



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17357 (TP803/2024)

Our File Reference Number: Farm 1392, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR CONSENT USE: FARM 1392 STELLENBOSCH DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 1392 Stellenbosch Division for:

2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw for tourist facilities in order to facilitate the following:

- a) Farm shop.
- b) Restaurant in the manor house building with outside patio and garden seating area.
- c) Wine tasting and sales in the current wine tasting room and the proposed restaurant area.
- d) Allow the current wine cellar production, tasting and sales to also include boutique distilled grape spirits.

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

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

- 2.1.1 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.

- 2.1.2 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.
- 2.1.3 The development be implemented in accordance with the Site Development Plan, referenced as Drawing No: 101, Project No: 4502, drawn by: LPM, dated 28/03/2025 and Floor Plans referenced as Drawing No: 101 & 102, drawn by: LPM, dated 04/06/2024.
- 2.1.4 The tourist facility be limited to the following:
- a) 50-seater restaurant ($\pm 100\text{m}^2$) with outside patio ($\pm 90\text{ m}^2$) and garden seating area (500 m^2).
 - b) Farm shop ($\pm 100\text{ m}^2$)
 - c) Wine tasting room ($\pm 150\text{ m}^2$)
- 2.1.5 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.
- 2.1.6 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 or as may be agreed on in writing with the Director Infrastructure Services.
- 2.1.7 The conditions imposed by the **Director: Infrastructure Services** as contained in their memo dated 11 November 2024, attached as **Annexure B**, be complied with.
- 2.1.8 The conditions imposed by the **Western Cape: Department of Infrastructure: Road Planning** as contained in their memo dated 11 November 2024, attached as **Annexure B**, be complied with.
- 2.1.9 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

3.1. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

3.2. The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

3.3. Sufficient parking has been provided for the proposed use.

4. Matters **to be noted**:

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

4.2 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

4.3 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,

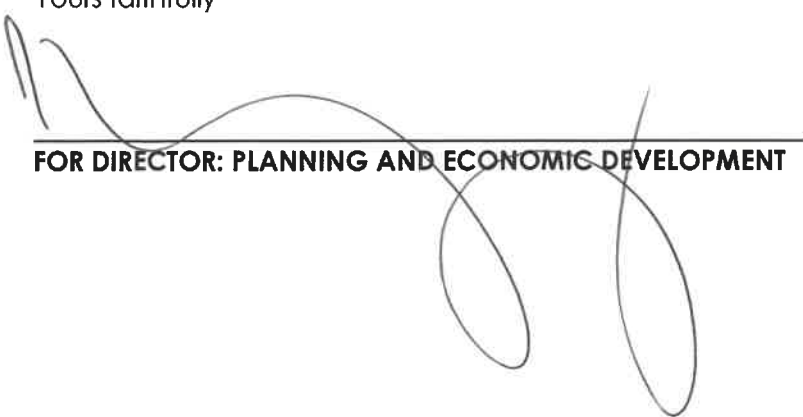
c) The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

5. 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.

6. 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.

7. **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**
8. 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.
9. 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.
10. 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.
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
12. 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

