



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16229(TP489/2023)

Our File Reference Number: Farm 1128/2, Paarl Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Dear Sir/Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR A CONSENT USE ON FARM 1128/2, PAARL DIVISION

1. This Municipality's decision letter dated 18 October 2024, refers.
2. The Appeal Authority resolved on 3 October 2025 that the appeal submitted against the decision of the Authorised Decision-Maker dated 9 October 2024, in respect of subject application on Farm 1128/2, Paarl Division **BE DISMISSED** and that the subject decision **BE CONFIRMED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, as follows:
 - 2.1 That the following application(s) in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law on Farm No. 1128/2, Paarl Division for:
 - a. Guest house consisting of 2 (two) guest bedrooms to be located in the proposed second dwelling unit,
 - b. Tourist facility to permit the use of outdoor/garden areas on the farm, portions of the existing main dwelling and proposed farm shed for functions and weddings,

BE REFUSED in terms of Section 60 of the said By-law

Farm 1128/2, Paarl Division - LU/16229(TP489/2023)

2.2 That the following application(s) in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law on Farm No. 1128/2, Paarl Division for:

- a. Guest house consisting of guest bedrooms located in the main dwelling, including associated shared uses,
- b. Occasional uses exceeding the permitted 1 (one) event per year to allow occasional film shoots and food and wine show events on the farm,

BE APPROVED in terms of Section 60 of the said By-law 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 By-law:

- 2.3.1 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 By-laws or Regulations that may be applicable.
- 2.3.2 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.
- 2.3.3 A site development plan be submitted to the Municipality for approval prior to the submission and approval of any building plans, and prior to the vesting of the land uses hereby permitted, and which site development plan must indicate, but not necessarily be limited to, the following information:
 - a) The position, use and extent of all existing approved building structures, and buildings structures and outdoor areas to be used in connection with the land uses hereby permitted,
 - b) Layout plans, elevations and cross sections of all existing approved building structures to be used in connection with the land uses hereby permitted,
 - c) Details of all existing and new proposed access points, access ways, parking areas and parking provisions in compliance with parking requirements,

- d) Details of any existing and new outdoor recreational areas, facilities and other shared areas to be enjoyed by guests of the guest house hereby permitted,
 - e) Details of agricultural and landscaped areas including trees to be preserved, removed or planted, and the paving / surfacing of areas for internal roads and parking where applicable.
- 2.3.4 Building plans be in accordance with the approved site development plan.
- 2.3.5 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.
- 2.3.6 Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 2.3.7 The non-agricultural land uses hereby permitted remain subservient to and not adversely impact on the primary agricultural land use activities on the subject property or surrounding properties.
- 2.3.8 The guest house be limited to 5 (five) bedrooms and a maximum of 10 (ten) overnight guests shall be permitted at any one time.
- 2.3.9 The selling or supply of meals and/or refreshments by the guest house shall be limited to overnight guests only.
- 2.3.10 Sufficient onsite parking be provided in accordance with the provisions of the Zoning Scheme By-law to the satisfaction of the Municipality and that onsite parking be provided on the same land unit where the use is located.
- 2.3.11 The occasional film shoots and food and wine show events be limited to a number of 6 (six) per year and a maximum number of 60 people (including organisers, employees, and attendees) be permitted.

- 2.3.12 Each occasional film shoot event be limited to a consecutive 3 (three) day period only, while each food and wine show event be limited to 1 (one) day per event only.
- 2.3.13 No more than one event (inclusive of permitted occasional uses or events or any other similar activity) per day is permitted on the subject property.
- 2.3.14 Organisers, employees, and attendees associated with the events must make use of the onsite parking provided and are not permitted to park any vehicles / trailers or store any equipment in the surrounding road reserve or right of way servitude areas.
- 2.3.15 The subject property is not permitted to be used to store any vehicles, equipment or movable facilities associated with events on a permanent basis and such must be removed after each event.
- 2.3.16 Adequate arrangement be made for all electrical, ablution, water, safety, health and other facilities which may be required by the land use hereby permitted.
- 2.3.17 The use of amplified sound associated with the land use hereby permitted is not allowed to extend beyond 18:00pm.
- 2.3.18 Effective traffic control measures must be provided during event days to regulate traffic flow at the entrance and exit points of the property, and also to direct and manage onsite traffic flow and parking to ensure that the right of way servitude is not obstructed.
- 2.3.19 The non-agricultural land uses hereby permitted shall not create any undue noise or be a nuisance to the area and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulation PN200/2013 and the By-law on the Prevention of Public Nuisances & the Keeping of Animals.
- 2.3.20 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 to the satisfaction of the Director Infrastructure Services or as may be agreed on in writing with the Director Infrastructure Services.

