



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1453/2025

Our File Reference Number: 1404 S

Your Reference Number: Farm 1404 Stellenbosch

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Stellenbosch
7599

Sir / Madam

APPLICATION FOR CONSENT USE AND AMENDMENT OF A CONDITION OF APPROVAL: FARM NO. 1404, STELLENBOSCH DIVISION.

1. The above application refers.
2. The duly authorised decision maker **hereby decides** on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No 1404, Stellenbosch Division;
 - 3.1. **Consent Use** in terms of Section 15(2)(o) of the said by-law, for a tourist facility in order to establish a sauna (±24m²) as part of the approved hotel gym.
 - 3.2. **Amendment of approval condition** in terms of Section 15(2)(h) of the said by-law, to amend condition 3.4 in letter of approval dated 09/07/2025, to enable the amendment and replacement of the Site Development Plan on Farm No 1404, Stellenbosch Division to include the sauna.

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 for the exclusive use of a sauna as part of the operations of the approved gymnasium for the Hotel.

- 3.4 The subject land use activity be limited to the area marked on the attached endorsed Site Development Plan and floor layout and other plan in **Annexure A**, drawing 2415 100, -101, -102 rev1, dated Oct 2025, drawn by KLG Architects.
 - 3.5 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.
 - 3.6 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.
 - 3.7 Building plans be generally in accordance with the drawing 2415 100, -101, -102 rev1, dated Oct 2025, drawn by KLG Architects, attached as **Annexure A**.
 - 3.8 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw to the satisfaction of the Municipality.
- 4 The reasons for the above decision are as follows:
- 4.1 The application for consent use and subsequent amendment of the Site Development Plan for a new gymnasium for the approved Hotel 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 environmental exemption was granted for the intended building construction.
 - 4.3 No municipal engineering services are impact by the proposal.
- 5 Matters to be noted:
- 5.1 Although environmental exemption was granted for the intended development footprint within 32m of a watercourse, should any future changes to the current proposed development trigger any listed activities as defined in terms of NEMA, and application must be submitted and environmental authorization obtained before such activities may commence.
- 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 **TP** 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 forms 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



MANAGER: LAND USE MANAGEMENT (Chrizelle Kriel)

DATE: 14-07-2026

ANNEXURE A

Farm 1404 Location Map



BUILDING DATA:	
SITE:	10'x31'4"
OCCUPANCY CLASS:	A1
POPULATION:	<15 persons
TOTAL BUILDING AREA:	
Interior:	24,267
Unroofed:	1569
Roofed:	9,267
External walkways:	796
External stairs:	19.3
TOTAL FOOTPRINT:	1569
COVERAGE:	N/A


MUNICIPAL MANAGER

Architect:
(J Douglas 7888) *J Douglas*

Client:
Splr Farm Management (Pty) Ltd

PROPOSED SPIER GYM SAUNA
SITE DEVELOPMENT PLAN
LA SUBMISSION



DATE: Oct 20 25 SCALE: 1:4000 DRAWN: GC
DRAWING NO. REV
2415 100 **LA**



HOTEL
HOTEL
N/A
HOTEL
PUBLIC
ENTERTAINMENT
HOTEL
OFFICE
OFFICE
SHOP
RESTAURANT
DWELLING HOUSE
RESTAURANT
SHOP
SHOP
SHOP
AGRICULTURAL
AGRICULTURAL
AGRICULTURAL
HOTEL

BUILDING:

- | | |
|----|-----------------------------------|
| 1 | EXISTING THE VILLAGE HOTEL |
| 2 | EXISTING HOTEL ANN BUILDING |
| 3 | EXISTING PARKING LOT |
| 4 | PROPOSED NEW HOTEL GYM (APPROVED) |
| 5 | EXISTING AULIATIONS |
| 6 | EXISTING AMPHITHEATER |
| 7 | EXISTING SPA |
| 8 | EXISTING ADMIN BLOCK |
| 9 | EXISTING CONFERENCE CENTRE |
| 10 | EXISTING WINE CELLAR |
| 11 | EXISTING JONKERSHUIS |
| 12 | EXISTING MANOR HOUSE |
| 13 | EXISTING WINE / TAPHUIS |
| 14 | EXISTING SPIER CAFE |
| 15 | EXISTING FARM STALL |
| 16 | EXISTING BUILDING |
| 17 | EXISTING ANIMAL REHABILITATION |
| 18 | EXISTING NURSERY |
| 19 | EXISTING EQUESTRIAN CENTRE |
| 20 | PROPOSED NEW GYM SAUNA |

DESCRIPTION:

1:50 FLOOD LINE

SITE DEVELOPMENT PLAN
scale 1:4000

