



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19019 (TP1181/2025)

Our File Reference Number: 1085/1P

Your Reference Number: PA1085-1

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-M

Sir

APPLICATION FOR DELETION OF A CONDITION OF APPROVAL AND PERMISSION IN TERMS OF THE ZONING SCHEM BYLAW: FARM NO. 1085/1, 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 Bylaw,
 - 3.1. Permission in terms of the Zoning Scheme Bylaw in terms of Section 15(2)(g) of the said bylaw to permit the operation an agricultural industry (wine cellar) of less than 2000m² on Farm No. 1085/1, Paarl Division.
 - 3.2. Deletion of approval condition (a) and (b) in approval letter dated 1997-09-30;
 - (a) *"The rezoning will be applicable to the proposed cellar (±954m²) only. Any extensions of the facility will require a separate application for rezoning.*
 - (b) *The grapes to be processed in the cellar, are restricted to the harvest produced on the owner's property/properties, but that the purchase of grapes from other farms in the Franschhoek area for processing in the proposed cellar on farm 1085/2, Paarl Division, be allowed for a period of 5 years."*

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 applies only to the amendment of the condition of approval and shall not be construed as authority to depart from any other legal prescriptions or requirements.
 - 4.2. All other conditions listed in approval letter dated 1997-09-30, attached **APPENDIX 1**, remain applicable unless replaced by this approval and must be complied with at all times.
 - 4.3. 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 conditions of approval have been complied with.

- 4.4. Development charges 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 Directorate Infrastructure Services.
5. The reasons for the above decision are as follows:
- 5.1. The current zoning scheme bylaw makes provision for an agricultural industry less than 2000m² as an additional use, which is greater than the approved restriction of $\pm 945\text{m}^2$. The new floor area of $\pm 1580\text{m}^2$ is therefore still less than the regulated 2000m² and therefore conforming with the minimum provisions.
 - 5.2. The zoning scheme bylaw now also make provision that at least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm, meaning that less than 50% of the processing facility can be brought in from other properties. The restriction in condition (b) of the original approval is therefore no longer applicable.
 - 5.3. All other conditions of approval will remain applicable.
 - 5.4. No surrounding property owners will be materially affected by this application for the removal of the subject conditions.
 - 5.5. This land use approval will assist in regularizing an approved building plan.
6. Matters to be noted:
- 6.1. None.
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 **TP** 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 forms 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 MANAGER: LAND USE MANAGEMENT

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

DATE: 23.10.2025

Authorised decision-maker in accordance with the System of Delegations AND/OR Categorisation Model approved in terms of Section 69 of the said Bylaw vide Item 11.8.1 dated 24 May 2023.

Category / Delegation Item Number: H (1) / LUP85

Decision Making Authority: MLUM, SMDM

Rational: Comply with the SDF and relevant Council policies, guidelines and plans

APPENDIX 1

Keg
15/3/2/8/90

**WYNLAND DISTRIKSRAAD
WINELANDS DISTRICT COUNCIL
IBHUNGA LESITHILI SEWINELANDS**

Alexanderstraat 46 Alexander Street
Posbus / P.O. Box / IBhokisi 100
STELLENBOSCH
7599

NAVRAE / ENQUIRIES / IMIBUZO
D. DELANEY

TELEFOON / TELEPHONE / IFONI
021-871 1001 X 213

FAKS / FAX / I-FAX
021-872 1277

ONS VERW. / OUR REF. / ISALATHISO
DC 1085/1 PAARL

UW VERW. / YOUR REF. / ISALATHISO

DATUM / DATE / UMHLA
1997-09-30

15/3/2/8/7



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INGENIEUR			
BEPLANNING			
VERKEER			
MEDESE BEAMPT			
BRANDWEER			
HANDTEKENING/DATUM			

REGISTERED

Sir

APPLICATION FOR REZONING AND CONSENT USE : FARMS NOS. 1085/1, 1377 & 1421, PAARL DIVISION

Your application in the above-mentioned regard, dated 9 June 1997, refers.

I am pleased to inform you that the Winelands District Council has decided the following on your application :

- "(1) That a zoning of Agricultural Zone I be determined for Farm 1085/1, Paarl Division, in terms of section 14(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) .
- (2) That approval be granted for the rezoning in terms of section 16(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) of a portion, $\pm 954m^2$, of Farm 1085/1, Division Paarl, from Agricultural Zone I to Agricultural Zone II (wine cellar).
- (3) That approval be granted for a consent use in terms of Regulation 4.6 of the Scheme Regulations made in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and promulgated under P. N. 1048/1988, for a Tourist Facility (wine tasting and wine sales) of $\pm 190m^2$ in the proposed cellar building.

The approval is subject to the following conditions in terms of section 42(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) :

- (a) The rezoning will be applicable to the proposed cellar ($\pm 954m^2$) only. Any extensions of the facility will be require a separate application for rezoning.
- (b) The grapes to be processed in the cellar, are restricted to the harvest produced on the owner's property/properties, but that the purchase of grapes from othter

farms in the Franschhoek area for processing in the proposed cellar on Farm 1085/1, Paarl Division, be allowed for a period of 5 years.

