



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP804/2024 LU/17324

Our File Reference Number: Farm 27, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: [REDACTED]

Sir /Madam

APPLICATION FOR CONSENT USE ON FARM 27, STELLENBOSCH

1. The above application refers.

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

2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Farm No. 27, Stellenbosch Division for a Consent Use for a tourist facility to operate a function venue within an existing structure,

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

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

- i. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- ii. 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.
- iii. The function venue be limited to a maximum number of 200 seats with a total floor area of $\pm 596\text{m}^2$.

- iv. Amplified music for functions such as wedding events is restricted to indoors/ the function venue building.
- v. Sufficient parking be provided as indicated on the site plan no. FP/0523/1079 dated July 2024 and drawn by First Plan town planners.
- vi. Floor layout plan for the function venue be submitted on building plan at stage.
- vii. The consent use hereby approved be valid for a period of 10 years from the date of final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period.
- viii. The use hereby permitted only operate between 10:00 – 22:00 between Sunday - Thursdays and 09:00 – 24:00 on Fridays & Saturdays.
- ix. A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.
- x. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.
- xi. The conditions relating to road planning imposed by the WCG Department of Infrastructure contained in the letter dated 4 June 2025, and attached as **Annexure C**, be complied with to the satisfaction of the said department.

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

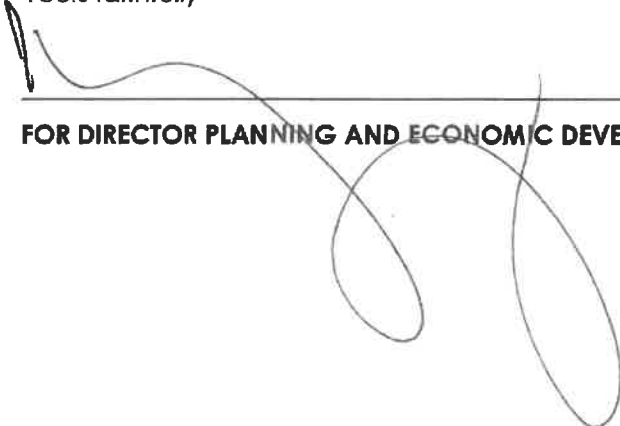
- a) The land use applied for are accommodated within an existing building on the property and will therefore not have an impact on the agricultural viability of the farm.
- b) The function venue applied for will not have an impact on the character of the surrounding area as similar land uses are found in this area.
- c) The proposal complies with applicable MSDF guidelines and Western Cape Land Use Planning Guidelines, Rural Areas.

2.4. Matters to be noted

- 2.4.1. Events permit must be obtained for any events proposed on the subject property.
 - 2.4.2. In the event where food will be prepared or handled and or served to the public, the applicant must apply in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability in terms of Regulation 638 of 22 June 2018.
 - 2.4.3. All activities on site must comply with the Western Cape Noise Control Regulations PN200/2013 and the bylaw on Prevention of Public Nuisances & the Keeping of Animals.
 - 2.4.4. The approved land use rights only come into effect once all suspensive conditions or relevant legislative provisions, including the payment of the contravention penalty, have been complied with.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
 4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
 5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
 6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
 7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
 8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

