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23 March 2026

NOTICE OF LAND USE APPLICATION

Dear Sir/Madam

APPLICATION FOR CONSENT USE FOR TOURIST FACILITIES (RESTAURANT, WINE TASTING AND PICNIC FACILITIES) ON FARM 1565, STELLENBOSCH (JORDAN WINE ESTATE)

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: **Farm 1565, Stellenbosch**
Application Property Number: **Jordan Wine Estate**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**
Owner: **Jordan Trust**
Application Reference: **TP956/2024**

Description of land development proposal:
Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for a consent use for the following on Farm 1565, Stellenbosch:

- **A restaurant building, with a coverage of ±280m² including the bathrooms, shop/wine tasting, store, conference room, kitchen, prep-area and outside seating on deck with a maximum seating capacity of ±90 people in total**
- **A tasting room (wine tasting) with outside seating and deck with a maximum seating capacity of ±40 people in total**
- **Picnic facilities with an area of ±360m² and with a maximum seating capacity of ±20 people in total, to be used in association with the Cellar Door restaurant (2 person per picnic area)**

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: carlien@archtownplanners.co.za . By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **23 April 2026.**

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **072 262 5304** during normal office hours.

Yours faithfully

Carlien Coetzee

For Arch Town Planners (Pty) Ltd

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23 Maart 2026

KENNISGEWING VAN GRONDSGEBRUIK AANSOEK

Geagte Mnr./Me.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

AANSOEK OM VERGUNNINGSGEBRUIK VIR TOERISTEFASILITEITE (RESTAURANT, WYNPROE EN PIEKNIEKFASILITEITE) OP PLAAS 1565, STELLENBOSCH (JORDAN WINE ESTATE)

Adres van aansoek eiendom: **Plaas 1565, Stellenbosch**

Aansoek eiendom beskrywing: **Jordan Wine Estate**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Coetzee, carlien@archtownplanners.co.za)**

Eienaar: **Jordan Trust**

Aansoek Verwysing: **TP956/2024**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Beplanningsverordening, 2023, vir 'n toestemmingsgebruik vir die volgende op Plaas 1565, Stellenbosch:

- **'n Restaurant, met 'n dekking van ±280m² insluitend badkamers, winkel/wynproe, stoor, konferensiekamer, kombuis, voorbereidingsarea en buitesitplek op die dek in met 'n maksimum sitplekkapasiteit van ±90 mense in totaal.**
- **'n Proelokaal (wynproe) met buitesitplek en dek met 'n maksimum sitplekkapasiteit van ±40 mense in totaal.**
- **Piekniekfasiliteite met 'n oppervlakte van ±360m² en met 'n maksimum sitplekkapasiteit van ±20 mense in totaal, wat in samewerking met die Cellar Door-restaurant gebruik sal word (2 persone per piekniekarea).**

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Marike Bolz, carlien@archtownplanners.co.za . Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **23 April 2026.**

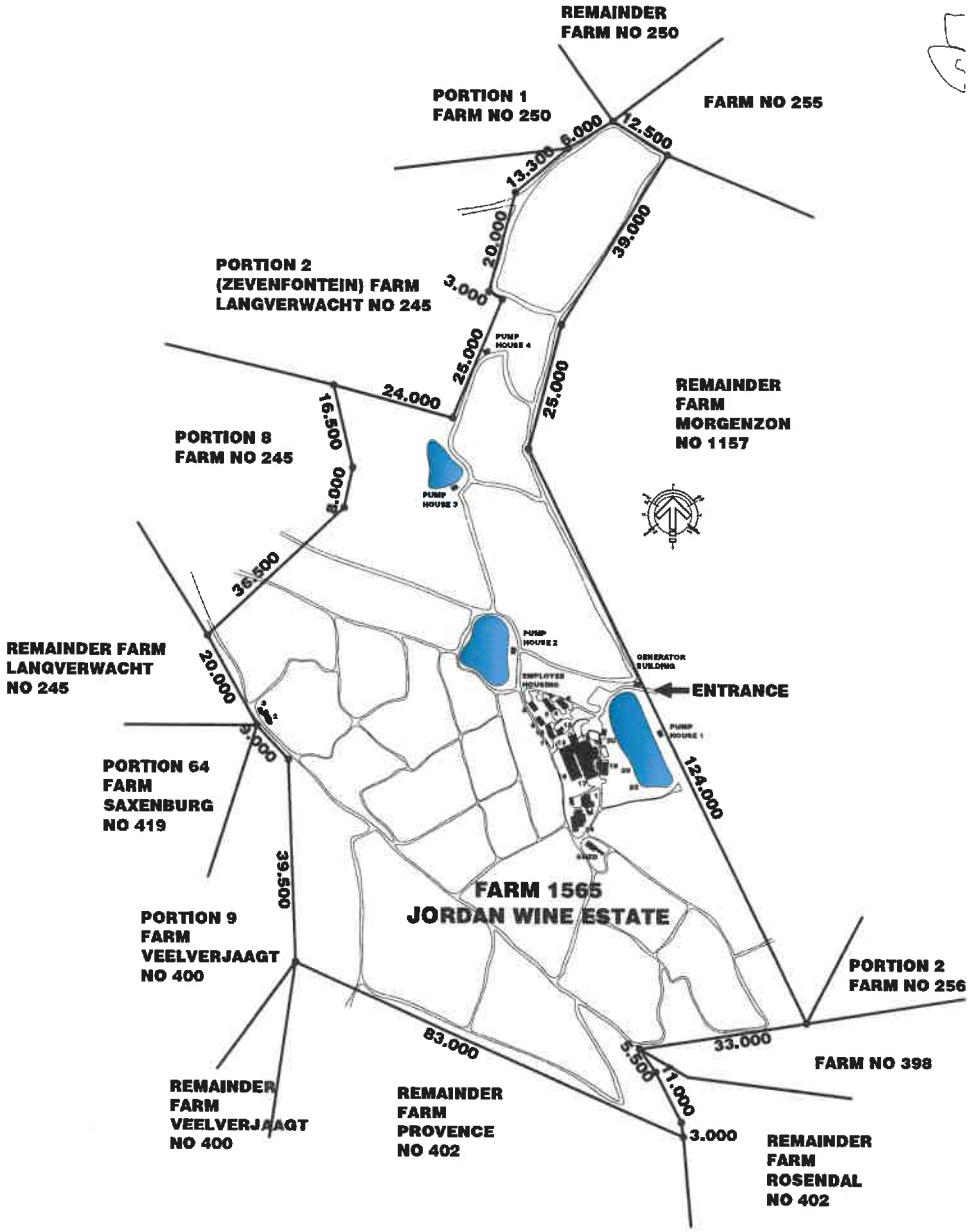
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

Carlien Coetzee

Vir Arch Town Planners (Pty) Ltd



- **SITE PLAN**

SCALE 1:10 000

- **LOCALITY PLAN**

NOT TO SCALE

AGRICULTURE AND RURAL ZONE

PRIMARY USE:		
1.	Main dwelling	492.35m²
2.	Second dwelling	214.30m²
3.	Employee housing (at second dwelling)	64.15m²
4.	Office and laundry for employee housing	33.6m²
5.	Storeroom	10.5m²
6.	Employee housing (units 1-6)	176.80m²
7.	Employee housing (units 7, 8 +14)	158.70m²
8.	Employee housing (units 9 + 10)	115.50m²
9.	Employee housing (units 11 + 12)	124.30m²
10.	Employee house 1	98.80m²
11.	Employee house 1	100.95m²
12.	Employee house 1	93.90m²
13.	Warehouse	1386.80m²
14.	Workshop and Workshop Office	748.80m²
CONSENT USES (APPROVED)		
15.1	Wine Cellar (1999)	1720.00m²
15.2	Tasting facilities within cellar (60m²)	
16.	Shed (Storage, labeling, bottling) (1999)	1080.00m²
17.	Extension to wine cellar (2003)	915.00m²
18.	Restaurant (2008/2009)	1242.00m²
CONSENT USES (APPLIED FOR):		
19.	Restaurant	280.00m²
20.	Picnic facilities	360.00m²
TOTAL AREA:		7848.75m²
TOTAL FOOTPRINT:		7507.00m²
SITE AREA:		109 980.00m²