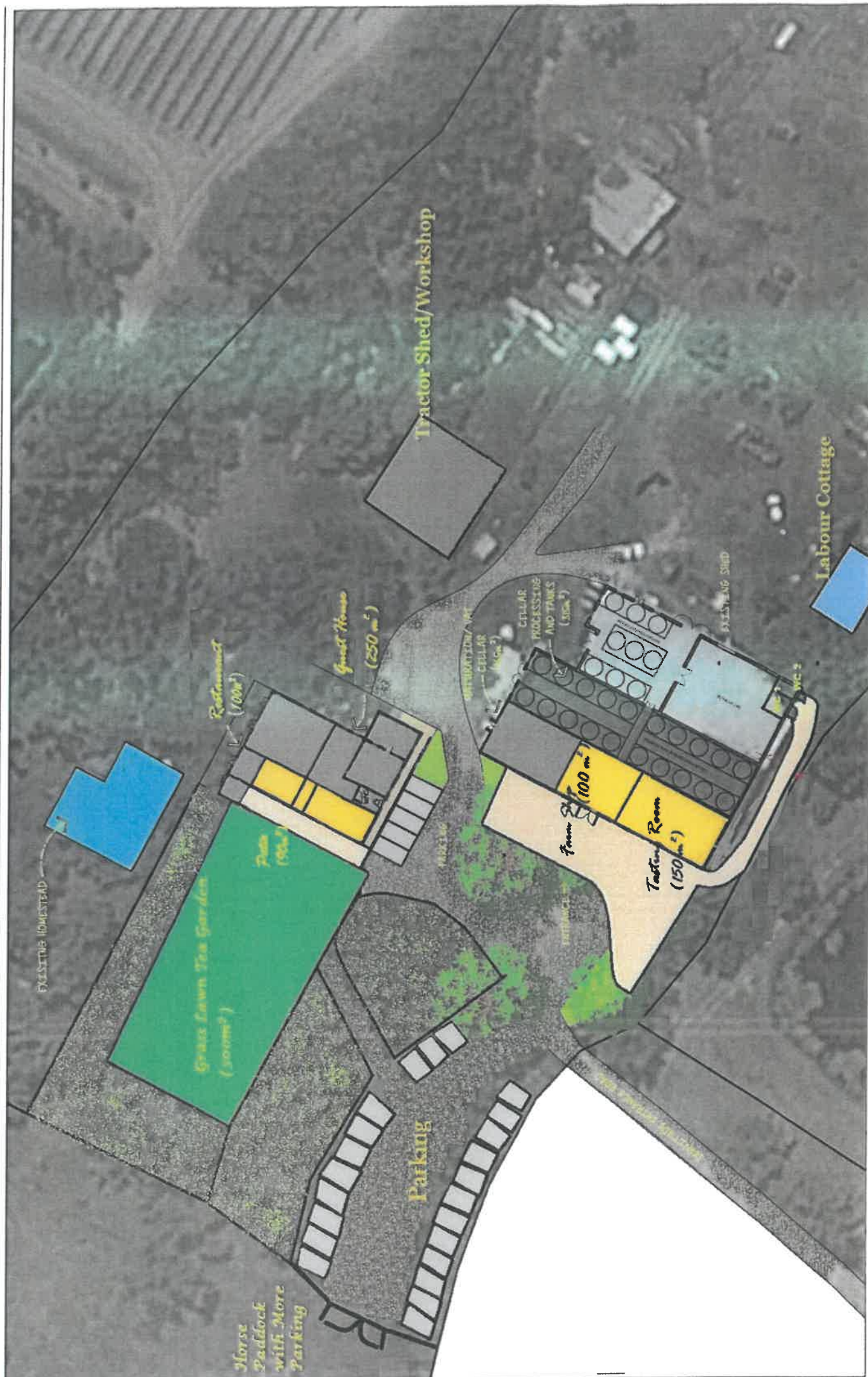


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

12/5/2025
DATE

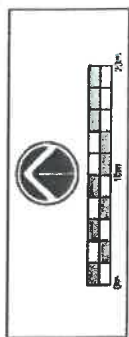
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ANNEXURE A
LOCALITY PLAN AND SDP



