



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1160/2025 (LU/19007)

Our File Reference Number: Farm 1537, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir /Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF RESTRICTIVE TITLE DEED CONDITION ; CONSENT USE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 1537, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1 That **Permission** required in terms of restrictive title deed condition E (3 & 4) of Title Deed No T46410/2015, in order to permit the wine tasting and sales, and restaurant facility, on Farm 1537/0, Stellenbosch Farms,

BE GRANTED.

2.2. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No: 1537/0 Stellenbosch Farms for:

2.2.1. **Consent Use** in terms of Section 15 (2) (o) of the said bylaw for tourist facilities in order to facilitate the following:

- a) Utilizing the existing second dwelling unit as a restaurant.
- b) Construction of a new building to replace the existing cottage, to be used for wine tasting and wine sales.

2.2.2. **Permission in terms of the zoning scheme** in terms of section 15 (2) (g) of the said by law in order to permit the proposed restaurant and wine tasting and sales facility within the 200m of the rural scenic route overlay zone.

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

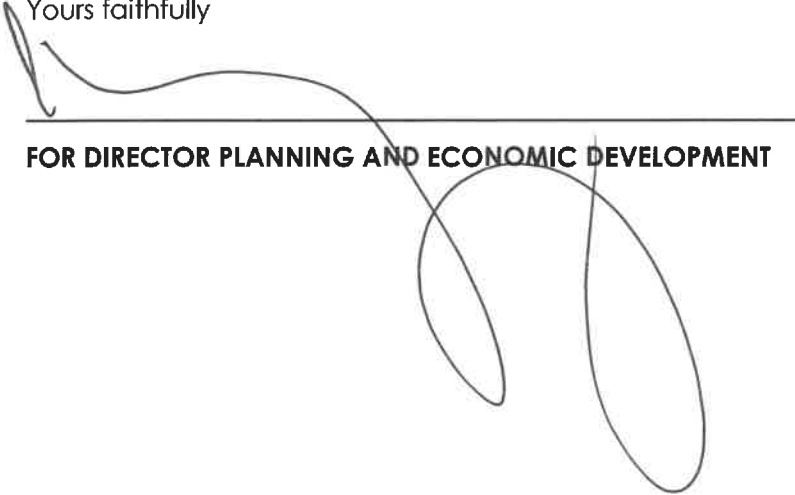
- 2.3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
- i. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - ii. 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.
 - iii. The consent use shall be limited to the tourist facility only, as proposed, and no other activities may be undertaken without prior municipal approval.
 - iv. The area for the restaurant and wine tasting and sales facility be limited to **694 m²**.
 - v. The proposed tourist facility be implemented in accordance with the Site Development Plan, referenced as Project No: 25-07, drawn by RS/cvdw (Stander Orchard Architects), undated and attached as **Annexure A**.
 - vi. Any proposed signages must be applied for and proper application forms must be obtained from Katherine.robinson@ Stellenbosch.gov.za.
 - vii. A landscape plan be submitted, which includes screening of parking areas, use of indigenous or locally appropriate planting and the integration with the surrounding agricultural landscape, especially along the R44 as part of building plan application. The approved landscape plan be implemented before occupancy certificate being granted.
 - viii. The continued operation of bona fide agricultural activities, specifically viticulture and wine production shall be maintained.
 - ix. The conditions contained in memorandum Civil LU 2914, dated 10 April 2026 and attached as **Annexure B** from the Directorate: Infrastructure Services be complied with to the satisfaction of the said department.
 - x. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.
 - xi. Building plans be submitted for all changes of use in the existing buildings and which building plans be approved prior to the vesting of any related approvals.

- 2.4. The **reasons** for the above decision are as follows:
- 2.4.1. The scale and nature of the proposed development will not compromise the existing character of the existing land uses and surrounding cultural landscape.
 - 2.4.2. Sufficient parking has been provided on site for the proposal.
 - 2.4.3. The proposed tourist facility is subservient and ancillary to the primary agricultural use of the property.
 - 2.4.4. The proposal does not detract from the agricultural or environmental qualities of the land.
3. 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.
4. 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.
5. **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**
6. 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.
7. 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.
8. 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.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

21/8/2026.
DATE

ANNEXURE B

COMMENTS FROM INTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Salome Newman/ Nolusindiso Momoti/Nicole Katts
From ▫ Van:	Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Siyasanga Zweni
Date ▫ Datum:	10 April 2026
Our Ref ▫ Ons Verw:	Civil LU 2914
Town Planning Ref:	LU/19007
Re ▫ Insake:	Farm 1537, Stellenbosch: Application(s) is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 1537/0 Stellenbosch Division for: 1. Consent Use in terms of Section 15 (2) (o) of the said bylaw for tourist facilities in order to facilitate the following: a) Utilizing the existing second dwelling as restaurant. b) Constructing of a new building replacing a cottage as wine tasting and sales facility 2. Permission in terms of Section 15 (2) (g) of the said bylaw in order to permit the proposed restaurant and wine tasting facility within the 200m of the rural scenic route overlay zone.