JORDAN WINES

CLIENT:	JORDAN WINES
PROPERTY:	FARM 1565 STELLENBOSCH
ADDRESS:	STELLENBOSCH KLOOF ROAD SYELLENBOSCH
DRAWING:	SITE DEVELOPMENT PLAN

REVISIONS:

•	A	change done	date	person
•	B	change done	date	person
•	C	change done	date	person
•	D	change done	date	person

DRAWING NUMBER:
01277-Jordan-sth1565-20241104

SCALE:	PAGE:	DATE:
as shown	1 of 6	2025-07-21

EXACT PLAN
MICHELLE DE BRUYN
SACAP REG NO: PAT 24744614
102 DE HULK WAY
PENHILL ESTATE
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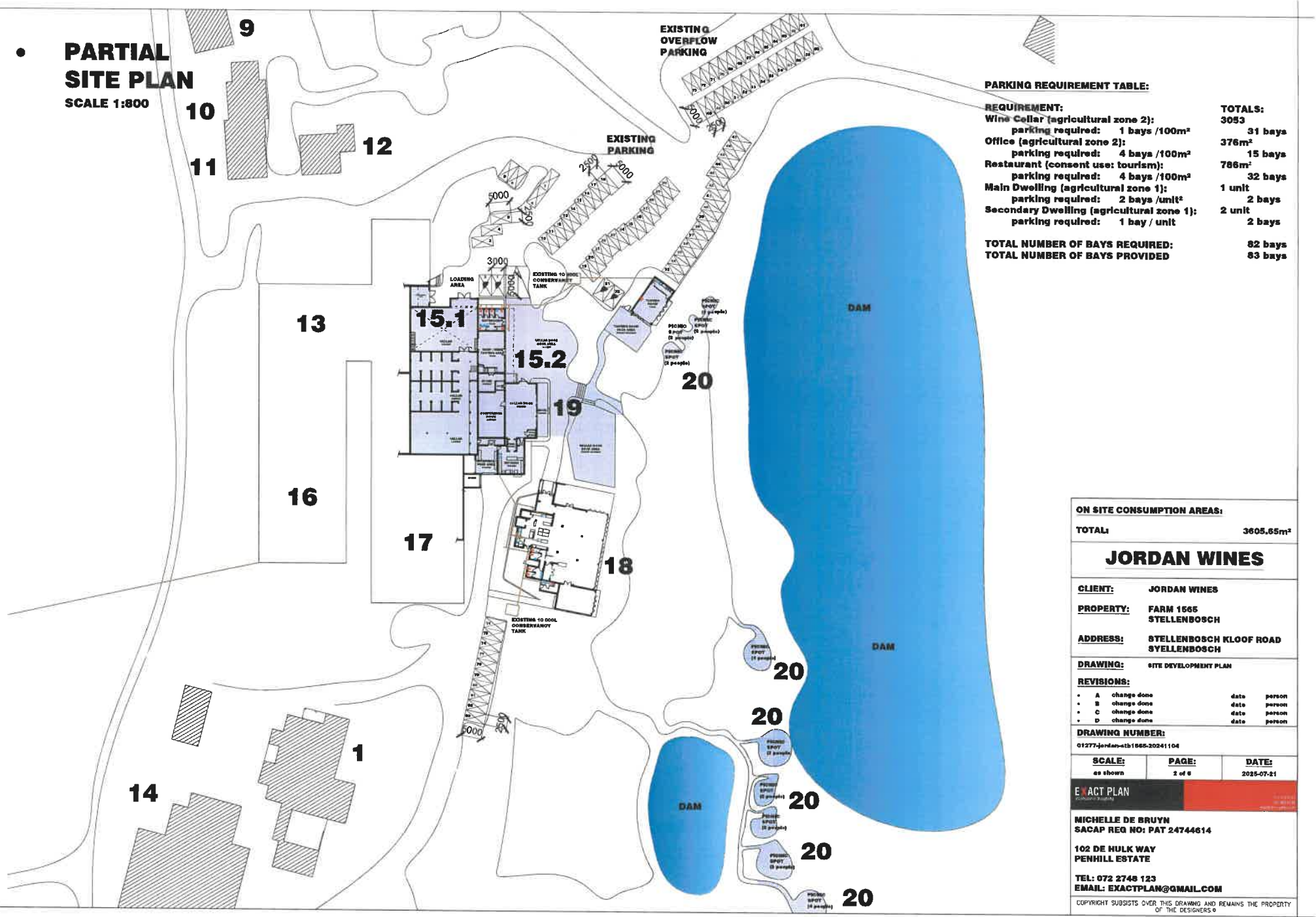
PARTIAL SITE PLAN

SCALE 1:800



PARKING REQUIREMENT TABLE:

REQUIREMENT:		TOTALS:
Wine Cellar (agricultural zone 2):		3053
parking required:	1 bays /100m²	31 bays
Office (agricultural zone 2):		376m²
parking required:	4 bays /100m²	15 bays
Restaurant (consent use: tourism):		786m²
parking required:	4 bays /100m²	32 bays
Main Dwelling (agricultural zone 1):		1 unit
parking required:	2 bays /unit²	2 bays
Secondary Dwelling (agricultural zone 1):		2 unit
parking required:	1 bay / unit	2 bays
TOTAL NUMBER OF BAYS REQUIRED:		82 bays
TOTAL NUMBER OF BAYS PROVIDED		83 bays

ON SITE CONSUMPTION AREAS:

TOTAL: 3605.65m²

JORDAN WINES

CLIENT:	JORDAN WINES
PROPERTY:	FARM 1565 STELLENBOSCH
ADDRESS:	STELLENBOSCH KLOOF ROAD SYELLENBOSCH
DRAWING:	SITE DEVELOPMENT PLAN

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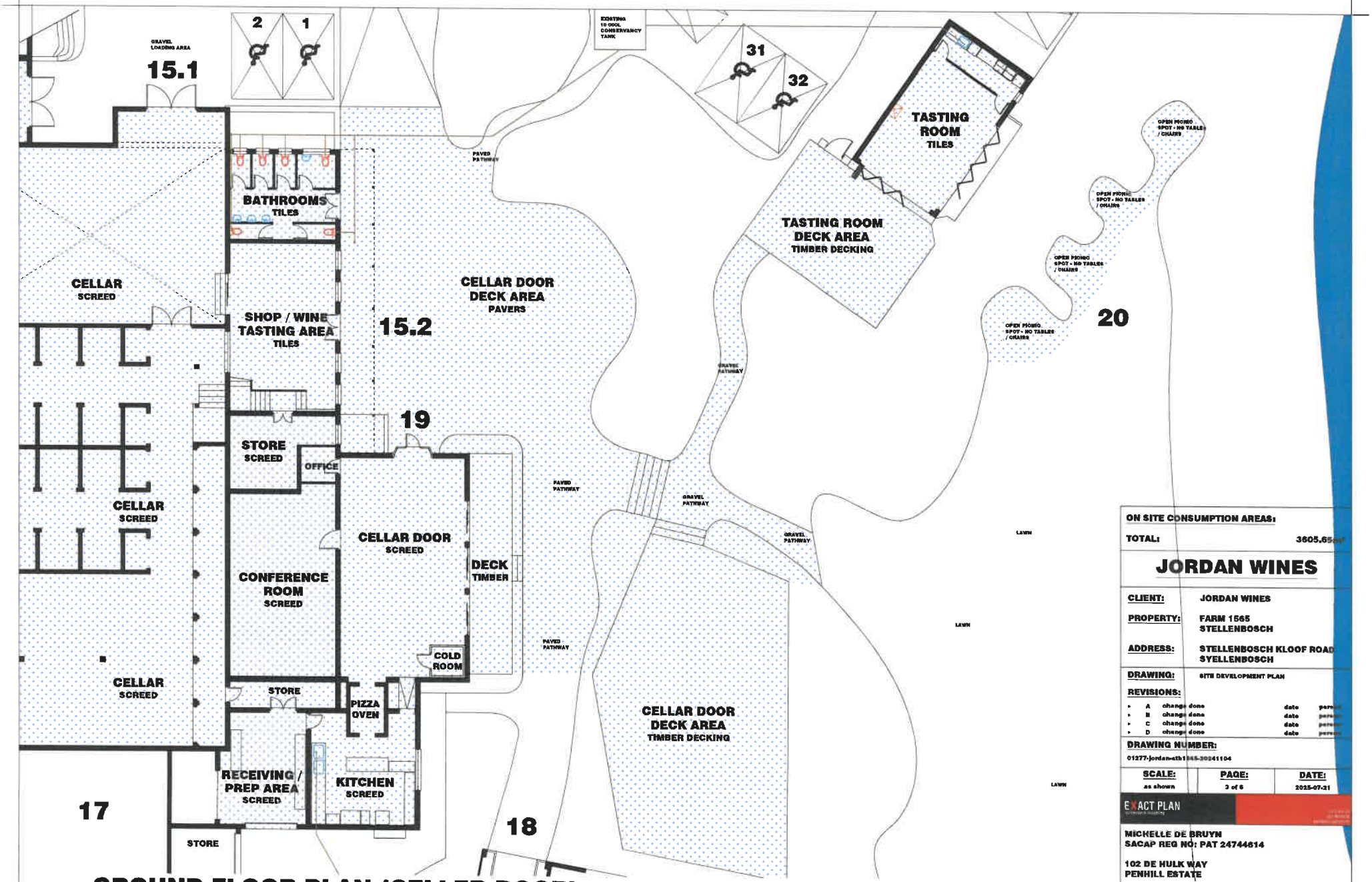

