

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR REZONING, DELETION OF CONDITIONS, PERMANENT DEPARTURE, AND PERMISSION: ERF 1704, FRANSCHHOEK

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

Application Property Address: 29A Huguenot Road, Franschhoek, 7690

Application Property Number: Erf 1704 Franschhoek

Applicant: Urban Dynamics – Wickus Neethling – 021 948 1545 / wickus@udwc.co.za

Owner: Col Pizzeria Franschhoek CC / tony@djtrading.co.za

Application Reference: TP1605/2026

Description of land development proposal:

1. Rezoning of a portion of the property currently zoned General Business (formerly Erf 80, Franschhoek) and a portion zoned Undetermined (formerly Erf 493, Franschhoek) to Mixed-Use Zone, in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to allow for a restaurant (the existing Terbodore Café), a new art gallery, and 15 residential units.
2. Deletion of Conditions of an existing approval, in terms of Section 15(2)(h) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, specifically to remove Conditions 2.2 and 2.3 contained in the land use approval dated 29 May 1998.
3. Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to allow for flats on ground floor level.
4. Permission in terms of Section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the approval of a building plan within the Urban and Rural Conservation Overlay Zone.

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: Urban Dynamics: Wickus Neethling at wickus@udwc.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 **6 July 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 021 948 1545 during normal office hours.

Yours faithfully

Wickus Neethling
For Urban Dynamics

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM HERSONERING, OPHEFFING VAN VOORWAARDES, PERMANENTE AFWYKING EN TOESTEMMING: ERF 1704, FRANSCHHOEK

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

Adres van aansoek eiendom: 29A Huguenot straat, Franschhoek, 7690

Aansoek eiendom beskrywing: Erf 1704 Franschhoek

Aansoeker: Urban Dynamics – Wickus Neethling – 021 948 1545 / wickus@udwc.co.za

Eienaar: Col Pizzeria Franschhoek CC / tony@djtrading.co.za

Aansoek Verwysing: TP1605/2026

Besonderhede van die grondgebruiksaansoek:

1. Hersonerig van 'n gedeelte van die eiendom wat tans as Algemene Sakesone gesoneer is (voorheen Erf 80, Franschhoek) en 'n gedeelte wat as Onbepaalde Sone gesoneer is (voorheen Erf 493, Franschhoek) na Gemengde Gebruiksone, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023, ten einde voorsiening te maak vir 'n restaurant (die bestaande Terbodore Café), 'n nuwe kunsgalery en 15 wooneenhede.
2. Opheffing van Voorwaardes van 'n bestaande goedkeuring, ingevolge Artikel 15(2)(h) van die Stellenbosch Munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023, spesifiek die opheffing van Voorwaardes 2.2 en 2.3 soos vervat in die grondgebruikgoedkeuring gedateer 29 Mei 1998.
3. Permanente Afwyking, ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023, ten einde woonstelle op grondvloer-vlak toe te laat.
4. Vergunning, ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipale Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die goedkeuring van 'n bouplan binne die Stedelike- en Landelike Bewaringsoorlegsone.

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 toeganklik 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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die 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: Urban Dynamics: Wickus Neethling by wickus@udwc.co.za. Deur 'n beswaar, kommentaar of versoë 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 **6 Julie 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 948 1545 gedurende normale kantoor ure.

Die uwe

Wickus Neethling
Vir Urban Dynamics

Prepared By:



Prepared For:

Col Pizzeria Franschhoek CC

ERF 1704 FRANSCHHOEK

REZONING, PERMANENT DEPARTURE,
PERMISSION & DELETION OF CONDITIONS OF
APPROVAL



URBAN DYNAMICS CAPE PTY LTD

PO BOX 2445 | BELLVILLE | 7535

(021) 948 1545

DATE: February 2026



Contents

BACKGROUND.....	1
1.1 INTRODUCTION AND BRIEF	1
1.2 PROPERTY DESCRIPTION AND OWNERSHIP	1
1.3 APPLICATION DETAILS	2
CONTEXTUAL INFORMANTS	4
2.1 LOCALITY	4
2.2 ZONING CONTEXT.....	5
2.3 LAND USE CONTEXT	5
2.4 POLICY CONTEXT.....	6
2.5 HERITAGE CONSERVATION.....	7
2.6 ENVIRONMENTAL.....	8
THE DEVELOPMENT PROPOSAL.....	9
3.1 BACKGROUND	9
3.2 SITE DEVELOPMENT PLAN & LAND USES	9
3.3 DEVELOPMENT PARAMETERS	11
TRAFFIC & ENGINEERING SERVICES	13
4.1 TRAFFIC & TRASPORT.....	13
4.2 CIVIL ENGINEERING SERVICES	14
4.3 CONCLUSION.....	15
MOTIVATION & DESIRABILITY	16
5.1 MOTIVATION FOR REZONING	16
5.2 MOTIVATION PERMISSION	17
5.3 MOTIVATION FOR DELETION OF CONDITIONS 2.2 & 2.3.....	18
5.4 MOTIVATION FOR PERMANENT DEPARTURE.....	19
5.5 MOTIVATION IN TERMS OF DEVELOPMENT PRINCIPLES	19
4.4 PLANNING PRINCIPLES – WESTERN CAPE LUPA (2014)	22
CONCLUSION & RECOMMENDATION	24
6.1 CONCLUSION.....	24
6.2 RECOMMENDATION	25



SECTION 1 BACKGROUND

1.1 INTRODUCTION AND BRIEF

Urban Dynamics Cape (Pty) Ltd Town and Regional Planners were appointed by Col Pizzeria Franschhoek CC, to prepare and submit a land use application for Rezoning, Permission, Deletion of Conditions and a Permanent Departure, in respect of Erf 1704 Franschhoek (hereinafter referred to as the “subject property”). A copy of the Power of Attorney and Resolution is attached as **Annexure A**.

The proposed development will comprise a mixed-use development consisting of a restaurant (the existing Terbodore Café), a new art gallery, and 15 residential units as reflected on the attached Site Development Plan (see **Annexure E**).

It is important to note that the subject property is located adjacent to the Franschhoek River. As such, careful consideration must be given to the applicable floodlines in the design and planning of the development. In this regard, it is confirmed that Urban Dynamics has undertaken consultations with AECOM Engineers (responsible for the hydraulic study commissioned by Stellenbosch Municipality), the Franschhoek Flood Action Group, and the Stellenbosch Roads, Transport and Stormwater Department to ensure that the proposed development aligns with the updated river upgrade and associated floodline requirements.

The following subsections provide an overview of the project background and application details.

1.2 PROPERTY DESCRIPTION AND OWNERSHIP

The subject property is illustrated in **Figure 1.1** below and the relevant cadastral, ownership, and registration particulars pertaining to the subject property, are summarised in **Table 1**.

The subject property is described in the title deed as follows:

PROPERTY	EXTENT	TITLE DEED	REGISTERED OWNER
Erf 1704 Franschhoek	3581 m²	T2950/2018	Col Pizzeria Franschhoek CC

Table 1: Property Description

A copy of the title deed is attached hereto as **Annexure B** and the SG Diagram as **Annexure C**. The above-mentioned title deed was reviewed.



The title deed was reviewed by Boshoff Attorneys who confirmed that there are no restrictive conditions particularly relevant to the proposed development that needs to be removed. A copy of the conveyancer certificate is attached hereto as **Annexure D**.



Figure 1.1: Subject property in Surrounding Context

1.3 APPLICATION DETAILS

Application is hereby made in terms Section 15(2) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the following:

1. Approval for the **Rezoning** of a portion of the property currently zoned General Business (formerly Erf 80, Franschhoek) and a portion zoned Undetermined (formerly Erf 493, Franschhoek) to **Mixed-Use Zone**, in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023.
2. **Permission** in terms of Section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the approval of a building plan within the Urban and Rural Conservation Overlay Zone.



3. Approval for the **Deletion of Conditions** of an existing approval, in terms of Section 15(2)(h) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, specifically to remove Conditions 2.2 and 2.3 contained in the land use approval dated 29 May 1998.
4. Approval for a **Permanent Departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to allow for flats on ground floor level.

Figure 1.2 below illustrates an extract from the proposed Site Development Plan (attached hereto as **Annexure E**), highlighting in red the areas designated to accommodate residential units (flats) at ground floor level.



Figure 1.2: Areas proposed for the construction of flats at ground floor level



SECTION 2 CONTEXUAL INFORMANTS

2.1 LOCALITY

The subject property is located within the established urban area of Franschhoek and forms part of a strip of existing business properties along Huguenot Street, the town's main thoroughfare. Erf 1704 Franschhoek is positioned on the eastern side of Huguenot Street, near the entrance to the central business district (CBD), and borders the Franschhoek River along its southern boundary, which it shares with the adjacent church property.

The property has been used for business purposes for many years and is a well-known establishment within Franschhoek, supported by surrounding commercial activities. Vehicular access to the site is provided from Huguenot Street along the northern boundary of the property.

Figure 2.1 illustrates subject property within a local context, surrounded by existing environs.

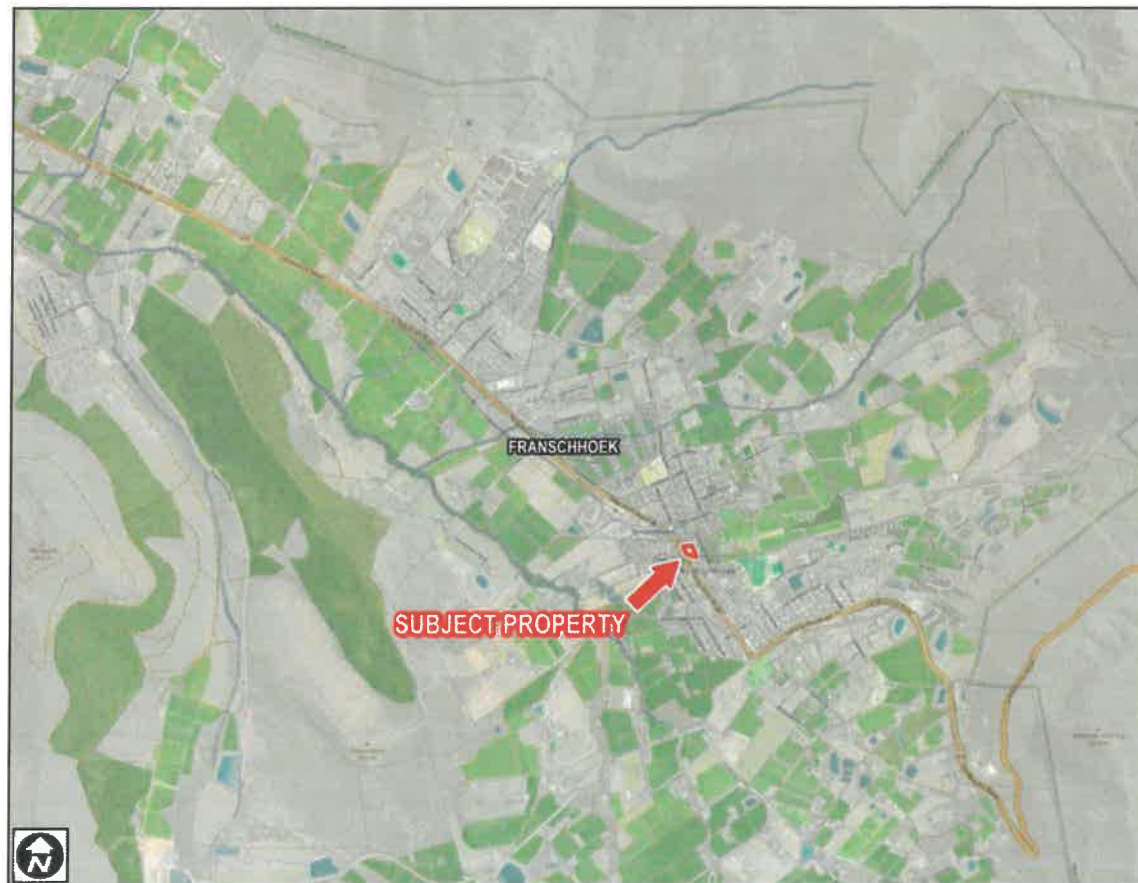


Figure 2.1: Local Context



2.2 ZONING CONTEXT

According to the Zoning Certificate issued by the Stellenbosch Municipality (refer to Attached **Annexure F**), read together with the approval dated 29 May 1998, the property is subject to split zoning, comprising General Business and Undetermined zones.