- (c) That the comments and conditions as set by the Chief Engineer and accepted by the District Roads Engineer, be adhered to (as shown on Annexure 9 of the report of the Chief Executive Officer).
- (d) That the conditions as set by the Department of Water Affairs and Forestry, be adhered to (as shown on Annexure 9 of the report of the Chief Executive Officer).
- (e) That the conditions as set by the Department of Health (PAWC), be adhered to (as shown on Annexure 9 of the report of the Chief Executive Officer).
- (f) The approval applies only to the rezoning and consent use in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements.
- (g) No further extensions of the facility will be allowed without the approval of Council.
- (h) The applicant will be responsible for the landscaping around the proposed cellar so as to soften the impact of the cellar on the environment.
- (i) The required licence as stipulated in the Liquor Act, No. 27 of 1989, be obtained, if the owner is not in the possession of such a licence."

Your attention is drawn to your right of appeal to the Premier, in terms section 44(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), if you are not satisfied with the decision of the Winelands District Council. In this regard note should be taken of the appeal procedures as set out in regulations 17 to 25 of P N 1050/1988. The most important stipulations of these regulations are the following :

- The right of appeal shall be exercised in writing to the Provincial Administration of the Western Cape's Chief Directorate : Planning, Directorate Land Use, Private Bag X9083, Cape Town, 8000, within 21 days of the date on which the Winelands District Council's resolution has been made known by registered / certified mail.
- The appeal shall be in writing and be accompanied by all relevant documents submitted to the Chief Executive Officer, together with confirmation that a copy of the appeal has also been served on the Winelands District Council.
- A copy of the appeal to the Chief Directorate : Planning shall simultaneously be served on the Winelands District Council.

The Council's resolution takes effect from the date of this letter.

With regard to the conditions of approval, your attention is drawn thereto that the Winelands District Council or the Premier, as the case may be, may on application consider the waiving or amendment of any condition or impose additional conditions , in terms of section 42(3) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

Please note that the above-mentioned approval shall lapse if it is not exercised within 2 years from the date of the approval taking effect, or within the extended period, which

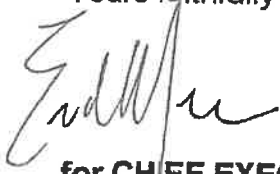
on application, may be determined by the Winelands District Council or the Premier, as the case may be.

The Winelands District Council's decision does not exempt anyone from the provisions of any other legislation and has only bearing on your application.

Please take note of the following Zoning Scheme Regulations as promulgated by P N 1048/1988 :

