STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18161 / TP947/2024
Our File Reference Number: Farm 127/24, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir/Madam

APPLICATION FOR A CONSENT USE ON FARM 127/24, STELLENBOSCH

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 on Farm 127/24, Stellenbosch:

   2.1.1 Application for a Consent use (tourist facility) in terms of Section 15(2)(o) of the Stellenbosch Zoning Scheme By-Law (2023) in order to increase the existing wine tasting facility.

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 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 area for the wine tasting and sales facility be limited to 110m², comprising the conversion of 35m² of the existing Wine Cellar area to seating area, with 78m² of open deck area.

3.4 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 or as may be agreed on in writing with the Director Infrastructure Services.

3.5 The development be implemented in accordance with the endorsed Site Development No: F127/24-10-2024-1/2 and attached as **Annexure B**.

3.6 Building plans be generally in accordance with the Site Development No: F127/24-10-2024-1/2 and attached as **Annexure B**.

3.7 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

3.8 Conditions imposed by the Infrastructure Services Department as contained in the memorandum dated 4 August 2025, and attached as **Annexure C**, be complied with.

3.9 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

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

4.1 The subject property is an active farming entity, with the proposed tourism-related facilities located within the existing werf area on non-productive land, thereby not impacting the existing agricultural activities or resulting in the loss of productive agricultural land.

4.2 The proposal supports sustainable rural economic development and Agri-Tourism, with the existing tourism facilities having operated successfully for more than 10 years, contributing to local employment within the rural area.

4.3 The proposed extension is minor in nature, adequately supported by onsite parking, compatible with the rural character of the area, aligned with applicable planning policies and legislation, and will not negatively impact municipal services or the existing agricultural character of the area.

5. Matters to be noted:

5.1 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

5.2 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.

5.3 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

5.4 All electrical requirements be directed to Eskom.

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

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

7/7/2026.

DATE

COPY TO:

[redacted]

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

LEGEND	
1- Existing Restaurant	826m²
2- Existing Wine Tasting Facility	85m²
3- Existing Guest House	434m²
4- Existing Store Rooms and Staff Facilities	111m²
5- Existing Ablutions	20m²
6- Existing Venue Facility	379m²
7- Existing Main Dwelling	536m²
8- Existing Second Dwelling Unit	182m²
9- Existing Implement Store	267m²
10- Existing Guest Suites and Utility Rooms	574m²
Proposed New Wine Tasting Addition	35m²
Farm Area	**:16,7648ha**
Total Coverage	**:3 439m² (2.1%)**

REMAINDER OF FARM NO. 116

PORTION 1 OF FARM NO. 116

PORTION 10 OF THE FARM No. 116

PORTION 24 OF FARM 127 ZORGVLIET

PORTION 8

PORTION 22

PORTION 8 OF THE FARM No. 116

PORTION 1

PORTION 14

PORTION 15

PORTION 9

PORTION 2

519.64m BOUNDARY LINE

163.92m BOUNDARY LINE

33.39m BOUNDARY LINE

15.01m BOUNDARY LINE

67.46m BOUNDARY LINE

97.37m BOUNDARY LINE

192.96m BOUNDARY LINE

221.92m BOUNDARY LINE

20.61m BOUNDARY LINE

37.36m BOUNDARY LINE

54.69m BOUNDARY LINE

103.37m BOUNDARY LINE

24.88m BOUNDARY LINE

30m BUILDING LINE

DAM

Proposed new deck

Proposed new wine tasting extension 35m²

Existing parking bays + 1 disabled parking

17 Existing parking bays

32 Existing parking bays

Existing Farm Entrance

HELSHOOGTE PASS R310

To Stellenbosch

To Simondium

SERVITUDE ROAD 12.19m

A B C D E F G H J K L M N O P

1 2 3 4 5 6 7 8 9 10

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 7/7/2025

Site Plan
scale 1:1000 (A1)

ORIGINAL DOCUMENT DATE: 15/10/2024

REVISIONS:

No.	DATE	DESCRIPTION
A	23/10/2024	PROPOSED WINE TASTING ADDITION

General Notes

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance with National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities to be adhered to.
4. Natural light and ventilation area of all openings in relation to floor area to comply to SANA 10400 Part O. Natural light: min. 10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with the requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's stepped.
8. No part of construction may encroach building lines without prior consent and/or encroach boundary lines whatsoever.

CLIENT:
INVESTZIK THIRTEEN (PTY) LTD

PROJECT TITLE:
Alterations and additions to existing wine tasting facility for Le Pommier Wine Estate on Portion 24 of Farm 127, Helshoogte Pass, R310, Stellenbosch

DRAWING TITLE:
Site Development Plan

PROJECT No: 1043	SCALE: 1:1000 @A1
DRAWING No: 101	DATE: 24/10/2024
REV: 23/10/2024	DRAWN: P.Vlok / CHECKED: Checker

PLANNING APPLICATION

This drawing and all the information contained thereon is the property of Vlok Architecture and may not be copied disclosed to a third party without their written consent.