This zoning status is confirmed by the approval granted by the former Provincial Administration: Western Cape (Reference: AF 34/19/4/2-H1) on 29 May 1998, in terms of which a portion of the property was rezoned to General Business, while the remainder was retained as Undetermined.

The aforementioned approval is subject to specific conditions, which will require amendment to accommodate the proposed development. Further details regarding these conditions are provided in Sections 5 and 6 of this report.

In terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2024 regulations, the previous "General Business Zone" is now converted to 'Mixed-Use Zone' which permits the following primary land uses: Commune, Business Premises, Clinic, Community residential building, Extramural facility, Flats, Guest House, Hostel, Hotel, Occasional use, Plant nursery, Public institution, Public parking area, Private road, Tourist dwelling unit, Tourist accommodation establishment, and Welfare institution.

The proposed development entails a mixed-use scheme incorporating both business premises and flats. In order to facilitate this, it is necessary to rezone the Undetermined portion of the property to Mixed Use Zone, thereby aligning the zoning across the site. Furthermore, an additional permanent departure will be required to permit the development of residential units at ground floor level.

2.3 LAND USE CONTEXT

The subject property currently accommodates a well-constructed single-storey building incorporating a mezzanine level, currently utilised as a restaurant. Confirmation has been obtained from the Stellenbosch Municipality that no records exist to indicate that the building is older than 60 years. As such, approval from Heritage Western Cape is not required.

The ground floor of the building measures approximately 158.4m², while the mezzanine level comprises approximately 22.5m². In addition, a covered patio of approximately 31m² functions as a stoep area along Huguenot Street.

The building is positioned close to the western boundary and along the Huguenot Street frontage. In line with its current use as a restaurant, the property includes



outdoor seating areas and landscaped grassed areas. A formal parking area is located to the rear of the property, behind the existing structure.

All existing improvements and associated external areas will be incorporated into the proposed development, as illustrated on the accompanying Site Development Plan.

2.4 POLICY CONTEXT

In order to evaluate the development potential and level of appropriateness of developing the subject property, it is imperative to gain a thorough understanding of the current statutory spatial planning policy context in which the development is foreseen to take place. The section below summarises the compliance of the proposal development in terms of the Stellenbosch Municipality Spatial Development Framework, 2019.

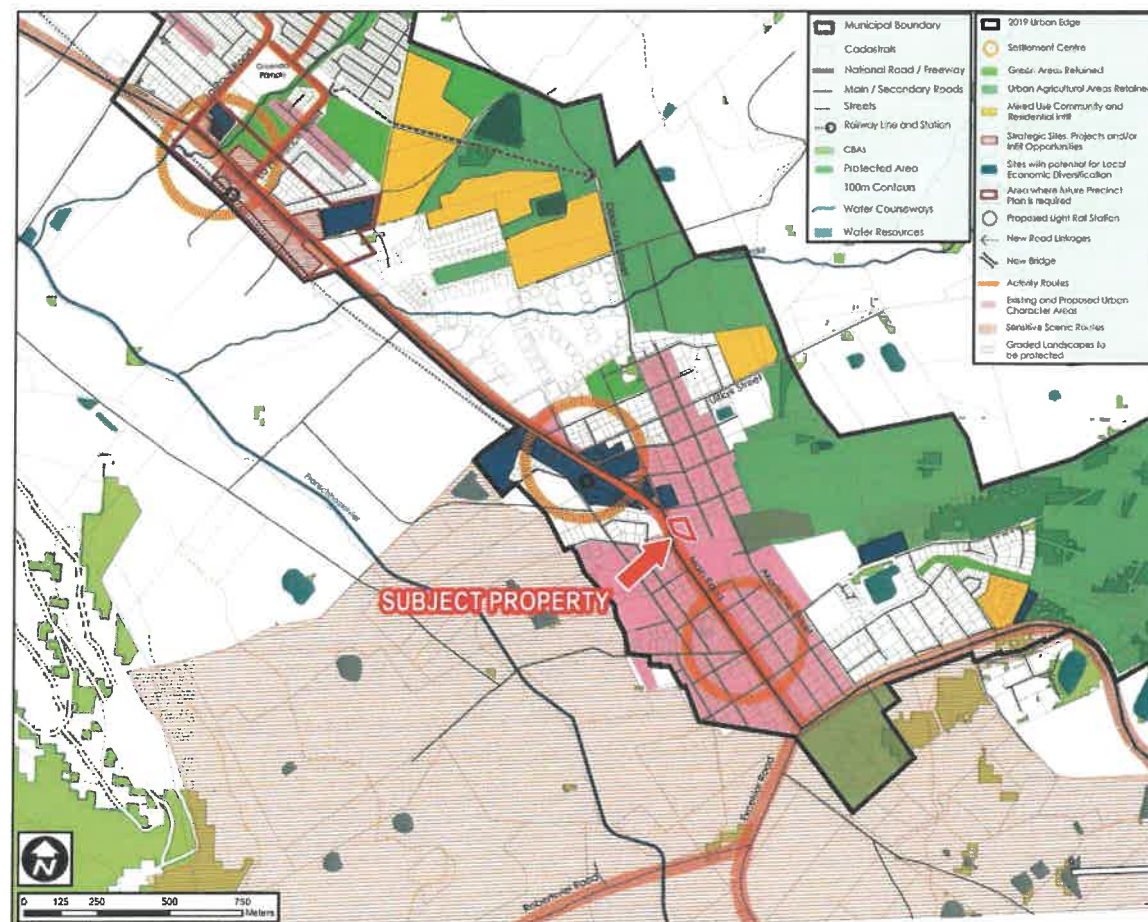


Figure 2.2: Extract from the Stellenbosch Municipality Spatial Development Framework, 2019

Figure 2.2, extracted from the Stellenbosch Municipality Spatial Development Framework (2019), indicates that the subject property is located within the *Urban Edge* and is identified as forming part of the *Existing and Proposed Urban Character Areas*. The property is further situated directly adjacent to an *Activity Route*, namely Huguenot Street.



"Existing and Proposed Urban Character Areas" refer to spatially defined parts of the urban environment that are identified based on their current (existing) or intended future (proposed) land use, form, and development character.

Existing Urban Character Areas describe areas where the current built form, land use patterns, density, and urban function are already established (e.g., residential neighbourhoods, commercial centres, industrial zones). These areas guide how development should respect and reinforce the prevailing character.

Proposed Urban Character Areas indicate areas where future development, transformation, or intensification is planned, often aligned with infrastructure, accessibility, and growth strategies. These areas guide how development should evolve toward a desired future character.

In light of the above, it is evident that the proposed development is consistent with the applicable spatial planning policies and will not give rise to any policy-related concerns.

2.5 HERITAGE CONSERVATION

The improvements on the subject property comprise a well-constructed single-storey building with a mezzanine level, currently utilised as a restaurant. It has been confirmed that no records are available at the municipality to demonstrate that the existing structure is older than 60 years; as such, approval from Heritage Western Cape is not required.

Although a new contemporary building is proposed on the subject property, there are no identified heritage resources that require conservation or accommodation. The proposed development will therefore not have any heritage-related constraints.

A heritage screening assessment was undertaken by Bridget O'Donoghue Architect Heritage Specialist Environment (refer to **Annexure K**) in respect of the proposed development on Erf 1704, Franschhoek ("River Café"), to determine whether any heritage-related approvals are required in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) ("NHRA").

The assessment confirmed that the property is not a declared Provincial or National Heritage Site, although it is located within the historic core (municipal heritage area) of Franschhoek. The site itself is not regarded as a culturally graded site. Furthermore, investigations undertaken by the architect confirmed that no structures older than 60 years are present on the property.

The report further considered the heritage "triggers" contained in Section 38 of the NHRA and concluded that none of the applicable thresholds are triggered, as the development site is smaller than 5 000m², does not involve the rezoning of land



exceeding 10 000m², and does not involve multiple erven or qualifying linear infrastructure.

Based on the above, the heritage specialist concluded that the proposed development does not require submission to Heritage Western Cape ("HWC") or the South African Heritage Resources Agency ("SAHRA") in terms of the NHRA

Detailed building plans will be prepared and submitted through the standard approval process, including review by the relevant aesthetics committee.

2.6 ENVIRONMENTAL

Formal correspondence was obtained from the Westerncape Department of Environmental Affairs and Development Planning on 26 September 2019 (see attached **Annexure G**). Said correspondence confirms that no further environmental authorisation is required on condition that the proposed development not encroach into the bordering water channel.



SECTION 3 THE DEVELOPMENT PROPOSAL

3.1 BACKGROUND

This section outlines the project objectives for the proposed rezoning, permission, permanent departure and deletion of conditions of title applicable to the subject property. The proposed development will comprise a mixed-use development consisting of a restaurant (the existing Terbodore Café), a new art gallery, and 15 residential units. Details of the permanent departure is discussed in Section 3.3 below.

3.2 SITE DEVELOPMENT PLAN & LAND USES

The proposed development on Erf 1704, 29A Huguenot Street, Franschhoek entails the redevelopment of the property into a cohesive mixed-use scheme comprising commercial and residential components. The property measures approximately 3,581m² and will be zoned "Mixed Use Zone", which permits both business premises and residential units.