• GROUND FLOOR PLAN (CELLER DOOR)

SCALE 1:200

ON SITE CONSUMPTION AREAS:

TOTAL: 3605.65m²

JORDAN WINES

CLIENT:	JORDAN WINES
PROPERTY:	FARM 1565 STELLENBOSCH
ADDRESS:	STELLENBOSCH KLOOF ROAD STELLENBOSCH
DRAWING:	SITE DEVELOPMENT PLAN

REVISIONS:

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- C change done date person
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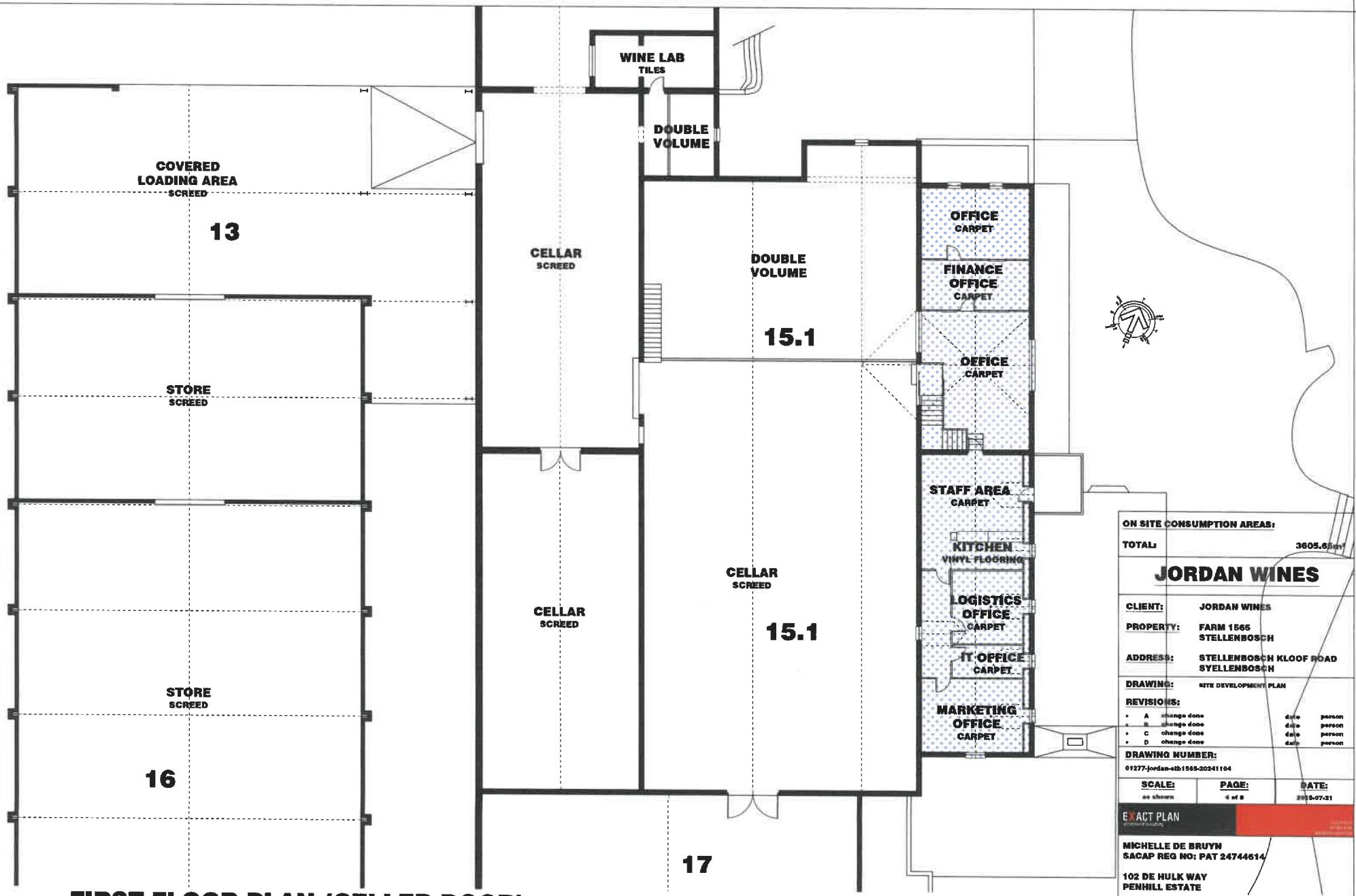

• FIRST FLOOR PLAN (CELLER DOOR)

SCALE 1:200

ON SITE CONSUMPTION AREAS:

TOTAL: 3605.6m²

JORDAN WINES

CLIENT: JORDAN WINES

PROPERTY: FARM 1565 STELLENBOSCH

ADDRESS: STELLENBOSCH KLOOF ROAD SYELLENBOSCH

DRAWING: SITE DEVELOPMENT PLAN

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- **NORTH EAST ELEVATION (CELLAR DOOR & DECK)**

SCALE 1:100

- **NORTH EAST ELEVATION (CELLAR DOOR & DECK)**

SCALE 1:100

JORDAN WINES

CLIENT:	JORDAN WINES
PROPERTY:	FARM 1565 STELLENBOSCH
ADDRESS:	STELLENBOSCH KLOOF ROAD SYELLENBOSCH
DRAWING:	SITE DEVELOPMENT PLAN

REVISIONS:

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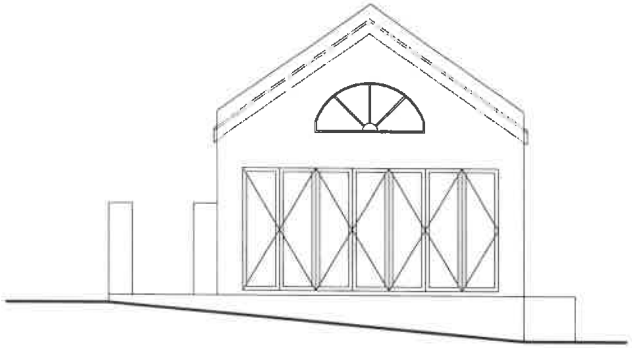

- **SOUTH ELEVATION (TASTING ROOM & DECK)**

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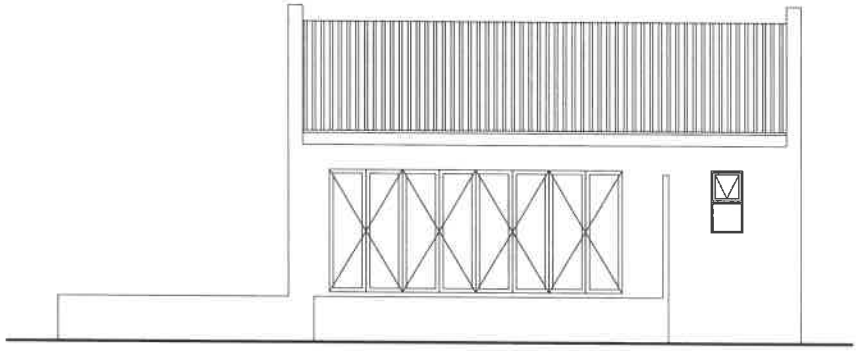