- Regulation 1.0 : Definitions.
- Regulation 3.0 : Planning Control measures

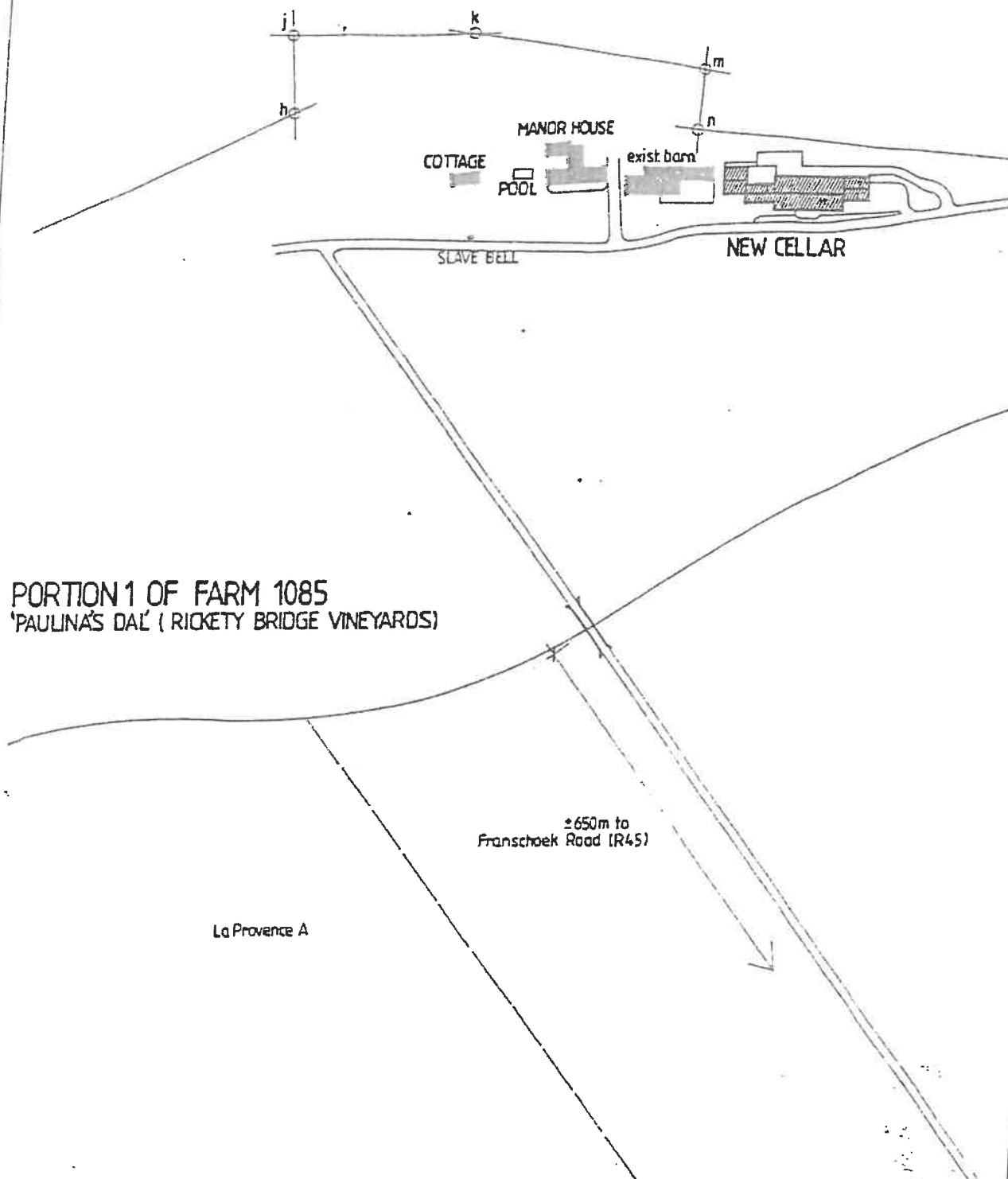
Yours faithfully



for CHIEF EXECUTIVE OFFICER

DD/gkb

BYLAE / ANNEXURE



TOWN PLANNING DIVISION

Paarl

STADSBEPLANNINGSAFDELING

SCALE SKAAL
NTS

FILE LÊER
DC 1085/1

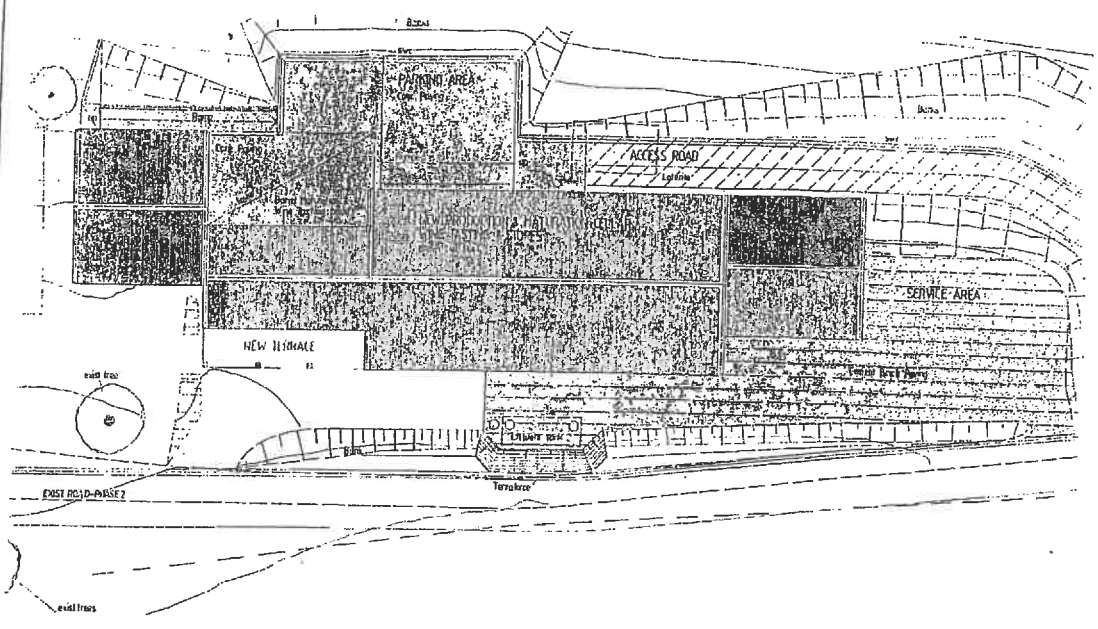
DATE DATUM
Jun 97

SITE PLAN
FARM 1085/1, PAARL DIVISION

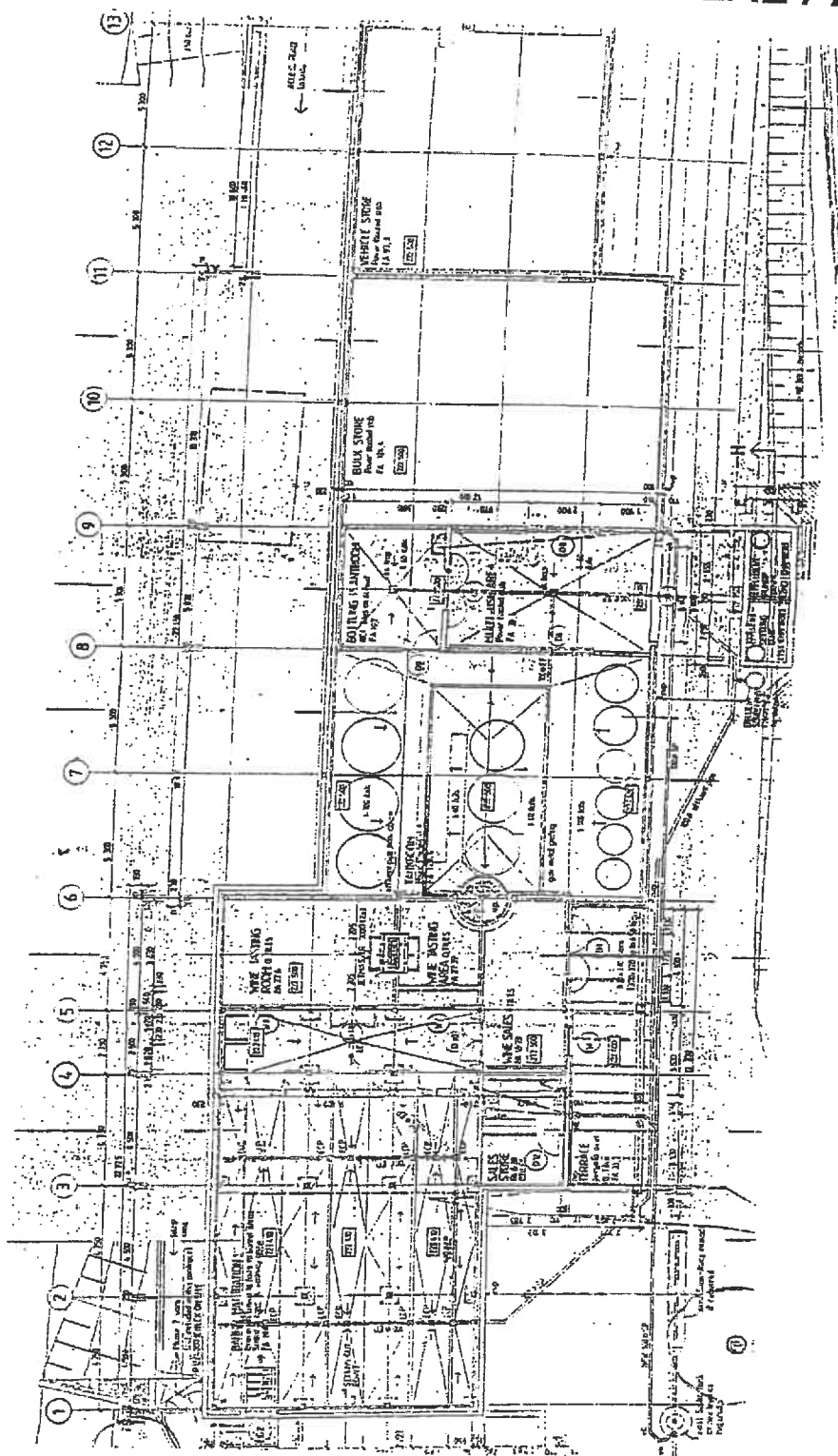
SOURCE BRON

ANNEXURE 2
BYLAE

SUBJECT
ONDERWERP



TOWN PLANNING DIVISION		Paarl		STADSBEPLANNINGSAFDELING	
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FILE	L&ER	BRON			
DC 1085/1		BUILDING PLAN			
