STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1479/2025
Our File Reference Number: Farm 1575, 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 PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME: FARM NO. 1575, STELLENBOSCH DIVISION

1. The above application refers.

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

   2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2019, for a **permission required in terms of the zoning scheme (technical approval)** to allow for an agricultural industry (including the wine cellar, tasting area, storage and parking) on Farm No. 1575, Stellenbosch Division;

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 application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws 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 development be implemented generally in accordance with the Site Development Plan as referenced ***Site Development Plan #14937/MV, Drawn by CK Rumboll & Partners, dated December 2025,*** and attached as **ANNEXURE B.**

3.4 The agricultural industrial activity be limited to ±1 151m² in extent.

3.5 All development be confined to the approved disturbed footprint and as indicated on the site plan, with no further expansion without prior approval.

3.6 The condition imposed by the **Directorate Infrastructure Services** in their memo dated 30 March 2026, attached as **ANNEXURE C**, be adhered to.

3.7 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

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

3.9 Building plans must be submitted for all changes of use in the existing buildings and any new structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

4.1 The zoning of the subject property makes provision for the proposed use as it is used in association with the existing agricultural activities taking place on the farm.

4.2 The proposed agricultural building will have no impact on the existing agricultural activities taking place on the subject property considering that the buildings are located on a portion of the property which is not used for any agricultural activities.

4.3 The proposal will not have an intrusive impact on the visual landscape and will not have a detrimental impact on the character of the area as existing buildings are being used for the proposed activity.

4.4 The scale and extent of the facility is such that it will not have any detrimental impact on the built- and natural environment.

5. **Matters to be noted:**

5.1 Building plans for all new structures or uses be submitted to and approved by the Municipality prior to the commencement of any building works, including any initial land preparation. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals to be indicated on the Town Planning Compliance Checklist for Building Plans.

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

5.3 All electrical requirements should be directed to ESKOM.

5.4 The necessary approval be obtained in terms of the applicable liquor act, liquor by-laws or regulations.

6. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

7. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

8. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

9. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za

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

16/11/2020.
DATE

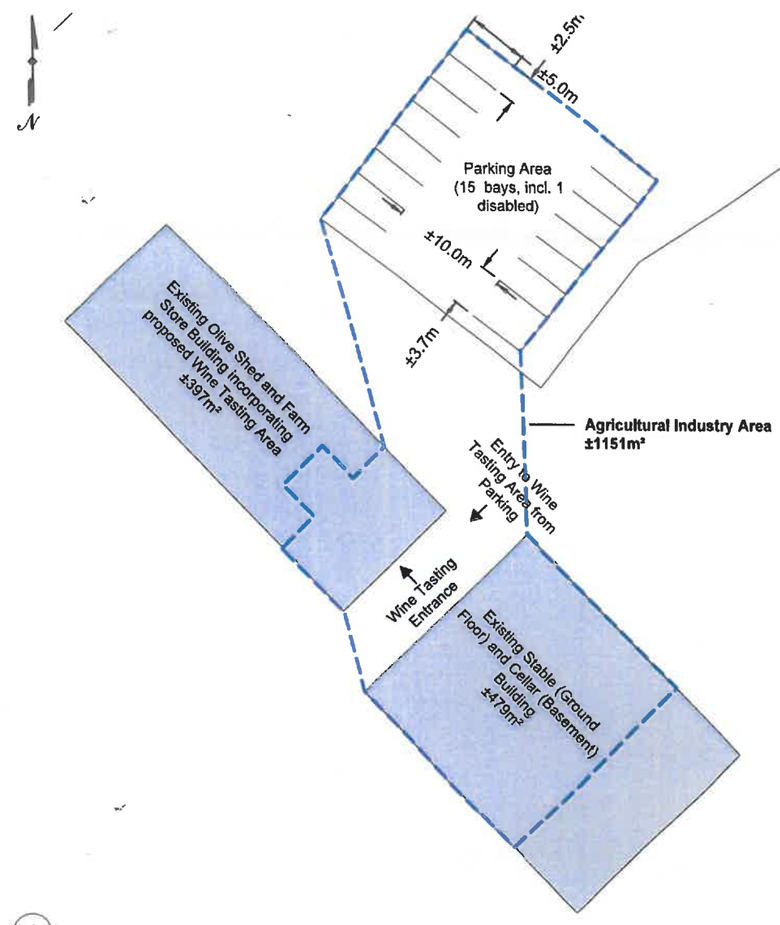
ANNEXURE B

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME : FARM NO. 1575, STELLENBOSCH DIVISION

