



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1593/2026

Our File Reference Number: 1041/13P

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]



Madam

APPLICATION FOR A PERMISSION IN TERMS OF THE ZONING SCHEME BYLAW TO ALLOW AN ADDITIONAL USE (TOURIST FACILITY – FUNCTION VENUE): FARM NO. 1041/13, PAARL DIVISION.

1. The above application refers.
2. The duly authorised decision maker **hereby decides** on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 548, Franschhoek;
 - 3.1. **Permission** in terms of the zoning scheme bylaw, in terms of Section 15(2)(g) of the said bylaw, to allow the following additional use;
 - 3.1.1 Tourist facility (existing building) to use an approved wine tasting & sales area and restaurant building, alternatively as a function venue.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
- 4 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 4.3 Building plans for all changes of use in the existing buildings be submitted, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

- 4.4 The development and building plans be generally in accordance with plans as referenced Drawing No. S4.1.1 & 1.2/24-03-223 dated 2026/02/26, drawn by LUCID Architecture, attached as **Appendix 2**.
 - 4.5 Development charges, where applicable are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to approval of any building plans, to the satisfaction of the competent local authority.
 - 4.6 The existing wine tasting & sales area and restaurant building and ancillary facilities of $\pm 200\text{m}^2$, also be used as a function venue.
 - 4.7 Where food is to be prepared, handled, or served to the public, the applicant must submit a written application to the Municipal Health Services Department of the Cape Winelands District Municipality for an additional Certificate of Acceptability if required, in accordance with Regulation 638 of 22 June 2018 and the premises always comply with the health regulations.
 - 4.8 The land use, to not create any undue noise or be a nuisance to the neighborhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
 - 4.9 Fire mitigation measure be put in place by the developer to the satisfaction of the Municipality.
 - 4.10 The function venue hereby permitted to operate only between the hours of 09:00-24:00.
 - 4.11 The use of outdoor amplified sound associated with the approved land uses is not permitted.
 - 4.12 All doors and windows kept closed after 18:00 when the function venue makes use of amplified sound.
 - 4.13 No more than one event (function, reception, or any other) is permitted on the property at any given time.
- 5 The reasons for the above decision are as follows:
- 5.1 The function venue will alternatively be operated from the approved tourist facility building currently used as an 80seated restaurant and wine tasting & sales facility.
 - 5.2 The existing services, two approved access points and the onsite parking provision will be sufficient, considering that the restaurant, wine tasting and sales activities and the function venue will not be operated simultaneously from the same building on the same day.
 - 5.3 Existing landscaping and the distances from the closes adjacent residential buildings will ensure that the proposed activities will not have an adverse effect on the surrounding environment.
 - 5.4 No municipal engineering services are impact by the proposal.
- 6 Matters to be noted:
- 6.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 7 You are hereby informed of your right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62 of the Local Government Municipal Systems Act, No. 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law.
- 8 Section 62 appeals must be submitted to the authorised Appeal Authority within 21 days from the date of notification of the above decision.

- 9 Section 62 appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: municipal.manager@ Stellenbosch.gov.za and a copy to landuse.appeals@ Stellenbosch.gov.za.
- 10 Section 62 appeals must be submitted with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, No. 32 of 2000, failing which the appeal will be invalid.
- 11 Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



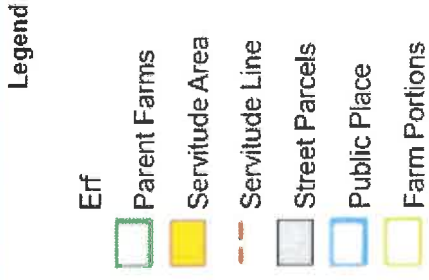
MANAGER: LAND USE MANAGEMENT
Chrizelle Kriel