- 2.3.21 That the conditions imposed by the Directorate Infrastructure Services Department (Civil and Electrical) as contained in the memorandum dated 14/08/2024 and email dated 25/01/2024, and attached as **Annexure B**, be complied with to the satisfaction of the said department.
- 2.3.22 That the conditions imposed by the Cape Winelands District Municipality (Environmental Health) as contained in the memorandum dated 30/05/2024, and attached as **Annexure C**, be complied with to the satisfaction of the said department.
- 2.3.23 That the conditions imposed by the Western Cape Government Department of Infrastructure (Transport Infrastructure Branch) as contained in the letter dated 12/08/2024, and attached as **Annexure D**, be complied with to the satisfaction of the said department.

3.2 Matters **to be noted**:

- 3.2.1 No directorial, advertisement, or any other signs or flags may be erected on the subject property or in any road reserve prior to the approval of Stellenbosch Municipality or the authorised authority.
- 3.2.2 All electrical requirements be directed to Eskom.
- 3.2.3 Events permit must be obtained for any events proposed on the subject property.
- 3.2.4 A business license and a liquor license be obtained if required.
- 3.2.5 Should, after following due process -
 - a. The subject approval remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or
 - b. The use of the property be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

- c. The events operate outside of the permitted days, and/ or
- d. The traffic levels with ineffective control in surrounding roads and the right of way servitude become a potential traffic nuisance or safety hazard, and/ or
- e. The property be used for any unauthorised uses not permitted in terms of this approval,
 - the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Stellenbosch Municipal Land Use Planning By-law to withdraw the subject approval granted and the use of the property to be reverted to its original use.

3.3 The **reasons** for the above decisions are as follows:

- 3.3.1 The grounds of the appeal submitted against the decision to partly refuse the application resonate from the arguments that were submitted regarding the merit of the application that is currently under review. These arguments were taken into consideration by the Decision-maker and the grounds of appeal consequently does not justify a review of the decision.
- 3.3.2 There are no deficiencies in the administration and decision-making process of the application that would prohibit the Appeal Authority to consider and decide on the appeal, or that warrants a review of the decision. The requirement for the submission of a SDP reflecting the proposed primary use rights and approved rights is included as a condition of approval. Provision is made in the memorandum of the Directorate Infrastructure Service for the recalculation of DC's should any changes be made to the proposal.
- 3.3.3 The surrounding area is prominently productive agricultural land, and any tourism activities must be related and subservient to agricultural uses. Agricultural activity on the subject property is already limited. The cumulative impact and scale of the entire proposal, proportionate to the small size (less than 2ha) of the property, and the use of a shared servitude road that was meant for agricultural use make it impossible to confine the impact of the entire proposal to the subject property alone. The associated influx of large groups of people will not only have a negative impact on the surrounding property owners and their rights but will also compromise the rural character of

the area and agriculture production on the subject property and surrounding properties.

3.3.4 The Appeal Authority is consequently also in agreement with the reasons that was provided by the Authorised Decision-maker in deciding on the application, and recorded as follows:

3.3.4.1 The proposal in its entirety is not aligned with the purpose of the Agricultural and Rural Zone and the applicable consent use considerations of the Zoning Scheme By-law as it will lead to the further degradation of the agricultural potential of the subject property and result that agriculture will become a subservient use.

3.3.4.2 The proposal in its entirety will be detrimental to the rural character of the area given the proportionate scale of the proposal on a property that is less than 2ha in extent. It is therefore not compatible with the surrounding land uses where the dominant use of properties is still agriculture.