DATE	DATUM	FARM 1085/1, PAARL DIVISION			
Jun 97		ANNEXURE 3			
		SUBJECT			
		ONDERWERP			



TOWN PLANNING DIVISION

Paarl

STADSBEPLANNINGSAFDELING

SCALE SKAAL
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FILE LÊER
DC 1085/1

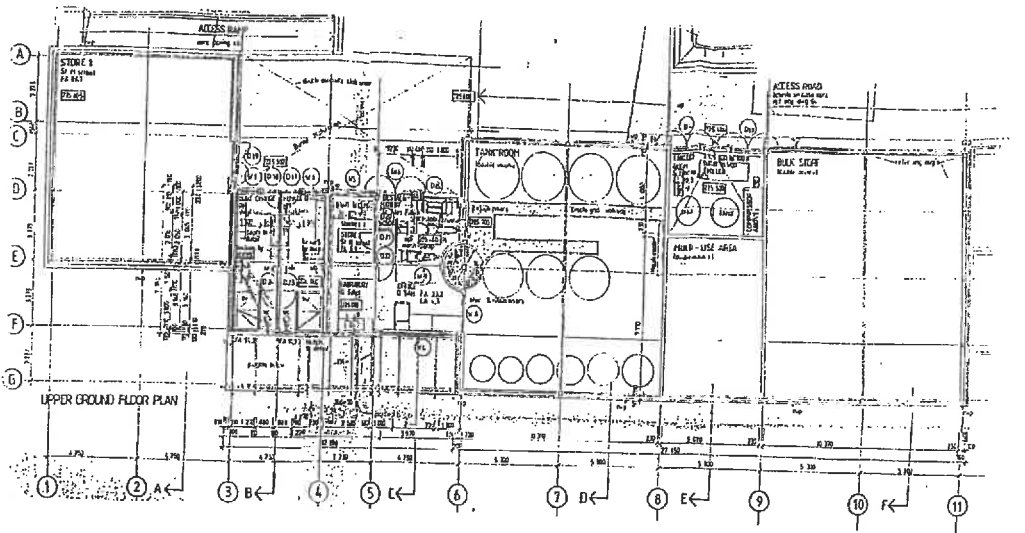
DATE DATUM
Jun 97

FLOOR PLAN
FARM 1085/1, PAARL DIVISION

SOURCE BRON

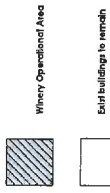
ANNEXURE 4
BYLAE

SUBJECT
ONDERWERP



TOWN PLANNING DIVISION		Paarl	STADSBEPLANNINGSAFDELING
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DC 1085/1		FLOOR PLAN	
		FARM 1085/1, PAARL DIVISION	
DATE	DATUM		
Jun 97			
		SOURCE	BRON
		ANNEXURE	BYLAE
		5	
SUBJECT			
ONDERWERP			

