STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1384/2025
Our File Reference Number: Farm 1088/4, Stellenbosch Division
Your Reference Number: Portion 4 of Farm 1088, Stellenbosch (Equitania)
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Marike Bolz
Arch Town Planners (Pty) Ltd
152 Dorp Street
Bakkershuis
Stellenbosch
7600

Madam

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME BYLAW TO ALLOW ADDITIONAL USES: FARM NO. 1088/4, STELLENBOSCH 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 Bylaw on Farm No. 1088/4, Stellenbosch Division;

   3.1. **Permission** in terms of the zoning scheme bylaw, in terms of Section 15(2)(g) of the said bylaw, to allow the following additional uses;

      3.1.1 Agricultural Industry less than 2000m²; for a processing facility for the handling of fresh vegetables and herbs, produced on the farm.
      3.1.2 Polytunnels less than 5000m²; to establish polytunnels, including shade net structures, to enable year-round production of selected crops that require protection from climatic extremes.

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

4 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

   4.1 The approval only applies to the applications 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.
   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 proposed use.

4.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.

4.4 The development and building plans be generally in accordance with plans as referenced Drw Nr. 287lum001-002-003rev14, dated 13/04/2026, drawn by JPR Architectural Services, attached as **Appendix 2**.

4.5 Landscaping proposal to mitigate the visual impact of the proposed structure from the adjacent road (Bradell Road) be submitted together with the final building plans and be implemented before occupancy certificates is issued.

4.6 The Agricultural Industry for a processing facility be limited to ±383m².

4.7 The Polytunnels, including shade net structures be limited to an area of ±4,951m² for bona-fide agricultural purposes.

4.8 Should the approved (purpose built) facility cease to operate, the repurposing of any structure and facilities associated with the subject approved land use activity not be permitted and the subject structures, facilities and related infrastructure at the cost of the owner be demolished and the site be rehabilitated and the land and any buildings that are not demolished be restored for agricultural related uses or uses permitted as primary use rights in terms of the zoning of the property within a year of ceasing the approved land use activity

4.9 The property remains self-sufficient in terms of using of borehole water for the proposed and existing facilities onsite.

4.10 The existing sewerage connection onto the City of Cape Town's sewer line in Bredell Road continue to be used for all on farm activities and that all new sewer connections for the farm be requested from City of Cape Town, current providing this service to the property.

4.11 The properties current solid waste removal service arrangements provided by Stellenbosch Municipality be continued with.

4.12 The existing sewer and water connection points must be used.

4.13 Only the existing approved access to the property off OP4236 be used and upgraded, where required, to the satisfaction of the competent road's authority, at all times.

4.14 Development charges, where applicable are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to approval of any building plans, to the satisfaction of the competent local authority.

5 The reasons for the above decision are as follows:

5.1 The proposal is in keeping with the current agricultural land use of the subject property and surrounding properties.

5.2 The development size does not trigger any environmental or heritage approvals under the relevant laws.

5.3 The proposed additional uses comply with all the required development parameters of the Stellenbosch Zoning Scheme Bylaw.

5.4 The proposed building work will not detract from the character, if the required landscaping proposals are implemented to mitigate the possible visual impact from the adjacent Bredell Road.

5.5 No municipal engineering services are impact by the proposals.

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6 Matters to be noted:

6.1 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.

7 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.

8 Section 62 appeals must be submitted to the authorised Appeal Authority within 21 days from the date of notification of the above decision.

9 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 and a copy to landuse.appeals@stellenbosch.gov.za.

10 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.