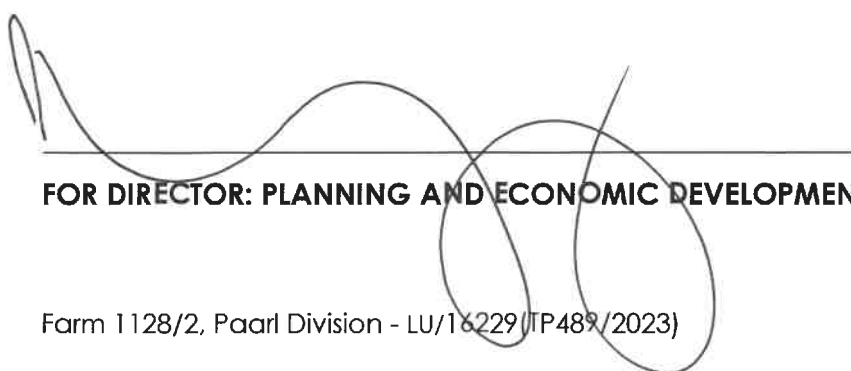
3.3.4.3 The demand for parking associated with the proposal in its entirety (especially considering the scale of the proposed functions and weddings) will overshadow the agricultural use of the property and surrounding area.

3.3.4.4 Even with the implementation of mitigation measures, the proposal in its entirety (especially considering the scale of the proposed functions and weddings) will have a negative impact on surrounding property owners as its negative impacts will not be confined to the subject property only.

3.4 Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

3.5 The appeal process has now been concluded.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

24/10/2025
DATE:

COPIES TO:

1.

[REDACTED]

2.

[REDACTED]



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ANNEXURE B

COMMENT FORM DIRECTORATE: INFRASTRUCTURE
SERVICES (CIVIL AND ELECTRICAL)



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nolusindiso Momoti
From ▫ Van:	Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	14 August 2024
Our Ref ▫ Ons Verw:	Civil LU 2646
Town Planning Ref:	LU/16229 – TP489/2023
Re ▫ Insake:	Farm 1128/2, Paarl: Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for consent use on Farm No. 1128/2, Paarl Division for the following: a) Guest house consisting of 5 (five) guest bedrooms located in the main dwelling and 2 (two) guest bedrooms to be located in the proposed second dwelling unit, including associated shared uses. b) Occasional use exceeding the permitted 1 (one) event per year to allow occasional film shoots and food and wine show events on the farm. c) Tourist facility to permit the use of outdoor/garden areas on the farm, portions of the existing main dwelling and proposed farm shed for functions and weddings.

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

- 1. Sewer**
- 1.1** The existing septic-tank must be replaced by a more environmentally friendly process i.e., conservancy tanks.

2. Water

- 2.1 The existing boreholes must be used for the proposed development. The quality of the water stored and distributed by the owner must comply with SANS 241 Drinking Water Quality Standards.

3. Roads

- 3.1 All conditions set by the Provincial Roads Engineer in the approval letter ref DOI/CFS/RP/LUD/REZ/SUB-25/494 (Job 30803-1) dated 12 August 2024 must be complied with.
- 3.2 All required parking bays must be on-site. No parking bays are allowed in the road reserve.

4. Development Charges for the existing main dwelling and outdoor seating

- 4.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 4.2 The DC's were calculated by using the 2024/2025 tariff structure. If DCs 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.
- 4.3 The appropriate DC's are payable immediately after the land use approval.

5. Development Charges for the proposed farm shed and second dwelling.

- 5.1 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 subsequent applications ie building plans / A final calculation will be provided prior to payment.
- 5.2 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.
- 5.3 The appropriate DC's are payable before building plan approval.

IFALLIES

Ilze Fillies

Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\2646 (IF) Farm 1128-2 Paarl (LU-16229 TP489-2023)\2646 Farm 1128-2 Paarl (LU-16229 TP489-2023) - Copy.doc

JK



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2846 (17) Farm 1128-2 Paarl (LU-16229 TP469-2023)
Development Name:	
Date:	14 August 2024
Financial Year:	2024/2025
Erf Location (Select from 7 locations):	Franschoek
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1128 portion 2
DC Parameters Reference:	Concept site development plan drawing no 22P008-SDP-F01-2023/1002 professional planners and project managers Marth Joubert