Site Development No: F127/24-10-2024-1

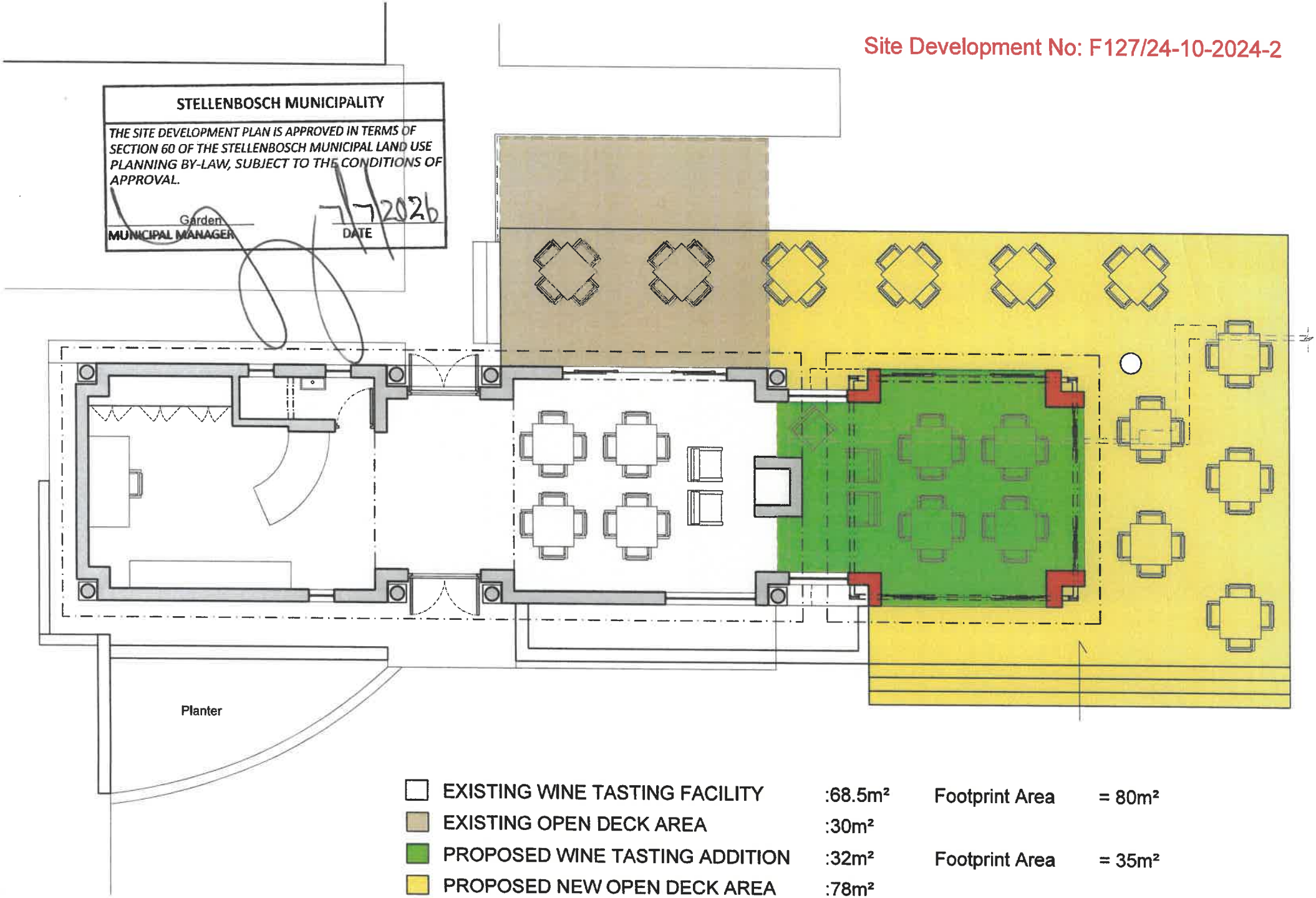
Site Development No: F127/24-10-2024-2

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

Garden
MUNICIPAL MANAGER

7-7-2026
DATE



EXISTING WINE TASTING FACILITY	:68.5m²	Footprint Area	= 80m²
EXISTING OPEN DECK AREA	:30m²		
PROPOSED WINE TASTING ADDITION	:32m²	Footprint Area	= 35m²
PROPOSED NEW OPEN DECK AREA	:78m²		

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**04 August 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2862**
Town Planning Ref:	**LU/11809**
Re ▫ Insake:	**Farm 124/24, Stellenbosch: Application for Consent use (tourist facility) in terms of Section 15 (2) (o) of the Stellenbosch Zoning Scheme By-Law (2023) in order to increase the existing wine tasting facility with 110m²(inside area 35m²) and open deck (78m²) on Farm 127/4 Stellenbosch.**

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

1. Civil Engineering services

1.1 At building plan stage, the location of the existing conservancy tank and borehole must be indicated on the site layout plan.