- **EAST ELEVATION (TASTING ROOM & DECK)**

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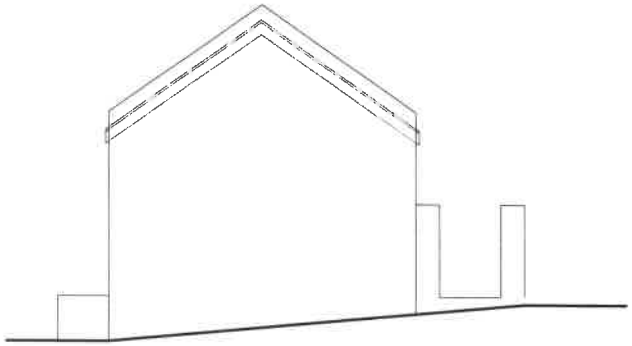

- **NORTH ELEVATION (TASTING ROOM & DECK)**

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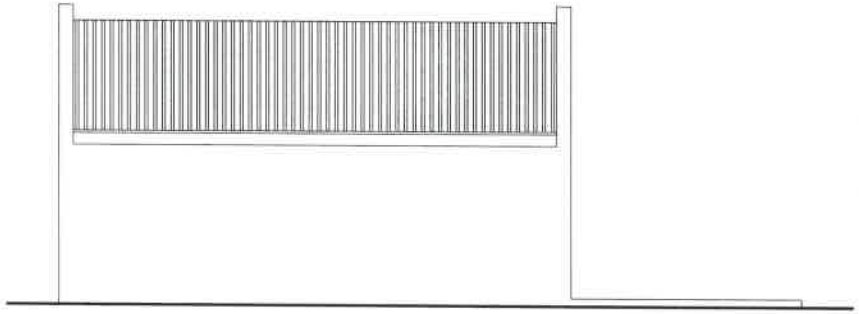

- **WEST ELEVATION (TASTING ROOM & DECK)**

SCALE 1:100

JORDAN WINES

CLIENT: JORDAN WINES

PROPERTY: FARM 1565 STELLENBOSCH

ADDRESS: STELLENBOSCH KLOOF ROAD SYELLENBOSCH

DRAWING: SITE DEVELOPMENT PLAN

REVISIONS:

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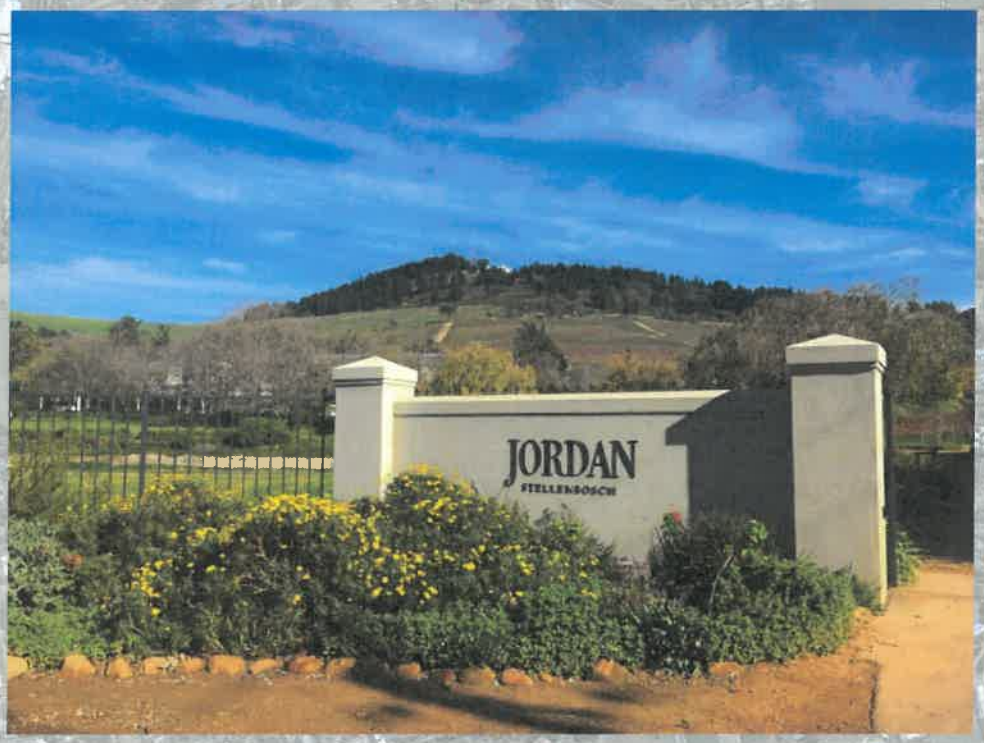
APPLICATION FOR CONSENT USE FOR TOURIST FACILITIES (RESTAURANT, WINE TASTING AND PICNIC FACILITIES)

FARM 1565, STELLENBOSCH (JORDAN WINE ESTATE)



NOVEMBER 2024 Rev 2
DECEMBER 2025 Rev 3

SUBMITTED TO:

Stellenbosch Municipality

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

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Email: marike@archtownplanners.co.za
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1. Introduction

1.1 Background information

Farm 1565, Stellenbosch, hereafter referred to as the application site and known as Jordan Wine Estate, is situated in the Stellenbosch Municipality west of Stellenbosch and north of the M12, on the Stellenbosch Kloof Road. This wine estate is regarded as one of the top tourist destination wineries to visit on the Stellenbosch Wine Route, having won many local and international awards since their cellar and tasting room opened to the public in 1993.

During 1999 – 2003, a portion of the farm was rezoned to Agricultural II (in terms of the LUPO Section 8 zoning scheme regulations) which allowed for the wine cellar/winery and all associated land uses. These land uses previously falling under Agricultural II, are now classified as Agricultural Industry in terms of Stellenbosch Municipality Zoning Scheme By-Law 2019 (please refer to Section 2.4 below for more details on the previous approvals). A portion of the approved building (forming part of the Agricultural Industry) has been used for wine tasting and a small wine shop, in line with the allowable land uses under Agricultural Industry.

Over the years, the offering at the wine tasting facility (known as the Cellar Door) has changed from purely wine tasting to also serving food. The term Cellar Door in wineries is traditionally used to refer to the tasting room or sales outlet where customers can sample and purchase wines directly from the winery. Cellar door sales and tastings offer direct-to-consumer sales, wine education, wine tastings and flights and guided tours. It is now very rare to not offer some sort of food and wine pairing or al fresco meal as part of the Cellar Door offering, as wineries are encouraged to promote wine as part of a meal and need to restrict the use and abuse of wine as an alcoholic beverage. The change from purely wine tasting to serving food, now renders the wine tasting facility a restaurant, which is classified as a tourist facility and therefore requires Consent from Council.

This application therefore seeks to regularize the existing restaurant (the Cellar Door) by applying for a Consent Use to allow for a Tourist Facility (restaurant) to operate from the existing wine tasting area in the existing building as well as outside seating areas. It is also proposed to have designated picnic areas (also classified as tourist facilities) next to the dam, which will be served from the Cellar Door. The proposal also includes to relocate the existing wine tasting facilities to a separate building and deck (the Tasting Room) in the garden.

1.2 Planning Brief

In light of the above-mentioned background information, Arch Town Planners (Pty) Ltd has been appointed by the owner of Farm 1565 Stellenbosch, to prepare and submit the required land use application to the Stellenbosch Municipality to allow for **Tourist Facilities (a restaurant and picnic facilities)**. The power of attorney and trust resolution is attached as **Annexure A**.

1.3 Application

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15 (o) the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') to allow for the following on Farm 1565 Stellenbosch:

i. Consent Use for **Tourist Facilities:**
   - Restaurant and outside seating (Cellar Door Restaurant)
   - Picnic facilities
   - Wine Tasting Facility

This report serves as motivation for the above-mentioned application. The official application form is attached as **Annexure B**.

2. Property details

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Restrictive Title Deed Conditions
Farm 1565, Stellenbosch	Jordan Trust	±109.98ha	T000036197/2014	None

Table 1: *Property Details*

Please refer to **Annexure C** for a copy of the Title Deed and **Annexure D** for the conveyancer certificate that confirms that there are no restrictive title deed conditions.