11 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

MANAGER: LAND USE MANAGEMENT
Chrizelle Kriel

DATE: 11-08-2026

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APPENDIX 1

Locality Plan

Farm 1088/4, Stellenbosch - Locality Plan

Date created: 2025/10/24

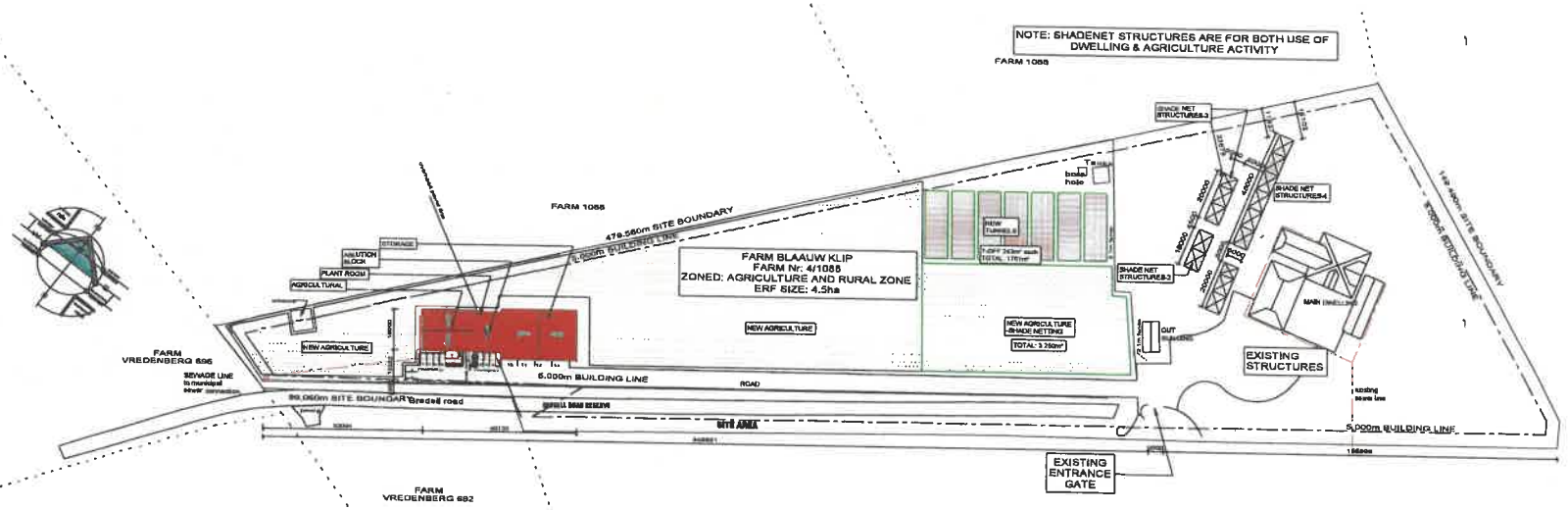
km
0 0.2 0.4 0.6 0.8 1

Western Cape Government

APPENDIX 2

Development and Building Plans

NOTE: SHADENET STRUCTURES ARE FOR BOTH USE OF DWELLING & AGRICULTURE ACTIVITY



PROPOSED SITE LAYOUT scale 1:1000

DEVELOPMENT INFORMATION

ZONING			agricultural
SITE AREA			45 166m²
DESCRIPTION		COVERAGE	GLA
AGRICULTURE			
EXISTING AGRICULTURE			
existing stores		47 63m²	63.75
PROPOSED STORE			
STORAGE		63m²	63m²
AGRICULTURAL		210m²	112m²
OFFICE		15m²	15m²
ENTRANCE		20m²	INCL
ABLUTION BLOCK		21m²	INCL
PLANT ROOM		6m²	INCL
SHADE NET STRUCTURES		320m²	
TOTAL		1016m²	630m²

PARKING REQUIREMENTS

LAND USE: agricultural

requirements as per Stellenbosch Municipality zoning scheme by-law

REQUIRED	PROVIDED
PARKING BAYS required: 1,5 bay per 100sqm GLA 630/100x1,5= 13,4 parking bays required	13 off
LOADING BAY required: 1 bay per 2500sqm GLA 630/2500x1= 0,3 loading bays required	1 off

