



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19309 (TP1222/2025)

Our File Reference Number: 1506P

Your Reference Number: P1506 03/25

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

APPLICATION FOR A TEMPORARY DEPARTURE: FARM NO. 1506, 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 Temporary departure in terms of Section 15(2)(c) of the said bylaw, to permit the sale of distilled alcoholic beverages from the existing wine tasting and sales facility on Farm No. 1506, Paarl Division.

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 temporary departure and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
 - 4.2. Only the promotion and sale of a limited range of distilled alcoholic beverages, including gin, brandy and grappa marketed under the BAS label, can be done from the approved ±335m² wine tasting and sales facility (See **APPENDIX 2** for the approved building plans).
 - 4.3. All sales be restricted to, daily between 10:00 and 17:00 and always in compliance with the Stellenbosch Municipal Liquor Trading Hours and other relevant bylaws.

- 4.4. An application for the erection of advertising signs, in line with the signage policy of the Municipality, be submitted for approval where required.
- 4.5. No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality, where required.
5. The reasons for the above decisions are as follows:
 - 5.1. The proposed use does not compromise the principles of the Municipal SDF, which promote tourism facilities in the rural area, whether of a permanent or temporary nature.
 - 5.2. The temporary facility, will be operated from an existing building approved for the sales of wines, within the security of a farming estate and will therefore not have any material effect on any surrounding properties or the rural landscaped.
 - 5.3. No structural or operational amendments is required and the use of the existing building can easily be reversed when the departure expires after the 5-years it is restricted to.
6. Matters to be noted:
 - 6.1. The premises must comply with the health regulations at all times.
 - 6.2. The owner must obtain all required liquor and business licenses.
 - 6.3. The temporary departure may not exceed 5-years as per Section 18(1)(b) of the Stellenbosch Municipal Land Use Planning Bylaw.
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 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



MANAGER: LAND USE MANAGEMENT

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT

Authorised decision-maker in accordance with Application Type C(1) and Category (1), read together with General Principle of Decision Making 2.6, in the Categorisation Model approved in terms of Section 69 of the said Bylaw vide Item 11.8.1 dated 24 May 2023 OR Categorisation Model approved vide Item 10.8.1 dd dated 26 February 2025.

