STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1800/2026
Our File Reference Number: Farm No. 748/40, PD
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI[redacted]

Sir / Madam

APPLICATION FOR CONSENT USE AND PERMISSION I.T.O THE ZONING SCHEME ON FARM NO. 748/40, KLAPMUTS, PAARL 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 By-law,

   3.1. **Consent Use** in terms of Section 15(2)(o) of said bylaw to permit an Occasional Use (Commercial Filming) associated with the production of Love Island All Stars 4 from November 2026 to 1 April 2027; and

   3.2. **Permission in terms of the Zoning Scheme** in terms of Section 15(2)(g) of the said bylaw to allow for the development of temporary structures associated with the filming production within the Rural Scenic Route Overlay Zone,

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. **The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law**:

   4.1. The approval only applies to the proposal under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

   4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposal.

4.3. The development must be implemented substantially in accordance with the endorsed **SITE DEVELOPMENT PLAN_ REV NO's. 001/002/003/004, DATED 12 NOVEMBER 2026, AND DRAWN BY ARCH TOWN PLANNERS**, and attached as **ANNEXURE A**.

4.4. The conditions imposed by the **Western Cape Government Department: Infrastructure** as contained in their letter dated 09 November 2026, attached as **ANNEXURE B**, be complied with.

4.5. Development charges are payable on a proportional basis for the temporary period of the Consent use in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of the building plans.

4.6. The approval for the occasional use shall be valid until 1 April 2027.

4.7. Sufficient on-site parking be provided for all vehicles associated with the proposed activities as indicated on the Site Development Plan attached as **ANNEXURE A**.

4.8. Appropriate temporary landscaping and or screening be undertaken to mitigate any undue visual impact from the R44 public Road or any vantage point for any interested third party to the satisfaction of the Municipality, and any complaints and resulting instructions by the Municipality to mitigate any undue visual impact must be satisfactorily addressed by the applicant within 24 hours.

4.9. The conditions imposed by the **Department: Community Services** as contained in their memo dated 21 October 2026, attached as **ANNEXURE C**, be complied with. A Noise Impact Assessment and Noise Management Plan, together with sound compliance certificates for all standby generators, be submitted for review and approval by the Department: Community Services, prior to the commencement of the filming activities.

4.10. The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No. 73 of 1989).

4.11. Any external lighting must be appropriately shielded from the R44 road and any adjacent properties by being downward facing to minimize light spill and avoid upward or outward light pollution.

4.12. No advertising sign associated with the consent use or any matter related thereto may be displayed on the property without the prior approval of the Municipality.

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

4.14. The property must be fully rehabilitated and returned to its original condition and agricultural status inclusive of the dismantling and removal of all temporary structures and the return of the agricultural land for productive use within 30 days from the expiry of the Consent Use and by no later than 30 April 2027.

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4.15. Building plans for all temporary changes of use in the existing buildings and for any new temporary structures be submitted and approved by the Municipality prior to the commencement of the consent use, which building plan approval will only be valid for the temporary period of the Consent Use and only be approved when all relevant conditions have been complied with.

5. The reasons for the above decision are as follows:

5.1. The proposed production is expected to generate significant local economic benefits through the creation of employment opportunities and the involvement of local subcontractors. Furthermore, it will contribute to supporting the local hospitality and tourism sectors while providing valuable international exposure for the Cape Winelands region. The proposal is therefore considered to be aligned with the objectives of the Spatial Development Framework, particularly in respect of promoting rural economic development and tourism.

5.2. The proposed activities will not compromise viable agricultural land or affect existing vineyards. Furthermore, all temporary structures and installations will be removed upon completion of the production, ensuring that the property's primary agricultural use remains unaffected.

5.3. Existing vegetation will provide a degree of visual screening of the filming areas from the R44 Rural Scenic Route, while all access and parking arrangements will be managed within the property.

5.4. Having regard to the temporary nature and controlled implementation of the proposed activities, the proposal is not expected to result in any unacceptable adverse impacts on the surrounding area.

6. Matters to be noted:

6.1. Building plans must 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.

6.2. All electrical requirements be directed to Eskom

6.3. A liquor license, business license and film permit be obtained.

7. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** 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 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

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8. 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**.

9. 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.

10. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

11. An applicant who lodges a Section 79(2) 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. 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.

13. 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.