WC REQUIREMENT

OCCUPANCY CLASSIFICATION: agricultural

Hazards risk industrials max 15 persons

requirements as per SANS 10400 -P for +20 people

REQUIRED	PROVIDED
SANITARY FIXTURE	
male: 1 wc, 2 basins	male: 1 wc, 2 basins
2 urinals	2 urinals
female: 3 wc, 2 basins	female: 3 wc, 2 basins
communal: 6 wc, 5 basins	communal: 6 wc, 5 basins
disable: 1 wc	disable: 1 wc

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE

PLUMBING SERVICES LEGEND

- stub stack and vent valve
- 100 mm ø pvc waste pipe
- 50 mm ø pvc waste pipe
- 40 mm ø pvc waste pipe
- inspection eye
- rodding eye
- gulley

CONSTRUCTION LEGEND

- new masonry wall
- existing masonry walls
- new curtain wall
- demolished/removed item

JPR
ARCHITECTURAL SERVICES
cell num 060 769 7095
email address jpr@gmail.com

PROJECT DETAILS

[redacted]
FARM 4/1088
[redacted]

DRAWING DETAILS

drw nr. 287lum001rev14

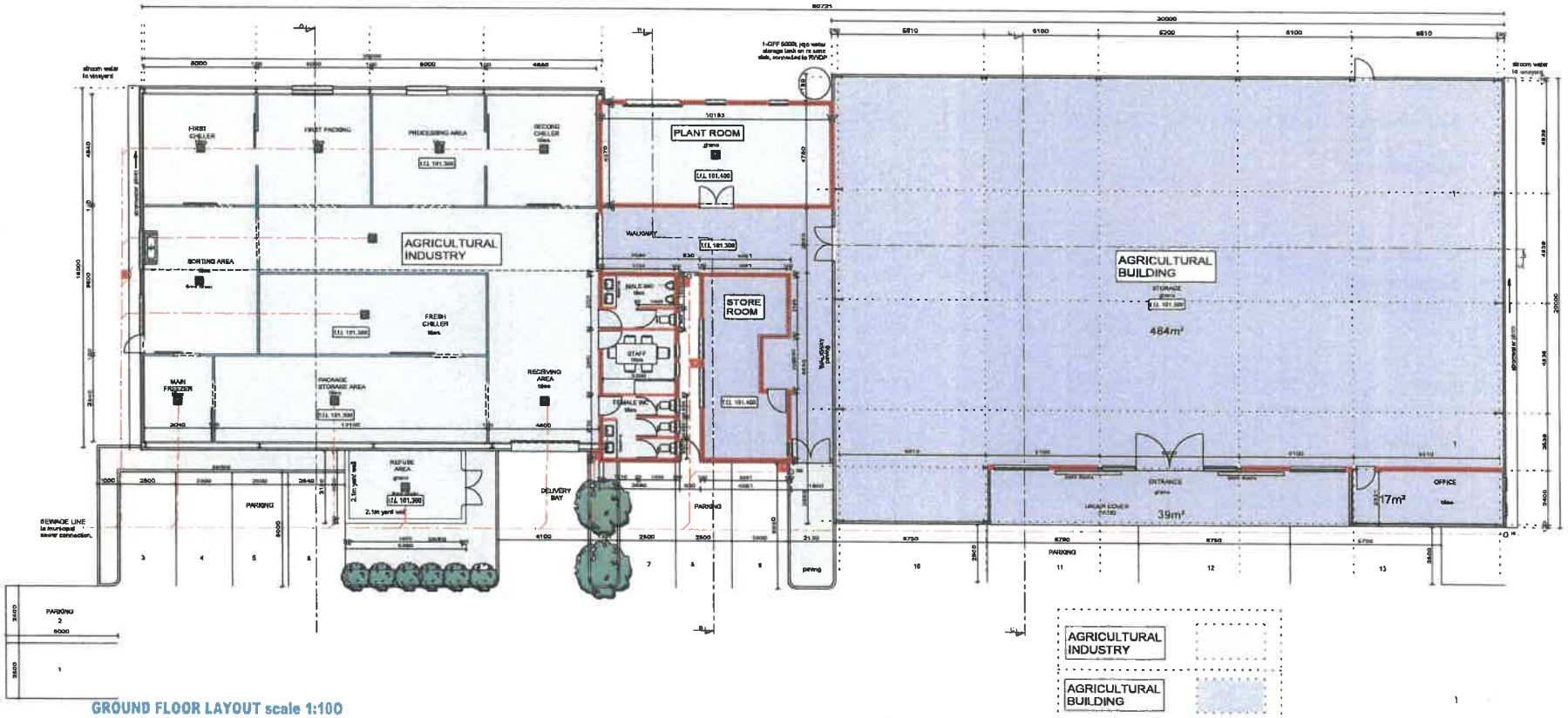
13/04/2026

REVISIONS

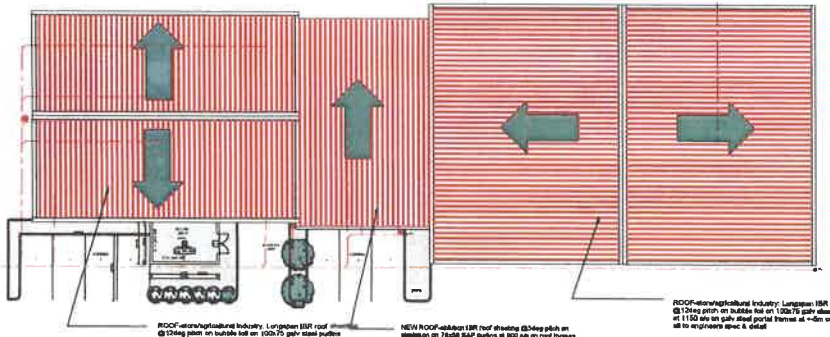
REV	DATE	DESCRIPTION

D.POERSTAMPER ST1383
ARCHITECT

CLIENT



GROUND FLOOR LAYOUT scale 1:100



ROOF LAYOUT scale 1:200

NOTES

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE

Building to be erected with good quality materials and workmanship to basic guidelines and specifications of:
- The SANS 10137 & SANS 10400 Building Specifications
- Standard conventions in all building trades
- Local Building Regulations. All openings to have precast lintels over, laid to manufacturers specification
- Any combustible material to be 200mm away from timber