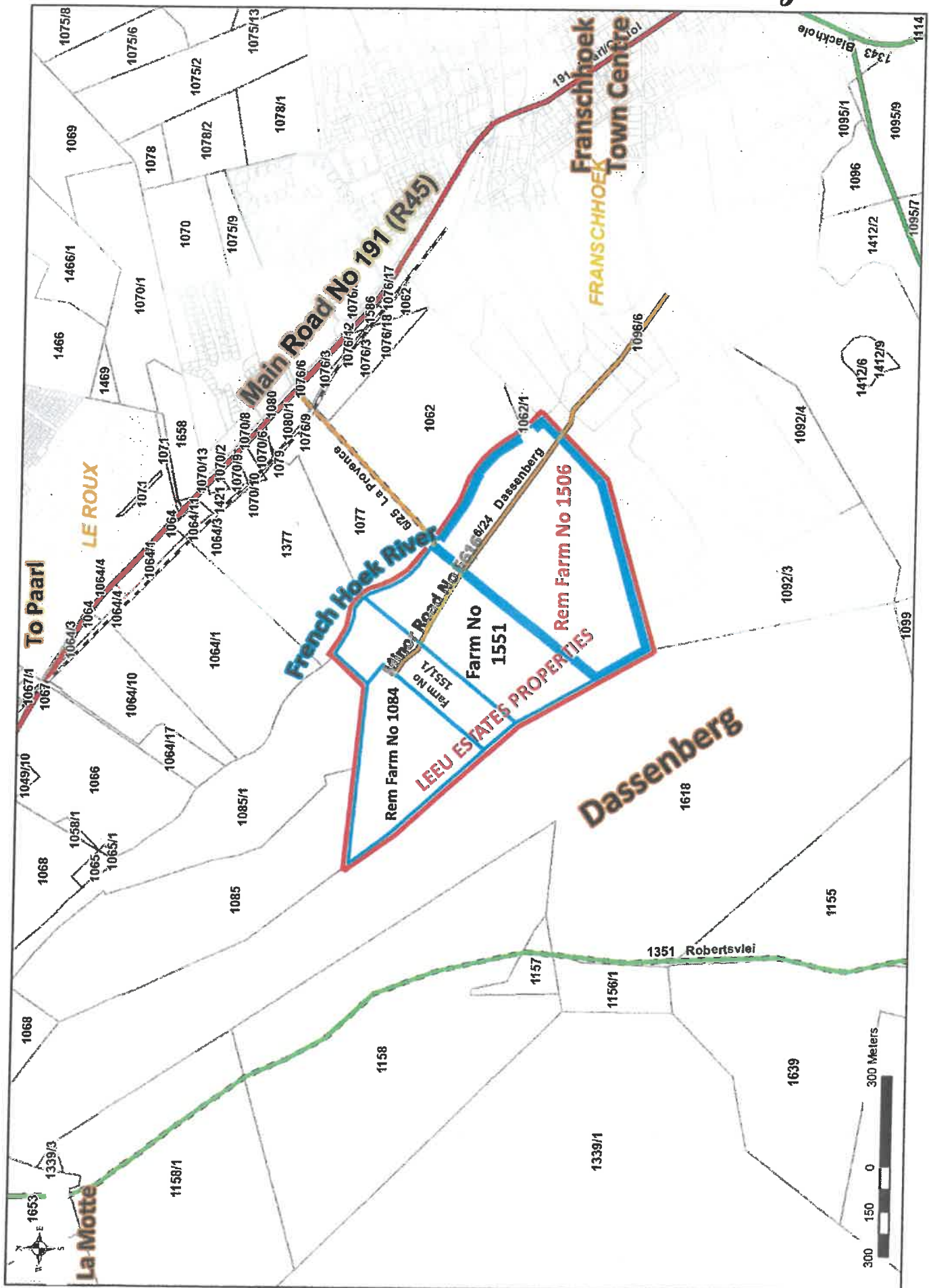
DATE: 24.11.2025

Page **3** of **3**

APPENDIX 1

Locality Plan

Locality Plan



APPENDIX 2

Approved building plans for wine tasting and sales building.

Occupancy Classification	A1
Climate Zone	4
AREA SCHEDULE	
Site Area	334,477 ^{sq}
Existing Coverage	2634,84 ^{sq}
Additional Coverage	20 Em ²
Proposed Total Coverage	2654,84 ^{sq}
Percentage Coverage	0,77%



A	11.03.2016	COUNCIL MEET PLAN SUBMISSION
Year Rev	DATE REV.	ISSUED BY ISSUED DESCRIPTION

[illegible]

2. 2.