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totale	
Unit(s):	Mlday	Mlday	ha°C	Uweek	trips/day		persons		
Total Increased Services Usage:	8,3	8,55	0,172	0,575	101		24,4		
Total Service Usage Reduction:	0	0	0	0	50,5		0		
Total Service Usage after Reduction:	9,30	8,55	0,17200	0,575	50,5		24		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 59 110,01	R 804 772,89	R 863 882,70	R 48 205,46	R 1 010 088,17	
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 59 110,01	R 804 772,89	R 863 882,70	R 48 205,46	R 1 010 088,17	
Total Deductions:	R -	R -	R -	-	452 398,35	R 452 398,35	R -	R 452 398,35	
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 59 110,01	R 452 398,35	R 511 498,35	R 48 205,46	R 557 701,82	
VAT:	R -	R -	R -	R 8 890,50	R 67 857,86	R 78 724,45	R 6 930,82	R 83 655,27	
Total Development Charges Payable (including VAT):	R -	R -	R -	R 67 979,51	R 520 244,30	R 588 220,81	R 53 136,28	R 641 357,09	

Application Processed by:	lte Filles
Signature:	
Notes:	Credit is given for the existing main dwelling. Proposed 5 bedroom geust in existing dwelling Total outside seating 120 wedding venue + 60 Film shoots = 180

PK



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2846 (IF) Farm 1128-2 Paarl (LU-16229 TP489-2023)
Development Name:	
Date:	14 August 2024
Financial Year:	2024/2025
Erf Location (Selected from 7 Locations):	Franschoek
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1128 portion 2
DC Parameters Reference:	Concept site development plan drawing no 22P008-SDP-F01-2023 (002 professional planners and project managers Marth Jonker

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civl Eng Services)	Community	Totals	
Unit(s):	M/day	M/day	l-m ³ C	Week	trips/day		persons		
Total Increased Services Usage:	2,04	1,78	0,088	0,11	28		6		
Total Service Usage Reduction:	0	0	0	0	13,0		0		
Total Service Usage after Reduction:	2,04	1,78	0,08800	0,110	13,0		6		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 11 308,00	R 230 042,31	R 241 350,31	R 15 313,95	R 258 664,26	
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 11 308,00	R 230 042,31	R 241 350,31	R 16 313,95	R 269 664,26	
Total Deductions:	R -	R -	R -	R -	R 115 021,15	R 115 021,15	R -	R 115 021,15	
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 11 308,00	R 115 021,15	R 128 329,15	R 15 313,95	R 141 643,11	
VAT:	R -	R -	R -	R 1 698,20	R 17 253,17	R 18 946,37	R 2 297,09	R 21 246,47	
Total Development Charges Payable (including VAT):	R -	R -	R -	R 13 006,20	R 132 274,33	R 146 275,53	R 17 611,04	R 162 889,57	

APPLICANT INFORMATION	
Application Processed by:	Iza Filles
Signature:	Please note that this calculation is indicative at this stage
Notes:	The proposed second dwelling used as a 2 bedroom guest room. The proposed 400m2 farm shed.(As per the motivation report LU 16229 dated 14 March 2024 by Plan 4 SA) (Farm shed to be used for business purposes)

Handwritten signature/initials

Changes (before adjusting for positive only, before Deductions)														
Changes adjusted for positive only, before Deductions	R	-	R	-	R	11 308.00	R	220 042.31	R	241 350.31	R	15 313.85	R	265 664.26
Deductions per service (from larger reductions)	R	-	R	-	R	11 308.00	R	230 042.31	R	241 350.31	R	15 313.85	R	258 044.26
Discount Deduction (%)	R	-	R	-	R	-	R	116 021.15	R	116 021.15	R	-	R	146 021.15
Additional Deduction per service - from Services Agreement (sum)	R	-	R	-	R	-	R	-	R	-	R	-	R	-
Sub total after Adjustments and Deductions (including VAT)	R	-	R	-	R	11 308.00	R	116 021.15	R	126 328.15	R	15 313.85	R	144 644.11
VAT	R	-	R	-	R	1 666.20	R	47 253.17	R	18 896.37	R	2 207.09	R	21 204.67
Total Development Changes	R	-	R	-	R	13 904.20	R	132 274.33	R	145 224.53	R	17 611.04	R	165 848.77