- Water installation to be in accordance with SANS 10252-1:2004 & SANS 10252-1, all hot water pipes to be insulated in fibre material with a min R-value of 2 of hot water to be generated by underground electrified supply on demand unit
- All openings to have precast lintels over, laid to manufacturers specification
- All levels and dimensions to be checked on site by Contractor before commencement of any work.
- Any discrepancies to be reported to the Architect.
- All building work and plumbing to comply with NBR, local municipal bylaws and SANS standards.

ROOF-store/agricultural industry: Longspan IBR roof sheeting @12deg pitch on bubble foil on 100x75 galv steel purlins at 1150 c/c on galv steel portal frames at +-6m centers. all to engineers spec & detail

NEW ROOF-addition IBR roof sheeting @12deg pitch on insulation on 76x50 SAP purlins at 900 c/c on roof trusses with clipt Eaves by specialist at approx. 900mm centres on 114x38mm SA pine wallplate fixed with galv steel hoop iron bolt into mortar joint at least 600mm deep. "Hatchboard" gypsum ceiling fixed between trusses. Ceiling void to be insulated with 150mm thick sanitas stanlux layer rolled above ceiling

RAIN WATER GOODS. 75mm extruded "water-tight" long span aluminium guttering and down pipes tap specialists specification. To match roofsheet colour.New rainwater to Jo-Jo tanks

STRUCTURAL STEEL:ALL painted mild steel roof & purlin frame structure to engineers detail

DAMPPROOFING
DPC around all window & door openings

CEILING:offices, are & shaft -6.5mm "Hatchboard" gypsum ceilings on 38x38 SA pine brandering @ 360mmcntr to be emissions removed and painted through out. Roof with dout mesh and covered with stelin sisalkaps pol or is stemming. 75x75mm gypsum cornice through out.