Project No 4502	Scales	1:500
Drawing No 101	Date	28.03.2025
Author	Drawn	LM

FOR DISCUSSION



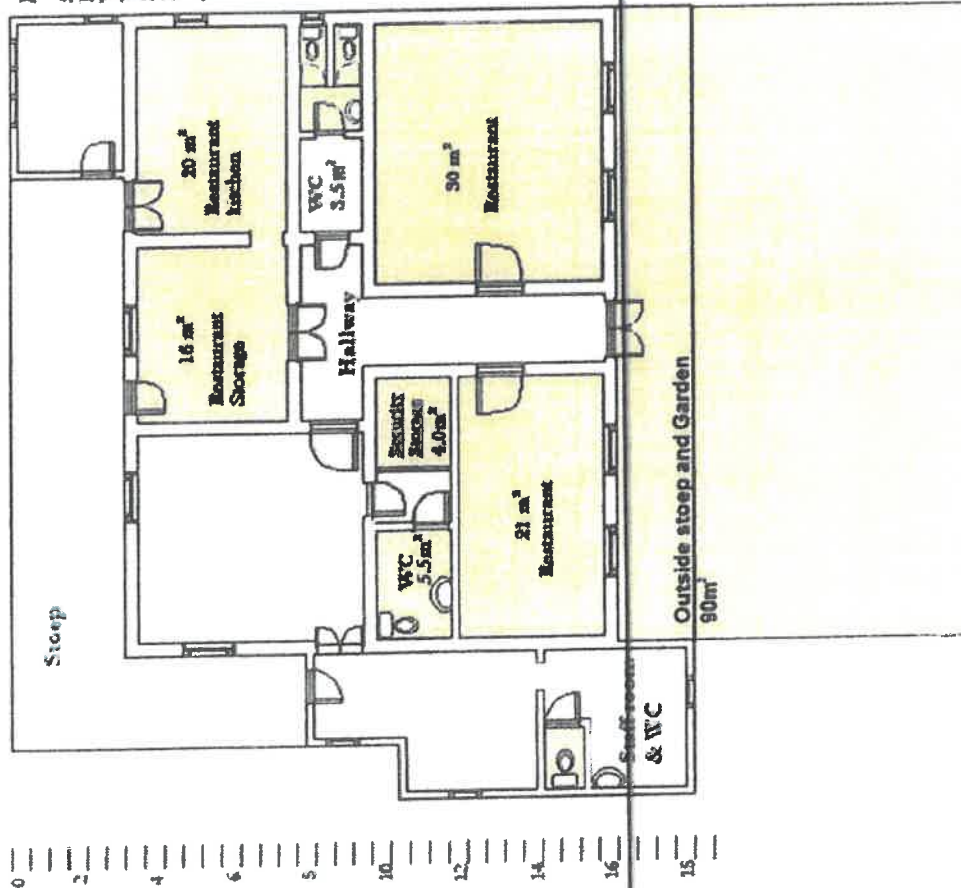
SDP for Annandale Guest house, Tasting room, Farm shop and Restaurant

Annandale Wines Farm
Annandale Road
Lymedoch
7603

Annandale Distillers & Vintners PTY (Ltd)
ANNANDALE FARM NO. 1392

Manor House:

Ground Floor Layout



Restaurant: m²
 Storage 16m²
 Kitchen 20m²
 WC 3.5m²
 WC 5.5m²
 SecStorage 4.0m²
 Restaurant Rooms 21m² + 30m²
Total: 100m²

Proposed Restaurant layout
Based on current farm shop

	Project No: 100	
	Date: 04.06.2026	Scale: 1:100
Project Name: Manor House	Project No: 100	Scale: 1:100
Project No: 100	Project No: 100	Scale: 1:100

ANNEXURE B

INTERNAL AND EXTERNAL DEPARTMENTS



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag: Bulelwa Mdoda

From ▫ Van: Principal Technician: Development (Infrastructure Services)

Author ▫ Skrywer: Kurt Titus

Date ▫ Datum: 11 November 2024

Our Ref ▫ Ons Verw: Civil LU 2782

Town Planning Ref: LU/17357 – TP803/2024

Re ▫ Insake: Farm 1392, Stellenbosch: Application is made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 on Farm 1392/0 Stellenbosch Division for the following: 1. Consent Uses in terms of Section 15 (2)(o) of the said by-law, for the following: a) For Tourist facilities in order to facilitate the following: i. Relocate the current farm shop (100 m²) from the guest house to next to the existing cellar, wine shop and tasting facility. ii. Establish 50-seater restaurant (100 m²) with outside patio (90 m²) and garden seating area. iii. Extend the wine tasting and sales area to the proposed restaurant. iv. Allow the current wine cellar production, tasting and sales to also include a small boutique distilled grape spirits.