Drawing Legend

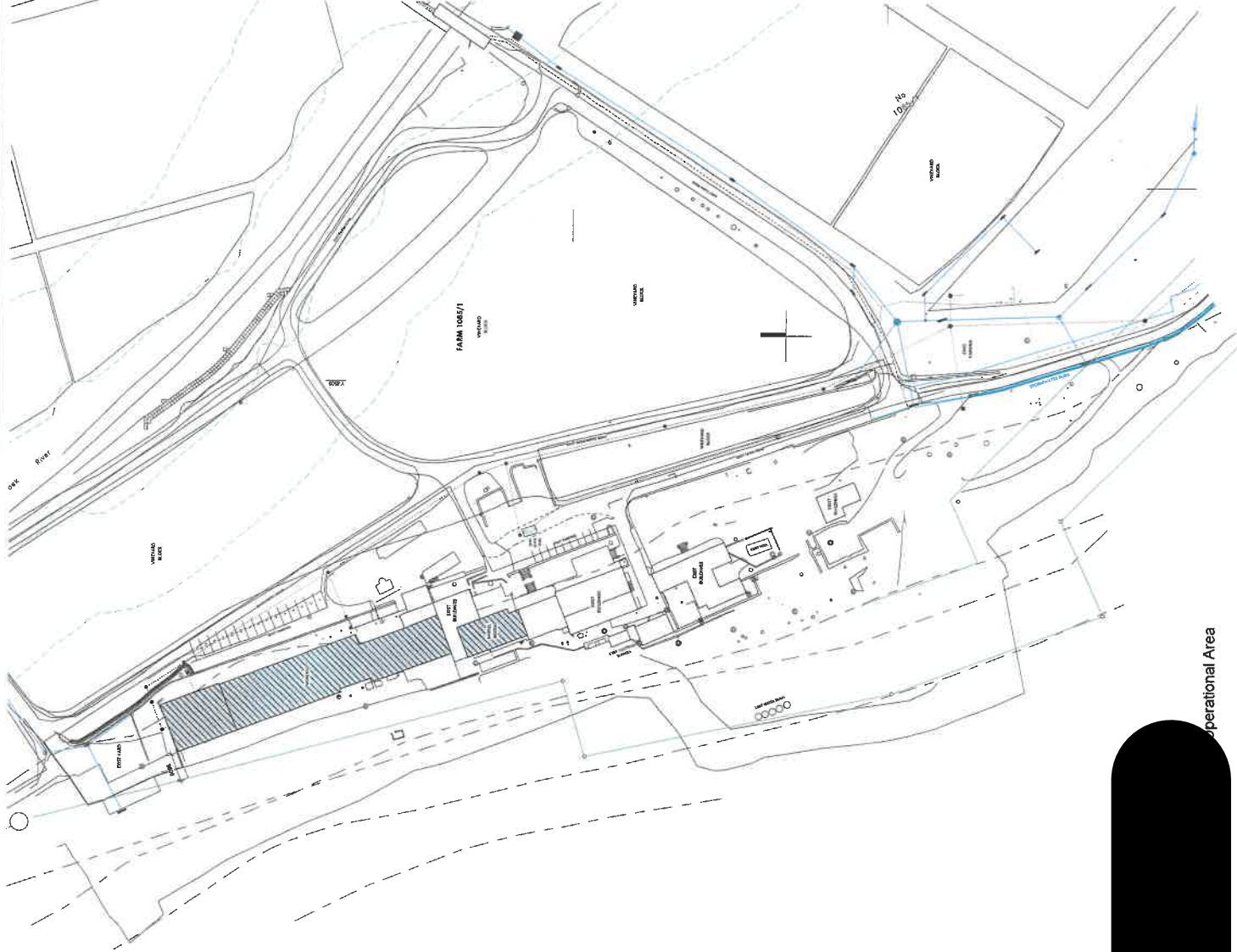


Area Schedule

Description of Areas	SQM
EXISTING BUILDINGS AREA	1875m ²
WHERE OPERATIONAL AREAS	1880m ²
TOTAL BUILT AREA:	3255m²

Municipal Parking Calculations

Description of Areas	rule	sqm / unit	req. #	achieved #
Offices	4 per 100sqm	130sqm	7 boys	8 boys
Industry	1.5 per 100sqm	1580sqm	16 boys	18 boys
TOTAL PARKING REQUIRED:				23 boys



Operational Area

80 5688 (2024)



Original Note:
- All dimensions to be confirmed on site before construction.
- These documents are to be used in conjunction with the contract documents, specifications, and any other documents.

