



STELLENBOSCH

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Application Number: LU/17007 (TP682/2024)

Our File Reference Number: Farm 124/421, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir/Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 124/421, 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 following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 124/421, Stellenbosch for a Technical Approval in terms of Section 15(2)(g) of the bylaw to utilize the existing second dwelling unit and employees' dwelling unit as a tourist accommodation establishment.

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 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 the existing second dwelling unit and employees' dwelling unit as a tourist accommodation establishment.

3.4 The tourist accommodation establishment be limited to 6 bedrooms with a max of 12 guests / persons.

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 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 30 August 2024, and attached as Annexure C, be complied with to the satisfaction of the said department.

3.7 No employee housing for farm workers may be developed in the place of the former employee housing units that are converted to tourist dwelling units approved in this application, and should the need arise for such employee housing units for farm workers in future, the existing tourist dwelling units be converted back to its original use as employee housing units.

3.8 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 proposal is consistent with the provisions of the MSDF, as existing dwelling units will be utilised without alterations or additions.

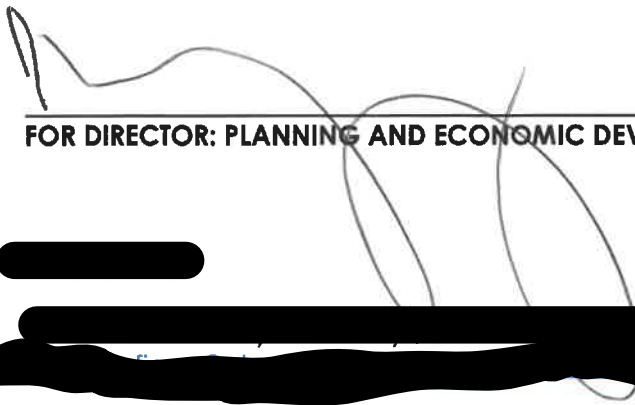
4.2 The existing agricultural activities and rural character of the area will remain unaffected.

4.3 The existing infrastructure on the farm will be optimally utilized.

5. You are also 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. Section 62 appeals must be submitted to the authorised Appeal Authority within 21 days from the date of notification of the above decision. Section 62 appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: municipal.manager@stellenbosch.gov.za

6. Section 62 appeals must be submitted 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.
7. 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

21/6/2026.

DATE







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ANNEXURE C



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From ▫ Van: Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Xolani Tika
Date ▫ Datum: 30 August 2024
Our Ref ▫ Ons Verw: Civil LU 2758
Town Planning Ref: LU/17007 – TP682/2024
Re ▫ Insake: Farm 124/421, Stellenbosch.

FILE NO.	F124/421 S
SCANNED	
DATE OF NEW	

Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 for permission in terms of the zoning scheme to allow an additional use (technical approval) to use (2) two existing structures on the property as tourist dwelling units on Farm 124/421, Stellenbosch.

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

- 1. Sewer**
 - 1.1 The existing conservancy tank must be used for the proposed new tourist dwelling units.
- 2. Water**
 - 2.1 The existing boreholes must be used for the proposed new tourist dwelling units.
- 3. Development Charges (DCs)**
 - 3.1 The following DC's are payable: See Development Charge Calculation attached.

FILE NO.	F124/421 S
SCANNED	
DATE OF NEW	
06 SEP 2024	

- 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 appropriate DC's are payable before the facility is put to its approved use.



Xolani Tika
Technician: Development (Infrastructure Services)

T:\2.0 DEVELOPMENT\01 Land Use applications\2758 (XT) Farm 124-421 Stellenbosch (LU-17007 TP682-2024)\2758 () Farm 124-421 Stellenbosch (LU-17007 TP682-2024).doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	DC 2758 (XT) Farm 124/421 - Stellenbosch (LU - 17007 TP682-2024)
Development Name:	
Date:	30 August 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 124/421
DC Parameters Reference:	Changing the existing use to be a tourist dwelling units as per motivational report from AJ De Wit dated 14 March 2024

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	l/week	lres/day		persons		
Total Increased Services Usage:	0,42	0,28	-0,012	0,01	13		-2		
Total Service Usage Reduction:	0	0	0	0	6,5		0		
Total Service Usage after Reduction:	0,42	0,28	-0,01200	0,010	6,5		-2		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 1 028,00	R 82 459,45	R 83 487,45	R 8 108,83	R 75 378,82	
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 1 028,00	R 82 459,45	R 83 487,45	R -	R 83 487,45	
Total Deductions:	R -	R -	R -	R -	R 41 228,72	R 41 228,72	R -	R 41 228,72	
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 1 028,00	R 41 228,72	R 42 257,72	R -	R 42 257,72	
VAT:	R -	R -	R -	R 154,20	R 6 184,48	R 6 338,68	R -	R 6 338,68	
Total Development Charges Payable (including VAT):	R -	R -	R -	R 1 182,20	R 47 414,18	R 48 596,38	R -	R 48 596,38	

APPLICANT INFORMATION	
Application Processed by:	Xolani Tika
Signature:	
Notes:	The two existing buildings has 6 bedrooms refer to the email from Abri De Wit dated 29/08/2024

[illegible]

Charges before adjusting for positive only, before Deductions	
Charges adjusted for positive only before Deductions	
Deductions for services (from wage reductions)	
Discount Deduction (%)	
Additional Deduction for services from Service Agreement (split)	
Sub Total (after Allowances and Deductions) (including VAT)	
VAT	
Total Development Charges	