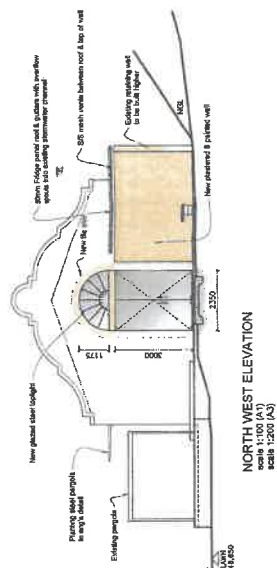
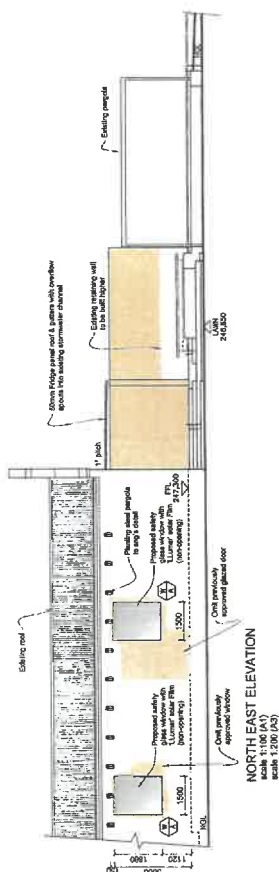
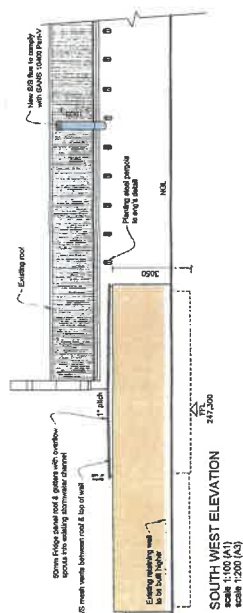
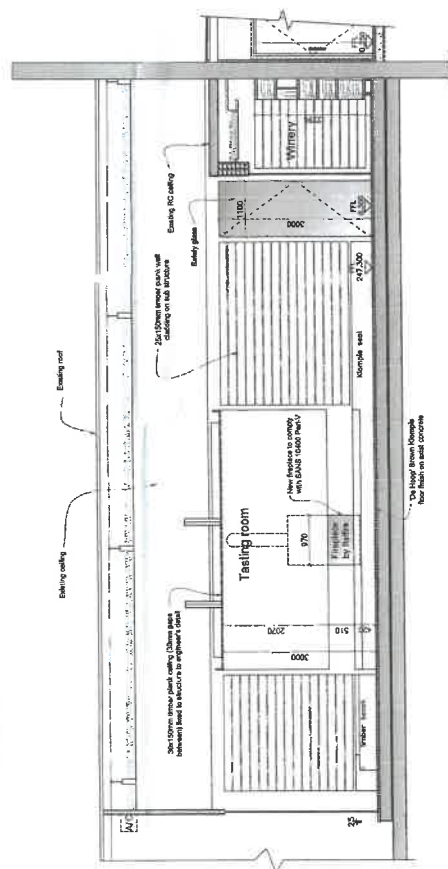
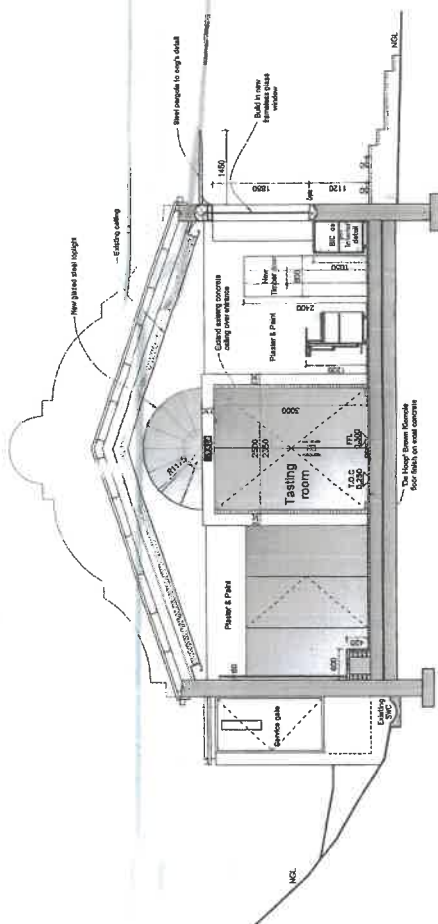
ANNOTED
 ABSTRACTS

J. P.

Johan Mathibe
 (Scrap Bag, P. Arch 11.20)

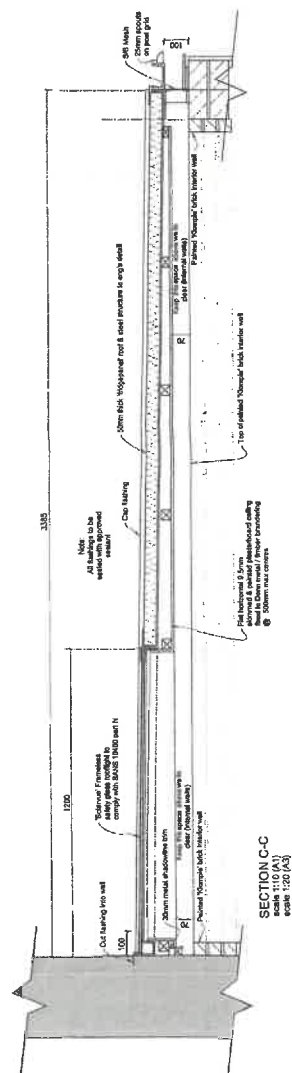
E. P.

Leeu Dassenberg Estate
 (Authorised Person)



SECTION A-A
scale 1:50 (A1)
scale 1:100 (A3)

SECTION B-B
scale 1:50 (A1)
scale 1:100 (A3)



SECTION C-C
scale 1:10 (A1)
scale 1:20 (A3)

PLAN NUMBER

LEEUE DASSENBERG ESTATE

WINE TASTING	WINE TASTING
ALTERATIONS TO EXISTING WINERY	ALTERATIONS TO EXISTING WINERY

ELEVATIONS & SECTIONS
-Council Submission (Rider Plan)-

AV	INSTRUMENT: JIM
2018.05.16	DATE: 1.57(A1)

DATE	2010-03-10	SCALE	
PROJECT NO.	541	ISSUING NO.	C-2301
PROJECT NAME		ISSUING REVISION	A



NOTE:

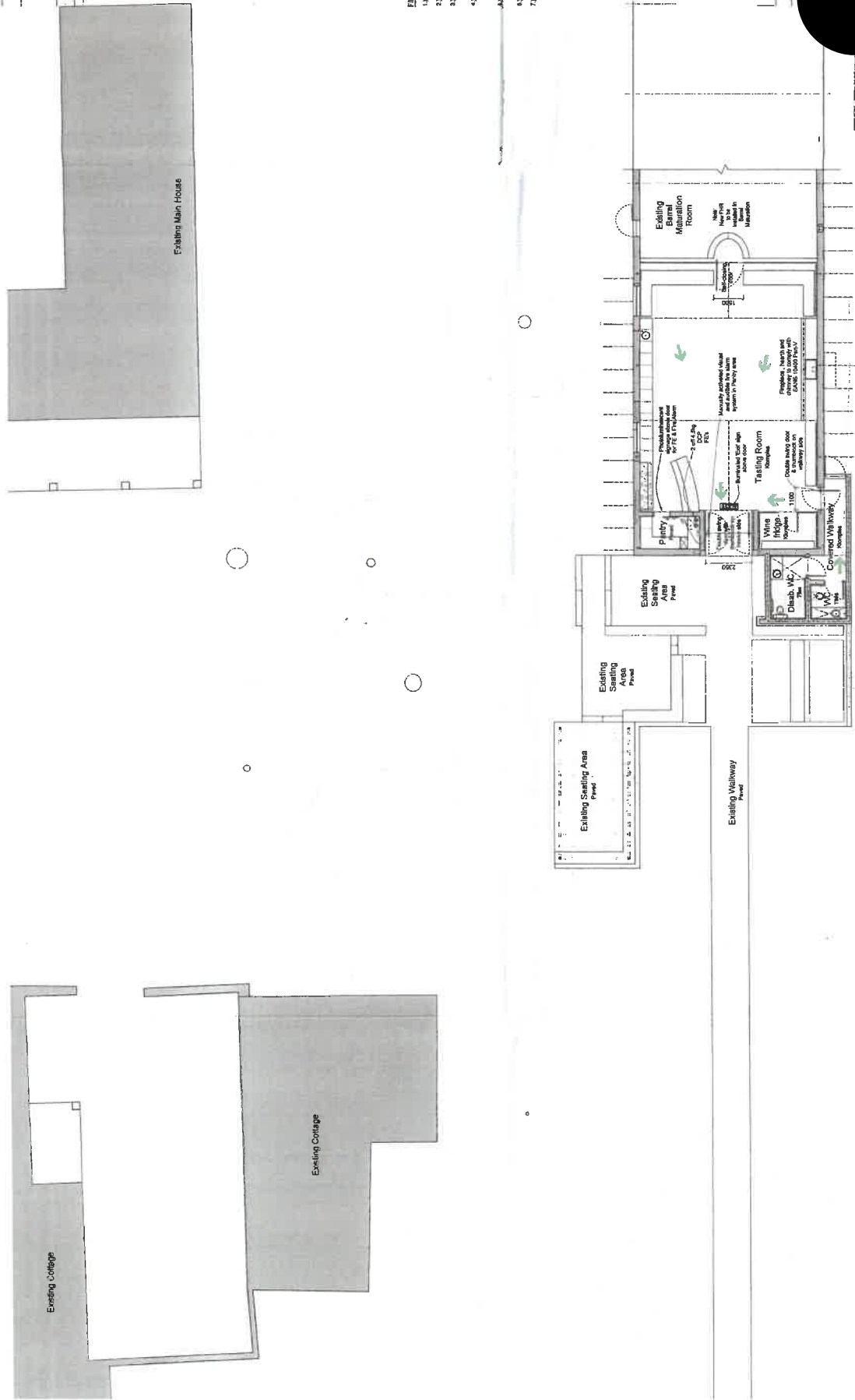
- [illegible]

Yr/Prk	DATE	COLLECT, RIDER PLAN SUBMISSION	TECHNIC SUBMISSION
A	16.05.2018		

PROJECT: **Wine Tasting**
PROJECT: **Alterations to Existing Winery**

FIRE PLAN
 -Council Submission (Rider Plan)-
 APPROVED
 AV - JM
 2016-05-16
 1:102(A1)
 C-2601
 A