Item	Description
1	General Notes
2	Foundation Schedule
3	Structural Schedule
4	Roofing Schedule
5	Exterior Finishes Schedule
6	Interior Finishes Schedule
7	MEP Schedule
8	Other Schedule

Area Schedule	Existing	New
Level 1	1700	1700
Level 2	1700	1700
Level 3	1700	1700
Level 4	1700	1700
Level 5	1700	1700
Level 6	1700	1700
Level 7	1700	1700
Level 8	1700	1700
Level 9	1700	1700
Level 10	1700	1700
Level 11	1700	1700
Level 12	1700	1700
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Level 18	1700	1700
Level 19	1700	1700
Level 20	1700	1700
Level 21	1700	1700
Level 22	1700	1700
Level 23	1700	1700

CLIENT SIGNATURE

ARCHITECT SIGNATURE

DATE

11 SEP 2024

Level 2 MEZZANINE

228540

Level 1

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CHETZEE BADE ARCHITECTURE

2024-2025

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1 CE SITE PLAN
1:2500

4 N-E OVERALL ELEVATION
1:250

3 Section A-A
1:200

2 Level 1 - OVERALL PLAN
1:200

Item	Description
1	General Notes
2	Foundation Schedule
3	Structural Schedule
4	Roofing Schedule
5	Exterior Finishes Schedule
6	Interior Finishes Schedule
7	MEP Schedule
8	Other Schedule

CLIENT SIGNATURE

ARCHITECT SIGNATURE

DATE

11 SEP 2024

Level 2 MEZZANINE

228540

Level 1

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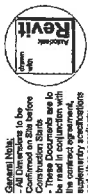
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APPROVED

