



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19107 (TP1213/2025)

Our File Reference Number: Erf 561, Franschhoek

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 561, FRANSCHHOEK

1. The above application refers.
2. The duly authorised decision maker has decided 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 Erf 561, Franschhoek for:
 - 3.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw in order to use the portion of the restaurant as liquor store.
- 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 said Bylaw:
 - 4.1 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 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 The proposal be implemented in accordance with the Floor plan, drawn by P-J Le Roux, undated, attached as annexure A.

4.4 Care must be taken that delivery vehicles do not obstruct traffic and pedestrian flows in the road.

4.5 Monitor the existing six parking bays to ensure that sufficient parking remains available once the new use is implemented.

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

5.1 The proposal is in line with the existing land use of the property and will have limited negative impact on the character of the surrounding area.

6. **Matters to be noted:**

6.1 A business license and a liquor license be applied for if required.

6.2 Should, after following due process -

- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or
- b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or
- c) 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 Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

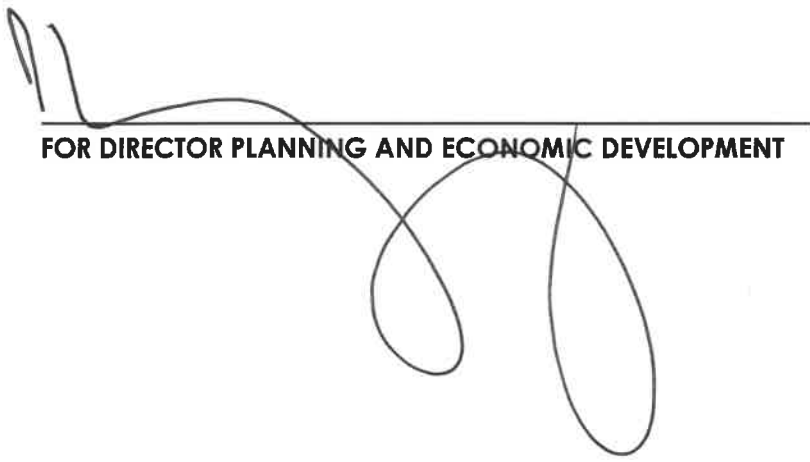
8. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

9. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**

10. Any party (applicant or other) who lodges an 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 **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

11. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021 – 808 8684.
12. An applicant who lodges an 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.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
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