DATE: 30-09-2026

APPENDIX 1

Locality

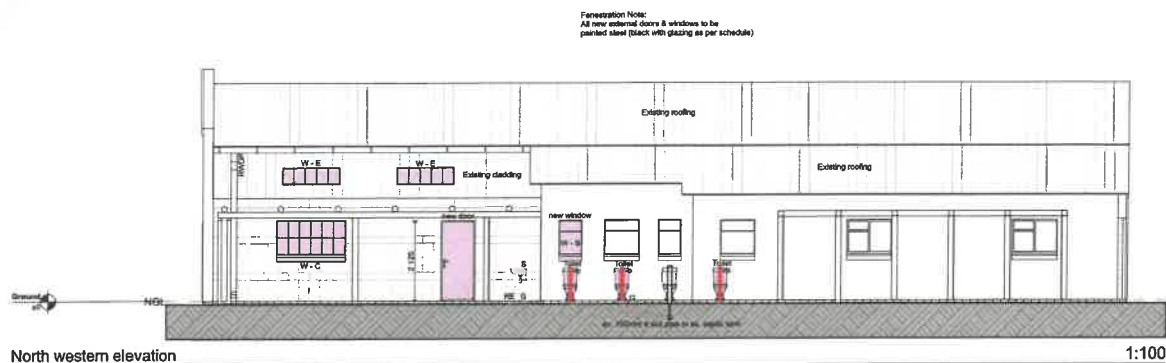
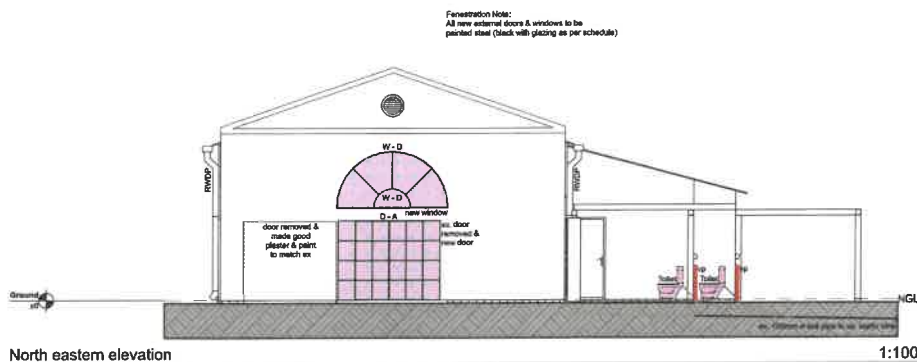
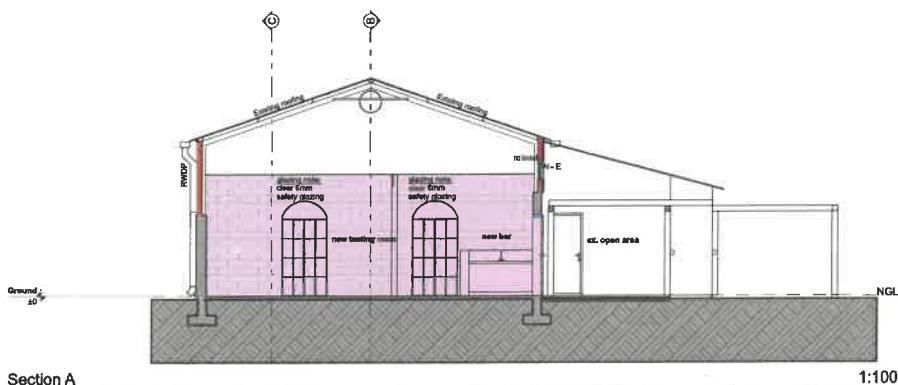
