.3 The Developer must comply with all relevant legislation required by DWA.

**2. Sewer**

- 2.1 The existing municipal sewer connection points must be used for the proposed development.

**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 information submitted with the building plan application.
- 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 development charges for the clubhouse are payable before building plan approval.
- 3.4 The development charges for the restaurant, conference facility and outside seating are payable immediately after the approval.

**Ilze Fillies****Principal Technician: Development (Infrastructure Services)**

N:\2.0 DEVELOPMENT\01 Land Use applications\2654 (IF) Farm 1085-1 Paarl (LU-16422)\2654 Farm 1085-1 Paarl (LU-16422) - Copy.doc



# Stellenbosch Municipality

## Development Charge Calculation



| APPLICATION INFORMATION                |                                                                                                                                                                               |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number                     | 3854 (BF) Farm 1085-1 Part1 (LU-18422)                                                                                                                                        |
| Development Name                       |                                                                                                                                                                               |
| Date                                   | 07 October 2024                                                                                                                                                               |
| Financial Year                         | 2024/2025                                                                                                                                                                     |
| Erf Location (Select from 7 Locations) | Franschoek                                                                                                                                                                    |
| Erf Region (Select Urban or Rural)     | Rural                                                                                                                                                                         |
| Erf No. / Farm No                      | Farm 1085 portion 1                                                                                                                                                           |
| DC Parameters Reference                | Melvetan report Rev 2-22 Jan 2024 by headland and Site development plan A101 Ref RB001-23 by Carl Coetzee dated 08/18/23 and email from trielan@headland.co.za dated 1 oct 24 |

| SUMMARY OF DC CALCULATION                                    |       |              |            |             |                   |                                   |             |              |
|--------------------------------------------------------------|-------|--------------|------------|-------------|-------------------|-----------------------------------|-------------|--------------|
| Service                                                      | Water | Sewer        | Stormwater | Solid Waste | Roads & Transport | Sub Total<br>(Civil Eng Services) | Community   | Totals       |
| Units                                                        | M/day | M/day        | ha°C       | tonne/week  | mp/day            |                                   | persons     |              |
| Total Increased Services Usage                               | 5 712 | 4 296        | 0 12635    | 0 3018      | 73 3              |                                   | 13 40       |              |
| Total Service Usage Reduction                                | 0     | 0            | 0          | 0           | 36 7              |                                   | 0           |              |
| Total Service Usage after Reduction                          | 5 712 | 4 296        | 0 12635    | 0 3018      | 36 7              |                                   | 13          |              |
| Charges before adjusting for positive only before Deductions | R -   | R 164 261 17 | R -        | R 31 025 04 | R 663 842 25      | R 889 148 46                      | R 24 239 84 | R 887 448 42 |
| Charges adjusted for positive only before Deductions         | R -   | R 164 261 17 | R -        | R 31 025 04 | R 663 842 25      | R 889 148 46                      | R 24 239 86 | R 887 448 42 |
| Total Deductions                                             | R -   | R -          | R -        | R -         | R 331 931 12      | R 331 931 12                      | R -         | R 331 931 12 |
| Total Development Charges Payable (including VAT)            | R -   | R 164 261 17 | R -        | R 31 025 04 | R 331 931 12      | R 527 217 34                      | R 24 239 86 | R 681 517 30 |
| VAT                                                          | R -   | R 24 539 18  | R -        | R 4 653 78  | R 49 788 67       | R 78 082 80                       | R 3 644 89  | R 82 727 58  |
| Total Development Charges Payable (including VAT)            | R -   | R 188 800 34 | R -        | R 35 678 80 | R 381 720 78      | R 606 299 94                      | R 27 844 95 | R 834 344 94 |

| APPLICANT INFORMATION  |                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------|
| Applicant Processed by | See Files                                                                                 |
| Signature              | <i>AFALLACS</i>                                                                           |
| Notes                  | Development charge calculation for the restaurant conference facility and outside seating |