14. 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

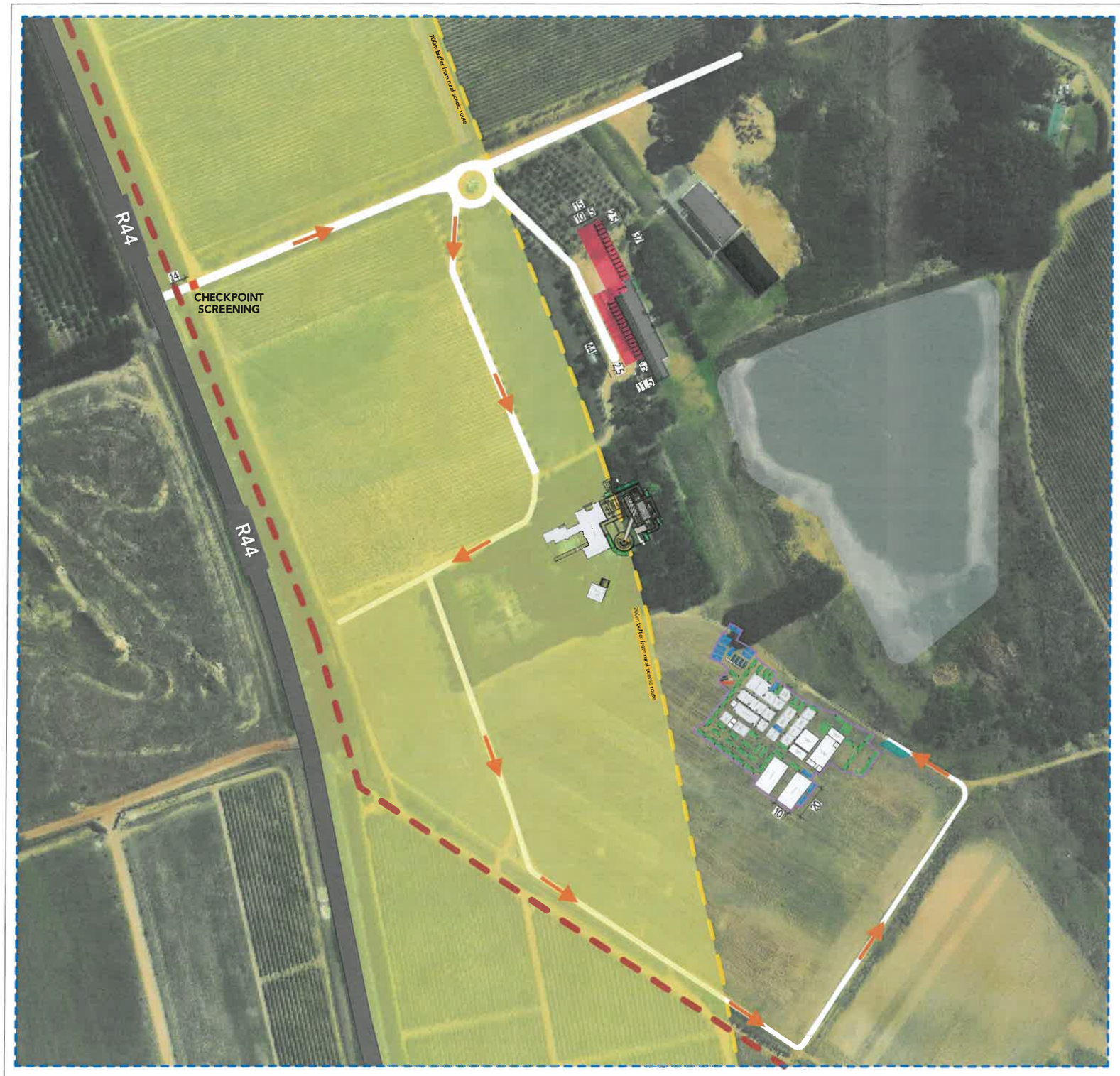
DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT
DATE: 17/11/2026

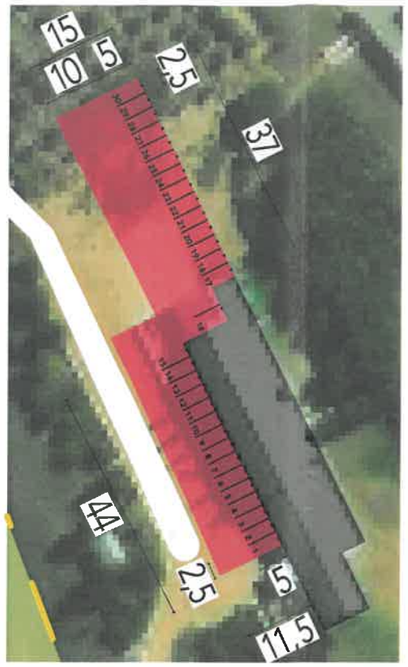
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ANNEXURE A

APPLICATION FOR CONSENT USE TO PERMIT AN OCCASIONAL USE (COMMERCIAL FILMING) ON FARM NO. 748/40, KLAPMUTS, PAARL DIVISION