Franchisee

Franchisee	Unit Type	Franchise Fee	Proprietary Fee	Marketing Fee	Training Fee	Other Fees	Start-up Costs	Operating Costs	Revenue	Profit	Net Income	Total
Single Residential >1000m2	du											
Single Residential >500m2	du											
Single Residential >250m2	du											
Single Residential <250m2	du											
Second Dwellings	du											
Low Form Residential	du											
Group Residential	du											
Appartments	du											
Retirement Village	du											
Old age home	du											
Student Accommodation/Commercial/Hotel	rooms											
Guest House	rooms											
Converted Guest House	rooms											
Hotel, Residential	rooms											
General Business	rooms											
Office	m2 GLA											
Retail Shop	m2 GLA											
Restaurant	m2 GLA											
Outdoor Function / Public Area	persons											
Conference Facility/Office of assembly	m2 GLA											
Hospital/Childcare Rooms	m2 GLA											
University/College	student											
Bed/Breakfast	student											
Bed/Breakfast - light	m2 GLA											
Industrial - heavy	m2 GLA											
Manufacturing Light Manufacturing	m2 GLA											
Storage Facilities	unit											
Open Space/Plant Environmentally safe	ha											
Roads and Parking	ha											
To be submitted	ha											
Other (Based on individual demands)	ha											
Total Area	0											

Franchisee	Unit Type	Franchise Fee	Proprietary Fee	Marketing Fee	Training Fee	Other Fees	Start-up Costs	Operating Costs	Revenue	Profit	Net Income	Total
Single Residential >1000m2	du											
Single Residential >500m2	du											
Single Residential >250m2	du											
Single Residential <250m2	du											
Second Dwellings	du											
Low Form Residential	du											
Group Residential	du											
Appartments	du											
Retirement Village	du											
Old age home	du											
Student Accommodation/Commercial/Hotel	rooms											
Guest House	rooms											
Converted Guest House	rooms											
Hotel, Residential	rooms											
General Business	rooms											
Office	m2 GLA											
Retail Shop	m2 GLA											
Restaurant	m2 GLA											
Outdoor Function / Public Area	persons											
Conference Facility/Office of assembly	m2 GLA											
Hospital/Childcare Rooms	m2 GLA											
University/College	student											
Bed/Breakfast	student											
Bed/Breakfast - light	m2 GLA											
Industrial - heavy	m2 GLA											
Manufacturing Light Manufacturing	m2 GLA											
Storage Facilities	unit											
Open Space/Plant Environmentally safe	ha											
Roads and Parking	ha											
To be submitted	ha											
Other (Based on individual demands)	ha											
Total Area	0											

Daniel Meyer

From: Nolusindiso Momoti
Sent: Friday, 26 January 2024 08:21
To: 'martinj@plan4sa.co.za'
Cc: Daniel Meyer
Subject: FW: FARM 1128/2 PAARL , CONSENT USE: COMMENT

Good day Martin,

Please find below comment from electrical services.

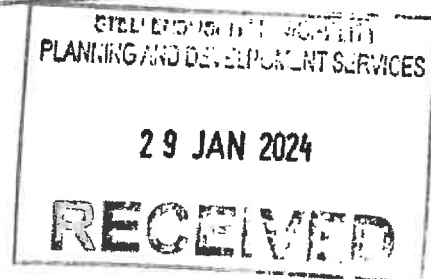


Kind regards / Vriendelike Groete
Nolusindiso Momoti (Sindi)
Administrative Officer
Land Use Management
Planning & Economic Development

T: +27 21 808 8673; F + 27 21 886 6899
NPK Building, 1st Floor, C/O Plein & Ryneveld
Street, Stellenbosch, 7600
www.stellenbosch.gov.za



FILE NR:	F 1128/2 P
SCAN NR:	
COLLABORATOR NR:	



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Martin Slabber <Martin.Slabber@stellenbosch.gov.za>
Sent: Thursday, January 25, 2024 9:16 AM
To: Nolusindiso Momoti <Nolusindiso.Momoti@stellenbosch.gov.za>
Subject: RE: FARM 1128/2 PAARL , CONSENT USE: COMMENT

GENERAL: NONE

CONDITIONS: Outside electrical network area – ESKOM (021 980 3953) 1. Installation of 10A electrical control units 2. Solar water heating/heat pump installation. 3. Energy efficient lightning 4. Roof insulation 5. Cooking with gas fired appliances 6. Control air condition equipment with energy saving devices. 7. Preheat at least 50% of hot water with alternative energy savings devices.
TX

Groete:
Martin Slabber
Sin. Supt. Dwarsrivier Elect.
Engineering Services

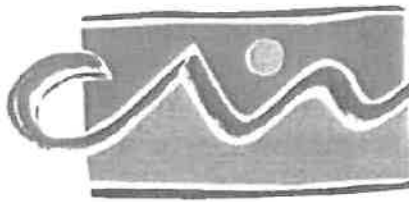


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ANNEXURE C

COMMENT FROM CAPE WINELANDS DISTRICT
MUNICIPALITY (ENVIRONMENTAL HEALTH)