### Planning ahead

| Practitioner |                                            | Project Details     |         |       |       |               |           |          |          |                |                | Financial Summary |             |             |                   |           |           |       |  |  |  |
|--------------|--------------------------------------------|---------------------|---------|-------|-------|---------------|-----------|----------|----------|----------------|----------------|-------------------|-------------|-------------|-------------------|-----------|-----------|-------|--|--|--|
| Project Name | Project Type                               | Location            |         |       |       | Project Scope |           |          |          | Project Status | Cost Breakdown |                   |             |             | Revenue Breakdown |           |           |       |  |  |  |
|              |                                            | Address             | City    | State | Zip   | Foundation    | Structure | Interior | Exterior |                | Materials      | Labor             | Permits     | Other       | Construction      | Design    | Marketing | Other |  |  |  |
| Residential  | Single Residential                         | 1234 Main St        | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | In Progress    | \$100,000      | \$50,000          | \$50,000    | \$100,000   | \$50,000          | \$50,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 5678 Elm St         | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$120,000      | \$60,000          | \$60,000    | \$120,000   | \$60,000          | \$60,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 9101 Oak St         | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$110,000      | \$55,000          | \$55,000    | \$110,000   | \$55,000          | \$55,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 2345 Pine St        | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$130,000      | \$65,000          | \$65,000    | \$130,000   | \$65,000          | \$65,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 6789 Birch St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$140,000      | \$70,000          | \$70,000    | \$140,000   | \$70,000          | \$70,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 1011 Cedar St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$150,000      | \$75,000          | \$75,000    | \$150,000   | \$75,000          | \$75,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 1212 Maple St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$160,000      | \$80,000          | \$80,000    | \$160,000   | \$80,000          | \$80,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 1313 Walnut St      | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$170,000      | \$85,000          | \$85,000    | \$170,000   | \$85,000          | \$85,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 1414 Cherry St      | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$180,000      | \$90,000          | \$90,000    | \$180,000   | \$90,000          | \$90,000  | \$0       | \$0   |  |  |  |
|              | Single Residential                         | 1515 Peach St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$190,000      | \$95,000          | \$95,000    | \$190,000   | \$95,000          | \$95,000  | \$0       | \$0   |  |  |  |
| Commercial   | Office Building                            | 1616 Apple St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | In Progress    | \$200,000      | \$100,000         | \$100,000   | \$200,000   | \$100,000         | \$100,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 1717 Banana St      | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$220,000      | \$110,000         | \$110,000   | \$220,000   | \$110,000         | \$110,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 1818 Orange St      | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$240,000      | \$120,000         | \$120,000   | \$240,000   | \$120,000         | \$120,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 1919 Lemon St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$260,000      | \$130,000         | \$130,000   | \$260,000   | \$130,000         | \$130,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 2020 Lime St        | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$280,000      | \$140,000         | \$140,000   | \$280,000   | \$140,000         | \$140,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 2121 Coconut St     | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$300,000      | \$150,000         | \$150,000   | \$300,000   | \$150,000         | \$150,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 2222 Pineapple St   | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$320,000      | \$160,000         | \$160,000   | \$320,000   | \$160,000         | \$160,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 2323 Mango St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$340,000      | \$170,000         | \$170,000   | \$340,000   | \$170,000         | \$170,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 2424 Papaya St      | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$360,000      | \$180,000         | \$180,000   | \$360,000   | \$180,000         | \$180,000 | \$0       | \$0   |  |  |  |
|              | Office Building                            | 2525 Guava St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$380,000      | \$190,000         | \$190,000   | \$380,000   | \$190,000         | \$190,000 | \$0       | \$0   |  |  |  |
| Industrial   | Warehouse                                  | 2626 Kiwi St        | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | In Progress    | \$400,000      | \$200,000         | \$200,000   | \$400,000   | \$200,000         | \$200,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 2727 Avocado St     | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$420,000      | \$210,000         | \$210,000   | \$420,000   | \$210,000         | \$210,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 2828 Strawberry St  | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$440,000      | \$220,000         | \$220,000   | \$440,000   | \$220,000         | \$220,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 2929 Blueberry St   | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$460,000      | \$230,000         | \$230,000   | \$460,000   | \$230,000         | \$230,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 3030 Raspberry St   | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$480,000      | \$240,000         | \$240,000   | \$480,000   | \$240,000         | \$240,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 3131 Blackberry St  | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$500,000      | \$250,000         | \$250,000   | \$500,000   | \$250,000         | \$250,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 3232 Elderberry St  | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$520,000      | \$260,000         | \$260,000   | \$520,000   | \$260,000         | \$260,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 3333 Fig St         | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$540,000      | \$270,000         | \$270,000   | \$540,000   | \$270,000         | \$270,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 3434 Pomegranate St | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$560,000      | \$280,000         | \$280,000   | \$560,000   | \$280,000         | \$280,000 | \$0       | \$0   |  |  |  |
|              | Warehouse                                  | 3535 Dragonfruit St | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$580,000      | \$290,000         | \$290,000   | \$580,000   | \$290,000         | \$290,000 | \$0       | \$0   |  |  |  |
| Other        | Green Sustainable Development/Utility Site | 3636 Lemon St       | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | In Progress    | \$600,000      | \$300,000         | \$300,000   | \$600,000   | \$300,000         | \$300,000 | \$0       | \$0   |  |  |  |
|              | Roads and Parking                          | 3737 Lime St        | Anytown | CA    | 90210 | Foundation    | Structure | Interior | Exterior | Completed      | \$620,000      | \$310,000         | \$310,000   | \$620,000   | \$310,000         | \$310,000 | \$0       | \$0   |  |  |  |
| Total        | Total Subtotal                             |                     |         |       |       |               |           |          |          | \$6,000,000    | \$3,000,000    | \$3,000,000       | \$6,000,000 | \$3,000,000 | \$3,000,000       | \$0       | \$0       |       |  |  |  |
|              | Grand Total                                |                     |         |       |       |               |           |          |          | \$6,000,000    | \$3,000,000    | \$3,000,000       | \$6,000,000 | \$3,000,000 | \$3,000,000       | \$0       | \$0       |       |  |  |  |