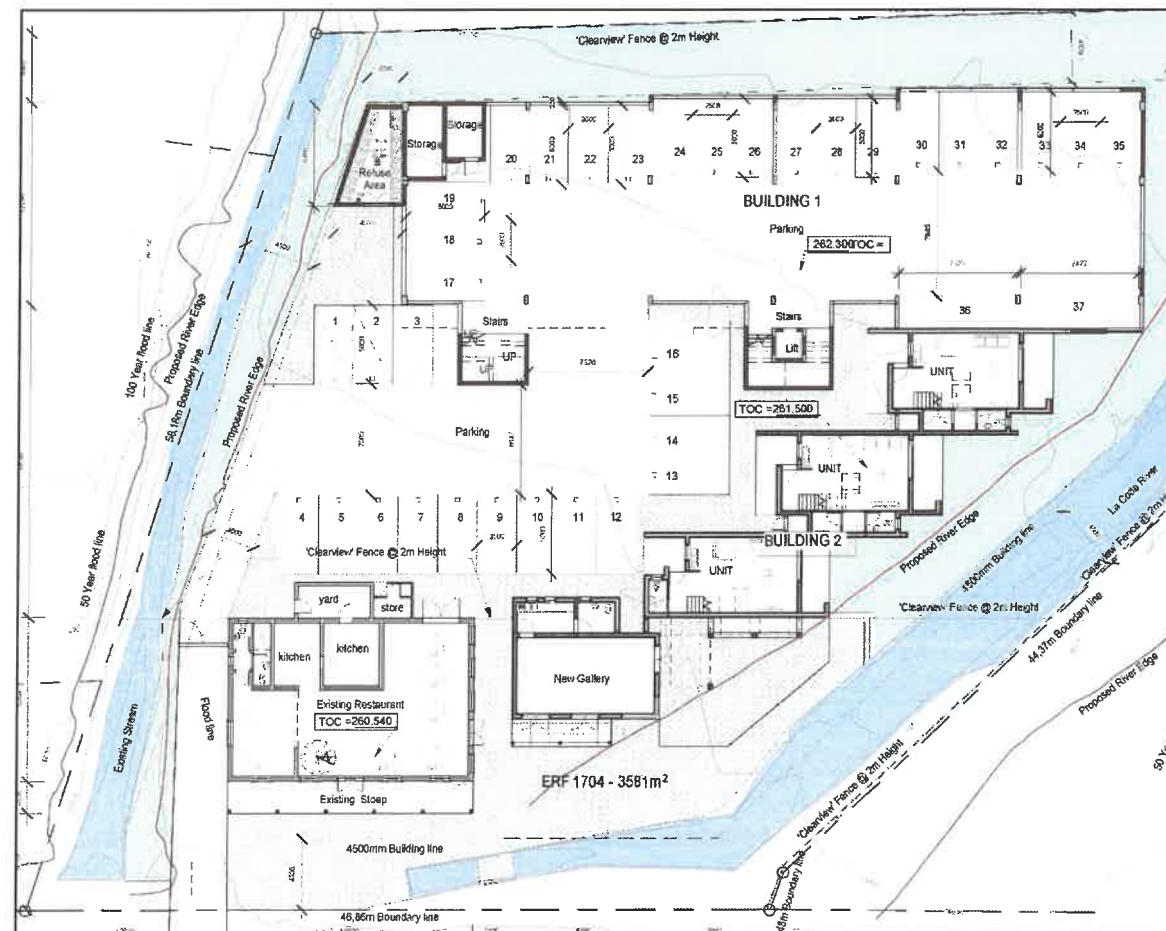


Figure 3.1: Proposed SDP



The site is currently developed with an existing restaurant (Terbodore Café), including associated kitchen and service areas, which is to be retained as part of the proposal (refer to **Figure 3.1** above). The development further introduces a complementary commercial component in the form of a new gallery building, resulting in a combined commercial floor area of approximately 221m².

The primary component of the proposal is the introduction of residential accommodation in the form of two new buildings. Building 1 comprises a three-storey apartment block, while Building 2 is a smaller, two-storey structure. Collectively, the development accommodates a total of 15 residential units, designed as self-contained apartments with associated living spaces, kitchens, bedrooms, bathrooms, and balconies. The residential component yields an approximate floor area of 1,580m².

In terms of bulk and scale, the total building area amounts to approximately 1,866m², including both existing and proposed structures. The development achieves a coverage of approximately 34% (1,218m²), which is well below the permissible coverage of 85%, and a maximum height of three storeys, which is similarly within the allowable height parameter of six storeys. The proposed built form is therefore considered appropriate in scale and intensity relative to the applicable development controls.

Parking provision is accommodated on site, with a total of 37 bays proposed. While the calculated parking demand equates to 32 bays, comprising 23 bays for the residential component and 9 bays for the commercial uses. Vehicular access is obtained from Huguenot Street, with parking areas and service functions integrated into the site layout.

The spatial arrangement of the development responds to the environmental characteristics of the site, particularly the presence of the Franschhoek River along the southern boundary. The delineation of the 50-year and 100-year flood lines has informed the placement of buildings, with the proposal incorporating a defined river edge treatment to enhance the interface with the watercourse. Appropriate building lines, including a 4.5m common and street building line where applicable, are observed, and service elements such as refuse areas and circulation routes are accommodated within the overall site design.

In summary, the proposed development represents a well-considered mixed-use scheme that reinforces the existing commercial use while introducing additional residential density in a manner that remains within the prescribed development parameters. The proposal is appropriately scaled, functionally integrated, and responsive to both the urban and environmental context of the site.



3.3 DEVELOPMENT PARAMETERS

As described in the application above (refer section 1.3), application is made for the Rezoning of a portion of the property currently zoned General Business (formerly Erf 80, Franschhoek) and a portion zoned Undetermined (formerly Erf 493, Franschhoek) to **Mixed-Use Zone**, in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023. The development parameters are discussed in further detail in **Table 2** below.

ERF 1704 FRANSCHHOEK	
Proposed Zoning	Mixed Use Zone <u>Implication:</u> Rezoning required
Primary Land Use	Commune, Business Premises, Clinic, Community residential building, Extramural facility, Flats, Guest House, Hostel, Hotel, Occasional use, Plant nursery, Public institution, Public parking area, Private road, Tourist dwelling unit, Tourist accommodation establishment, and Welfare institution.
Consent Uses	None
Height	Permissible Business Premises: 6 Storeys Proposed Business Premises: 2 Storeys Permissible Flats: 6 Storeys Proposed Flats: 3 Storeys
Coverage	Permissible: 85% Proposed: 34%
Street Building Lines	Permissible Business Premises: 0m Proposed Business Premises: 4.5m Permissible Flats: 4.5m Proposed Flats: n/a
Common Building Lines	Permissible Business Premises: 0m Proposed Business Premises: 4.5m Permissible Flats: 4.5m Proposed Flats: 4.5m
Flats in this zone	No flats shall be permitted at ground floor except with the permission of the Municipality in terms of the scheme. <u>Implication:</u> Permanent departure required
Parking	Required Business Premises: (4 bays x 100m ²) x (221m ²) = 9 Bays required Required Flats: (1 bay/unit + 0.5 for visitors) x (15 units X 2-bedroom units): 23 Bays required Total Bays Required: 32 Bays Total Bays Provided: 37 Bays
Summary:	Rezoning required to Mixed Use Zone Permanent Departure to allow for flats on ground floor

Table 2: Assessment of Development Parameters



Following the assessment of the development proposal and its compliance with the Stellenbosch Municipality Zoning Scheme By-Law, 2024, it can be concluded that the proposed development conforms to the scheme guidelines, **with the inclusion of the relevant Rezoning and Permanent Departure.**



SECTION 4 TRAFFIC & ENGINEERING SERVICES

4.1 TRAFFIC & TRASPORT

The Traffic Impact Statement (TIS) for Erf 1704, Franschhoek (dated 28 February 2026), attached hereto as **Annexure H**, provides an assessment of the anticipated traffic implications associated with the proposed expansion of the existing development on the property.

The subject property is located along Huguenot Street in Franschhoek and is already partially developed, currently accommodating a coffee shop/restaurant. The application relates to additional development on the remainder of the site, which is presently used in part for parking. The proposal includes the construction of 15 residential apartment units (approximately 1 200 m²), a small gallery space (±52 m² GLA), and associated storage, while retaining the existing restaurant use.

Vehicular access to the site is obtained via an existing access point along Huguenot Street. Due to the presence of watercourses along the majority of the site boundaries, alternative access options are limited. The access is constrained in width (approximately 3 metres), allowing only single-vehicle movement at a time, and is therefore to be managed informally as a two-way access with operational controls such as signage to prioritise inbound traffic.

Traffic generation associated with the proposed development was calculated using standard trip generation rates. The development is expected to generate approximately 10 vehicle trips during the AM peak hour and 16 trips during the PM peak hour. These volumes fall well below the threshold of 50 peak hour trips that would trigger the need for detailed traffic impact assessments or intersection upgrades. As such, the study concludes that the development will have a negligible impact on the surrounding road network and will not necessitate any external road upgrades.

In terms of parking, the development requires approximately 32 parking bays in accordance with the Stellenbosch Zoning Scheme. A total of 37 parking bays are provided on-site, including a combination of basement and surface parking. This exceeds the minimum requirement and is considered sufficient to accommodate both residents and visitors.

Although the site access is constrained and does not fully accommodate larger emergency vehicles such as fire trucks, the report notes that ambulances can access the site and that portions of the development can be serviced from the public street if required. Appropriate building design measures are assumed to address fire safety considerations. Internal circulation within the site is adequate and refuse collection will continue via kerbside collection along Huguenot Street.



From a broader mobility perspective, the site benefits from existing pedestrian infrastructure along Huguenot Street. However, the scale of the development is such that it is not expected to generate significant public transport demand, and no additional public or non-motorised transport infrastructure is required.

In conclusion, the TIS finds that the proposed mixed-use development, comprising residential units and a small-scale gallery in addition to the existing restaurant, will generate low traffic volumes, can be adequately accommodated by the existing road network and access arrangements, and provides sufficient on-site parking. The report therefore supports the application from a traffic engineering perspective and recommends approval, subject to standard access management measures.

4.2 CIVIL ENGINEERING SERVICES

An Engineering Services Report was prepared by UDS Africa (attached as **Annexure I**) in support of the proposed mixed-use development on Erf 1704, Franschhoek. The property measures approximately 3 581 m² and is currently partially developed with an existing restaurant. The proposal introduces a mixed-use scheme comprising the retention of the existing restaurant (197 m²), the addition of 15 residential units, and approximately 66 m² of commercial floor area.

The report confirms that the required engineering services can be provided in accordance with the standards of Stellenbosch Municipality and the *Guidelines for Human Settlement Planning and Design (Red Book, 2019)*.

Water Supply:

The total average daily water demand for the development is calculated at approximately 0.0979 l/s, with a peak demand of 0.450 l/s (excluding fire demand). A fire flow requirement of 50 l/s results in a total peak demand of 50.45 l/s. The site is connected to an existing 100 mm municipal water pipeline in Huguenot Street; however, its current capacity is insufficient to accommodate fire flow requirements. Accordingly, either on-site fire water storage will be required, or upgrades to the municipal pipeline network (to 160 mm and 200 mm sections) will be necessary.