SITE DEVELOPMENT PLAN





PARKING AREA Scale 1:500



KEY

- MOUNT VERNON FARMS PTY LTD - Property Boundary Line
- 200m BUFFER FROM RURAL SCENIC ROUTE
- PARKING AREA (30 PARKING BAYS)
- DROP-OFF, PICK-UP & LOADING AREA
- PROPOSED VEHICLE SCREENING CHECKPOINT MIN. 12m INSIDE PROPERTY BOUNDARY.
- VEHICLE CIRCULATION ROUTE – DIRECTION OF TRAVEL
- CONTROLLED SINGLE-LANE ACCESS

N

MOUNT VERNON WINE ESTATE

PROJECT:

Site Development Plan: Circulation & Parking

FOR:

Town Planning Purposes

DRAWING:

MOUNT VERNON WINE ESTATE, KLAPMUTS, STELLENBOSCH

Farm Nr: RE/40/748, Paarl Division

SCALE: 1:1200, 1:500

DATE: 2026/11/12

REVERENCE : 001

PREPARED BY:

ARCH TOWN PLANNERS
2nd Floor, Bekkenhuis, 152 Dorp Street, Stellenbosch
M: +27(0)72 480 5858 E: MARK@ARCH-TOWNPLANNERS.CO.ZA





KEY: TEMPORARY BASE CAMP

(SEE MORE DETAIL 003)

- GENERATOR
- TEMPORARY MARQUEE STRUCTURES (Building plan application ref. BP10604/2026)
- WACO MODULAR UNITS (Placed directly on ground without concrete slabs)
- CONTAINER TYPE 1
- CONTAINER TYPE 2 (Topshell Converted container)

KEY: VILLA

- = EXISTING BUILDING
- = PRIVACY WALL
- = WOODEN DECK
- = CAMERA HIDE

N

MOUNT VERNON WINE ESTATE

PROJECT:

Site Development Plan: Temporary Base Camp and Villa

DRAWING:

MOUNT VERNON WINE ESTATE, KLAPMUTS, STELLENBOSCH

Farm Nr: RE/40/748, Paarl Division

FOR:

Town Planning Purposes

SCALE: 1:400

DATE: 2026/11/12

REVERENCE : 002

PREPARED BY:

ARCH TOWN PLANNERS
2nd Floor, Bekkershuis, 152 Dorp Street, Stellenbosch





KEY: Temporary Base Camp

GENERATOR

TEMPORARY MARQUEE STRUCTURES
(Building plan application ref. BP10604/2026)
Quantity: 6
Total area: 800m²

WACO MODULAR UNITS
(Placed directly on ground without concrete slabs)
Quantity: 23
Total area: 851m²

CONTAINER TYPE 1: 6M x 2,4M
Quantity: 14
Total area: 201,6m²

CONTAINER TYPE 2: 6M x 2,4M
(Topshell Converted container)
Quantity: 48
Total area: 691,2m²

TOTAL AREA TEMPORARY BASE CAMP: **4 585 m²**

N

MOUNT VERNON WINE ESTATE

PROJECT:
Site Development Plan: Temporary Base Camp

DRAWING:
MOUNT VERNON WINE ESTATE, KLAPMUTS, STELLENBOSCH
Farm Nr: RE/40/748, Paarl Division

FOR:
Town Planning Purposes

SCALE: 1:200
DATE: 2026/11/12
REVERENCE: 003

PREPARED BY:
ARCH TOWN PLANNERS
[redacted]





KEY

- = EXISTING BUILDING
- = PRIVACY WALL
- = WOODEN DECK
- = CAMERA HIDE

N

MOUNT VERNON WINE ESTATE

PROJECT:

Site Development Plan: Villa

DRAWING:

MOUNT VERNON WINE ESTATE, KLAPMUTS, STELLENBOSCH

Farm Nr: RE/40/748, Paarl Division

FOR:

Town Planning Purposes

SCALE: 1:180

DATE: 2026/11/12

REVERENCE : 004

PREPARED BY:

ARCH TOWN PLANNERS

[redacted]

ANNEXURE B

APPLICATION FOR CONSENT USE TO PERMIT AN OCCASIONAL USE (COMMERCIAL FILMING) ON FARM NO. 748/40, KLAPMUTS, PAARL DIVISION

COMMENT FROM THE DEPARTMENT OF INFRASTRUCTURE

Western Cape Government

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

Ref: DOI/CFS/RN/LU/REZ/SUB-25/597 (Application No: 2026-10-0105)

The Municipal Manager
20 Plein Street
STELLENBOSCH
7600

Attention: Ms C Kriel

Dear Madam

PORTION 40 OF FARM BRONKHURST NO. 748, STELLENBOSCH: MAIN ROAD 27: APPLICATION FOR CONSENT USE

1. The application by Arch Town Planners received on 21 October 2026 refers.

2. The subject property is 2 km south-east from Klapmuts, and takes access off Main Road 27 (MR00027, R44).

3. From the available information, it would appear that the access is narrower than 6.8m and it cannot easily accommodate two way traffic.