The application is **recommended** for approval.

1. **Civil Engineering services**

1.1 **No objections**

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

14 NOV 2024

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FILE NR:	OUTGOING POST
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SCAN NR:	
COLLABORATOR NR:	776994

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2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
- 2.2 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.
- 2.3 The appropriate DC's are payable before the facility is put to its approved use (where building plans are not applicable).

Ktitus

Kurt Titus

Principal Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2782 (Ku) Farm 1392 Stellenbosch (LU-17357 TP803-2024)\2782 () Farm 1392 Stellenbosch (LU-17357 TP803-2024).doc

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Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2782
Development Name:	Annadale Trust Development
Date:	11 November 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	1392
DC Parameters Reference:	DC _ Drawn By the Annadale Development Trust_ SDP Layout Plan _Date 28_04_2024

SUMMARY OF DC CALCULATION									
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals	
Unit(s):	kl/day	kl/day	ha°C	t/week	trips/day		persons		
Total Increased Services Usage:	2.62	1.88	0.0455	0.128	39		3.4		
Total Service Usage Reduction:	0	0	0	0	19.5		0		
Total Service Usage after Reduction:	2.62	1.88	0.04550	0.128	19.5		3		
Charges before adjusting for positive only, before Deductions	R -	R -	R 9 906.79	R 13 158.40	R 277 683.95	R 300 749.14	-R 2 887.40	R 287 861.74	
Charges adjusted for positive only, before Deductions	R -	R -	R 9 906.79	R 13 158.40	R 277 683.95	R 300 749.14	-	R 300 749.14	
Total Deductions:	R -	R -	R -	R -	R 138 841.97	R 138 841.97	-	R 138 841.97	
Total Development Charges Payable (excluding VAT):	R -	R -	R 9 906.79	R 13 158.40	R 138 841.97	R 161 907.16	-	R 161 907.16	
VAT:	R -	R -	R 1 486.02	R 1 973.76	R 20 828.30	R 24 286.07	-	R 24 286.07	
Total Development Charges Payable (including VAT):	R -	R -	R 11 392.81	R 15 132.16	R 159 668.27	R 186 193.24	-	R 186 193.24	

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	<i>Ktitus</i>
Notes:	Credit given for the existing manor house of 100m2