CAPE WINELANDS DISTRICT
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MEMORANDUM TO/ AAN : M. Momoti
Directorate Planning Economic &
Development: Stellenbosch Municipality
Official / Beampste : Mr F.C. van Wyk
Your ref/ U vrew. : ERF 1128/2, Paarl
Ref No / Verw. No : 15/2/6/1
Date / Datum : 2024-05-30

FILE NR:

F1128/2 P

SCAN NR:

APPLICATION FOR CONSENT USE: FARM 1128/2, PAARL DIVISION

There are no objections from an Environmental Health point of view in terms of this application, subject to compliance with the following:

1. All sewage / wastewater must be disposed of in such a manner that it does not create a health nuisance. Must be connected to the existing municipal system.
2. The applicant should apply for the Refuse Removal Service from Stellenbosch Municipality or alternately an adequate waste removal service must be used. Refuse bins must be strategically placed and accessible to the public.
3. In the event where food will be prepared or handled and or served to the public, the applicant must apply in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability in terms of Regulation 962 of 23 November 2012.
4. In the event where any noise generating activity will be conducted on the premises, the onus lies on the owner to ensure that the necessary noise evaluation is carried out and that the results are submitted to local authority (SANS 10103 of 2003)
5. An adequate water supply that complies with the national standards for drinking water (SANS 0241:2001) must be provided. It is advised that bottled water also be made available to the participants of this event.

Yours faithfully

F.C. VAN WYK
for MUNICIPAL MANAGER





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ANNEXURE D

COMMENT FROM WESTERN CAPE GOVERNMENT
DEPARTMENT OF INFRASTRUCTURE
(TRANSPORT INFRASTRUCTURE BRANCH)



Ref: DOI/CFS/RP/LUD/REZ/SUB-25/494 (Job 30803-1)

The Municipal Manager
20 Plein Street
STELLENBOSCH
7600

Attention: landuse.enquiries@ Stellenbosch.gov.za

PORTION 2 OF FARM BOSPLAATS NO. 1128, STELLENBOSCH: MINOR ROAD 5620: CONSENT USE APPLICATION

1. The application received from Messrs Plan4SA (Pty) Ltd received on 1 February 2024 refers.
2. The subject property is located 2 km south-west from Franschhoek, and takes access off Minor Road 5620 (OP05620, Green Valley Road) at $\pm$ km 0.34.
3. This Application is for Consent Use to accommodate the following:
 - 3.1. Guest house consisting of 5 (five) guest bedrooms located in the existing main dwelling and 2 (two) guest bedrooms to be located in the proposed second dwelling unit, including associated shared uses;
 - 3.2. Occasional use exceeding the permitted 1 (one) event per year to allow occasional Film Shoots and Food & Wine Events on the farm; and
 - 3.3. Tourist facility to permit the use of outdoor/garden areas on the farm, portions of the existing main dwelling and the proposed farm shed for Functions and Weddings.
4. The driveway to the property is also a registered servitude to the farm located south of the subject farm. The turnoff to the farm is $\pm$ 95m in on the driveway. The servitude only measures 4m wide, which is insufficient to accommodate two way traffic.
5. Ideally the driveway should be made wider so that the surfaced width is at least 5.5m, or at the very least embayments of 2.2m wide should be regularly provided so that vehicles are able to move aside and allow another vehicle to pass.
6. A service entrance is also located off the driveway within 1m of entering the driveway. This driveway should be closed, as the it is too close to the bellmouth of the access.
7. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following:

- 7.1. That the driveway be made wider to at least 5.5m up until the turnoff to the farm, or embayments of 2.2 m wide and 6m in length are provided every 30m up until the turnoff to the farm (two embayments); and
- 7.2. The service entrance located 1m of entering the driveway be permanently closed, and the fence or hedging be reinstated.

Yours Sincerely



pp

SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE

DATE: 12 AUGUST 2024

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: landuse.enquiries@stellenbosch.gov.za
2. Consultant: Plan4SA
Attention: Mr M Jonker (e-mail: martinj@plan4sa.co.za)
3. District Roads Engineer
Paarl
4. Mr E Smith (e-mail)
5. Mr F Fakier (e-mail)
6. Mr S Carstens (e-mail)