4. The application is for Consent Use to accommodate commercial filming, with setup starting in early November 2026 and breakdown scheduled for April 2027.

5. According to the trip generation statistics for the same show in 2025, it generated less than 50 trips per day. Therefore, it is not believed that a Traffic Impact Assessment is required. However, as the access is narrower than 6.8m, the Applicant must manage the incoming traffic and prioritise them over outgoing traffic. In addition, the screening of incoming vehicles must occur well within the property. This will require a checkpoint at least 12m inside the property to accommodate a single unit truck.

6. The Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following:

6.1. The Applicant must actively manage and prioritise incoming traffic over outgoing traffic; and

6.2. A screening point (Checkpoint), must be setup 12 m within the property. No screening of vehicles must occur at the existing gate.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 9 NOVEMBER 2026

ANNEXURE C

APPLICATION FOR CONSENT USE TO PERMIT AN OCCASIONAL USE (COMMERCIAL FILMING) ON FARM NO. 748/40, KLAPMUTS, PAARL DIVISION

COMMENT FROM THE DEPARTMENT: COMMUNITY SERVICES

INTEROFFICE MEMORANDUM

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DEPARTMENT: COMMUNITY SERVICES
Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	**Administration Officer: Planning and Economic Development Management – Salome Newman**	From:	**Principal Officer: Air Quality & Noise Control - Martin van As**
CC:	**Manager: Environmental Management: Tammy Leibrandt** **Environmental Planner: Schalk Vd. Merwe**	Date:	**21 October 2026**
Re:	**APPLICATION FOR CONSENT USE: FARM NUMBER: 748/40, PAARL (TP1800/2026)**		

NOISE CONTROL COMMENT
Application: *Love Island Episode 4 Filming*
Property: Mount Vernon Estate, Erf 748/40, Paarl

Following consideration of the application, no objection is raised in principle from a Noise Control perspective, subject to the following conditions:

1. The applicant shall appoint a suitably qualified and independent **Acoustic Consultant/Acoustic Engineer** to oversee and manage all noise-related aspects associated with the filming activities.
2. A **Noise Impact Assessment (NIA)** and **Noise Management Plan (NMP)** shall be prepared by the appointed Acoustic Consultant/Acoustic Engineer and submitted to the Municipality for review prior to the commencement of any filming activities.
3. No filming activities shall commence until the Municipality has reviewed and accepted the required acoustic documentation.
4. All amplified sound, music, public address systems, production equipment, generators, and associated activities shall be managed and controlled to prevent the occurrence of a noise nuisance at surrounding properties.
5. All standby generators utilised during the production shall be acoustically treated and rendered compliant with the applicable noise limits. A **Certificate of Sound Compliance**, prepared and signed by a suitably qualified Acoustic Consultant/Acoustic Engineer, shall be submitted to the Municipality prior to the operation of such equipment.
6. All lighting and illumination associated with the production, including high-intensity floodlights, spotlights, laser effects, and strobe lighting, shall be designed, positioned, screened, and operated in a manner that prevents light spill, glare, flashing effects, or any visual nuisance to neighbouring properties and surrounding receptors.
7. The Municipal Noise Control Officer or an authorised municipal official shall be granted reasonable access to the site, including all noise-generating equipment and installations, for the purpose of inspection, monitoring, verification of compliance, and investigation of complaints.
8. The Municipality reserves the right to require additional mitigation measures, monitoring, operational restrictions, or further specialist investigations should complaints be received or should circumstances warrant such action.

Tel: +27 21 808 8161 | Email: Tazmynn.linders@stellenbosch.gov.za
Physical Address: 123 Merriman Avenue, Stellenbosch, 7600 | Postal Address: PO Box 17, Stellenbosch, 7599
Website: www.stellenbosch.gov.za

9. Failure to comply with any of the above conditions may result in the suspension of filming activities and/or the reconsideration or withdrawal of the approval.

Recommendation

This office supports the application in principle, subject to the prior submission and satisfactory review of a **Noise Impact Assessment** and **Noise Management Plan** prepared by a suitably qualified **Acoustic Consultant/Acoustic Engineer**, the submission of sound compliance certification for all standby generators, and strict compliance with all approved mitigation measures and applicable regulatory requirements. Final support is therefore conditional upon the Municipality's acceptance of the required documentation prior to the commencement of filming activities.

M. van As

PRINCIPAL OFFICER: AIR QUALITY & NOISE CONTROL
COMMUNITY & PROTECTION SERVICES

Tel: +27 21 808 8161 | Email: Tazmynn.linders@stellenbosch.gov.za
Physical Address: 123 Merriman Avenue, Stellenbosch, 7600 | Postal Address: PO Box 17, Stellenbosch, 7599
Website: www.stellenbosch.gov.za