SITE DEVELOPMENT PLAN



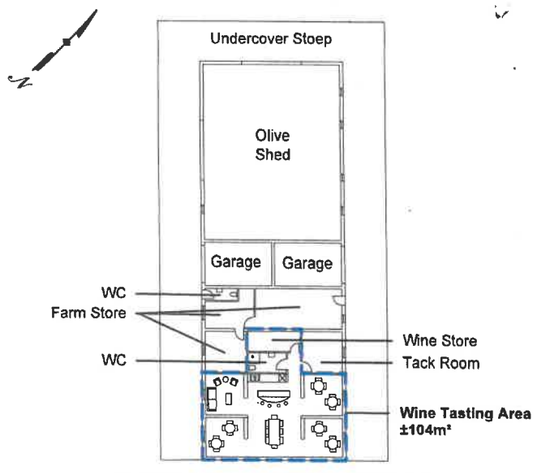
1. **SITE DEVELOPMENT PLAN**
SCALE 1:125



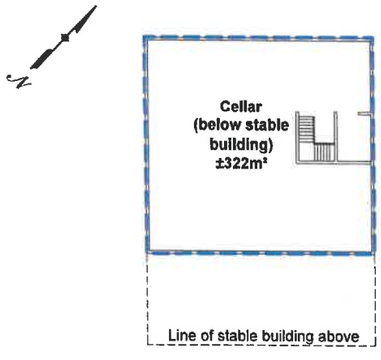
LEGEND:

- Existing Buildings
- 5m Building Line Restriction

2. **INSET**
SCALE 1:2000



3. **OLIVE SHED, FARM STORE, AND WINE TASTING BUILDING FLOOR PLAN**
SCALE 1:2000



4. **STABLE AND CELLAR BUILDING FLOOR PLAN (BASEMENT)**
SCALE 1:2000

[redacted]

16 Rainier Street Malmesbury
T: 022 482 1845 E: planning1@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

SITE DEVELOPMENT PLAN: FARM NO 1575, STELLENBOSCH RD

PAPER SIZE: A3

REF: #14937/MV DATE: DECEMBER 2025

ANNEXURE C

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME : FARM NO. 1575, STELLENBOSCH DIVISION

COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE SERVICES

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:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Siyasanga Zweni**
Date ▫ Datum:	**30 March 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3073**
Town Planning Ref:	**TP1479/2025**
Re ▫ Insake:	**Farm 1575, Stellenbosch: Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2019, for a permission required in terms of the zoning scheme (technical approval) to allow for an agricultural industry (including the wine cellar, tasting area, storage and parking) measuring ±1 151m² on Farm No. 1575, Stellenbosch Division.**

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

1. Civil Engineering services

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

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.

S.Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\3073 (SZ) Farm 1575 Stellenbosch (TP1479-2025)\3073 (SZ) Farm 1575 Stellenbosch (TP1479-2025).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3073 (SZ) Farm 1575 Stellenbosch (TP1479-2025)
Development Name:	
Date:	30 March 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1575
DC Parameters Reference:	Site Development Plan by CK Rumboll & Partners, Dated: December 2025 & Services Drawings, drawing no.: C/001/300 rev 0, Dated: 26.03.2026

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:	0,416	0,364	0,0156	0,0208	5,2		1,04	
Total Service Usage Reduction:	0	0	0	0	2,6		0	
Total Service Usage after Reduction:	0,42	0,36	0,01560	0,021	2,6		1	
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 2 202,69	R 37 753,23	R 39 955,92	R 1 929,85	R 41 885,77
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 2 202,69	R 37 753,23	R 39 955,92	R 1 929,85	R 41 885,77
Total Deductions:	R -	R -	R -	R -	R 18 876,62	R 18 876,62	R -	R 18 876,62
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 2 202,69	R 18 876,62	R 21 079,30	R 1 929,85	R 23 009,15
VAT:	R -	R -	R -	R 330,40	R 2 831,49	R 3 161,90	R 289,48	R 3 451,37
Total Development Charges Payable (including VAT):	R -	R -	R -	R 2 533,09	R 21 708,11	**R 24 241,20**	R 2 219,33	**R 26 460,52**

APPLICANT INFORMATION	
Application Processed by:	Siyasanga Zweni
Signature:	S.Zweni
Notes:	•Sewer – conservancy tanks. •Water – Borehole, Allocation from Theewaterskloof Dam Water Scheme.