2. Development Charges (DCs)

2.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

2.2 The appropriate DC's are payable before building plan approval.

2.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

KTitus

Kurt Titus
Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2862 (Ku) Farm 124-24 Stellenbosch (LU-18161 TP947-2024)\Final Memo\2862 () Farm 124-24 Stellenbosch (LU-18161 TP947-2024).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	2584
Development Name	
Date:	04 August 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations)	Stellenbosch Town
Erf Region (Select Urban or Rural)	Rural
Erf No. / Farm No.	127/24
DC Parameters Reference:	DC Calculation_ Email from Emile vd Merwe on 3 June 2025. also motivation report by Emile vd Merwe _ 24 October 2024_ REF Farm 127/24 Stellenbosch _ Page 1

SUMMARY OF DC CALCULATION

Service	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	2.34	1.6625	0.04925	0.139	23.75		6.07	
Total Service Usage Reduction	0	0	0	0	11.9		0	
Total Service Usage after Reduction	2.34	1.66	0.04925	0.139	11.9		6	
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 14 719.88	R 172 430.63	R 187 150.51	R 11 263.63	R 198 414.14
Charges adjusted for positive only before Deductions	R -	R -	R -	R 14 719.88	R 172 430.63	R 187 150.51	R 11 263.63	R 198 414.14
Total Deductions:	R -	R -	R -	R -	R 86 215.32	R 86 215.32	R -	R 86 215.32
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 14 719.88	R 86 215.32	R 100 935.19	R 11 263.63	R 112 198.83
VAT	R -	R -	R -	R 2 207.98	R 12 932.30	R 15 140.28	R 1 689.55	R 16 829.82
Total Development Charges Payable (including VAT)	R -	R -	R -	R 16 927.86	R 99 147.61	R 116 075.47	R 12 953.18	R 129 028.65

APPLICANT INFORMATION	
Application Processed by	Kurt Titus
Signature	KTitus
Notes	

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levies (excl VAT)							
										Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	No	No	No	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Town Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA				35			35	R -	R -	R -	R 741,35	R 12 705,41	R 13 446,76	R 149,47	R 13 596,23
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons				44			44	R -	R -	R -	R 13 978,59	R 159 725,22	R 173 703,80	R 10 514,17	R 184 217,97
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Nature Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area	0		Total Area	0											

	Charges before adjusting for positive only before Deductions	R -	R -	R -	R 14 719,88	R 172 430,63	R 187 150,51	R 11 263,63	R 198 414,14
Credit	Charges adjusted for positive only before Deductions	R -	R -	R -	R 14 719,88	R 172 430,63	R 187 150,51	R 11 263,63	R 198 414,14
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R 86 215,32	R 86 215,32	R -	R 86 215,32
	Standard Deductions % (Percentage 50.00%)	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement report	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Adjustments and Deductions excluding VAT:	R -	R -	R -	R 14 719,88	R 86 215,32	R 100 935,19	R 11 263,63	R 112 198,83
	VAT	R -	R -	R -	R 2 797,98	R 12 972,30	R 15 140,28	R 1 690,44	R 16 829,82
	Total Development Charges	R -	R -	R -	R 16 827,86	R 99 187,61	R 116 075,47	R 12 953,18	R 129 028,65

Western Cape Government

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

Ref: DOI/CFS/RN/LU/REZ/SUB -25/537 (Application No: 2025-04-0035)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
13 OCT 2025
RECEIVED

Attention: Mr U von Molendorff

Dear Sir

PORTION 24 OF FARM ZORGVLIET 127: MAIN ROAD 172: APPLICATION FOR CONSENT USE (TOURIST FACILITY)

1. The following refer:

1.1. The email from Emile van der Merwe Town Planning Consultants dated 28 March 2025 containing the application documents;

1.2. The undated Notice of Land Development Application LU/18161 (TP974/2024) for Consent Use (Tourist Facility);

FILE NR. F 127/24 S

1.3. Zoning Certificate dated 4 March 2020;

1.4. Title Deed 30470/2002 for Portion 24 of Farm 127;

1.5. Site Development Plan: Drawing No: 101 dated 14 October 2024;

1.6. The letter from Emile van der Merwe Town Planning Consultants dated 31 October 2024 containing the Motivation Report for the application; and

1.7. Our letter TPW/CFS/RP/LUD/REZ/SUB-25/409 (Job 28983) dated 18 February 2022 containing this Branch's comment to a Consent Use application to utilise the existing Farm Shed as a function venue.

2. Main Road 172 (MR172) is impacted by this application at the existing access point located at approximately km7.85 on the left-hand side.

3. The application involves obtaining Consent Use for a tourist facility to expand the existing wine tasting area by 110m², comprising an internal space of 32m² and an open deck of 78m².

4. The status of this access remains unchanged from the previous application submitted in 2022.

5. This Branch formally offers its unconditional support for the Consent Use application to expand the existing wine tasting area by 110m², comprising an internal space of 32m² and an open deck of 78m² on Portion 24 of Farm 127, Stellenbosch.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 10 OCTOBER 2025