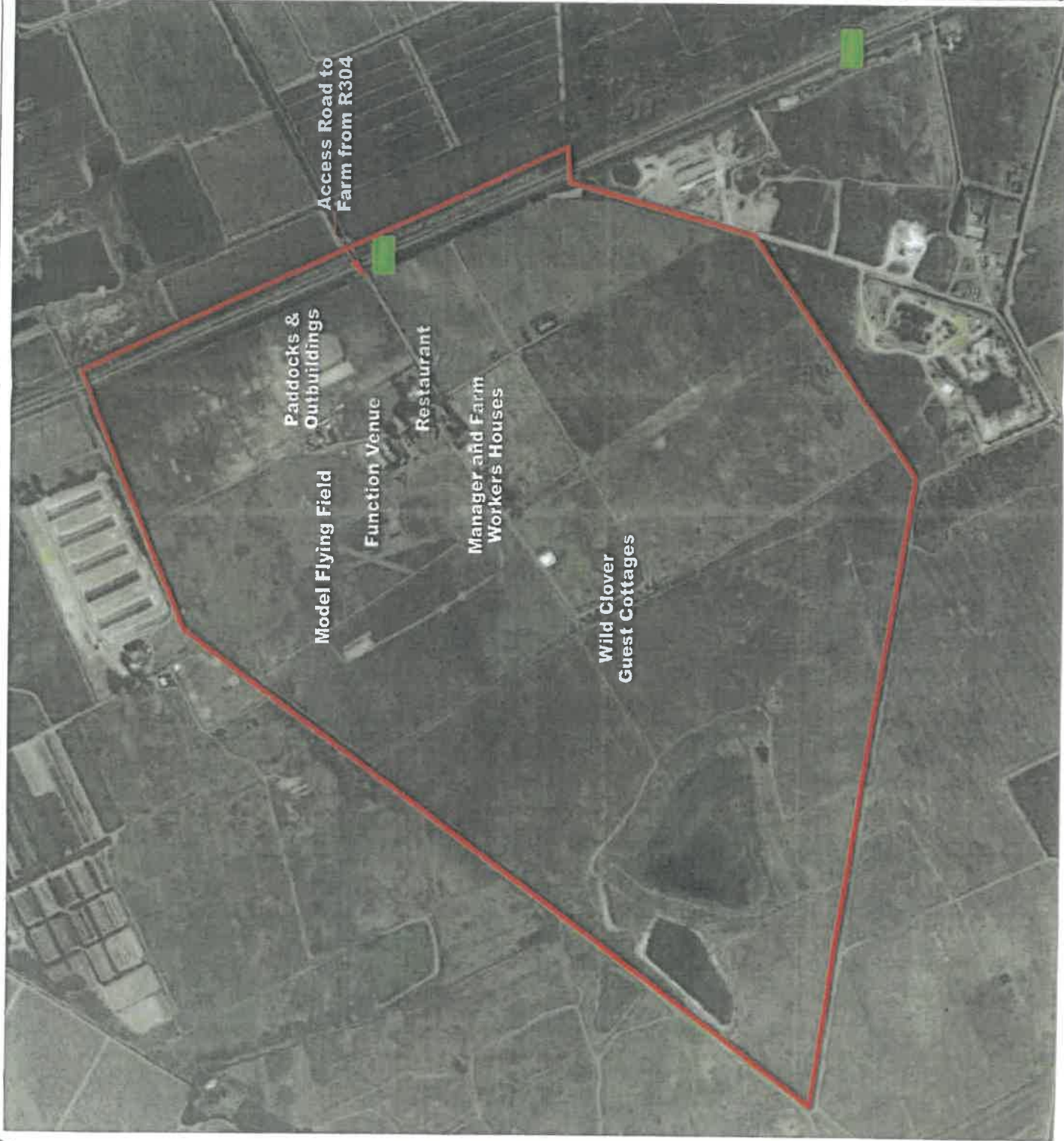
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

11/5/2026
DATE

**OVERALL
SITE PLAN
REMAINDER FARM 27
STELLENBOSCH**



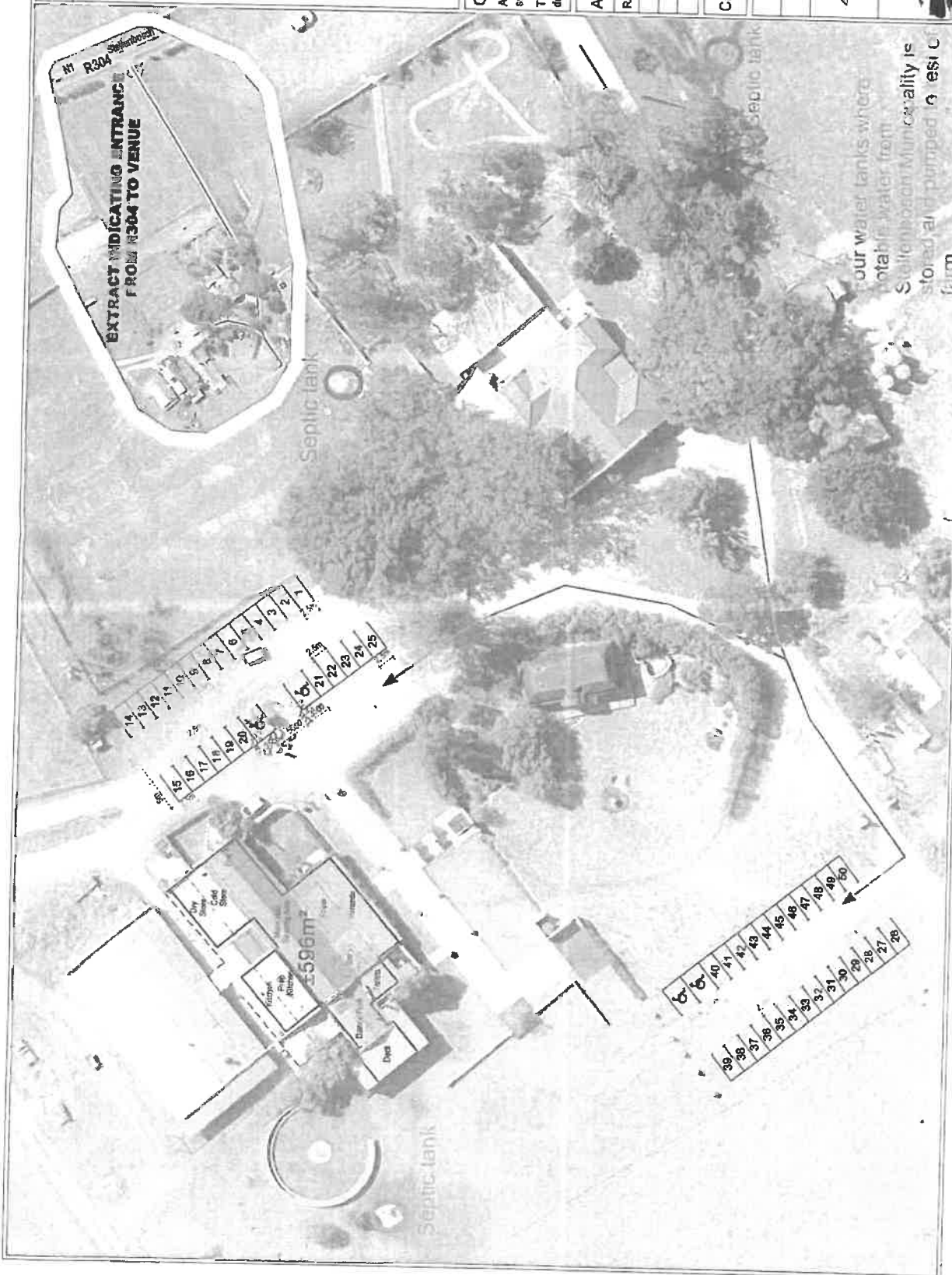
CLIENT:

PLAN NO FP/0823/1092

DATE September 2023

ANNEXURE 11

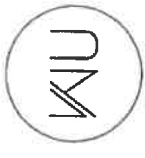




PROJECT

SITE DEVELOPMENT PLAN

Remainder Farm 27
Winlander-Uitendouw Venue
Stellenbosch Farms



INFORMATION ABOUT SERVICES

GENERAL NOTES:

All dimensions are approximate and subject to a detailed site survey and local authority input.
The copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

AMENDMENTS

REV	DESCRIPTION	BY	DATE

CLIENT: STROBE PROPERTIES (PTY)LTD

PLAN NO	FP/0523/1079
DATE	JULY 2024

A3 = SCALE 1/600



Annexure C:
Comments from Department: Infrastructure Services



Vanessa Stoffels

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

Dear Sir

1. The following refer:
 - 1.1. The email from First Plan Town and Regional Planners dated 29 October 2024 containing the Notice of Land Development Application to Interested and Affected Parties for Comment (Application Reference: TP 798/2024); and
 - 1.2. An extract from the Motivation Report (pages 5 to 7), submitted with a Site Development Plan (SDP) that includes a Google Map extract of the property, but lacks a plan number, date, and scale.
2. Main Road 174 (MR174; R304) is affected by this application with an existing access at ±km 49.95 right hand side (RHS).
3. The application includes the following:
 - 3.1. A consent use for a tourist facility to utilize an existing structure as a function venue primarily for weddings (typically accommodating 100 persons) on weekends and public holidays, as well as for smaller corporate and social events during weekday evenings;
 - 3.2. The venue has the capacity to accommodate up to 200 persons; and
 - 3.3. The SDP in the Motivation Report extract indicates fifty (50) parking bays and four (4) disabled parking bays.
4. This Branch has a contract for the dualling of the MR174 between the N1 and Stellenbosch. The consultant on the project is currently updating the Access Management Plan (AMG). It was confirmed that the access at approximately km 49.95 RHS will remain a full intersection.

5. MR174 currently operates at capacity during weekday peak hours and has high traffic volumes on weekends (particularly Saturdays) and public holidays, impacting right-turning traffic movements into properties.
6. While the implementation of a right-turn lane may be warranted at present, the existing MR174 cross section consists of two 3.7m lanes and 2.4m shoulders. The combined width of 6.1m allows for a truck to pass a car waiting to turn right. This consideration is essential in light of the forthcoming dualling of MR174 and the potential avoidance of unnecessary expenditure.
7. This Branch offers no objection to the application for a consent use to operate a function wedding subject to the following conditions:
 - 7.1. The sliding gate at the access off MR174 should remain open during operating hours to prevent queuing while vehicles enter the property;
 - 7.2. No access control is permitted at the existing access gate off MR174; and
 - 7.3. Should access control be considered, the control point must be positioned at least 30 meters away from the edge of the tar for MR174.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 4 JUNE 2025

ENDORSEMENTS

1. Stellenbosch Municipality
Attention : Mr U von Molendorff (e-mail : landuse.enquiries@stellenbosch.gov.za)
2. First Plan Town Planners
Attention: Me C Havenga (e-mail: info@firstplan.co.za)
3. Mr D Fortuin (e-mail)
4. Mr B du Preez (e-mail)
5. Mr E Smith (e-mail)
6. Ms R Beukes (e-mail)