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Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charge Levied (excl VAT)						Community	Total	
		Area (m2)	Unit Amount	Result	Area (m2)		Unit Amount	Result	Water	Sewer	Stormwater	Solid Waste			Roads & Transport
Residential	Unit							No	Yes	Yes	No	Yes	Yes	Yes	Yes
	Single Residential >1000m2					0	R	-	R	-	R	-	R	-	R
	Single Residential >500m2					0	R	-	R	-	R	-	R	-	R
	Single Residential >250m2					0	R	-	R	-	R	-	R	-	R
	Single Residential <250m2		1			-1	R	-	R	-	R	-	R	-	R
	Second Dwelling					0	R	-	R	-	R	-	R	-	R
	Less Formal Residential					0	R	-	R	-	R	-	R	-	R
	Group Residential					0	R	-	R	-	R	-	R	-	R
	Apartment					0	R	-	R	-	R	-	R	-	R
	Retirement Village					0	R	-	R	-	R	-	R	-	R
Accommodation	du					0	R	-	R	-	R	-	R	-	R
	Old age home					0	R	-	R	-	R	-	R	-	R
	Student Accommodation/Communal/Hotels					0	R	-	R	-	R	-	R	-	R
	Guest House					0	R	-	R	-	R	-	R	-	R
	Converted Guest House					0	R	-	R	-	R	-	R	-	R
	Hotel, Residential					0	R	-	R	-	R	-	R	-	R
	rooms					0	R	-	R	-	R	-	R	-	R
	m2 GLA					0	R	-	R	-	R	-	R	-	R
	m2 GLA					0	R	-	R	-	R	-	R	-	R
	Office					0	R	-	R	-	R	-	R	-	R
Commercial	Retail/Shop					0	R	-	R	-	R	-	R	-	R
	Restaurant					90	R	-	R	-	R	-	R	-	R
	Outdoor Function / Picnic Area					50	R	-	R	-	R	-	R	-	R
	Conference Facility/Place of assembly					0	R	-	R	-	R	-	R	-	R
	m2 GLA					0	R	-	R	-	R	-	R	-	R
	m2 GLA					0	R	-	R	-	R	-	R	-	R
	Hospital/Clinic/Medical Rooms					0	R	-	R	-	R	-	R	-	R
	University/College					0	R	-	R	-	R	-	R	-	R
	School/Day Care					0	R	-	R	-	R	-	R	-	R
	Industrial - light					0	R	-	R	-	R	-	R	-	R
Industrial	m2 GLA					0	R	-	R	-	R	-	R	-	R
	m2 GLA					0	R	-	R	-	R	-	R	-	R
Non demand	m2 GLA					0	R	-	R	-	R	-	R	-	R
	Warehousing/Light Manufacturing					0	R	-	R	-	R	-	R	-	R
	Storage Facilities					0	R	-	R	-	R	-	R	-	R
	ha					0	R	-	R	-	R	-	R	-	R
Other	Open Space/Natural Environment/Utility Site					0.0000	R	-	R	-	R	-	R	-	R
	Roads and Parking					0.0000	R	-	R	-	R	-	R	-	R
	To be calculated					0	R	-	R	-	R	-	R	-	R
	(Based on equivalent demands)					0	R	-	R	-	R	-	R	-	R
Total Area:		0				0									

Charges before adjusting for positive only, before Deductions		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Charges adjusted for positive only, before Deductions		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Deductions per service (from usage reductions)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Discount Deduction (%)		Percentage	0.00%												
Additional Deduction per service - from Service Agreement (sum)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Sub Total after Adjustments and Deductions (excluding VAT)		R	-	R	-	R	-	R	-	R	-	R	-	R	-
VAT		R	-	R	-	R	-	R	-	R	-	R	-	R	-
Total Development Charges		R	-	R	-	R	-	R	-	R	-	R	-	R	-

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**Western Cape
Government**

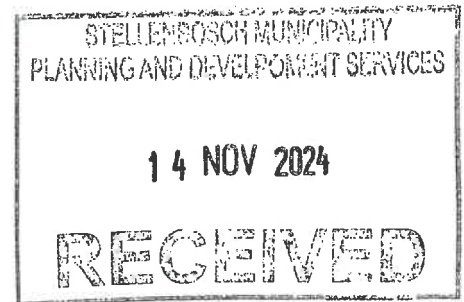
Infrastructure
Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/511 (Application No: 2024-09-0058)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



Attention: Mr U von Molendorff

**FARM 1392, STELLENBOSCH: MAIN ROAD 27 AND DIVISIONAL ROAD 1050: APPLICATION FOR
CONSENT USE FOR TOURISM FACILITIES**

1. The following refer:
 - 1.1. The email from Annandale Wine Farm containing the Notice of Land Use Application LU 17357 / TP 803/2024 dated 6 September 2024 for Consent Use; and
 - 1.2. Our letter TPW/CFS/LUD/REZ/SUB/1-25/359 (Job 20021) dated 7 December 2020 containing the no objection to the application for a farm shop; and
 - 1.3. Our letter 13/3/5/1-25/202 (Job 20021) dated 13 October 2014 containing the no objection to the application for the wine cellar, wine tasting and sales facility and 4-bedroom guesthouse.
2. Divisional Road 1050 (Annandale Road) is directly affected by this application at the main access road over Portion 18 of Farm 537 at $\pm$ km5.81 left hand side.
3. This application entails the following:
 - 3.1. To establish a new 50-seater restaurant within the guesthouse (100m²) in the space previously occupied by the farm shop inside the Manor House building, with an additional 30m² for outdoor seating.
 - 3.2. To relocate the previously approved farm shop (100m²) from the guesthouse (Manor House building) to the existing building and outdoor area in front of the current cellar, wine shop, and tasting facility.
 - 3.3. To extend the approved wine tasting and sales area to include not only the current wine cellar building (100m²) but also the proposed restaurant area within the Manor House.