2.2 Locality

The application site is located in the scenic Stellenbosch Kloof Valley, approximately 11 kilometres east of Stellenbosch. The application site is accessed via Stellenbosch Kloof Road, connecting it to major regional routes, including the R310 and the N2, which provides access from nearby urban centres such as Cape Town and Somerset West. The application site is surrounded by a combination of agricultural land, vineyards, and natural landscapes.

Figure 1 - Locality Plan Regional

Figure 2 - Locality Plan Local

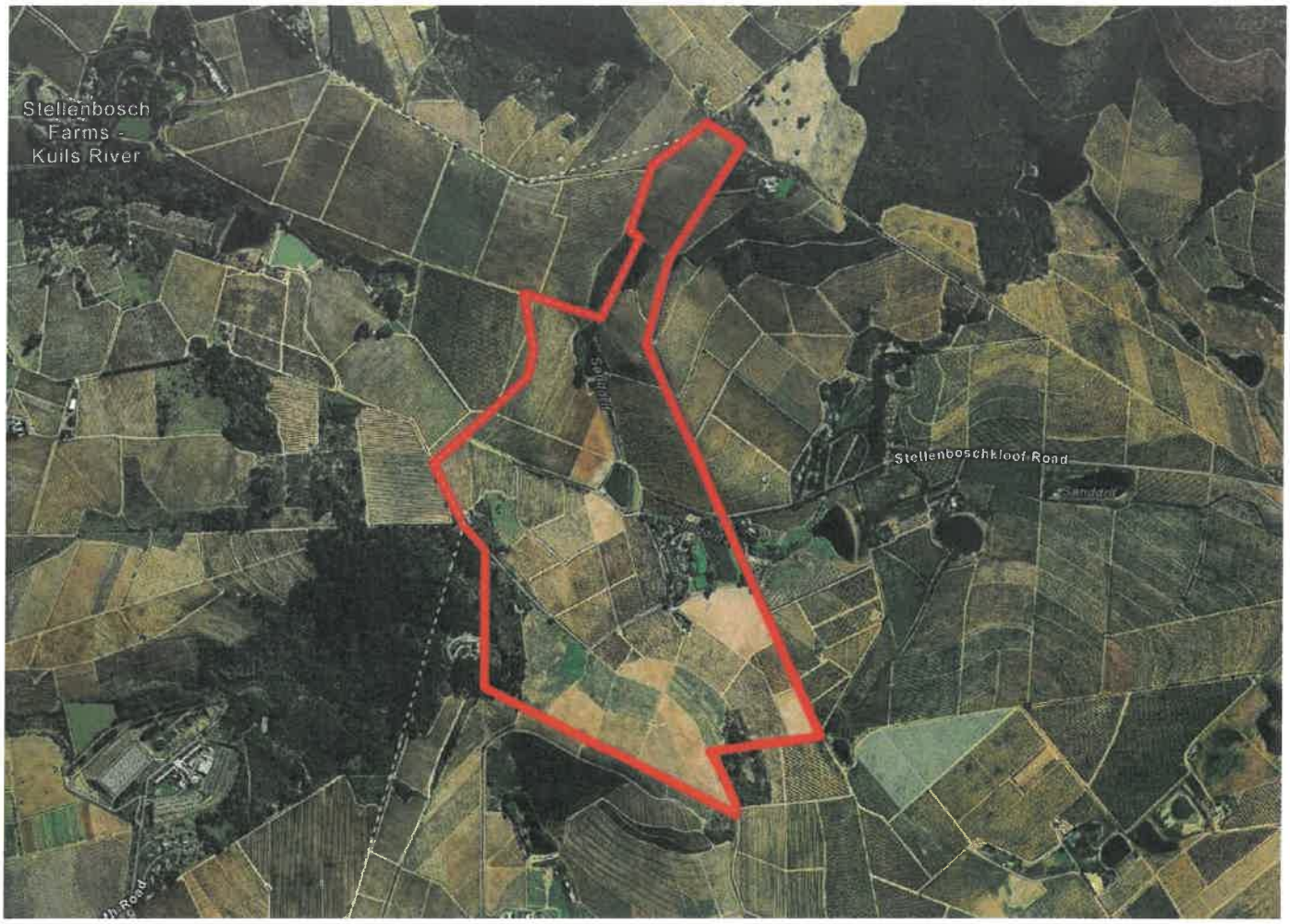


Figure 3 - Aerial view of Farm 1565, Stellenbosch

2.3 Physical characteristics, existing and surrounding land uses

The application site is an active farm of ±109.98ha and is used for agricultural purposes, mainly under vineyards. It is situated within a popular rural area amongst agricultural properties comprising of mostly exclusive wine estates. Existing land uses on the application site is based around viticulture, wine production, and tourism. The application site has facilities for winemaking and storage, a tasting room, a fine-dining restaurant, and luxury guest accommodations (which will be addressed in a following land use application), all of which contribute to its role as an agricultural tourism destination.

Surrounding land uses in the are primarily agricultural, with neighbouring properties also dedicated to vineyards, orchards, and other forms of cultivation. Scattered residences and rural homesteads are present, often associated with farming activities. The area is characterized by low-density development that maintains the rural and agricultural value of the Cape Winelands.

2.4 Current Zoning and Previous Applications

2.4.1 Current Zoning

The application site is zoned **Agriculture and Rural Zone with Consent for Agricultural Industry (±3 715m²)**. Table 2 below lists all the Primary Uses (In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019) allowed on the site. The land uses listed as Additional Uses and Consent Uses (including a tourist facilities) require formal approval from the Stellenbosch Municipality.

Primary Uses	Additional Uses (not exceeding threshold and subject to technical approval)	Consent Uses (Application Required)
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event / year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip **Agricultural industry (≥2000m²)** Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (> one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment **Tourist facility (new buildings or exceeding threshold)** Any additional use exceeding the threshold set out in this chapter

Table 2 *Permitted Land Uses*

The proposed Cellar Door restaurant, picnic area and Tasting Room are all classified as Tourist Facilities in terms of the following definition from the Zoning Scheme By-Law:

Tourist Facilities; (Toerisme Fasiliteite) describes land uses that provide facilities, amenities and activities, aimed at tourists and visitors, such as shops, markets, **restaurants** and places of entertainment (which may be licensed to sell alcohol), outdoor sport, conference facilities, place of assembly, wellness centres and/or open spaces, and may also include ancillary uses, limited industry only related to the manufacturing of clothing, food, beverages or making of craft items and/or art, a liquor store for the sale of alcoholic beverages for off-site consumption, provided that the alcoholic beverages are produced under license on the land unit, and examples include farm stalls, farm shops, farmers markets,

farm deli, wine sales, **wine tasting facilities**, 4x4 or mountain bike trails, cycle and hiking trails, **picnic facilities**, **function venues**, brew-pubs, craft gin distilleries, coffee roasteries, bakeries, charcuterie but excludes tourist accommodation, guest houses, bed-and-breakfast establishments and hotels.

Though all of the proposed uses (tourist facilities) will be accommodated in existing buildings/garden areas it exceeds the 250m² coverage allowable as an Additional use and therefore requires approval for a Consent Use.

2.4.2 Previous Approvals

It is important to note that the previous land use applications listed below refer to previous farm numbers which differs from that of the application site in this application. The reason is that Farm 1386 Stellenbosch and Portion 20 of Farm 402 Stellenbosch have been consolidated (in 2014) and is now known as Farm 1565, Stellenbosch.

- **1999**

In December 1999 approval was granted for a portion of the Farm to be rezoned to Agricultural II (in terms of the LUPO Section 8 Zoning Scheme regulations) which allowed for the following:

- Agricultural Zone II: Wine Cellar (±1 720m² - excluding new building)
- Agricultural Zone II: To use existing shed for storage, labelling and bottling of wine (±1 080m²)
- Agricultural Zone I: Remainder of the property

Please refer to **Annexure G** for a copy of the letter of approval.

In terms of the 2019 Zoning Scheme By-Law, Agricultural II zoning is now classified as Agricultural Industry and as the total area which was rezoned to Agricultural Zone II was ±2 800m², this is classified as a Consent Use under the now refereed to Agricultural and Rural Zone.