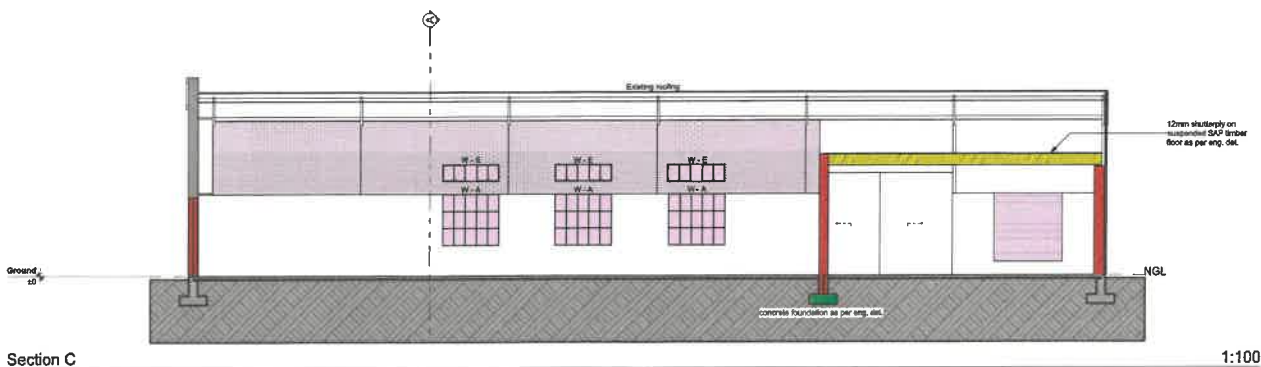
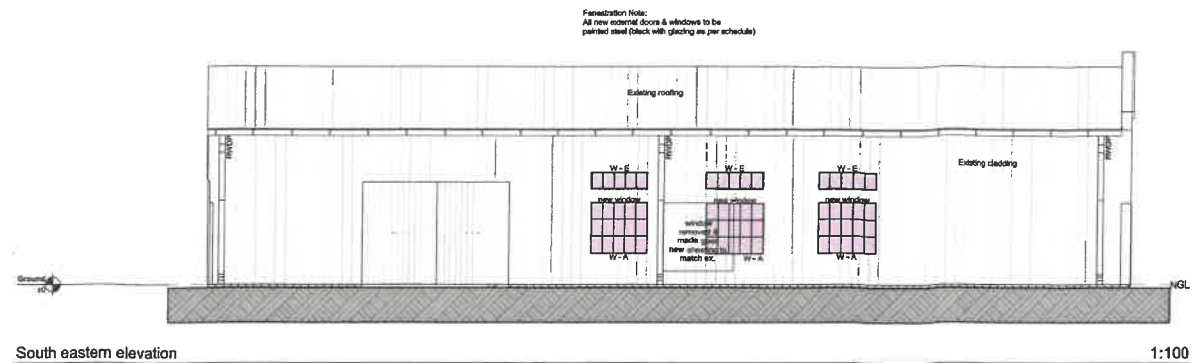
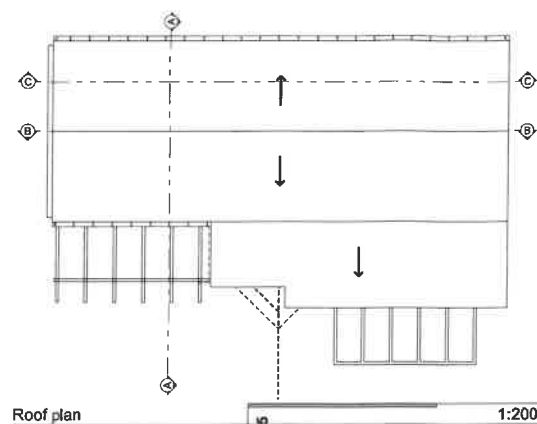
Farm No 1041/13, Paarl Division