Sewer Infrastructure:

The estimated peak wet weather sewer flow is approximately 0.363 l/s. The development will connect to an existing 250 mm sewer pipeline in Huguenot Road, which has sufficient capacity to accommodate the additional load. Sewer conveyance will occur via the Franschhoek system to the Wemmershoek Wastewater Treatment Works. An existing sewer servitude traversing the site will be retained.



Stormwater Management:

Given that the site area is below 4 000 m², no on-site stormwater attenuation is required. Stormwater runoff will be discharged towards the adjacent watercourse to the north. The report notes ongoing municipal flood mitigation initiatives in the Franschhoek area, including river widening and culvert upgrades, which are expected to improve flood management in the area.

Urban Dynamics undertook various consultations with AECOM Engineers (responsible for the hydraulic study commissioned by Stellenbosch Municipality) to ensure that the proposed development aligns with the updated river upgrade and associated floodline requirements. Formal correspondence and drawings used during the compilation of the SDP is attached hereto as **Annexure J**.

Roads and Traffic:

A separate Traffic Impact Statement has been prepared to assess the development's impact on the surrounding road network.

Solid Waste:

Solid waste will continue to be managed via the existing kerbside collection system along Huguenot Road, with refuse transported from an on-site storage area to the collection point.

4.3 CONCLUSION

In conclusion, both the Traffic Impact Statement and Engineering Services Report support the proposed mixed-use development. The TIS confirms that the inclusion of residential units and a small-scale gallery, in addition to the existing restaurant, will generate low traffic volumes that can be adequately accommodated by the existing road network and access arrangements, with sufficient on-site parking provided. From an engineering infrastructure perspective, the development can be appropriately serviced, subject to minor upgrades and/or on-site mitigation measures where required, with all service designs to be finalised during the detailed design stage. Accordingly, the proposal is supported from both a traffic engineering and engineering services perspective, and approval is recommended subject to standard conditions.



SECTION 5 MOTIVATION & DESIRABILITY

The proposed mixed-use development requires a rezoning, permission, deletion of previous conditions of approval and a permanent departure approval as set out in the preceding above. This land use applications in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, is to be motivated in terms of the relevant assessment and desirability criteria, as set out below:

5.1 MOTIVATION FOR REZONING

The subject property is strategically located within the established central business district of Franschhoek, along Huguenot Street, which functions as the primary activity spine of the town. The property is already partially zoned for General Business purposes and has historically been utilised for commercial activities, thereby reinforcing the appropriateness of extending this zoning to the remainder of the site to enable a cohesive and rational land use pattern.

The proposed rezoning facilitates a well-considered mixed-use development comprising commercial and residential components, which is consistent with the existing and emerging character of the surrounding area. The immediate context reflects a combination of business, tourism, and residential uses, and the proposal will enhance this integrated urban form by introducing additional economic opportunities and diversified housing options within walking distance of key amenities.

From a spatial planning perspective, the proposal aligns with the principles of spatial sustainability and efficiency as contained in SPLUMA and the Stellenbosch Municipal Spatial Development Framework. The development represents appropriate urban infill within the existing urban edge, optimises the use of well-located land, and makes effective use of existing infrastructure and services. It further promotes a compact, walkable environment, reducing reliance on private vehicles and supporting the vitality of the Franschhoek CBD.

The desirability of the rezoning is further reinforced by the absence of physical or environmental constraints on the site, its excellent accessibility, and the provision of adequate on-site parking and services. The proposed development respects applicable building lines, river setbacks, and urban design considerations, ensuring compatibility with the surrounding built environment while enhancing the streetscape along Huguenot Street.

Importantly, the rezoning will unlock the full development potential of the property, enabling a unified zoning scheme that supports the intended land uses and eliminates the current inefficiencies associated with split zoning. The proposal will contribute positively to the local economy, create employment opportunities, and reinforce Franschhoek's role as a vibrant tourism and commercial destination.



In light of the above, the proposed rezoning is considered appropriate, desirable, and in the public interest, and it is respectfully submitted that the application warrants favourable consideration and approval by the Municipality.

5.2 MOTIVATION PERMISSION

The subject property is located within the Urban and Rural Conservation Overlay Zone applicable to portions of Franschhoek, which seeks to ensure that development within areas of recognised urban, scenic and heritage significance occurs in a manner that is sensitive to the existing character and sense of place of the town.

The proposed development has been carefully designed with due consideration to the surrounding urban and built environment. Although contemporary in architectural expression, the proposed buildings respond appropriately to the established character of the Franschhoek CBD in terms of scale, massing, orientation and streetscape interface. The development maintains an active frontage along Huguenot Street, while the overall building height and coverage remain well within the permissible development parameters applicable to the property.

Importantly, the proposal does not involve the demolition or alteration of any identified heritage resources. A heritage screening assessment undertaken by Bridget O'Donoghue Architect Heritage Specialist Environment confirmed that the site is not regarded as a culturally graded site and that no structures older than 60 years are present on the property. The assessment further concluded that the proposed development does not trigger any approvals in terms of the National Heritage Resources Act, 1999, and that no submission to Heritage Western Cape or SAHRA is required.

The proposed development is therefore considered compatible with the objectives of the Urban and Rural Conservation Overlay Zone, as it will not negatively impact the heritage significance, cultural landscape or visual character of the area. On the contrary, the redevelopment of the property will contribute positively to the urban environment through a high-quality mixed-use development that reinforces the vibrancy and functionality of the Franschhoek CBD.

Furthermore, the proposal represents an appropriate urban infill development within the existing urban edge and along an established activity route. The development promotes investment and urban revitalisation while remaining sensitive to the surrounding context and environmental constraints, including the adjacent river corridor.

Detailed building plans will furthermore be subject to the Municipality's building plan approval process and review by the relevant aesthetics committee, thereby ensuring that the final architectural treatment remains aligned with the desired urban and conservation objectives applicable to the overlay zone.



In light of the above, it is submitted that the proposed development is appropriate and desirable within the Urban and Rural Conservation Overlay Zone and that the required Permission in terms of Section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 should be favourably considered and approved by the Municipality.

5.3 MOTIVATION FOR DELETION OF CONDITIONS 2.2 & 2.3

The proposed deletion of Conditions 2.2 and 2.3, as contained in the previous approval dated 29 May 1998, is considered both reasonable and necessary to enable the appropriate and optimal development of Erf 1704 Franschhoek in accordance with current planning policies and development trends.

Condition 2.2, which **restricts development to the extent of the existing building's floor area and coverage**, is outdated and no longer aligned with contemporary urban development objectives. The subject property is situated within the Franschhoek CBD, an area that has experienced significant growth and intensification over time. Retaining this condition would unnecessarily constrain the utilisation of well-located urban land and prevent the property from responding to current economic demands and spatial planning imperatives. The proposed development remains within the applicable zoning parameters, with coverage well below the maximum permissible limits, thereby ensuring that the scale of development remains appropriate and compatible with the surrounding environment.

Condition 2.3, which **limits land uses** to offices and shops only, similarly does not reflect the evolving mixed-use character of the Franschhoek CBD. The area is characterised by an integration of commercial, tourism-related and residential uses, which collectively contribute to its vibrancy and sustainability. The proposed development introduces a complementary residential component in the form of duplex units and apartments, which is consistent with the surrounding land use pattern and supported by spatial planning principles promoting mixed-use development and urban integration.

The removal of these conditions will therefore facilitate a more flexible and contextually appropriate development framework, allowing the property to contribute meaningfully to the local economy while enhancing the functionality and vitality of the CBD. Importantly, the proposed development remains sensitive to its surroundings, with appropriate design measures, setbacks and parking provision ensuring that no adverse impacts are anticipated.

Furthermore, the deletion of these conditions aligns the property's development rights with the applicable zoning scheme and municipal planning policies, thereby promoting consistency, administrative clarity and good land use management.



In light of the above, the removal of Conditions 2.2 and 2.3 is justified, desirable and in the public interest. It is therefore respectfully submitted that the Municipality favourably consider and approve the deletion of these conditions to enable a sustainable and integrated development outcome on the subject property.

5.4 MOTIVATION FOR PERMANENT DEPARTURE

The proposed permanent departure to permit residential units on the ground floor of Erf 1704 Franschhoek is supported on sound planning principles and is considered both desirable and appropriate within the context of the Franschhoek CBD. The departure is required to allow for the development of **three duplex residential units on ground floor level**, forming part of an integrated mixed-use development on the property.

The subject property is located within a well-established mixed-use environment along Huguenot Street, where a combination of commercial, tourism and residential land uses already coexist. In this context, the introduction of ground floor residential units does not represent a deviation from the prevailing character of the area, but rather reinforces and enhances the existing mixed-use fabric. The proposal promotes a more vibrant, active and sustainable urban environment by allowing for a diversity of land uses within a single development.

From a spatial planning perspective, the proposed departure aligns with the principles of spatial integration, efficiency and sustainability as contained in SPLUMA and relevant municipal policies. The inclusion of residential units at ground floor level optimises the use of well-located land within the urban core, contributes to increased residential density in proximity to employment and amenities, and supports a more walkable and less car-dependent environment.

Importantly, the design and layout of the proposed development ensure that the ground floor residential component will not detract from the functionality or visual quality of the streetscape. The residential units are positioned behind the primary street-facing commercial buildings, thereby maintaining an active commercial interface along Huguenot Street while ensuring privacy and amenity for residents.

Furthermore, the proposed development provides adequate on-site parking and utilises an existing access point, ensuring that no negative traffic or access impacts will arise. The overall scale, form and intensity of the development remain compatible with the surrounding area and within acceptable planning parameters.

In light of the above, the proposed permanent departure is considered justified, as it enables a well-integrated and efficient land use outcome that is consistent with the character of the area and aligned with broader spatial planning objectives. It is therefore respectfully submitted that the Municipality favourably consider and approve the application for departure.