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

1. Water

- 1.1 The farm must register a water connection with Stellenbosch Municipality – Water Services Department and have its own bulk water meter installed, in accordance with the Civil Services plan by BSI Consult Drawing no.: 1186/701 Dated: 29.10.2025.

1.2 The cost of the installation is for the owner's account.

2. Sewer

- 2.1 The farm must register a sewer connection with Stellenbosch Municipality – Water Services Department and have its own sewer connection installed in accordance with the Civil Services plan by BSI Consult Drawing no.: 1186/701 Dated: 29.10.2025.
- 2.2 A quotation for the sewer connection inspection can be provided by the Water Services Department contact person Leandro Hendricks 021 808 8725.
- 2.3 The cost of the installation is for the owner's account.

3. Roads

- 3.1 Access is from a provincial road (R44) – all conditions by the Provincial Roads Engineer will be applicable.

4. Development Charges (DCs)

- 4.1 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.
- 4.2 The appropriate DC's are payable before building plan approval.
- 4.3 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.

S. Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2914 (IF) Farm 1537 Stellenbosch (LU-19007)
Development Name:	
Date:	10 April 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Localities):	Stellenbosch Town
School/ECD Category (Select Quinile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1537
DC Parameters Reference:	SDP Plan by Stander Orchard Architects Project no.: 25-07

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	k/day	k/day	ha°C	1/week	trips/day		persons		
Total Increased Services Usage:	10,578	7,812	0,2262	0,5766	129		25,53		
Total Service Usage Reduction:	0	0	0	0	64,5		0		
Total Service Usage after Reduction:	10,58	7,81	0,22620	0,577	64,5		26		
Charges before adjusting for positive only, before Deductions	R 358 897,70	R 291 718,61	R 50 735,31	R 61 061,02	R 936 570,58	R 1 698 983,21	R 47 374,07	R	1 746 357,28
Charges adjusted for positive only, before Deductions	R 358 897,70	R 291 718,61	R 50 735,31	R 61 061,02	R 936 570,58	R 1 698 983,21	R 47 374,07	R	1 746 357,28
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R	468 285,29
Total Development Charges Payable (excluding VAT):	R 358 897,70	R 291 718,61	R 50 735,31	R 61 061,02	R 936 570,58	R 1 698 983,21	R 47 374,07	R	1 746 357,28
VAT:	R 53 834,65	R 43 757,79	R 7 610,30	R 9 159,15	R 70 242,79	R 123 067,92	R 7 106,11	R	191 710,80
Total Development Charges Payable (including VAT):	R 412 732,35	R 335 476,40	R 58 345,61	R 70 220,17	R 538 528,08	R 1 415 302,81	R 54 480,18	R	1 469 782,78

APPLICANT INFORMATION	
Application Processed by:	Siyasanga Zweni
Signature:	<i>Siyasanga Zweni</i>
Notes:	

Handwritten signature/initials.

Stellenbosch Town

[illegible]

Charges before adjusting for positive only, before Deductions

Deduct	Charges adjusted for positive only, before Deductions	R	358 897,70	R	281 716,61	R	50 735,31	R	61 061,02	R	938 570,58	R	1 808 893,21	R	47 374,07	R	1 748 357,28
	Deductions per service (from usage reductions)	R	358 897,70	R	281 716,61	R	50 735,31	R	61 061,02	R	938 570,58	R	1 808 993,21	R	47 374,07	R	1 748 357,28
	Discount Deduction (%)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Additional Deduction per service - from Service Agreement (sum)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	Sub Total after Adjustments and Deductions (excluding VAT)	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
	VAT	R	358 897,70	R	281 716,61	R	50 735,31	R	61 061,02	R	938 570,58	R	1 808 993,21	R	47 374,07	R	1 748 357,28
	Total Development Charges	R	53 854,65	R	43 797,78	R	7 610,30	R	9 159,15	R	70 242,78	R	184 804,69	R	7 108,11	R	191 710,80
		R	412 712,35	R	318 414,40	R	58 345,61	R	70 220,17	R	938 570,58	R	1 993 797,90	R	54 482,18	R	1 939 315,72

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Project number	Sheet number	Project status
25-07	25-07-00	Rev