- **2003**

In February 2003, the above rights were extended with a second approval which allowed for the extension of the Agricultural Zone II area (with another 915m²), allowing for extensions to the existing cellar ang bottling plant for the storage of dry goods, wine tanks and wine barrels.

The total area rezoned to Agricultural II zone was increased to ±3 715m².

Please refer to Annexure F for a copy of the letter of approval.

- **2009**

In February 2009, approval was granted **Consent Use for a Tourist Facility** to convert an existing dwelling house (with an area of ±225) to a restaurant with outside seating area (of approximately 272m²).

This restaurant, know as Jordan Restaurant, has become one of the best know restaurants in the Stellenbosch area. In 2023, the Jordan Restaurant won the best Wine Tourism Restaurants awarded by the Best of Wine Tourism by Great Wine Capitals. It also received a significant 2 stars at the Eat Out Restaurant Awards and has been in the Eat Out Top 10 Best Restaurants in South Africa 6 times since the format changed in 2021.

It is important to note that the application which was submitted in order to obtain this approval also included an application to allow for an outside area (indicated on the approved SDP as Area 2) in the garden to be used as an extension of the restaurant which would have been able to seat approximately 36 guests. This proposal was not supported by the Western Cape Department of Transport and Publik Works and they only approved the conversion of the house and patio to a restaurant. In response to this, the landowner wrote a letter Cape Wineland District (Municipal Manager) who responded that they have no fundamental objection to **include** areas 2,3 and 4 on the map and ultimately the areas were excluded because of the allocating of parking spaces. They went on to explain that it is Jordan Wine Estate's prerogative to manage the parking facilities without exceeding the minimum allowable on-site parking of 25 bays per 100m² GLA (Gross Leasable Area). The legislation **never** referred to the parking bays per GLA as 25 bays per 100m², it was always and still is 1 bay per 25m² GLA / 4 bays per 100m² GLA. It is clear that the Municipality made a calculation error and Jordan should have been granted Consent Use as part of this application. The total GLA in the application was for 1 242m² which equates to a parking requirement of 49.68 parking bays (50), which is almost half of the parking, which was provided at that stage, being 96. As mentioned above, it is clear that the decision to refuse this part of the application was due to a calculation error by the Municipality.

The reason why this is specifically highlighted is that the letter of response from the Cape Winelands District Municipality (dated 2009-05-21) ends with the following comment under point 4 of their letter:
"Should you find that you need more area in future to be allocated as part of your consent use approval, we are sure that it can be extended to suit your needs."

Please refer to **Annexure E** for a copy of the land use approval letter as well as the comments from the Western Cape Department of Transport and Public Works as well as the letter from the Cape Winelands District Municipality.

3. Development Proposal

The proposed development entails converting a portion of the existing wine cellar building, currently begin used for wine tasting, to a restaurant (known as the Cellar Door) as well as begin able to use two outside seating decks for additional seating for the Celler Door restaurant. The proposal also includes the relocation of the existing wine tasting facilities to an existing building in the garden with an outside stoep and providing private picnic areas on the lawn next to the dam.

The section below provides details on each aspect of the development proposal. Kindly refer to the SDP and elevations attached as **Annexure H**.

71 existing parking bays are provided at the entrance to the tourist facilities. The parking bays also allow for overflow parking during peak trading hours if needed.

3.1 The Cellar Door Restaurant and Outside Seating

As mentioned above, the existing Cellar Door restaurant was initially the wine tasting area on the farm but has over the years also started to serve meals as part of the tasting experience, in line with local and international trends. The change from purely wine tasting to serving food, now renders the wine tasting facility a restaurant and therefore requires Consent Use approval. As part of this application, it is also proposed to use two outside seating areas in the garden as an extension of the Cellar Door restaurant on days when the weather permits.

The **Cellar Door Restaurant** building, with a coverage of ±280m² includes the bathrooms, shop/wine tasting (approved as part of previous approvals), store, conference room, kitchen, prep-area and seating area with deck. The seating capacity of the restaurant and the timer deck area is approximately 30 people. To accommodate outside seating when weather permits, the intention is to use two additional outside seating areas, the paved area labelled as area 3 and the Cellar Door timber deck, labelled as area 2 on Figure 8, which can seat ± 60 people. The Celler Door Restaurant can therefore seat a maximum of ±90 people.

It is important to note that the area of the "back of house" (the kitchen and prep-area) will not increase, as the proposed restaurant will have a flexible seating arrangement based on the weather conditions, it is unlikely and not the intention, that the full dedicated seating area will always be occupied. It is however required to indicate all seating areas where food and drinks may be served to be able to obtain the required liquor license.

Figure 4 - Cellar Door Restaurant

Figure 5 - Cellar Door Restaurant and Wine shop

Figure 6 - Cellar Door Restaurant Deck Seating Area (Area 2)

3.2 The Tasting Room (Wine Tasting)

As mentioned above, previous approvals allowed for wine tasting as part of the wine cellar (Agricultural Industrial buildings). Wine tasting, where no food was served, was previously done in the building now referred to as the Cellar Door. However, as explained above, tourism trends changed to offer different food paring as part of the wine tasting experience, hence the need for the Cellar Door Restaurant. The wine tasting facility, to accommodate those tourists who would only like to do a wine tasting, without any food, has been moved to an existing building in the garden, referred to as the Tasting Room on Figure 8. To allow for visitors to sit outside when weather permits, an outside seating area has been added to the Tasting Room, referred to as area 5 on Figure 8. The Tasting Room and deck are purely for wine tasting where no food will be served. The maximum seating capacity of this area (inside and outside) is ± 40 people.

As mentioned above, the tasting facilities fall under "agricultural industry" and does not require a consent use. It is included in the application to show the new position of the tasting facility on the SDP and to explain the relocation of the facilities to the new building.