5.5 MOTIVATION IN TERMS OF DEVELOPMENT PRINCIPLES



Section 42 of the Spatial Planning and Land Use Management Act (SPLUMA 2013) stipulates that applications may only be refused if the proposed land use does not comply with the Municipal Spatial Development Framework or if it lacks desirability. The proposed development is deemed to be consistent with the proposals of the Stellenbosch Municipal SDF (2019). The following desirability considerations are relevant to this application:

Desirability Criteria	Compliance/ Response
Socio-economic impact	The proposed mixed-use development will positively contribute to the local economy by introducing additional residential units and small-scale commercial/gallery space within the Franschhoek CBD. It promotes local economic activity, supports tourism-related uses, and enhances property utilisation. The inclusion of residential units within walking distance of amenities supports urban integration and increases opportunities for local employment and investment.
Compatibility with surrounding uses	The development is compatible with the surrounding land uses, which comprise a mix of business, residential and tourism-related activities along Huguenot Street. The property is already utilised for commercial purposes and is located within a mixed-use context. The proposed apartments and gallery complement the existing urban character and reinforce the mixed-use nature of the Franschhoek CBD.
Impact on the external engineering services	Engineering services can adequately accommodate the proposed development. Water, sewer, and stormwater systems are available, with sufficient sewer capacity confirmed. While minor upgrades or on-site fire storage may be required for water supply, these are manageable within standard engineering solutions. Overall, the services report confirms that the site can be serviced without undue strain on municipal infrastructure
Impact on safety, health and wellbeing of the surrounding community	The development will have a positive impact on safety and wellbeing by promoting increased activity and passive surveillance within the area. The introduction of residential units enhances natural surveillance, while compliance with municipal engineering and building standards ensures adequate service provision, sanitation, and access. The site's location within an established urban area



	supports safe pedestrian movement and accessibility to services.
Impact on heritage	There are no identified heritage resources on the subject property, and no evidence suggests that the existing structures are older than 60 years. As such, the development does not trigger heritage concerns or require heritage approvals. The proposal will therefore not negatively impact heritage resources and can be implemented without compromising cultural or historical value.
Impact on the biophysical environment	The development is located within an already urbanised area and will not result in significant environmental degradation. Stormwater will be managed through discharge to the adjacent watercourse, with broader municipal flood mitigation measures already planned. The proposal respects existing natural features, including the river boundary, and aligns with planned upgrades to improve flood resilience.
Traffic impact, parking, access and other transport related considerations	The development is expected to generate low traffic volumes, with peak hour trips well below thresholds requiring detailed traffic analysis. Existing access from Huguenot Street will be retained, and no external road upgrades are required. The surrounding road network can adequately accommodate the additional traffic, and on-site parking provision supports the proposed land uses.

Table 3: Compliance with Desirability Criteria



4.4 PLANNING PRINCIPLES – WESTERN CAPE LUPA (2014)

Chapter VI of the Western Cape Land Use Planning Act (2014) includes a series of land use principles that should guide development in the province. The planning principles were reviewed, and the proposed development assessed. It is concluded that the proposed development is fully compliant with the planning principles prescribed in the LUPA (2014), as follows:

Land Use Planning Principles (LUPA, 2014)	Compliance/ Response
Spatial Justice 	Fully Compliant The proposed development promotes spatial justice by introducing residential opportunities within the Franschhoek CBD, enabling access to employment, services and amenities. It supports inclusive urban integration by accommodating a mix of land uses in a well-located area, thereby reducing spatial inequality. The proposal will not result in any negative impact in terms of exclusion, segregation or discrimination.
Spatial Sustainability 	Fully Compliant. The development supports spatial sustainability through the intensification of an already developed urban site, limiting urban sprawl and promoting compact settlement patterns. The integration of residential and commercial uses encourages reduced travel demand and more sustainable land use patterns within the existing urban edge. This proposal will contribute to the preservation and thus sustainability of valuable assets.
Efficiency 	Fully Compliant. The proposal makes efficient use of existing infrastructure, services and access, thereby optimising underutilised land within a serviced urban area. The mixed-use nature of the development enhances land use efficiency and supports the optimal functioning of the surrounding urban environment without requiring significant upgrades.
Good Administration 	Fully Compliant. The application is supported by the necessary technical assessments, including traffic and engineering services reports, demonstrating compliance with municipal requirements. The proposal aligns with applicable



	planning frameworks and policies, facilitating informed and transparent decision-making in line with sound administrative principles.
<div><div>Spatial Resilience</div><div></div></div>	<div><div>Fully Compliant.</div><div>The development contributes to spatial resilience by supporting a diversified land use pattern within the Franschhoek CBD. Consideration of stormwater management and planned municipal flood mitigation measures enhances the site's ability to respond to environmental risks while maintaining long-term urban functionality.</div></div>

Table 4: Compliance with Planning Principles of LUPA (2014)



SECTION 6 CONCLUSION & RECOMMENDATION

6.1 CONCLUSION

In conclusion, the proposed development on Erf 1704 Franschhoek represents a well-considered, contextually appropriate and policy-aligned land use intervention that supports the continued evolution of the Franschhoek CBD as a vibrant mixed-use environment. The application, which includes rezoning to Mixed Use Zone, permission to approve a building plan within the Urban and Rural Conservation Overlay Zone, deletion of outdated conditions, and a permanent departure to permit ground floor residential units, has been comprehensively assessed against the applicable legislative, policy and spatial planning frameworks.

The proposal responds positively to its strategic location along Huguenot Street, an established activity route, by reinforcing the existing commercial character while introducing a complementary residential component that promotes urban integration and intensification within the urban edge. The development is compatible with surrounding land uses, adheres to applicable development parameters, and has been designed with due consideration to environmental constraints, particularly the adjacent Franschhoek River and associated floodline requirements.

Importantly, the supporting technical assessments confirm that the development will not place undue strain on existing infrastructure. Traffic impacts are minimal and can be accommodated within the current road network, while engineering services can be provided subject to standard and manageable upgrades or on-site interventions. The proposal further advances key planning principles, including spatial sustainability, efficiency and resilience, by optimising the use of well-located land and supporting a compact, walkable urban form.

The deletion of restrictive and outdated conditions, together with the requested departure, enables a more flexible and appropriate development framework that aligns with current planning objectives and the established mixed-use character of the area.

In light of the above, the application is considered desirable, appropriate and in the public interest, and it is respectfully submitted that it warrants favourable consideration and approval by the Municipality.



6.2 RECOMMENDATION

Following the above assessment and motivation, it is recommended that the City approves the following applications:

1. Approval for the **Rezoning** of a portion of the property currently zoned General Business (formerly Erf 80, Franschhoek) and a portion zoned Undetermined (formerly Erf 493, Franschhoek) to **Mixed-Use Zone**, in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023.
 2. **Permission** in terms of Section 15(2)(g) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the approval of a building plan within the Urban and Rural Conservation Overlay Zone.
 3. Approval for the **Deletion of Conditions** of an existing approval, in terms of Section 15(2)(h) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, specifically to remove Conditions 2.2 and 2.3 contained in the land use approval dated 29 May 1998.
 4. Approval for a **Permanent Departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 to allow for flats on ground floor level.
-





FRANSCHHOEK

ERF 1704

LOCAL CONTEXT

Subject Property

Cadastral Boundaries

PLEASE NOTE:
All boundary line positions, distances and property area need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Bize

INDIVIDUALITY

DATE: June 2024

SCALE: See Linescale

PLAN NO: 2

CLIENT

URBAN DYNAMICS SOUTH CAPE

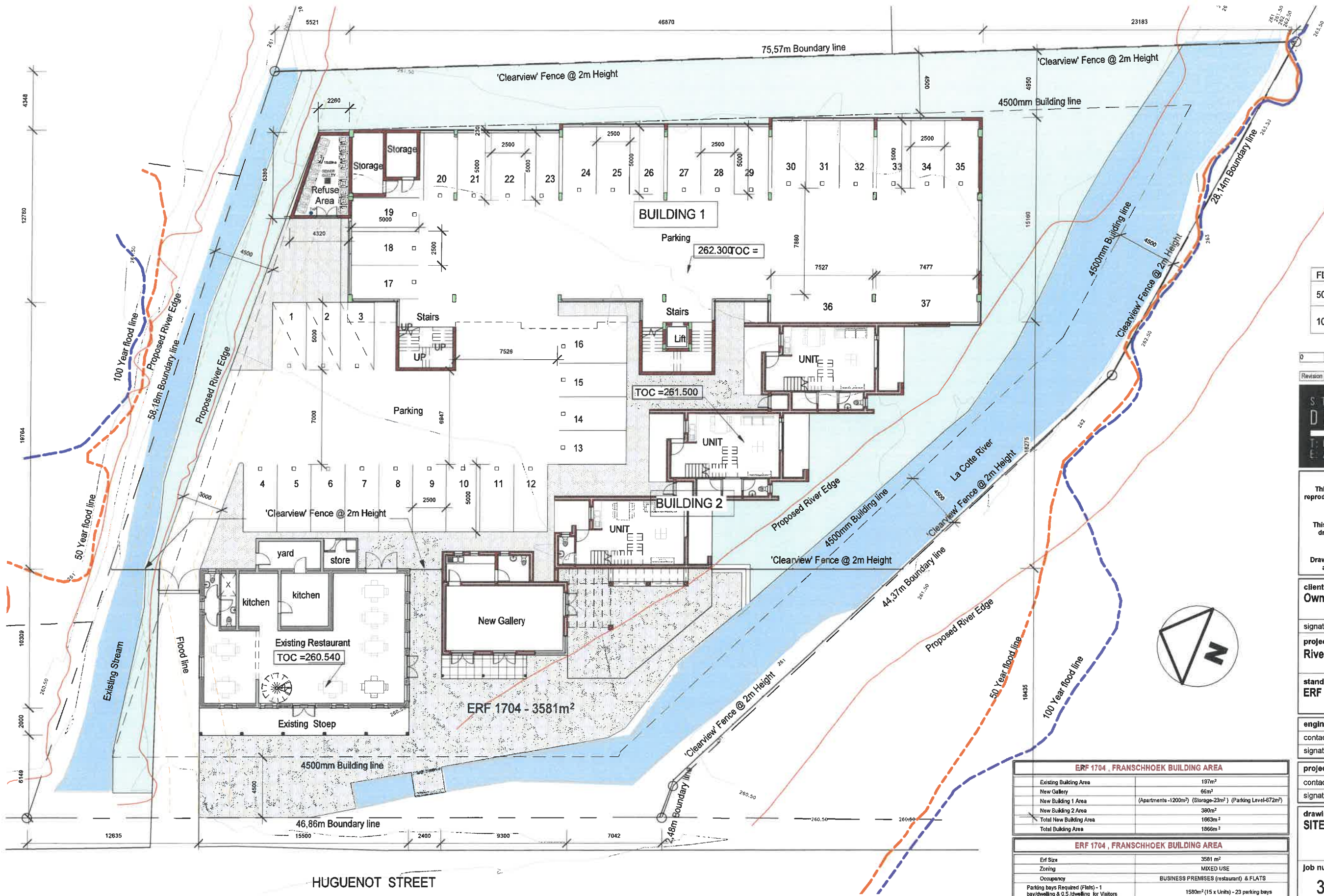
SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1948

Website: www.udc.co.za

Urban Dynamics South Cape (PTY) LTD Reg. No: 1897009/17707

Submitted, drawn, prepared, designed, and used as per Community



FLOOD LINE LEGEND	
50 YEAR FLOOD LINE	
100 YEAR FLOOD LINE	

0	21-10-2025		Revision 1
Revision	Date	Drawn	Description

STUDIO ZET
DESIGNS

T: 083 601 7329
E: ZELDA@STUDIOZETDESIGNS.COM

COPYRIGHT NOTE
This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect.

DISCLAIMER NOTE
This drawing is produced in Autodesk Revit. Exported drawings should be read in conjunction with hard copies at all times.