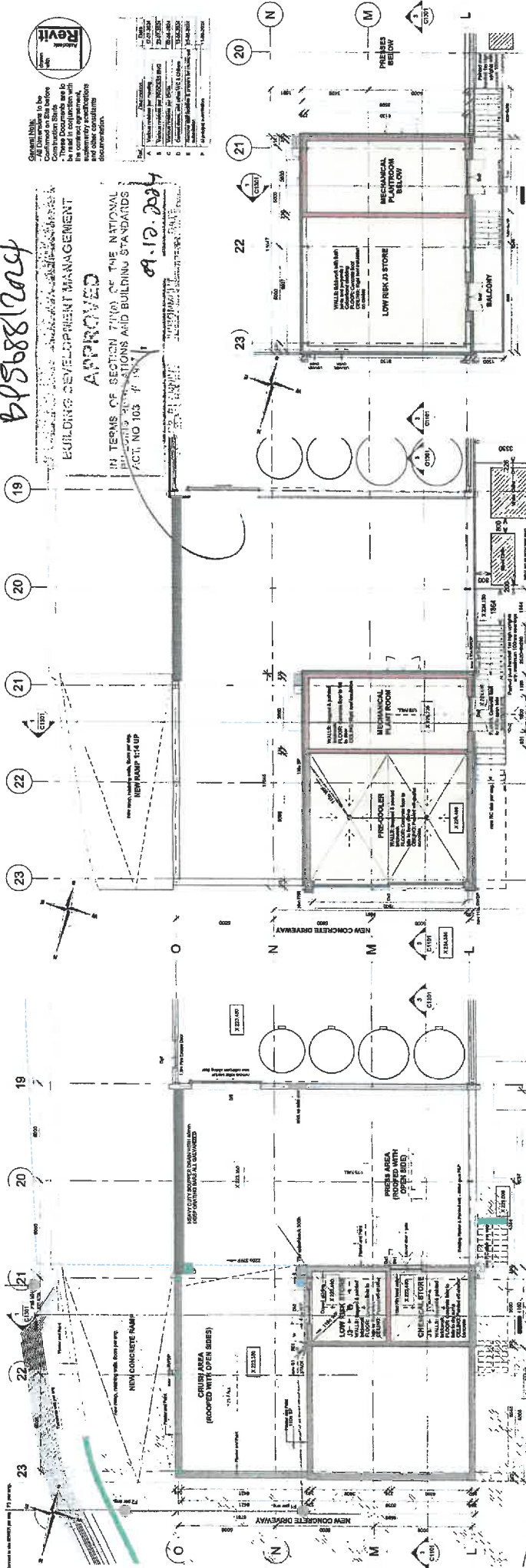
BUILDING DEVELOPMENT MANAGEMENT

IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO 103 OF 1977

9.12.2024



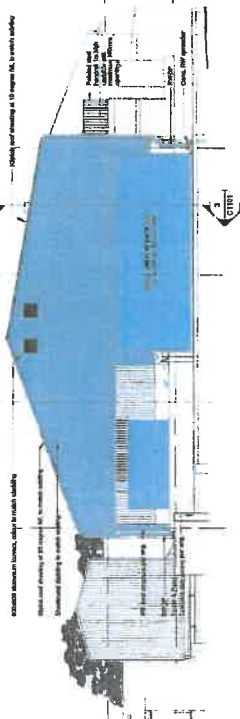
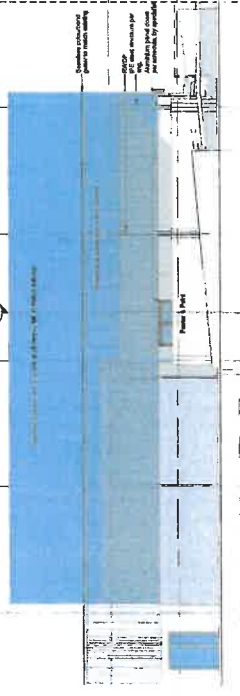
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-12-09
2	REVISIONS BY PROJECT ENG	2024-12-09
3	REVISIONS BY PROJECT ENG	2024-12-09
4	REVISIONS BY PROJECT ENG	2024-12-09
5	REVISIONS BY PROJECT ENG	2024-12-09
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Level 2 MEZZANINE
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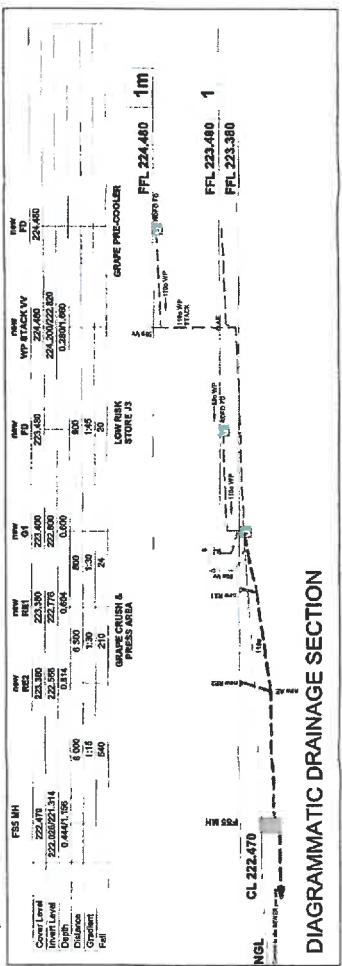
Level 2 CELLAR EXT
2 1:100

Level 1 CELLAR EXT
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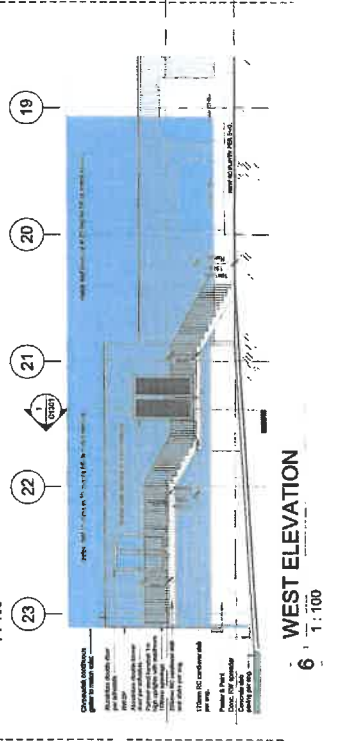


NORTH ELEVATION
5 1:100

EXT EAST ELEVATION
4 1:100



DIAGRAMMATIC DRAINAGE SECTION



WEST ELEVATION
6 1:100

24-05

CELLAR EXTENSION
PLANS AND ELEVATIONS

RICKETY BRIDGE - PORTION 1
OF FARM 1085 FRANSCHOEK
- ALTERATIONS & ADDITIONS
TO WAREHOUSE

CLIENT SUR
ARCHITECT
DATE

PROJECT

DATE: 2024-12-09

PROJECT NO: 69588/2024

PROJECT NAME: RICKETY BRIDGE - PORTION 1 OF FARM 1085 FRANSCHOEK - ALTERATIONS & ADDITIONS TO WAREHOUSE

PROJECT LOCATION: 1085 FRANSCHOEK, RICKETY BRIDGE, WESTERN CAPE

PROJECT STATUS: AS INDICATED

PROJECT SUBMISSION: MUNICIPAL SUBMISSION

PROJECT NO: C1102

PROJECT F: F



General Note:
All dimensions to be confirmed as follows:
- Dimensions to be confirmed as follows:
- These dimensions are to be used in conjunction with supplementary specifications and other documents.

Revision Schedule
No. Description Date
1 Initial Design 11/09/2024

Project Information
Project Name: RICKETY BRIDGE - PORTION 1 OF FARM 1085 FRANSCHOEK - ALTERATIONS & ADDITIONS TO WAREHOUSE
Client: [Redacted]
Date: 11 SEPTEMBER 2024

B5688/2024

APPROVED

IN TERMS OF SECTION 7(1)(b) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO 103 OF 1977