[illegible]



# Stellenbosch Municipality

## Development Charge Calculation



| APPLICATION INFORMATION                |                                                                                                                                                                                |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number                     | 2654 (RF) Farm 1005-1 Paarl (LU-16422)                                                                                                                                         |
| Development Name                       |                                                                                                                                                                                |
| Date                                   | 07 October 2024                                                                                                                                                                |
| Financial Year                         | 2024/2025                                                                                                                                                                      |
| Erf Location (Select from 7 Locations) | Franschoek                                                                                                                                                                     |
| Erf Region (Select Urban or Rural)     | Rural                                                                                                                                                                          |
| Erf No. / Farm No.                     | Farm 1005 portion 1                                                                                                                                                            |
| DC Parameters Reference                | Motivation report Rev 2-22 Jan 2024 by headland and site development plan A101 Ref RB001-23 by Carl Coetzee dated 08/16/23 and email from truman@headland.co.za dated 1 oct 24 |

| SUMMARY OF DC CALCULATION                                    |       |            |                   |             |                   |                                   |            |             |
|--------------------------------------------------------------|-------|------------|-------------------|-------------|-------------------|-----------------------------------|------------|-------------|
| Service                                                      | Water | Sewer      | Stormwater        | Solid Waste | Roads & Transport | Sub Total<br>(Civil Eng Services) | Community  | Totals      |
| Units                                                        | l/day | l/day      | m <sup>3</sup> /C | l/week      | l/day             |                                   | persons    |             |
| Total Increased Service Usage                                | 0.225 | 0.186875   | 0.0084375         | 0.01125     | 2.8125            |                                   | 0.5825     |             |
| Total Service Usage Reduction                                | 0     | 0          | 0                 | 0           | 1.4               |                                   | 0          |             |
| Total Service Usage after Reduction                          | 0.23  | 0.20       | 0.00844           | 0.011       | 1.4               |                                   | 0          |             |
| Charges before adjusting for positive only before Deductions | R -   | R 7 524.18 | R -               | R 1 156.50  | R 25 472.20       | R 34 162.88                       | R 1 013.25 | R 35 186.13 |
| Charges adjusted for positive only before Deductions         | R -   | R 7 524.18 | R -               | R 1 156.50  | R 25 472.20       | R 34 162.88                       | R 1 013.25 | R 35 196.13 |
| Total Deductions                                             | R -   | R -        | R -               | R -         | R 12 736.10       | R 12 736.10                       | R -        | R 12 736.10 |
| Total Development Charges Payable (excluding VAT)            | R -   | R 7 524.18 | R -               | R 1 156.50  | R 12 736.10       | R 21 418.78                       | R 1 013.25 | R 22 430.03 |
| VAT                                                          | R -   | R 1 126.63 | R -               | R 173.48    | R 1 910.43        | R 2 212.53                        | R 151.99   | R 3 384.50  |
| Total Development Charges Payable (including VAT)            | R -   | R 8 652.80 | R -               | R 1 329.98  | R 14 646.52       | R 24 631.30                       | R 1 165.24 | R 25 794.83 |

| APPLICANT INFORMATION    |                                                                            |
|--------------------------|----------------------------------------------------------------------------|
| Application Processed by | See Files                                                                  |
| Signature                |                                                                            |
| Notes                    | Development charge calculation for the possible court clubhouse only 58 M2 |