SCALING
Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing.

client	Owner
signature	
project	River Cafe: Proposed new Development
stand number	ERF 1704 , 29A Huguenot St, Franschhoek
engineer	
contact	
signature	

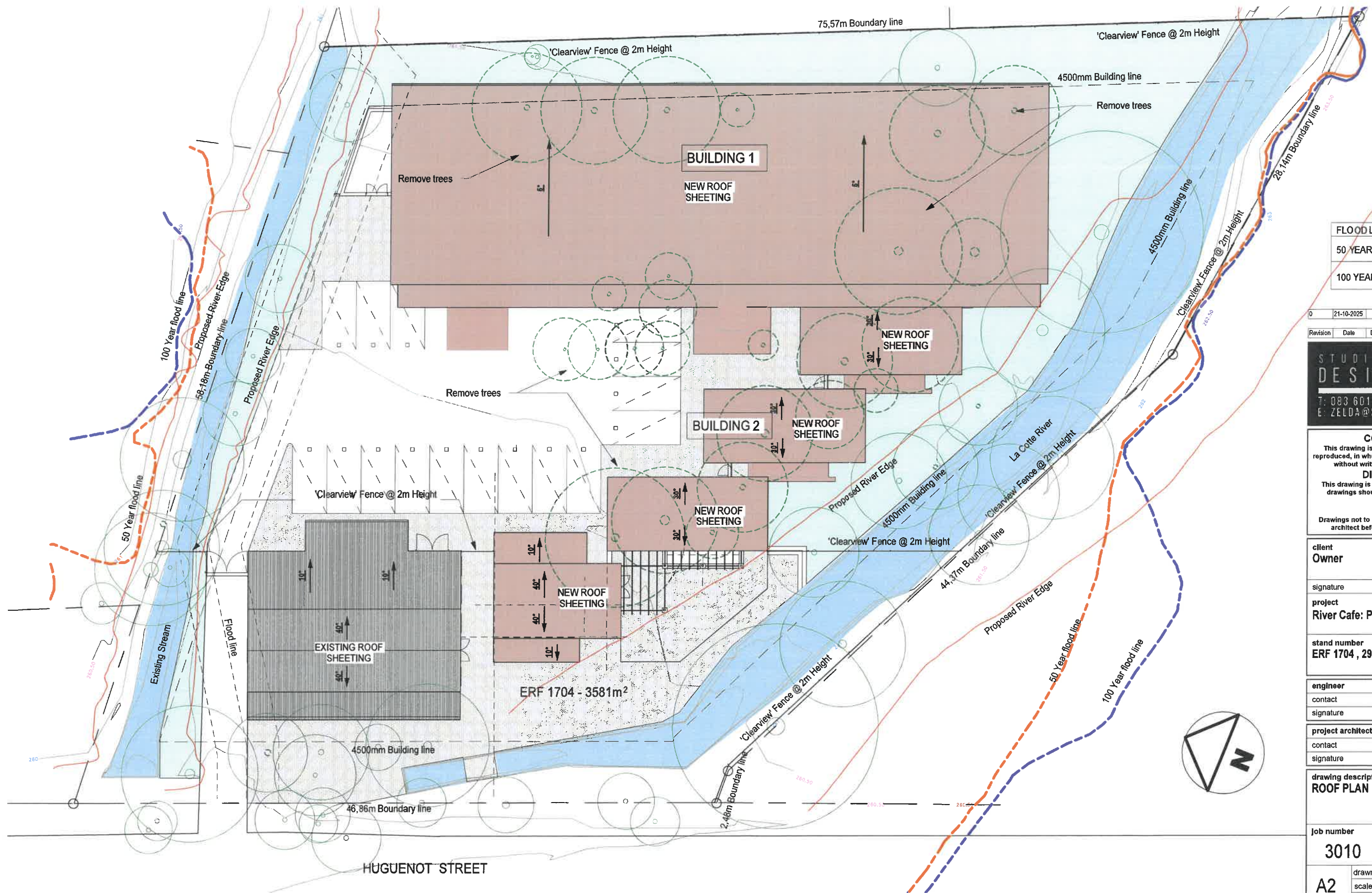
project architect	Zelda de Wet
contact	
signature	

drawing description SITE PLAN	
job number	drawing number
3010	SDP100
A2	drawn AP
	scale As Indicated
	date 14-10-2025
revision number	issued for
0	INFORMATION

ERF 1704 , FRANSCHOEK BUILDING AREA	
Existing Building Area	197m²
New Gallery	66m²
New Building 1 Area	(Apartments-1200m²) (Storage-23m²) (Parking Level-672m²)
New Building 2 Area	380m²
Total New Building Area	1663m²
Total Building Area	1866m²

ERF 1704 , FRANSCHOEK BUILDING AREA	
Erf Size	3581 m²
Zoning	MIXED USE
Occupancy	BUSINESS PREMISES (restaurant) & FLATS
Parking bays Required (Flats) - 1 bay/dwelling & 0.5 dwelling for visitors	1580m² (15 x Units) - 23 parking bays
Parking bays Required Business Premises (Restaurant & Gallery) - 4/100m²	(Exist. restaurant 169m²) - floor area (221m²) - 10 parking bays (New gallery 52m²) - floor area
Parking bays Provided	Flats 23 parking bays provided Restaurant / Gallery 13 parking bays provided
	Permissible Actual
Coverage	85% 34% (1218m²)
Height restriction	0 Storeys 3 Storeys
Street Building line	0m - Business / All Other 4.5m
Common Building line	0m - Business / All Other 4.5m
Street Setback	0m - Business / All Other 4.5m

Site Plan
Scale 1 : 200



FLOOD LINE LEGEND	
50 YEAR FLOOD LINE	-----
100 YEAR FLOOD LINE	-----

0	21-10-2025	Revision 1
---	------------	------------

Revision	Date	Drawn	Description
----------	------	-------	-------------

STUDIO ZET
DESIGNS

7: 083 601 7329
E: ZELDA@STUDIOZETDESIGNS.COM

COPYRIGHT NOTE
This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect.

DISCLAIMER NOTE
This drawing is produced in Autodesk Revit. Exported drawings should be read in conjunction with hard copies at all times.

SCALING
Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing.

client	Owner
signature	
project	River Cafe: Proposed new Development
stand number	ERF 1704 , 29A Huguenot St, Franschhoek
engineer	
contact	
signature	
project architect	Zelda de Wet
contact	
signature	

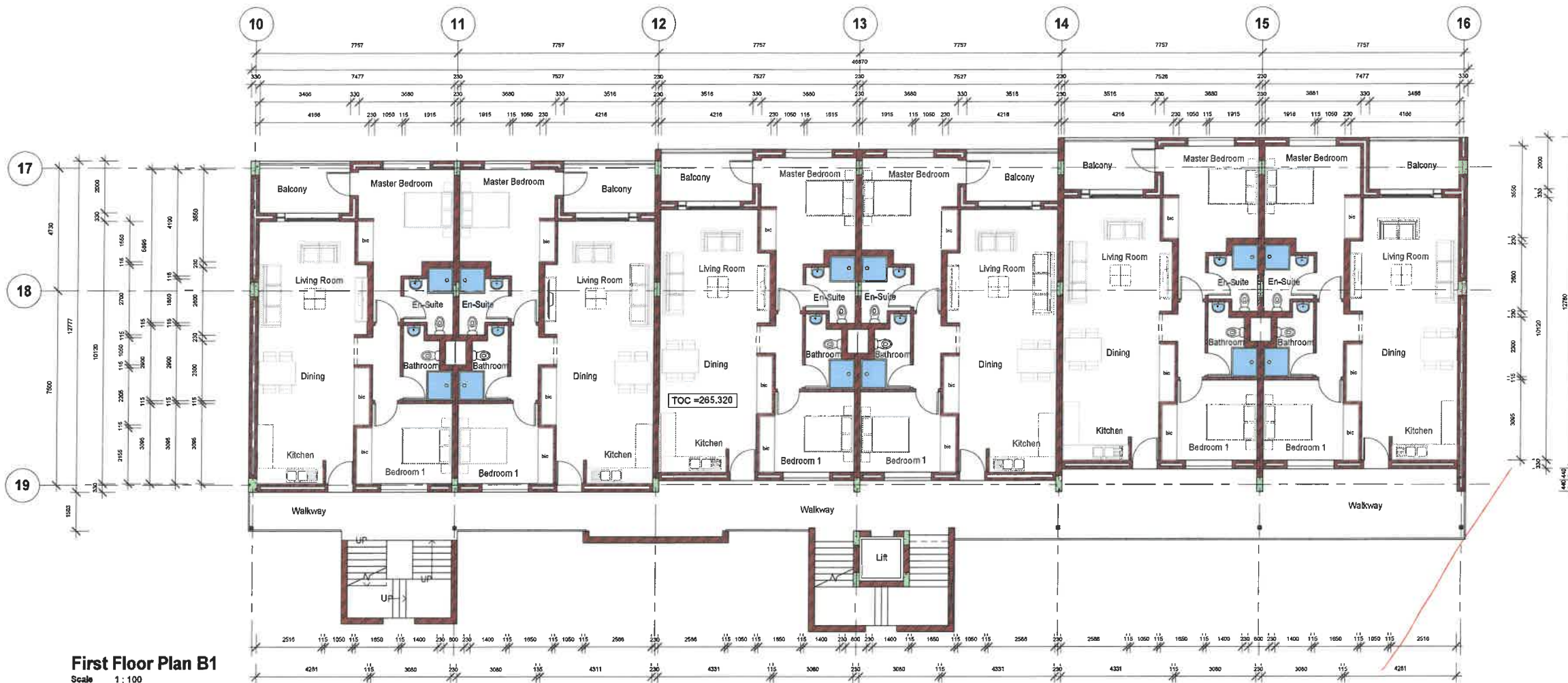
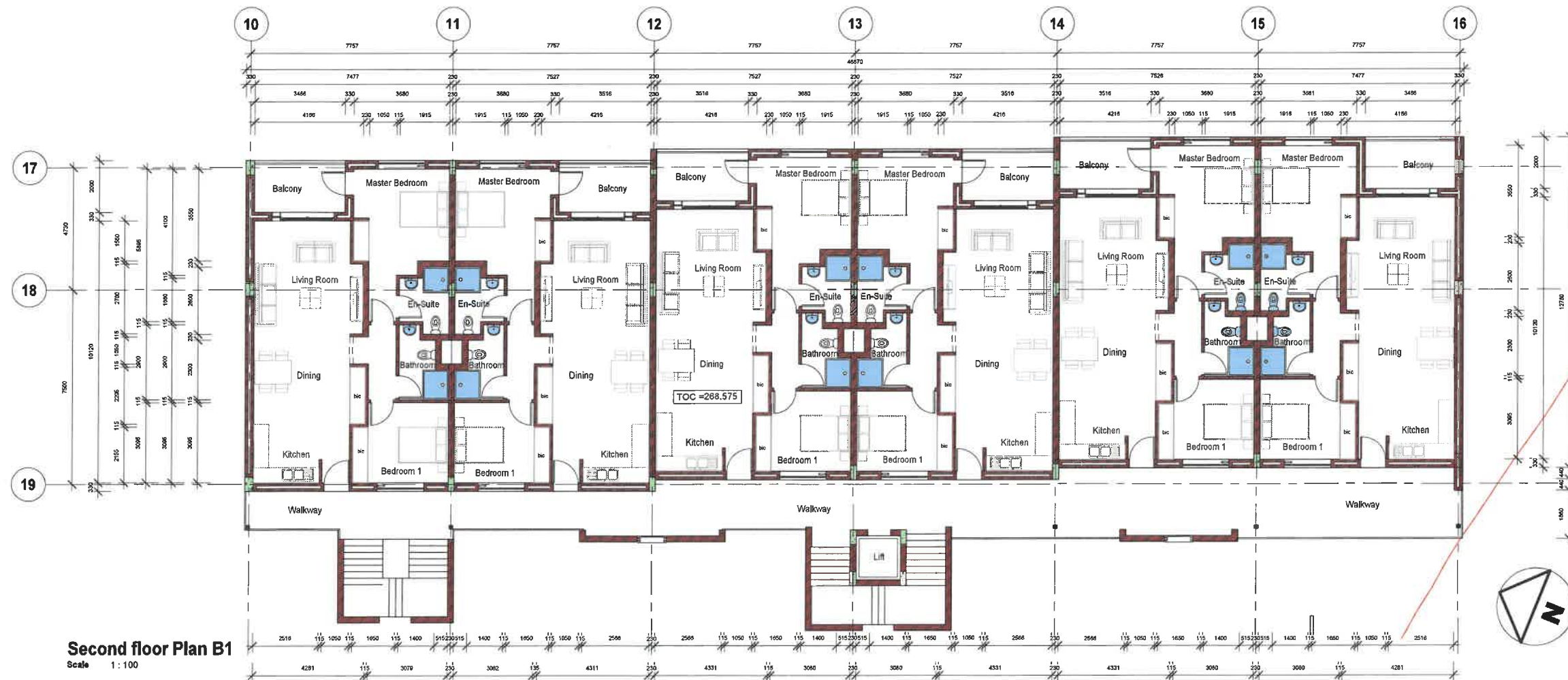
drawing description ROOF PLAN	
job number	drawing number
3010	SDP101
A2	drawn AP
	scale As indicated
	date 14-10-2025
revision number	Issued for
0	INFORMATION