Figure 7 - New Wine Tasting Building and Deck Area

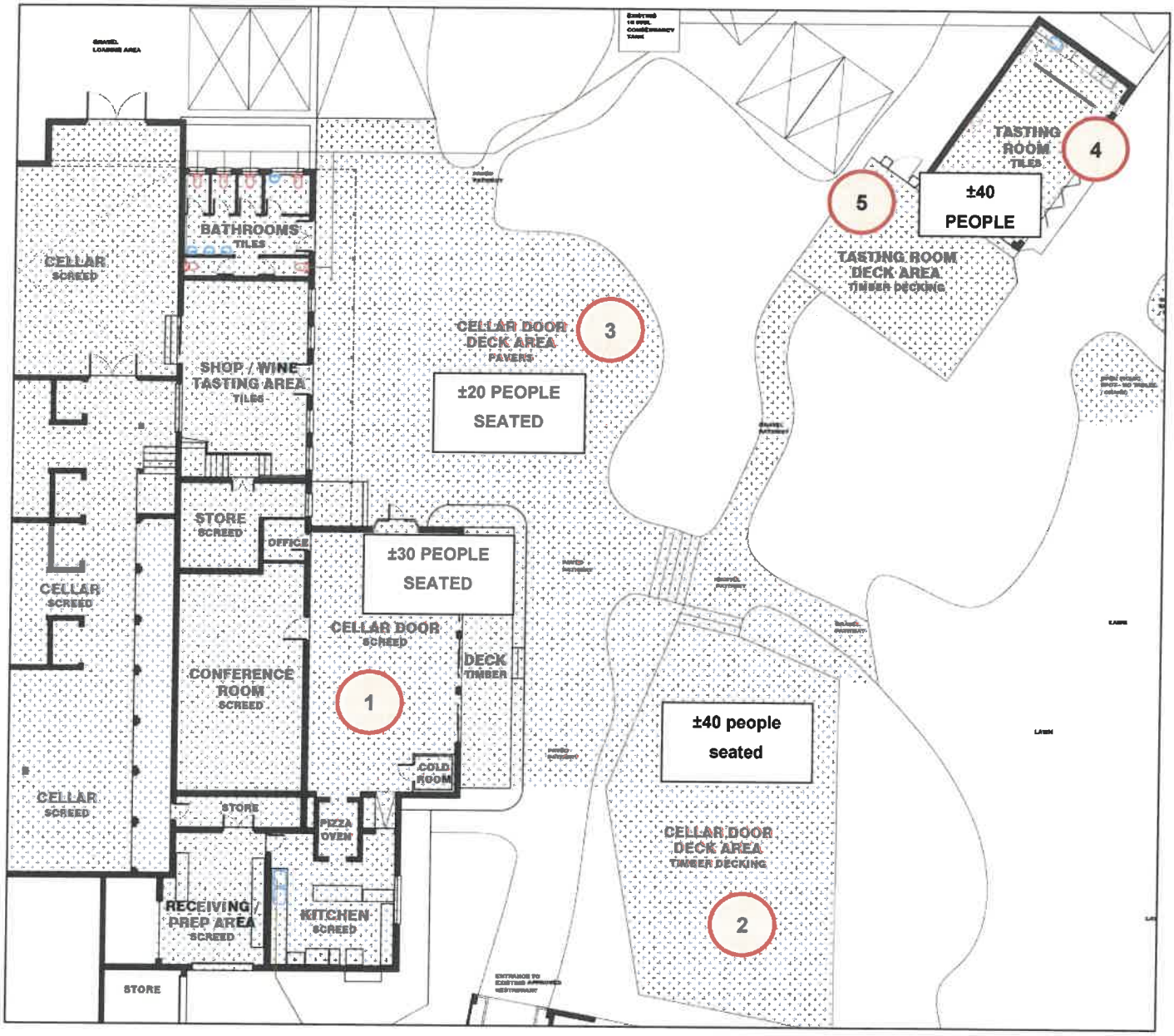


Figure 8 - Approximate Seating Allocation

3.3 Picnic Area

As part of the tourist experience, it is intended to have a few private picnic areas on the lawn area next to the dam. As indicated on Figure 10, the intention is to provide 10 small picnic areas, to accommodate approximately 2 people per site. Visitors will be able to purchase picnic baskets from the Cellar Door Restaurant. Each picnic spot is slightly secluded through intentional landscaping.

Figure 9 – (Tourist Facilities Applied For) - Picnic Facilities

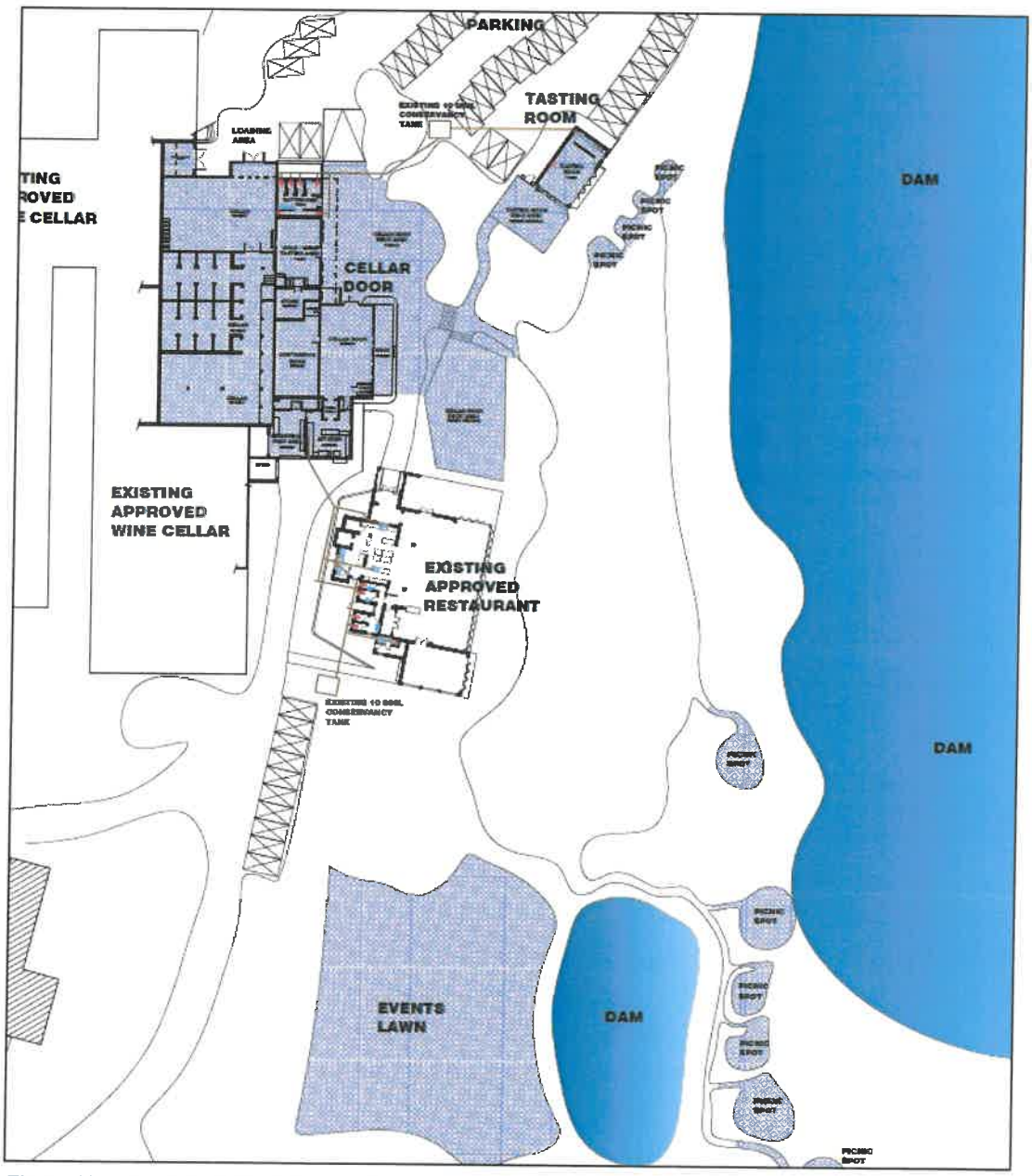


Figure 10 – (Tourist Facilities Applied For) - Picnic Spots

3.4 Services

3.4.1 Civil Services

The farm does not make use of any municipal services, please see relevant section below for details. Please refer to **Annexure I** for a copy of the full services report.

Water Provision:

Potable water is stored in four 10,000-liter tanks, with levels maintained by natural spring water and occasional rainwater supplementation. Regular water analyses ensure quality, while irrigation for gardens and vineyards is supplied through rainwater runoff that is stored in dams.

Sewerage:

Conservancy tanks for each facility are emptied as needed, using SepticVac (072 912 6866) or similar service providers. All conservancy tanks are pre-existing, in good condition, and appropriately sized. The Tasting Room and Cellar Door facility is equipped with six existing toilets and four hand wash basins (two in the male restroom, three in the female restroom, and one in the accessible restroom), with an additional toilet and basin available for staff. The Restaurant facility has four pre-existing toilets and four hand wash basins (one in the male restroom, one in the accessible restroom, and two in the female restroom), along with an additional toilet and basin for staff use.

Roads and Access:

Staff and visitors enter and exit the property through the main Jordan entrance gate at the end of the Stellenbosch Kloof Road. The last 1.5km of this road is a privately owned and a tarred servitude.

Electric:

Electricity is provided by Eskom and supplemented by generator through load shedding hours or if Eskom supply is not possible due to repairs or theft as well as direct feed solar plant.

4. Relevant Frameworks and Policies

4.1 Stellenbosch Spatial Development Framework

- **Growing the Western Cape Economy:**

In the Stellenbosch Spatial Development Framework, reference is made to the PSDF (Provincial Spatial Development Framework) where it encourages the boosting of rural development in order to secure the agricultural economy and diversify income earning opportunities. The proposed development aligns with this as the Cellar Door restaurant and picnic areas complement the activities on the farm and also allows for a diversification of income without compromising on agricultural land.

- **Agricultural Attributes:**

The Stellenbosch region has extensive agricultural areas, particularly those under vine and orchards which contribute to the scenic value and character of the region where both residents and visitors value. This is a significant contributor to the value of the area as one of South Africa's premier tourist destinations and there is a strong interdependence

between tourism and the wine industry in Stellenbosch. The proposed development supports this as it aims to boost tourism along with preserving the agricultural land by not extending development and utilising existing buildings.