## ANNEXURE D

12



**Western Cape  
Government**

Department of Infrastructure

**Vanessa Stoffels**

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

**Ref:** DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No: 30879-1)

Headland Town Planners  
9 Highlands Close  
**EDGEMEAD**  
7441

**MAIN ROAD 191: PORTION 1 OF FARM 1085, PAARL: BUILDING PLAN: PROPOSED NEW ENTRANCE GATE**

1. The following refers:
  - 1.1. Your email to this Branch, dated 13 March 2024; and
  - 1.2. Unsigned Drawing named Site Development Plan – Proposed Padel Courts, dated 06/16/23, Job No RB001-23; and
  - 1.3. Undated and unsigned executive summary from Headland Town Planners; and
  - 1.4. Title Deed T26350 | 2000; and
  - 1.5. This Branch's letter referenced DOI/CFS/RP/LUD/REZ/SUB-10/565 (Application No 30879), dated 4 September 2024; and
  - 1.6. This Branch's letter referenced 16/9/6/1-10/237 (Job No 26604), dated 21 May 2018; and
  - 1.7. Teams meeting held on 24 October 2024 with the following people present:

|                |            |
|----------------|------------|
| FILE NR:       | F 1085/1 P |
| SCAN NR:       | 778009     |
| ASSIGNMENT NR: |            |

| WCG Dept of Infrastructure:<br>Road Use Management | Red Tape Reduction<br>Unit | Applicant        |
|----------------------------------------------------|----------------------------|------------------|
| Susan Bothma                                       | Ayesha Augustus            | Tristan Sandwith |
| Schalk Carstens                                    | Rafiqua Mosaval            | Simon Crosbie    |

2. This application affects Main Road 191 (MR00191, R45) for which this Branch is the Road Authority.
3. Portion 1 of Farm 1085, Paarl (Rickety Bridge Estate), is located west of Franschoek and takes access off MR00191 at km21.92, via an existing right of way servitude that is registered over farm portions 10 & 17 of 1064. There is also a level crossing of the km21.92 on MR00191.

04 DEC 2024

RE top

4. Farm 1066, Paarl (Basse Provence), takes access off MR00191 at km21.70. Basse Provence was the subject of the application for the letter referenced in paragraph 1.6, of this letter. Basse Provence is under the same ownership as Rickety Bridge Estate.
5. This initial application was for a consent use for tourist facilities on Portion 1 of Farm 1085, Paarl. The consent use is:
  - to regularise the existing a  $\pm 119\text{m}^2$  restaurant and  $\pm 86\text{m}^2$  multi use terrace adjacent to the existing wine tasting facility; and
  - to extend the existing banquet/conference hall by  $\pm 15\text{m}^2$  (total  $190\text{m}^2$  inside the existing building) and include a  $\pm 1590\text{m}^2$  lawn for use with the banquet/conference hall for outdoor gatherings of banquet/conference guests; and
  - new Padel courts, clubhouse, and parking on a  $\pm 4200\text{m}^2$  portion of the property.
6. After discussions in the meeting referenced in paragraph 1.7 of this letter, it has been agreed that the application will be split in 2 phases.

**Phase 1:**

- New Padel courts, clubhouse, and parking on a  $\pm 4200\text{m}^2$  portion of the property

**Phase 2:**

- Regularise the existing a  $\pm 119\text{m}^2$  restaurant and  $\pm 86\text{m}^2$  multi use terrace adjacent to the existing wine tasting facility; and
  - Extend the existing banquet/conference hall by  $\pm 15\text{m}^2$  (total  $190\text{m}^2$  inside the existing building) and include a  $\pm 1590\text{m}^2$  lawn for use with the banquet/conference hall for outdoor gatherings of banquet/conference guests; and
7. This application is **ONLY** for **Phase 1**, described in the previous paragraph. Phase 2 will be a separate application where This Branch will comment once a Traffic study has been done, as mentioned in the previous even numbered letter dated 4 September 2024.
  8. This Branch offers no objection to **Phase 1** of this application, subject to the following conditions:
    - 8.1. The access to Basse Provance at km21.70 will be used for all activities on Portion 1 of Farm 1085;
    - 8.2. The applicant shall move signage to Rickety Bridge Estate from the existing access at km21.92 to Basse Provance access at km21.70;
    - 8.3. The applicant shall accept in writing to be responsible for all costs associated with the abovementioned alterations;

- 8.4. The applicant shall provide this Branch (Ms Vanessa Stoffels) with a drawing indicating the proposed internal layout of roads linking Basse Provence with Rickety Bridge Estate and the proposed signage plan, which should direct visitors leaving Rickety Bridge Estate to exit at km21.70.
9. If these above-mentioned conditions are not adhered to, the application for Phase 2 will not be considered favourably.
10. This Branch awaits, in good faith, the additional information requested to assess the Land Use Application of Phase 2.