Roof Plan
Scale 1 : 200

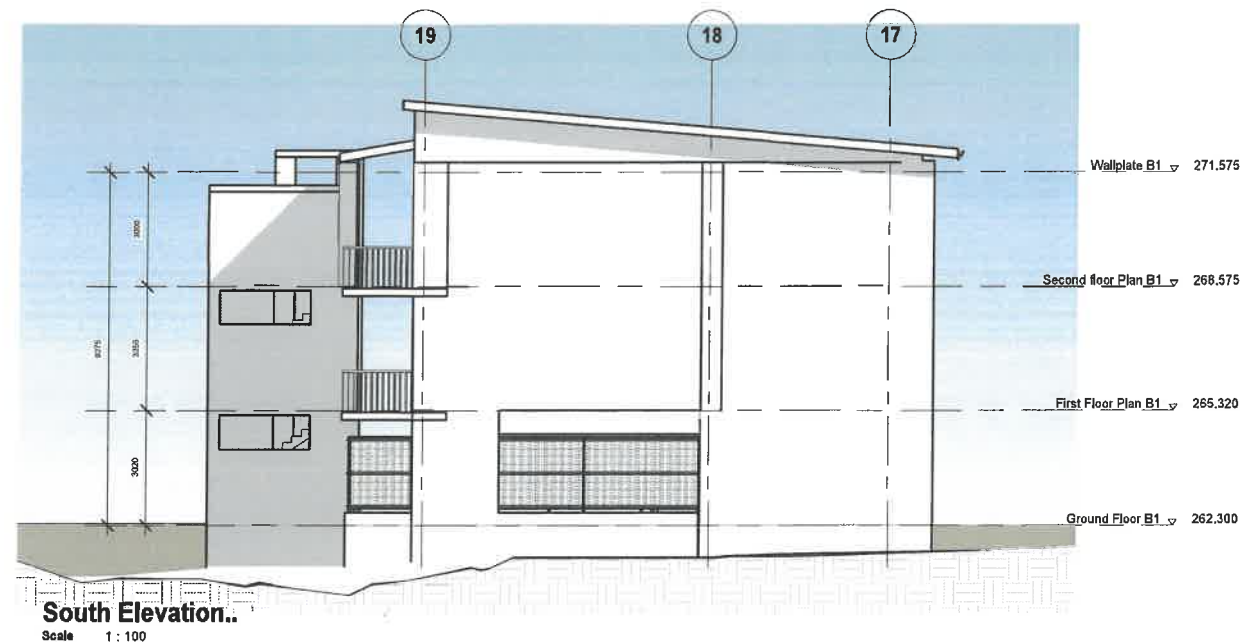
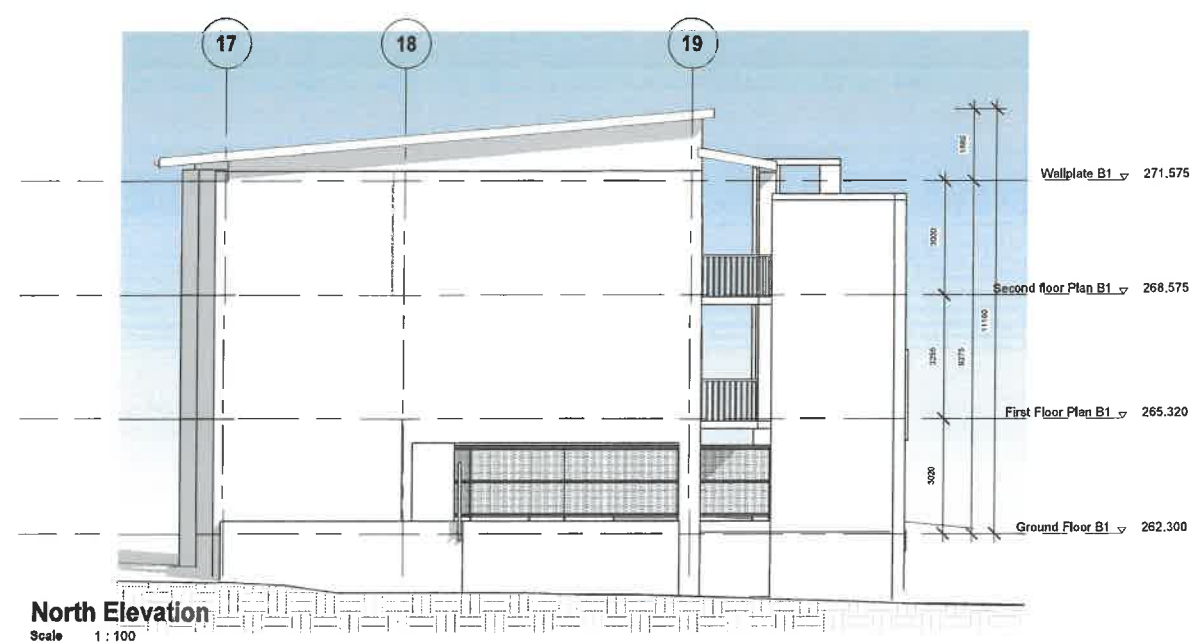
GENERAL NOTES

ALL WORKS TO COMPLY WITH SANS 10400 OR BY RATIONAL APPROVED DESIGN TO COMPLY WITH FOLLOWING GUIDELINES

B: Structural Design SANS 10400-B, Structural design
C: Dimensions SANS 10400-C, Dimensions
D: Public Safety SANS 10400-D, Public safety
E: Site Operations SANS 10400-E, Site operations
F: Excavations SANS 10400-F, Excavations
G: Foundations SANS 10400-G, Foundations
H: Floors SANS 10400-H, Floors
I: Walls SANS 10400-I, Walls
J: Roofs SANS 10400-J, Roofs
K: Stairways SANS 10400-K, Stairways
L: Glazing SANS 10400-L, Glazing
M: Lighting and Ventilation SANS 10400-M, Lighting and ventilation
N: Drainage SANS 10400-N, Drainage
O: Non-water-borne Means of Sanitary Disposal
P: Stormwater Disposal SANS 10400-P, Stormwater disposal
Q: Facilities for Persons with Disabilities SANS 10400-Q, Facilities for persons with disabilities
R: Fire Protection SANS 10400-R, Fire protection
S: Space Heating SANS 10400-S, Space heating
T: Fire Installation SANS 10400-T, Fire installation
U: Fire Installation SANS 10400-U, Fire installation



21-10-2025		Revision 1	
Revision	Date	Drawn	Description
STUDIO ZET DESIGNS T 083 601 7329 E ZELDA@STUDIOZETDESIGNS.COM			
COPYRIGHT NOTE This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect.			
DISCLAIMER NOTE This drawing is produced in autocad revit. Exported drawings should be read in conjunction with hard copies at all times.			
SCALING Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing.			
client Owner			
signature project River Cafe: Proposed new Development			
stand number ERF 1704, 29A Huguonot St, Franschhoek			
engineer contact signature			
project architect contact signature Zelda de Wet			
drawing description BUILDING 1 PLAN LAYOUTS			
Job number 3010		drawing number SDP102	
A1 scale 1 : 100		Author date 14-10-2025	
revision number 0		Issued for INFORMATION	



GENERAL NOTES

ALL WORKS TO COMPLY WITH SANS 10400 OR BY RATIONAL APPROVED DESIGN TO COMPLY WITH FOLLOWING GUIDELINES

B: Structural Design SANS 10400-B, Structural design
C: Dimensions SANS 10400-C, Dimensions
D: Public Safety SANS 10400-D, Public safety
F: Site Operations SANS 10400-F, Site operations
G: Excavations SANS 10400-G, Excavations
H: Foundations SANS 10400-H, Foundations
J: Floors SANS 10400-J, Floors
K: Walls SANS 10400-K, Walls
L: Roofs SANS 10400-L, Roofs
M: Stairways SANS 10400-M, Stairways
N: Glazing SANS 10400-N, Glazing
O: Lighting and Ventilation SANS 10400-O, Lighting and ventilation
P: Drainage SANS 10400-P, Drainage
Q: Non-water-borne Means of Sanitary Disposal
SANS 10400-Q, Non-water-borne means of sanitary disposal
R: Stormwater Disposal SANS 10400-R, Stormwater disposal
S: Facilities for Persons with Disabilities SANS 10400-S, Facilities for persons with disabilities.
T: Fire Protection SANS 10400-T, Fire protection
V: Space Heating SANS 10400-V, Space heating
W: Fire Installation SANS 10400-W, Fire installation