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

20/10/2025
DATE

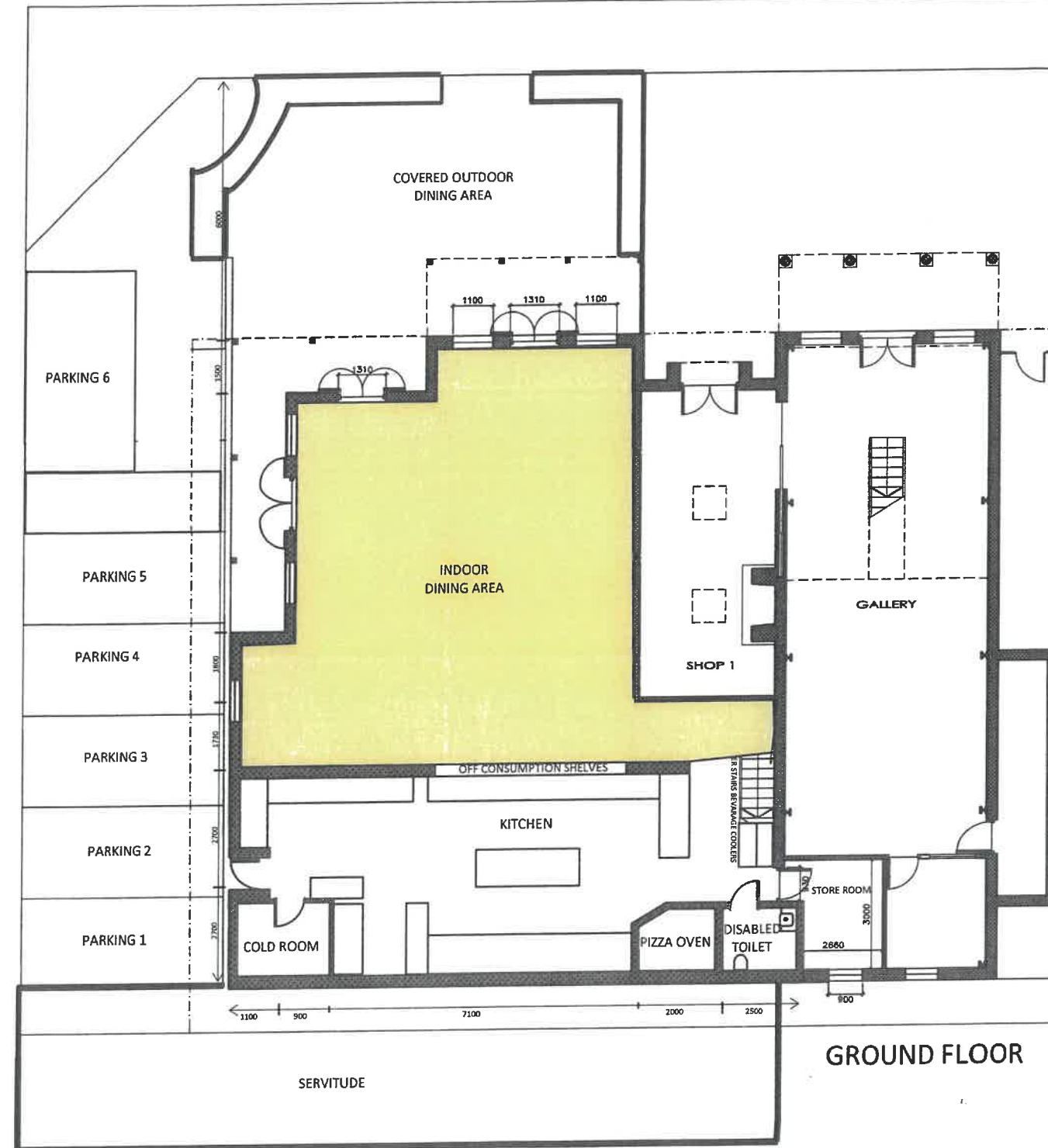


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Annexure A



GROUND FLOOR



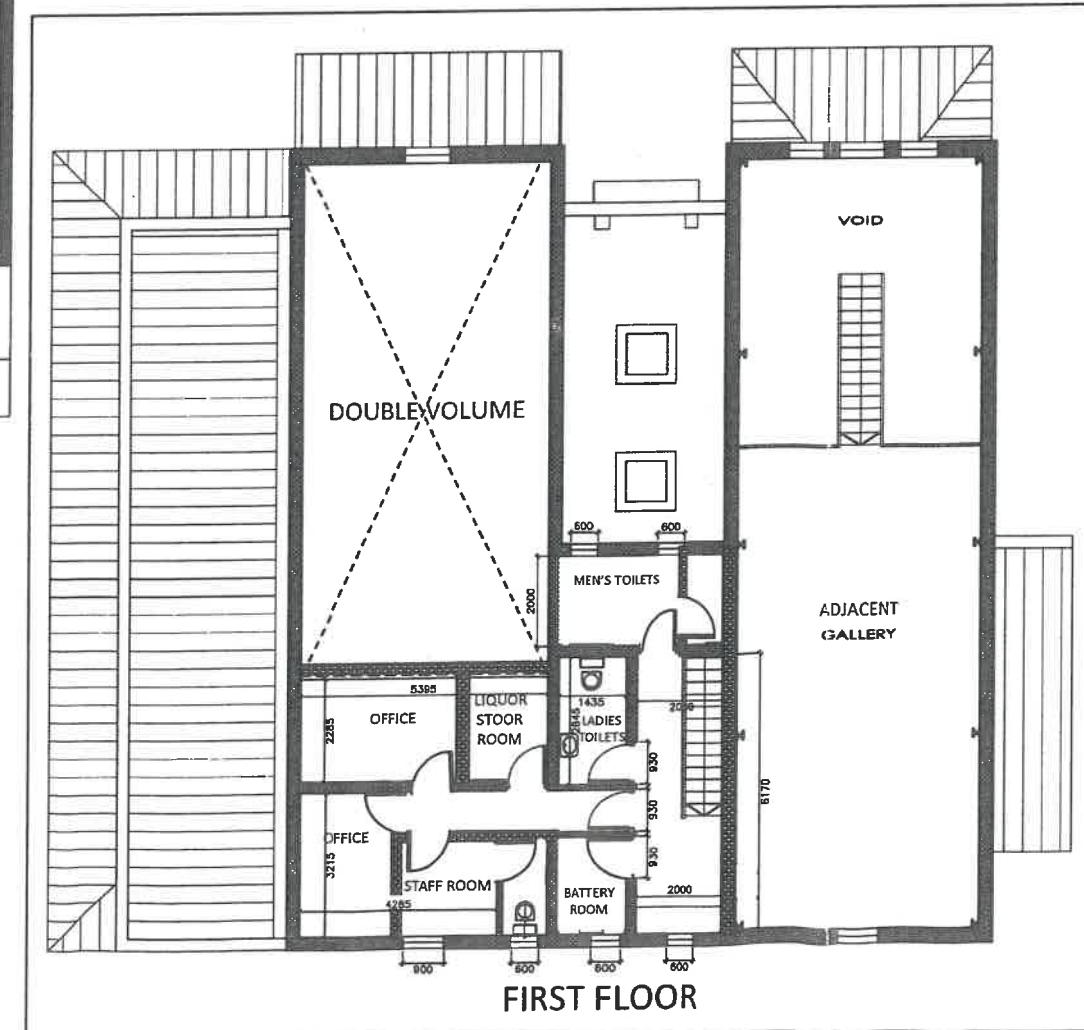
STREET FRONT FROM HUGUENOT STREET



INSIDE DINING AREA



OUTSIDE DINING AREA



FIRST FLOOR

FLOOR PLAN FRANKS CORNER BAR & GRILL

APPLICANT : TK RETAIL
CONSULTANTS CC
TRADING NAME : FRANK'S
CORNER BAR AND GRILL

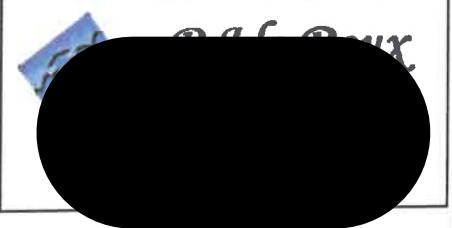
PREMISES : ERF 561
FRANSCHHOEK,
42 HUGUENOT STREET,
FRANSCHHOEK, 7690

EXTENT: 728m²

ZONING: MIXED-USE ZONE

APPLICATION : CONSENT USE
FOR "LIQUORE STORE"

PROJECT : FLOOR PLAN OF
RESTAURANT AND LIQUOR
LICENSE AREA





STELLENBOSCH MUNICIPALITY
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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: 15 August 2025
Our Ref ▫ Ons Verw: Civil LU 2940
Town Planning Ref: LU/19107 – TP1213/2025
Re ▫ Insake: Erf 561, Franschhoek: Application is made in terms of Section 15 (2) of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 on Erf 561 Franschhoek for the following: Consent Use in terms of section 15 (2) (o) of the above said Bylaw to permit portion of the restaurant to be utilized as liquor store

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

1. Roads
 - 1.1 Care must be taken that delivery vehicles do not obstruct traffic and pedestrian flows in the road.
 - 1.2 Monitor the existing six parking bays to ensure that sufficient parking remains available once the new use is implemented.

S. Zweni

Siyasanga Zweni

Technician: Development (Infrastructure Services)

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