BRICKWORK: External walls to be 190/290mm concrete block walls. Commentwall smooth plastered & painted on both sides. colour as per owner. 300micron DPC to be cranked in cavity at finished floor level, and cavity is to be back filled with mortar. Only, steel bricklayers to be used every course up to FFL, and every second course thereafter.75x25mm weepholes above stepped DPC @ 600mmcntr, above openings and at FFL. Stepped brickwork DPC at 6mx ht with weepholes at 1.m cts

FLOORS:floor finish as on plan on 50mm cement/sand screed on 150mm concrete floor slab on 250micron DPM overlapped by min 300mm on 50mm sand blinding on 250mm vertcrete of well compacted fill on suitable hardcore. Soil treated with ant poison.

FOUNDATIONS: pour concrete footings c/w all columns to engineers detail and spec.

FOUNDATIONS. 600x230mm 20Mpa in-situ concrete footings c/w all 190 & 290mm walls. All strip foundations to be min. 300 below natural ground level. Strip foundations and foundation walls to be supported at varied crossings
All to engineers details and spec.

DOOR & WINDOWS. Timber & Aluminium windows/doors as per schedule. All glazing to comply with requirements of SANS 10137 & SANS 10400 part N.-access doors and side lights, windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs & steep ramps to be safety glass and clearly indicated as such at eye

SEWAGE & WASTE. 110mm dia uPVC drain pipe laid in 1ml max. 1:5 and min.1:80 to manhole municipal sewer connection. All waste pipes to be 50mm uPVC, and to be independently from each other, Minimum invert ht of sewer to be 450mm at highest point.

VENTILATION-at one stage/space ventilator with 300m opening agricultural industry to be mech. vented

ELECTRICAL. all electrical work is to be carried out by a qualified and registered electrician. Mains points will be established by the owner all to be surface mounted

SANITATION WARE. all to stand alone dual flush cistern with a 3.0l and 6.0l flush taps with maximum flow rate of 6 l/min. shower heads with maximum flow rate of 7l/min demand or metering taps at wash hand basin

PAINTWORK. All exterior & interior paintwork to client choice

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE

PLUMBING SERVICES LEGEND

- stub stack and vent valve
- 100 mm ø pvc sewer pipe
- 50 mm ø pvc waste pipe
- 40 mm ø pvc waste pipe
- inspection eye
- rodding eye
- gulley

CONSTRUCTION LEGEND

- new masonary wall
- polyurethane foamed insulated panels
- new surface bed
- demolished/removed item

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PROJECT DETAILS

[redacted]
FARM 4/1088
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DRAWING DETAILS