21-10-2025 Revision 1

Revision	Date	Drawn	Description
1	21-10-2025		

STUDIO ZET DESIGNS
1-003 801 7229
E: ZELDA@STUDIOZETDESIGNS.COM

COPYRIGHT NOTE
This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect.
DISCLAIMER NOTE
This drawing is produced in autodesk revit. Exported drawings should be read in conjunction with hard copies at all times.
SCALING
Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing

client
Owner

signature

project
River Cafe: Proposed new Development

stand number
ERF 1704 , 29A Huguenot St, Franschhoek

engineer
contact
signature

project architect
contact
signature

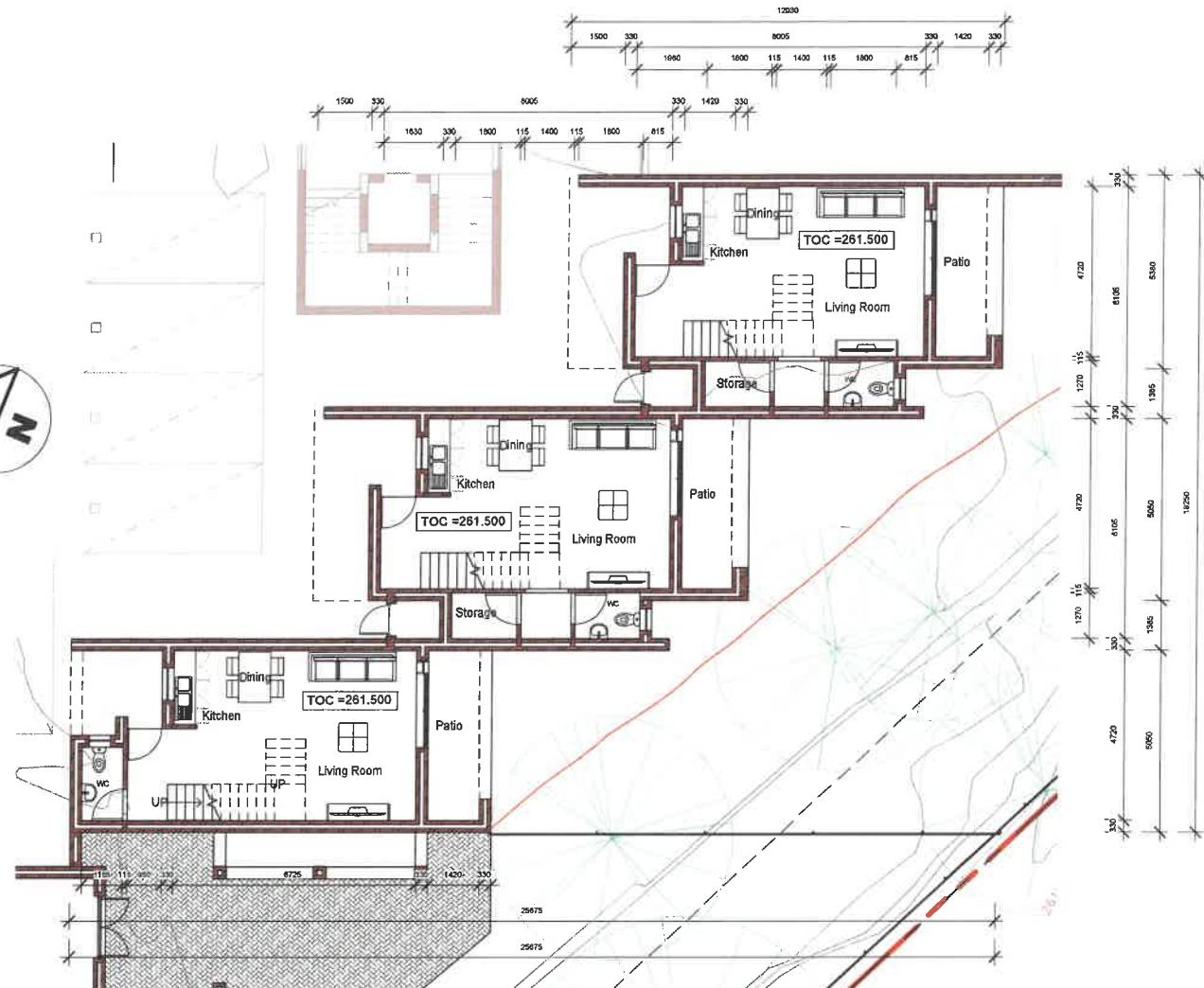
drawing description
BUILDING 1 ELEVATIONS

Job number	drawing number
3010	SDP103

A1	drawn	scale	date
	AP	1 : 100	14-10-2025

revision number	Issued for
0	INFORMATION

2024/05/04 15:04:16



Ground Floor B2
Scale 1 : 100



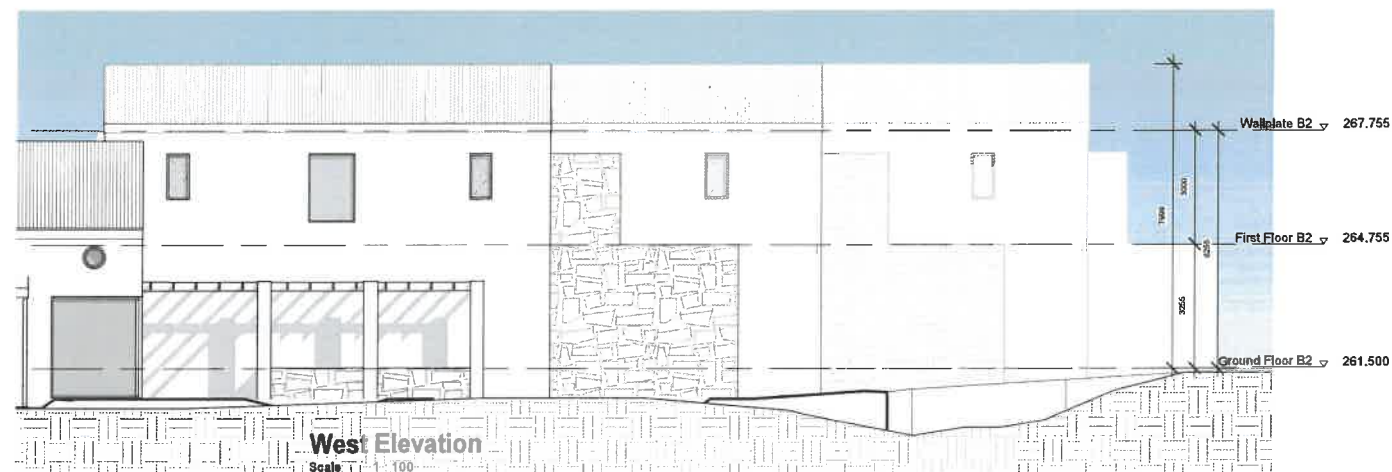
First Floor B2
Scale 1 : 100



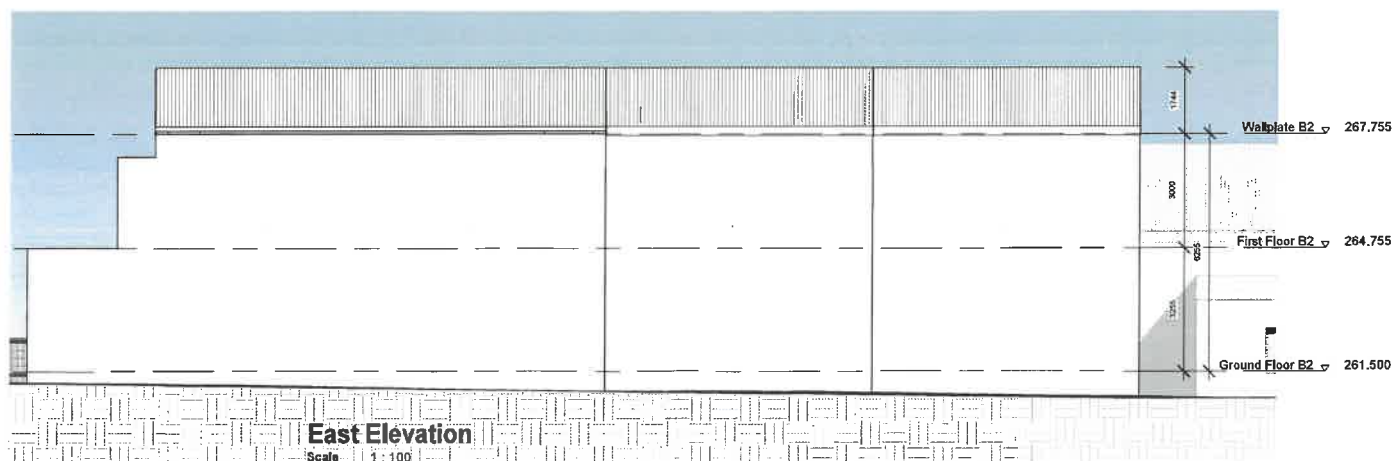
South Elevation
Scale 1 : 100



North Elevation.
Scale 1 : 100



West Elevation
Scale 1 : 100



East Elevation
Scale 1 : 100

GENERAL NOTES

ALL WORKS TO COMPLY WITH SANS 10400
OR BY RATIONAL APPROVED DESIGN
TO COMPLY WITH FOLLOWING GUIDELINES

B: Structural Design SANS 10400-B, Structural design
C: Dimensions SANS 10400-C, Dimensions
D: Public Safety SANS 10400-D, Public safety
F: Site Operations SANS 10400-F, Site operations
G: Excavations SANS 10400-G, Excavations
H: Foundations SANS 10400-H, Foundations
J: Floors SANS 10400-J, Floors
K: Walls SANS 10400-K, Walls
L: Roofs SANS 10400-L, Roofs
M: Stairways SANS 10400-M, Stairways
N: Glazing SANS 10400-N, Glazing
O: Lighting and Ventilation SANS 10400-O, Lighting and ventilation
P: Drainage SANS 10400-P, Drainage
Q: Non-water-borne Means of Sanitary Disposal
SANS 10400-Q, Non-water-borne means of sanitary disposal
R: Stormwater Disposal SANS 10400-R, Stormwater disposal
S: Facilities for Persons with Disabilities SANS 10400-S, Facilities for persons with disabilities.
T: Fire Protection SANS 10400-T, Fire protection
V: Space Heating SANS 10400-V, Space heating
W: Fire Installation SANS 10400-W, Fire installation

Revision	Date	Drawn	Description
0	21-10-2025		Revision 1

STUDIO ZET
DESIGNS
T 083 601 1029
E ZELD@STUDIOZETDESIGNS.COM

COPYRIGHT NOTE
This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect.
DISCLAIMER NOTE
This drawing is produced in autoCAD v14. Exported drawings should be read in conjunction with hard copies at all times.
SCALING
Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing

client	Owner
signature	
project	River Cafe: Proposed new Development
stand number	ERF 1704, 29A Huguonot St, Franschhoek
engineer	
contact	
signature	
project architect	Zelda de Wet
contact	
signature	
drawing description	BUILDING 2 LAYOUT PLANS & ELEVATIONS
job number	3010
drawing number	SDP104
drawn	AP
scale	1 : 100
date	14-10-2025
revision number	0
issued for	INFORMATION