Yours Sincerely

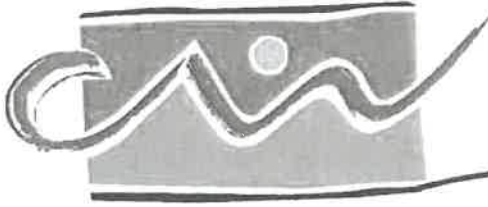


**DD FORTUIN**

**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**

**DATE: 8 NOVEMBER 2024**

# ANNEXURE E



# CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

MEMORANDUM TO/ AAN : Nolusindiso Momoti  
(Directorate Planning Economic &  
Development: Stellenbosch Municipality)  
Official / Beampte : Mr F.C. van Wyk  
Your ref/ U vrew. : ERF 1085/1 (LU/16422)  
Ref No / Verw. No : 15/2/6/1  
Date / Datum : 2024-04-08

Form 1085/1

## **APPLICATION FOR CONSENT USE: ERF 1643/2, FRANSCHHOEK**

**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. This premise must meet the requirements of Chapter 4, Section 12 of Provincial Gazette Extraordinary no. 6696 of February 2010. This Section of the Notice outlines the requirements for an accommodation establishment.

Yours faithfully

**F.C. VAN WYK**  
for MUNICIPAL MANAGER

**TAX INVOICE****STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

**PO BOX 17, STELLENBOSCH, 7599****PLANNING & ECONOMIC DEVELOPMENT: PLANNING**

|                |                                   |                     |                                               |
|----------------|-----------------------------------|---------------------|-----------------------------------------------|
| DATE:          | 2025-08-26                        | DOCUMENT NO:        | 792542                                        |
| ERF / FARM NO: | 1085/1                            | CREATED BY:         | BULELWAM                                      |
| LOCALITY:      | R45                               | APPLICATION NO:     | LU/16422                                      |
| OWNER'S NAME:  | Ricket Bridge Properties (Pty)Ltd | APPLICATION VAT NO: | 4580251884                                    |
| ADDRESS:       | 9 Highland Close, Edgemoed 7441   | VAT NO:             | 4700102181                                    |
|                |                                   | APPLICANT:          | Tristan Sandwith - headland Planners (PTY)Ltd |
|                |                                   | TEL NO:             | 0824491801                                    |

| FEE DESCRIPTION                                                                                                                                                                 | AMOUNT PER UNIT (R) | NUMBER OF UNITS | VOTE NUMBER    | AMOUNT (R)                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|----------------|-----------------------------|
| CONTRAVENTION PENALTY - The retrospective approval of any unauthorised land use activity where there were unauthorised mater, Per application or each required type of approval | 250000.0000         | 3               | 20220630081392 | 750000.00                   |
| TOTAL AMOUNT PAYABLE                                                                                                                                                            |                     |                 |                | 750000.00                   |
| NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY                                                                                                                                       |                     |                 |                | VAT INCLUDED @ 15% 92105.26 |

**CALCULATED BY**

NAME: BULELWA MDODA

SIGNATURE

DATE: 2025-08-26

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: Standard Bank  
ACCOUNT NUMBER: 242637280  
BRANCH CODE: 051001  
REFERENCE: LU/16422 \_\_\_\_\_*Please use the Land Use Application number indicated on this invoice as a reference when making EFT payment.*



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITEIT • UMASIPALA • MUNICIPALITY