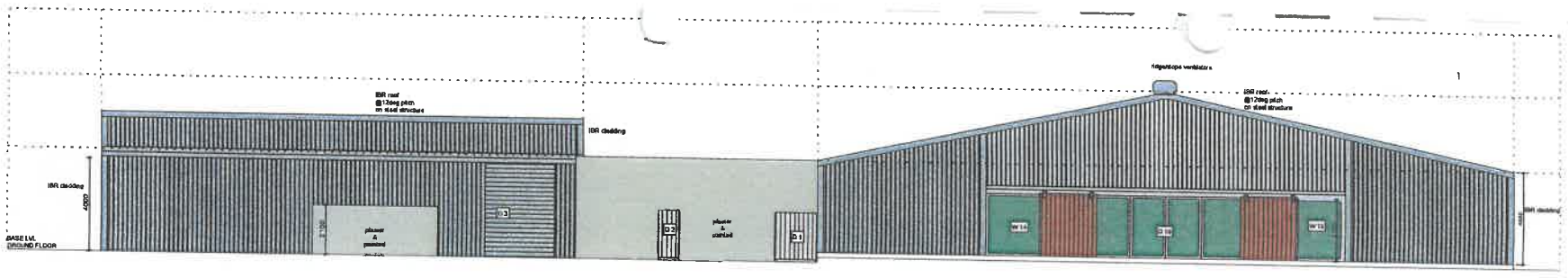
drw nr. 287lum002rev14
13/04/2028

REVISIONS

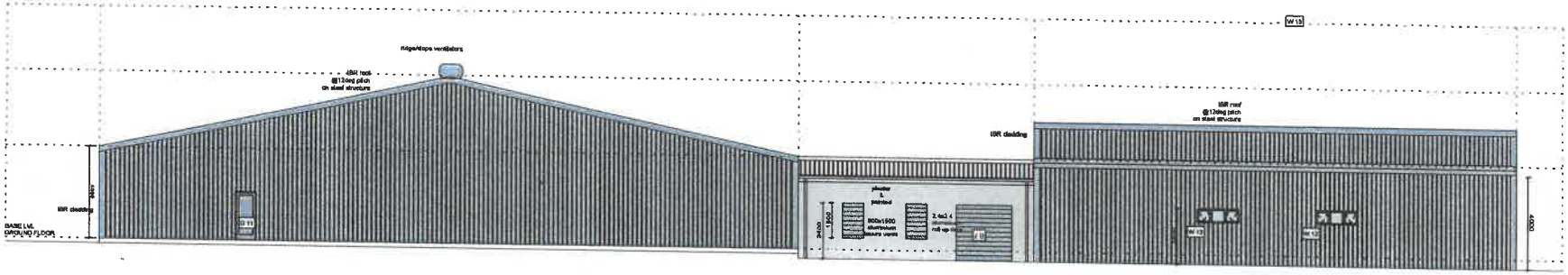
ANY	DATE	DESCRIPTION

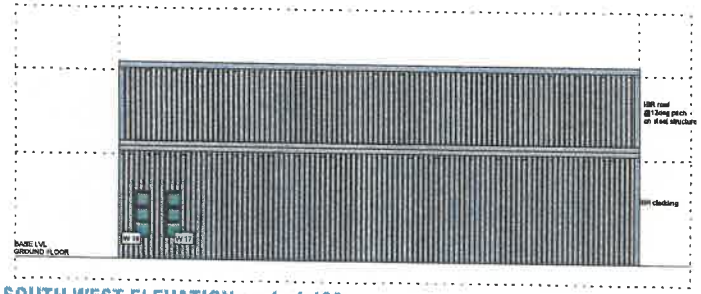
O.P.DE KLERK SAMPER ST1383
ARCHITECT

CLIENT



SOUTH EAST ELEVATION scale 1:100





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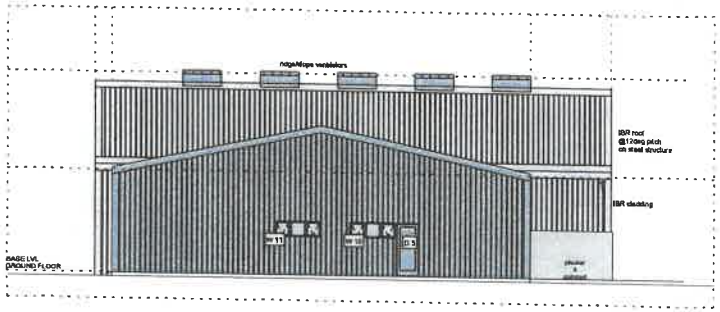

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- new surface bed
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PROJECT DETAILS

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FARM 474[illegible]

DRAWING DETAILS

drw nr. 287lum003rev14
15/04/2020

REVISIONS

REV	DATE	DESCRIPTION

D.P.OOSTAMPER ST1393
ARCHITECT

SIGNATURE