Q. 2. 2.



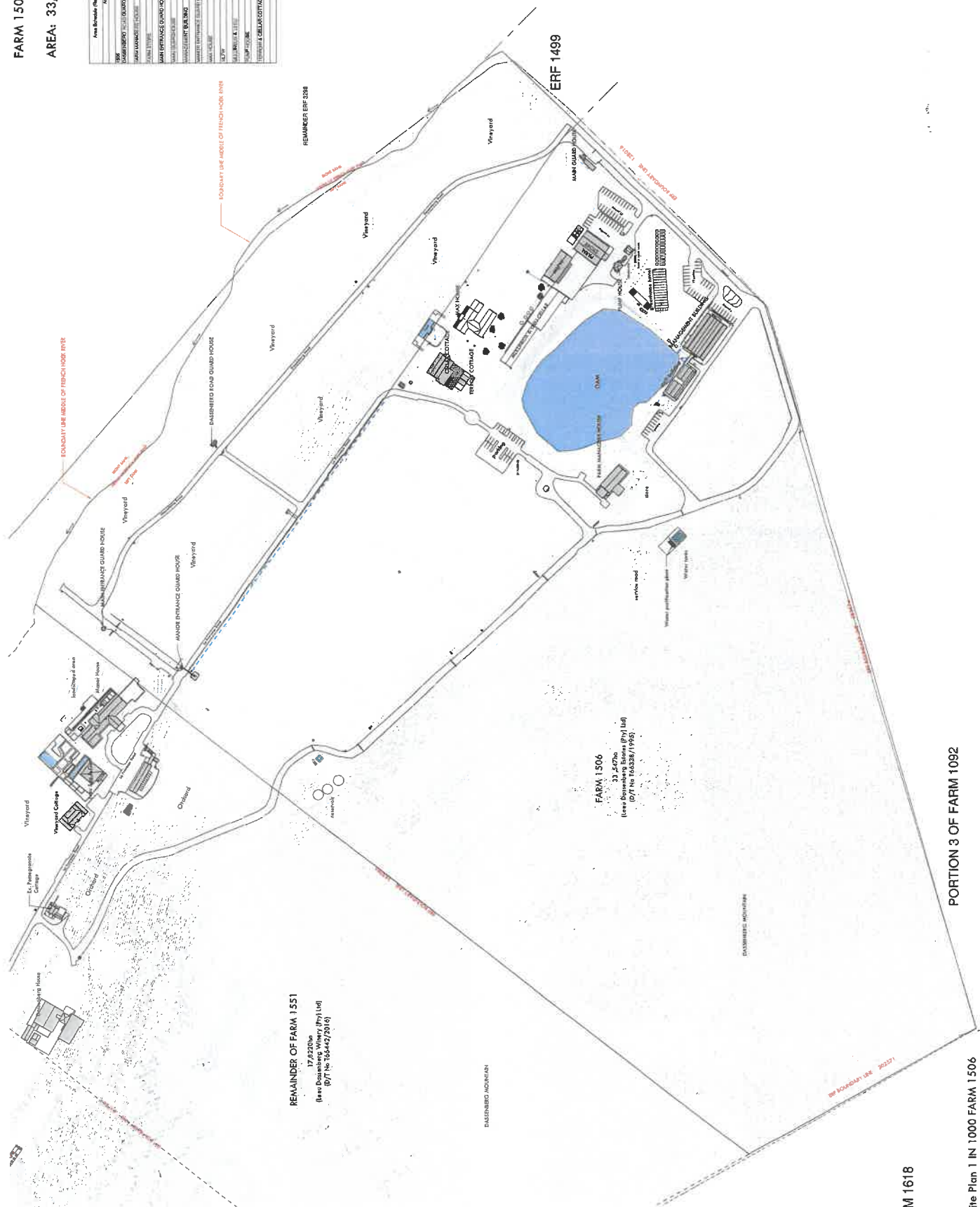
Scale 1:100 (A1)
Scale 1:200 (A3)

FARM 1506
AREA: 33,56 Ha

Area Schedule (Monthly) FY2016		Area
BSR		
1	1	2.13
2	2	243.98
3	3	343.31
4	4	243.98
5	5	2.13
6	6	243.98
7	7	243.98
8	8	243.98
9	9	243.98
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100	100	243.98

Revision am Datum	Revision Datum	Revision Benennung
		Revision Buchende

Revision am Datum	Revision Datum	Revision Benennung
		Revision Buchende



FARM 1618

Site Plan 1 IN 1000 FARM 1506

① 1:1000

INFORMATION

Project No.	323
Plan	C:\Users\jgallardo\Desktop\323-001-Submittal.dwg
Plot Date:	2024/11/25 09:18:03
PROJECT	THE LEEU ESTATE
ADDRESS	REMAINDER OF PARC 1551 DASSENBERG ROAD FRANSSCHHOEK
SHEET NAME	SDP - PARC 1506
DRAWING NO.	A06-03

AD-03

105-07