09.10.2024

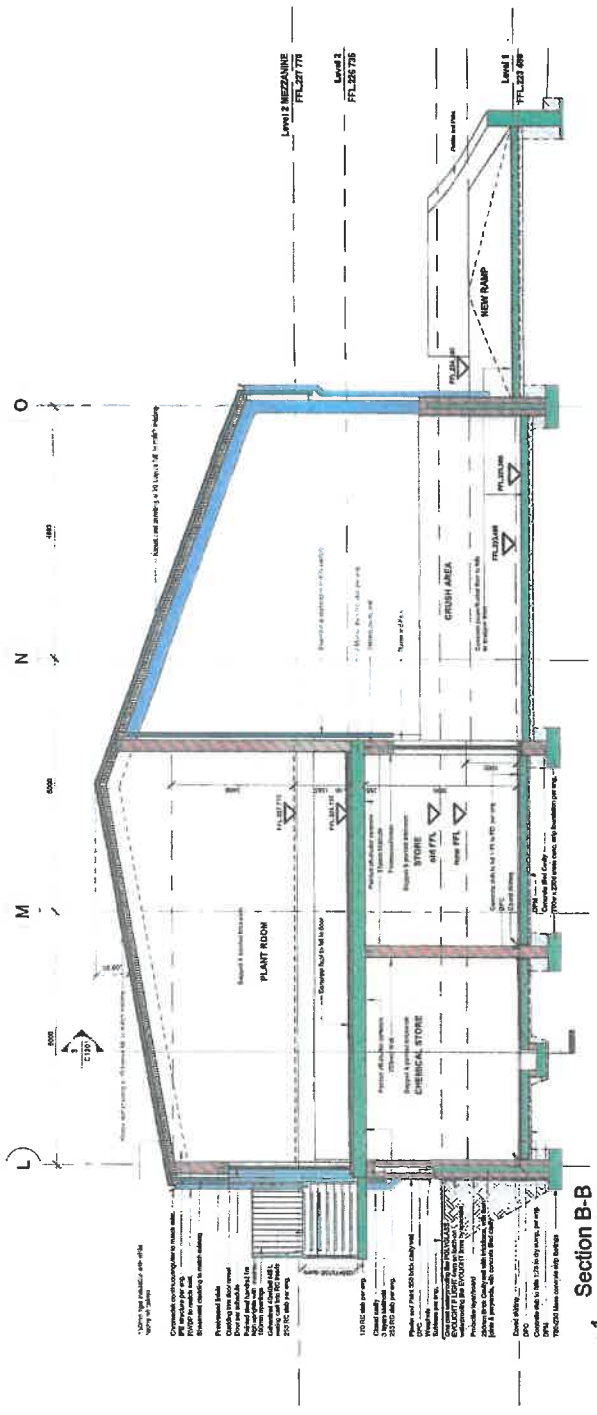
CLIENT SIGNATURE
ARCHITECT SIGNATURE

RICKETY BRIDGE - PORTION 1 OF FARM 1085 FRANSCHOEK - ALTERATIONS & ADDITIONS TO WAREHOUSE

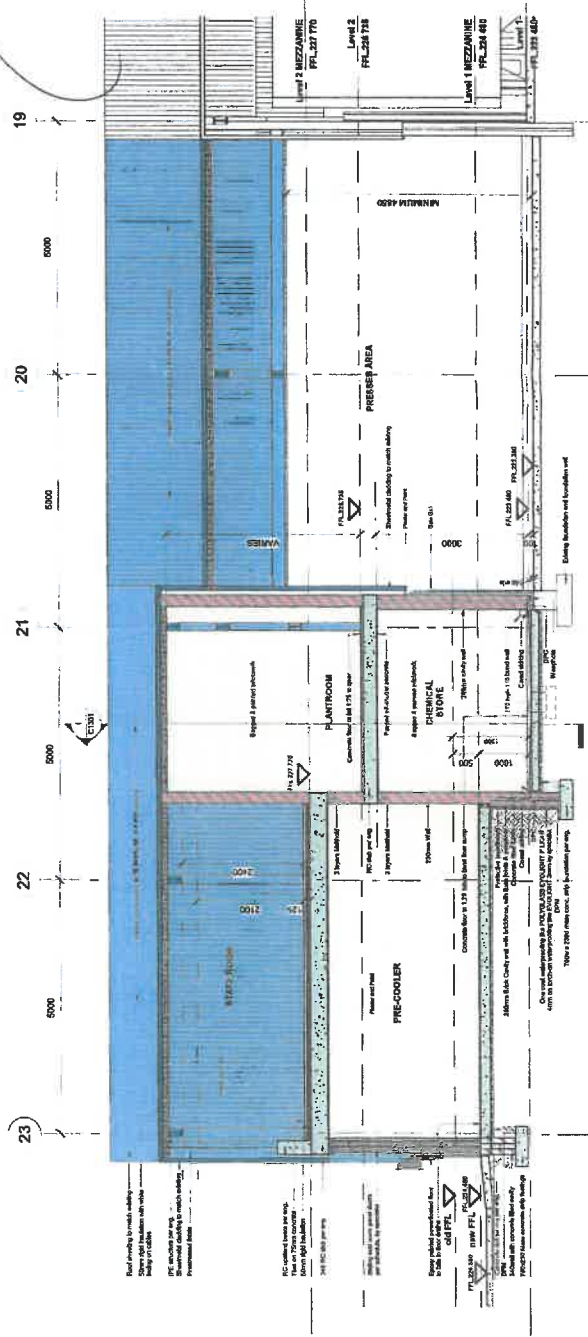
24-05

SECTIONS

As indicated
MUNICIPAL SUBMISSION
C1301 F



Section B-B
1:50



Section A1-A1
1:50