JUL2025

## DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

| LAND USE APPLICATION: CONTRAVENTION PENALTY |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                 |        |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Council Tariffs 2025/26                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                 |        |
| #                                           | Penalty Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Unit of Measure                                                                                                                                                                 | Amount |
| 1                                           | Applicable to any property with a residential zoning, or a dwelling unit permitted in another zoning, and which dwelling unit is the primary residential unit and will continue to be used primarily for the continued purpose as a permanent residence and with no change in the base zone or if no additional land use rights will be obtained.                                                                                                                                                                     |                                                                                                                                                                                 |        |
| 1a                                          | The retrospective approval of any unauthorised permanent departure from a prescribed development parameter that resulted from the unauthorised commencement of any structural changes or additions to existing structures or buildings, or newly built structures or buildings associated with a dwelling unit.                                                                                                                                                                                                       | Per application and/ or per distinguishable structure for which a land use approval is required for the departures required to authorise the changes, additions or development. | 5 000  |
| 1b                                          | Retrospective approval of an unauthorised land use activity that is being conducted from 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 where applicable                                                                                                                          | 10 000 |
| 1c                                          | Retrospective approval of an unauthorised land use activity that is being conducted from 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 where applicable                                                                                                                          | 25 000 |
| 2                                           | Applicable to any property with a residential zoning, or a dwelling unit permitted in another zoning, and in which instance the subject dwelling unit is or will no longer be used primarily for the continued purpose as a permanent residence and / or if the base zone will change or additional land use rights will be obtained, and will also be applicable to residential units that is not the primary residential unit or will forthwith be used primarily for any lodging or tourism related accommodation. |                                                                                                                                                                                 |        |
| 2a                                          | The retrospective approval of any unauthorised permanent departure from a prescribed development parameter that resulted from the unauthorised commencement of any structural changes or additions to existing structures or buildings, or newly built structures or buildings associated with a dwelling unit.                                                                                                                                                                                                       | Per application and/ or per distinguishable structure for which a land use approval is required for the departures required to authorise the changes, additions or development. | 10 000 |
| 2b                                          | Retrospective approval of an unauthorised land use activity that is being conducted from 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 structures where applicable                                                                                                   | 25 000 |

|                        |                                                                                                                                                                                                                                                                                                                                                                         |          |           |                                                                                                                                                                                 |                     |                                                                                     |      |            |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|------|------------|
| 2c                     | 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 structures where applicable                                                                                                   |                     | 50 000                                                                              |      |            |
| 3                      | <b>Applicable to any property that is not zoned for a residential zoning and / or any structure which are not a dwelling unit and used primarily for the purpose as a permanent residence.</b>                                                                                                                                                                          |          |           |                                                                                                                                                                                 |                     |                                                                                     |      |            |
| 3a                     | The retrospective approval of any unauthorised permanent departure from a prescribed development parameter that resulted from the unauthorised commencement of any structural changes or additions to existing structures or buildings, or newly built structures or buildings, irrespective if any new or additional land use rights resulted from such contravention. |          |           | Per application and/ or per distinguishable structure for which a land use approval is required for the departures required to authorise the changes, additions or development. |                     | 50 000                                                                              |      |            |
| 3b                     | The retrospective approval of an unauthorised land use activity being conducted from any property and 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 or each required type of approval granted or associated separate structure as may be applicable.                                                                |                     | 100 000                                                                             |      |            |
| 3c                     | The retrospective approval of any unauthorised land use activity where there were unauthorised material structural changes or additions or where new unauthorised structures have been developed to facilitate the unauthorised land use activity.                                                                                                                      |          |           | Per application or each required type of approval granted or associated separate structure as may be applicable.                                                                |                     | 250 000                                                                             |      |            |
| Ref Number (LU / TP)   |                                                                                                                                                                                                                                                                                                                                                                         | LU/16422 |           | Erf or Farm No                                                                                                                                                                  |                     | Farm No. 1085/1, Paarl Division                                                     |      |            |
| Penalty Type #         | Description of unlawful land use activity                                                                                                                                                                                                                                                                                                                               |          |           | Unit of measure                                                                                                                                                                 | Unit Penalty Amount | Total Penalty Payable                                                               |      |            |
| 3c                     | The unauthorized construction of padel courts (3 x distinguishable structures)                                                                                                                                                                                                                                                                                          |          |           | 3                                                                                                                                                                               | 250 000             | R750 000.00                                                                         |      |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                         |          |           |                                                                                                                                                                                 |                     |                                                                                     |      |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                         |          |           |                                                                                                                                                                                 |                     |                                                                                     |      |            |
| SIGNED BY TOWN PLANNER |                                                                                                                                                                                                                                                                                                                                                                         | NAME     | G. Goosen |                                                                                                                                                                                 | SIGNATURE           |  | DATE | 20/08/2025 |
| SIGNED BY MLUM         |                                                                                                                                                                                                                                                                                                                                                                         | NAME     | C. Vriel  |                                                                                                                                                                                 | SIGNATURE           |  | DATE | 21-08-2025 |