FILE NR:	OUTGOING POST
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SCAN NR:	
776995	
COLLATORATOR NR:	

- 3.4. To expand the wine cellar's production and operations within the approved 990m² of the existing wine cellar to incorporate a small boutique grape distillery, with a focus on pot-distilled brandy. The approved wine tasting and sales facility (100m²) remains inside the existing wine cellar building.
 - 3.5. The remaining 120m² of the guesthouse will remain unchanged as guesthouse.
 4. The only additional peak-hour trips associated with this application will be those generated by the restaurant, including visits for wine tasting and sales, as all other land uses have already been approved.
 - 4.1. Based on the suggested trip generation rates for a Quality (Sit-down) Restaurant (Code 931) in the TMH17 Trip Data Manual the peak hour trip generation rates per 100m² of Gross Leasable Area (GLA) are:
 - AM: 0.75 trips per 100m² of GLA (70% IN/30% OUT)
 - PM: 11.8 trips per 100m² of GLA (40% IN/60% OUT)
 - Saturday: 11.0 trips per 100m² of GLA (60% IN/40% OUT)
- The estimated peak hour trips for a 130m² restaurant are:
- AM: 1 trip in and 1 trip out
 - PM: 6 trips in and 9 trips out
 - Saturday: 9 trips in and 6 trips out
5. The Site Layout Plans indicates ±40 parking bays.
 6. Based on the above, the estimated peak hour trips for the proposed 50-seater restaurant are expected to be minimal (<10 inbound and outbound trips), which will have an insignificant impact on the surrounding road infrastructure. Therefore, a Traffic Impact Assessment (TIA) or Traffic Impact Statement (TIS) is not required.
 7. DR1050 was rehabilitated in 2017, enhancing shoulder sight distance at the access road intersection on DR1050 at approximately km5.81 on the left-hand side.
 8. This Branch has no objection to the Consent Use Application as outlined, subject to the following conditions:
 - 8.1. Parking within the road reserve of DR1050 is strictly prohibited, and all necessary measures must be taken to prevent any occurrence of such parking;
 - 8.2. The restaurant's capacity is limited to 50 seats or 130m², including the 30m² patio area;
 - 8.3. Parking to be provided in terms of the Stellenbosch Municipality Zoning Scheme By-Law May 2019;
 - 8.4. Parking bays must be clearly demarcated; and

- 8.5. No additional access points may be created off DR1050 without prior approval from this Branch.
9. Stellenbosch Municipality is requested to confirm that a right-of-way servitude has been registered over Portion 18 of Farm 537 in favour of Farm 1392 and Portion 9 of Farm 537, as specified in our letter TPW/CFS/LUD/REZ/SUB/1-25/359 (Job 20021) dated 7 December 2020.
10. Please note that the existing main access road over Portion 18 of Farm 537 at approximately km5.81 on the left-hand side may need to be relocated to the proposed Annandale Interchange on MR27, depending on the final layout.
11. Please be aware that this Branch has not yet allocated any funding for capacity and safety improvements on MR27 (R44) between Somerset West and Stellenbosch. Implementation is anticipated in phases, with priority given to other sections of the R44 over the proposed Annandale Interchange, where alternatives are still under investigation and any upgrades remain in the distant future.

Yours Sincerely



D FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 11 NOVEMBER 2024

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: landuse.enquiries@stellenbosch.gov.za)
2. Annandale Wine Farm
Attention: Mr W Briedenhann (e-mail: willem@annandale.co.za)
3. Mr D Fortuin (e-mail)
4. Mr SW Carstens (e-mail)
5. Mr B du Preez (e-mail)