SERVICES NOTES:

1. SEWER:

ALL SEWER CONNECTIONS (INCLUDING TOILETS AND ASSOCIATED FACILITIES) WITHIN THE AREA OF THE LIQUOR LICENCE ARE EXISTING AND CONNECTED TO EXISTING CONSERVANCY TANKS, AS INDICATED ON PLAN.
NO NEW SEWER INFRASTRUCTURE IS PROPOSED.

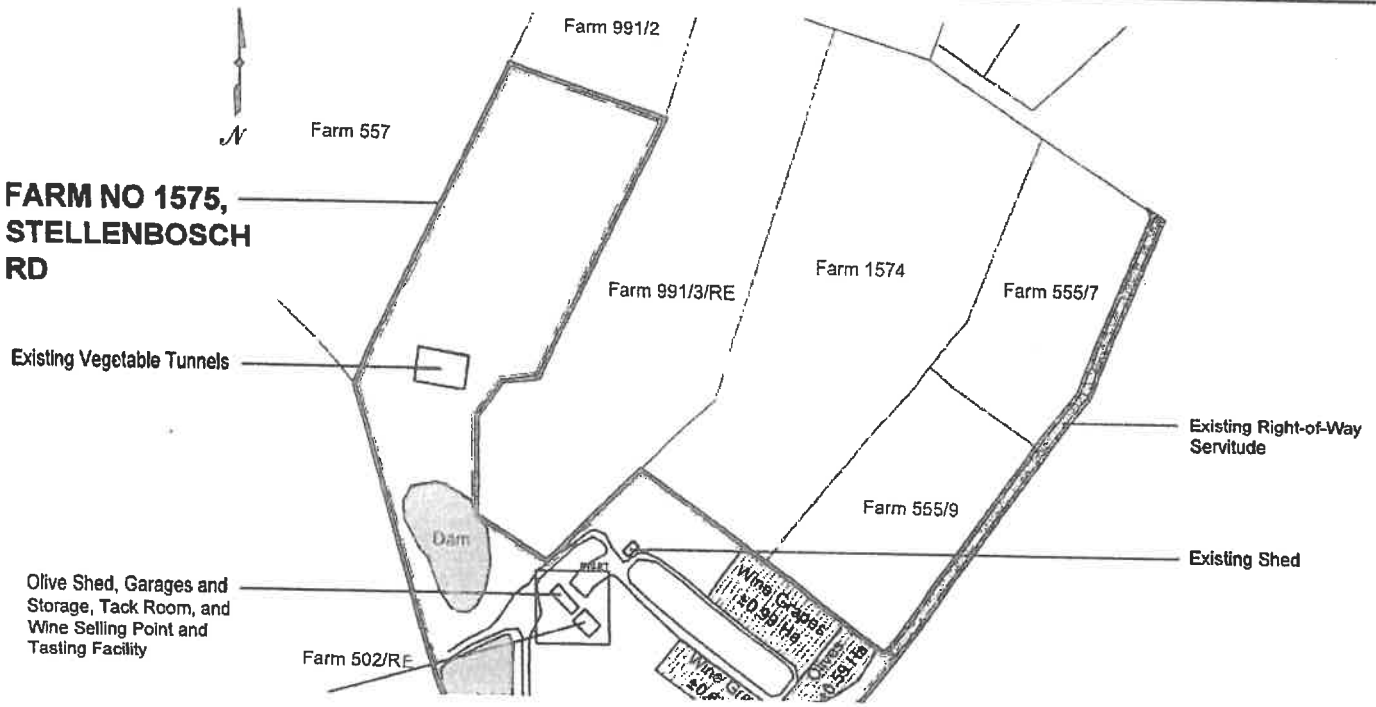
2. POTABLE WATER SUPPLY:

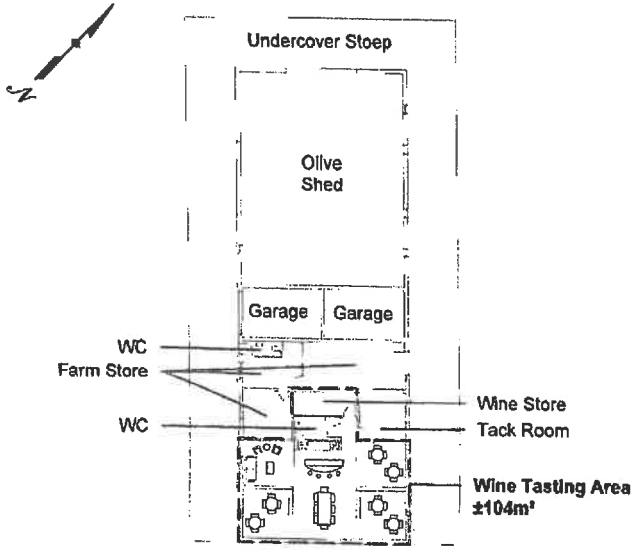
POTABLE WATER IS SUPPLIED FROM THE FOLLOWING EXISTING SOURCES:
- BOREHOLE
- TWO (2) ON-SITE DAMS (PUMPED SUPPLY)
- ALLOCATION FROM THEEWATERSKLOOF DAM WATER SCHEME (1.2 HECTARES WATER RIGHTS)

Stellenbosch Town

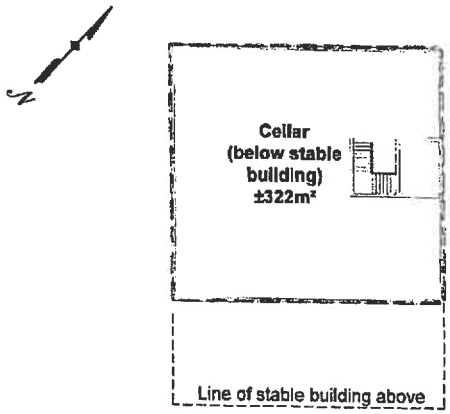
	Land Use Category	Unit Type	Existing Use			Proposed New Usage			Increased Usage	Development Charge Levied (Excl VAT)							
	Description	Unit	Area/Unit	Unit Amount	Result	Area/Unit	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Engineering)	Community Yes	Total
										No	No	No	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 -
	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 -
	Less 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 -
Accommodat	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							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA					104		104	R -	R -	R -	R 2 202,69	R 37 753,23	R 39 955,92	R 1 929,85	R 41 885,77
	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							0	R -	R -	R -	R -	R -	R -	R -	R -
	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/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	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							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

	Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 2 202,69	R 37 753,23	R 39 955,92	R 1 929,85	R 41 885,77
Deduct	Charges adjusted for positive only, before Deductions	R -	R -	R -	R 2 202,69	R 37 753,23	R 39 955,92	R 1 929,85	R 41 885,77
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R 18 876,62	R 18 876,62	R -	R 18 876,62
	Discount Deduction (%) Percentage: 0,00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R -	R -	R -	R 2 202,69	R 18 876,62	R 21 079,30	R 1 929,85	R 23 009,15
	VAT	R -	R -	R -	R 330,40	R 2 831,49	R 3 161,90	R 289,48	R 3 451,37
	Total Development Charges	R -	R -	R -	R 2 533,09	R 21 708,11	R 24 241,20	R 2 219,33	R 26 460,52





3. **OLIVE SHED, FARM STORE, AND WINE TASTING BUILDING FLOOR PLAN**
SCALE 1:2000



4. **STABLE AND CELLAR BUILDING FLOOR PLAN (BASEMENT)**
SCALE 1:2000

CK RUMBOLL & PARTNERS
16 Reinier Street Malmesbury
T: 022 482 1845 E: planning1@rumboll.co.za

ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

SITE DEVELOPMENT PLAN: FARM NO 1575, STELLENBOSCH RD

PAPER SIZE: A3

REF: #14937/MV DATE: DECEMBER 2025