Date created: 2026/22/09

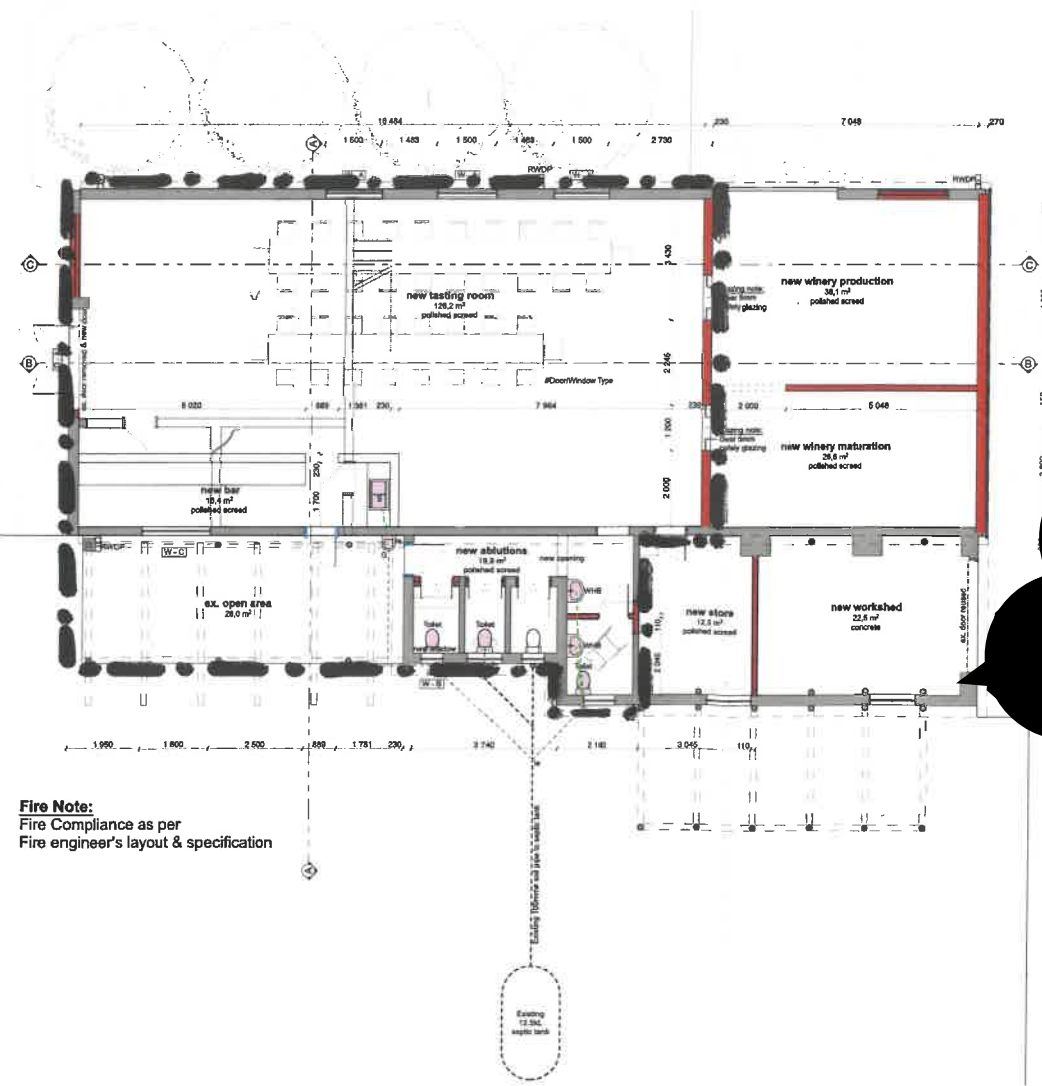
APPENDIX 2

Building Layout Plan



Door/Window Type	D-A	W-A	W-B	W-C	W-D	W-E
Quantity	1	3	1	1	1	10
Nominal W x H Size	2 700 x 2 100	1 500 x 1 300	800 x 800	1 800 x 900	2 025 x 1 483	1 800 x 1 800
Frame description	3mm single clear safety glass	3mm single clear glass	3mm single opaque glass	3mm single clear glass	3mm single clear glass	3mm single clear glass
Glazing description	2 700	1 500	800	1 800	2 025	1 800
Elevation						
Surface Area	5.7	2.0	0.5	1.6	4.3	0.7

Fenestration Schedule
Fenestration Note:
 Permissible fenestration area:
 20% x 162.5m² = 32.5m² > 21.6m² OK



Fire Note:
 Fire Compliance as per
 Fire engineer's layout & specification

LEGEND	DRAWING SERIES KEY
new brickwork	SK: Sketch Design
existing brickwork	DD: Design Development
to be demolished	CS: Council Submission
new drywall	WD: Working Drawings
	TD: Tender Drawings

GENERAL NOTES
 This drawing is the copyright of the Architects.
 Do not scale - refer only to figured dimensions.
 All dimensions & levels are to structure & must be checked on site prior to setting out.
 Any discrepancies must be reported to the architect immediately.
 All building work to conform with SABS 10400.

SANS 10400 Part J: FLOORS
 Suspended timber floor as per engineer's details. Timber walls to be as per SANS 10082:2007

SANS 10400 Part K: WALLS
 Brickwork
 All new brickwork to have bedfource every 5 courses. Use only well fired clay bricks with min. compressive strength of 14MPa to SABS standards. Use only Ordinary Portland Cement. No blast furnace cement will be allowed. 1:4 cement mortar mix to be used. All DPC's in walls where indicated to be brickwork.
 DPC SABS 902, 375 micron embossed DPC. 1:5 cement mortar mix to be used for plaster. All 200mm walls to have wall ties. Stopped DPC on mortar fillet provide weepholes on walls at 900mm centres.

SANS 10400 Part P: DRAINAGE
 All plumbing and drainage work and installation of sanitary fittings to be in accordance with NBR as published in the Government Gazette of 01/03/85. All soil waste and vent pipes to be PVC. Provide I.E.s to all bends and junctions. I.E.s to have marked covers at ground level. Provide resal traps to all waste fittings. All vent pipes to be min. 900mm above finished roof line. All soil and waste pipes under buildings to be encased in min. 300mm x 300mm concrete.
 Pipe sizes:
 Basins 50mm dia PVC waste pipe
 W.C. 100mm dia PVC soil pipe

SANS 10400 Part T: Fire Protection
 All installations done in accordance with SANS 10400-T, and as per eng. del. & spec.

± 200m²
 Function
 Venue

ENGINEER SIGNATURE

CLIENT SIGNATURE

DATE

ISSUED FOR

SUBMISSION

DRAWING #

S4.1.1 / 24 - 03 - 223

DRAWN CHECKED

GVL GVL

DATE SCALE

2026/02/26 1:100, 1:200

Area	Schedule	Use zones
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
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Schedule of Rights	
Zoning:	Agricultural & Rural Consent use: Tourist Facility
Building lines:	5m
Height:	3 storeys (agricultural) 2 storeys (dwelling)
Coverage:	800m ² (primary use per main & secondary dwelling) 120m ² (employee housing) N/A (agricultural < 2 000m ²)
Parking:	4 bays/ 100m ²



1:750

[illegible]