4.2 Western Cape Land Use Planning: Rural Guidelines

The Western Cape Land Use Planning Rural Guidelines outline the following:

- *While tourist and recreational facilities should be accommodated across the rural landscape, the nature and scale of the facility provided needs to be closely aligned with the environmental characteristics of the local context.*
- *Existing structures or distributed footprints should preferable be used and adequate provision made for access and parking.*

This land use application aligns with the points above as the Cellar Door restaurant and picnic spots aims to align with the agricultural uses on the farm and promote the wines that the farm proudly makes and sells. The proposed development will also have no adverse effect on agricultural resources as no new construction is proposed and all uses will take place in existing buildings and existing open areas.

5. Motivation

Section 65(1) of the By-law sets out certain criteria which needs be met in consideration of an application by the decision- making authorities. In line with this section, Table 4, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(o) of the By-law.
b. Procedure followed inprocessing the application.	To be decided by the municipality.
c. Desirability of land use	The tourist facilities are considered desirable as it promote tourism within the winelands and allows the owners of the application site to successfully run their business. The tourist facilities entails no new construction all the land uses will be conducted from existing buildings and existing open spaces. tourist facilities are a generally accepted land use on agricultural land and the zoning scheme does allow for tourist facilities through a consent use application. The restaurant and picnic facilities support and compliment the activities of the application site. The restaurant and picnic facilities enables public access to a private wine estate for enjoyment for the wider community. Jordan Wine Estate attracts international tourist to Stellenbosch area. The tourist facilities further provides additional income for the agricultural activities. The tourist facilities is not the main income generator and is still subservient to the agriculture on the farm as it makes optimal use of existing spaces. The scale of the tourist facilities are not considered to be excessive and is in line with the characters of buildings on the land unit as well as the character of the surrounding area. The reasons for desirability of the application may be summarised as follows: *i. Socio-economic impact:* As the land uses will be conducted from existing buildings, no construction is needed thus the socio-economic impact is expected to be minimal. *ii. Compatibility with surrounding land uses:* There are surrounding wine farms with similar uses and facilities, thus the proposal is compatible with the surrounding land uses.

	iii. Impact on external engineering services: The farm does not make use of any electrical, water or stormwater services from the Municipal Services, there would therefore be no impact on these Municipal services. The farm uses conversancy tanks which gets emptied on a regular basis at the Municipal WWTP which has enough capacity to accommodate the slight increase in waste. *iv. Impact on safety, health, and wellbeing of the surrounding community:* The tourist facilities are not expected to have a negative impact on the safety, health, and wellbeing of the surrounding community. *v. Impact on heritage:* No impact on heritage. *vi. Impact on the biophysical environment:* There is expected to be no negative impact on the biophysical environment. *vii. Traffic impact, parking, access and other transport related considerations:* Thought there may be a slight increase in traffic, it is expected that the additional traffic will vary throughout the day with no peak traffic hour. It is motivated that the slight increase in traffic, will not be to the extend to warrant refusal. Ample parking is provided on-site. *viii. Whether the impositions of conditions can mitigate an adverse impact of the proposed use or development of land:* Conditions could include operational restrictions on noise levels, hours of operation, and lighting to preserve the farm's tranquil atmosphere.
d. The IDP and SDF	Stellenbosch Municipality MSDF is used to guide land use decisions in both the short and long term. The section below indicates compliance of the proposal with the MSDF and IDP: • The tourist facilities will not result in the loss of agricultural land or will not negatively affect the scenic character of the area. • The tourist facilities will attract tourists to the area to the benefit of the wider community. • The tourist facilities will enable the protection of agricultural land through diversification of income. • The tourist facilities will make optimal use of existing services.

e. Chapter VI of the Land Use Planning Act	**Spatial Justice:** Aligned. The tourist facilities will attract tourists to the area which will help with local economic growth. **Spatial Sustainability:** Aligned. The tourist facilities will make use of existing infrastructure and buildings. **Efficiency:** Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of land. **Good Administration:** The approval of this application will be in the best interest of the Stellenbosch Municipality. **Spatial Resilience:** Through the approval of this application, there will be no negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.

Table 3 *Assessment of Application in terms of Section 65 of the By-law*

6. Conclusion

In light of the above information, Council is respectfully requested to favourably consider the application for the following:

i) Consent Use for **Tourist Facilities:**

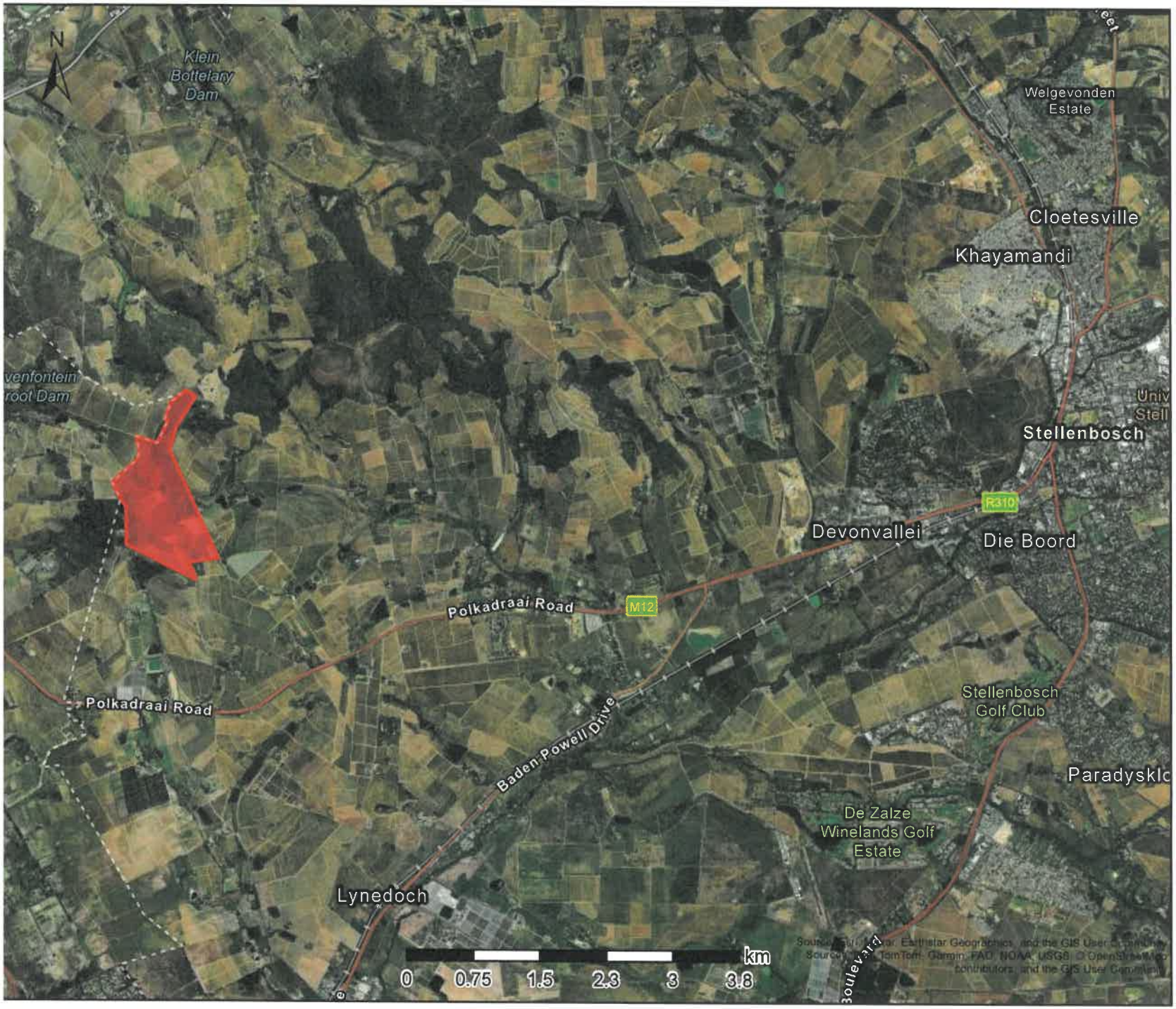
- Restaurant and outside seating (Cellar Door Restaurant)
- Picnic facilities
- Wine Tasting Facility

Report compiled by:
Carlien Coetzee (C/9982/2024)

Report reviewed by:
Marike Bolz (Director)

for Arch Town Planners (Pty) Ltd

Locality Plan - Farm 1565, Stellenbosch



Legend

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Date created: 2024/30/10

Western Cape Government
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