STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18899 (TP1115/2025)
Our File Reference Number: Erf 1466 Franschhoek
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 ERF 1466 FRANSCHHOEK

1. The above application refers.

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

2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 1466 Franschhoek for:

2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw to increase the restaurant kitchen and tasting facilities associated with the existing tourist facility on the property.

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

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

3.1 The approval only applies to the consent use 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;

3.2 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.

3.3 The development be implemented in accordance with the Ground Floor Plans referenced as Project No: 1470B, Sheet No: SDP02 & SDP03, drawn by: a3d architects, dated FEB 2025 and attached as **Annexure A**.

3.4 The tourist facility be limited to the following:

a) wine tasting area – 249,98m²,
b) the kitchen area as part of the restaurant – 277,88m² and,
c) new open deck area of 133m².

3.5 A detailed landscaping plan be submitted for approval with the building plans to include the existing landscaping along the southern edge of the boundary as seen from the scenic route.

3.6 All on-site parking bays be clearly demarcated on the property prior to the issuing of an occupancy certificate.

3.7 The conditions imposed by the Department of Infrastructure: Road Planning contained on the letter dated 16 February 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

3.8 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans, or as my be agreed in writing with the Director: Infrastructure Services. See **Annexure B** for Memo dated 27 November 2025.

3.9 Building plans be generally in accordance with the Ground Floor Plans referenced as Project No: 1470B, Sheet No: SDP02 & SDP03, drawn by: a3d architects, dated FEB 2025 and attached as **Annexure A.**

3.10 The land use to not create any undue noise or be a nuisance to the neighbourhood 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. The **reasons** for the above decision are as follows:

4.1 The proposed amendment proposes minor extensions to the existing tourist facility without conflicting with any of the existing land uses, 4.2 The proposal will not detract from the character of the area and should blend in with the surrounding existing land uses.

4.3 The proposal will allow the owner to maximize the use of the property while enhancing the tourism-related development of Franschhoek.

4.4 The proposal will have no additional impact on the existing infrastructure.

4.5 The proposal will have limited impact on the agricultural potential of the subject land unit and will remain subservient to the primary agricultural activities.

5. **Matters** to be noted:

5.1 The applicant to apply for the proposed signage as it will be visible from the scenic route, an email be sent to Katherine.Robinson@stellenbosch.gov.za before the submission of building plans.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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

15/4/2026.

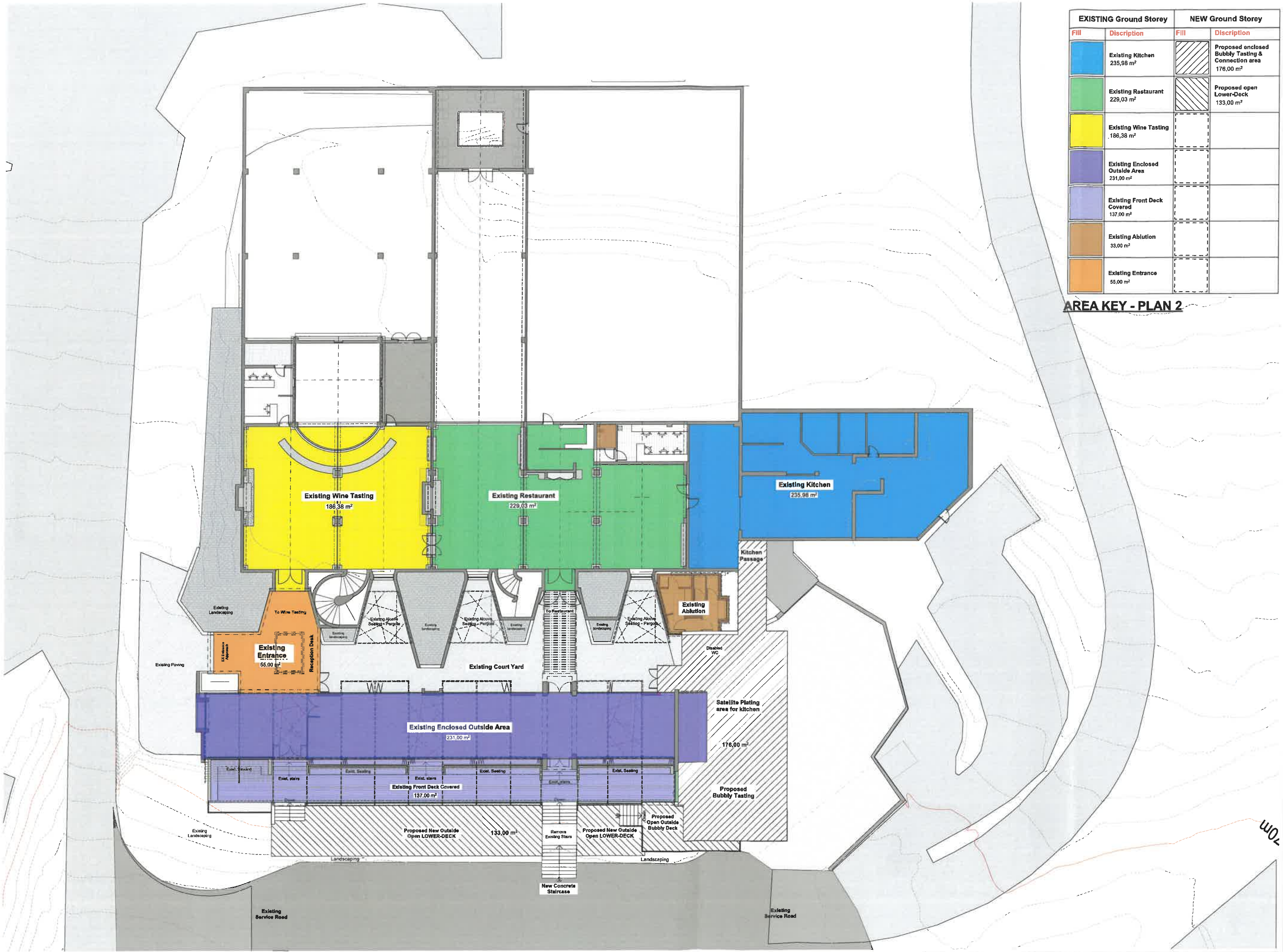
DATE

Copies to:

[redacted]

ANNEXURE A

GROUND FLOOR PLANS



EXISTING Ground Storey		NEW Ground Storey	
Fill	Discription	Fill	Discription
🟦	Existing Kitchen 235,98 m²	▨	Proposed enclosed Bubbly Tasting & Connection area 176,00 m²
🟩	Existing Restaurant 229,03 m²	▨	Proposed open Lower-Deck 133,00 m²
🟨	Existing Wine Tasting 186,38 m²		
🟪	Existing Enclosed Outside Area 231,00 m²		
🟪	Existing Front Deck Covered 137,00 m²		
🟫	Existing Ablution 33,00 m²		
🟧	Existing Entrance 55,00 m²		

AREA KEY - PLAN 2

GROUND STOREY 2

Scale1:100

Ground Floor: SDP 02 (24/02/2025)

FOR TOWN PLANNING

IMPORTANT NOTES:

1. The copyright of this drawing and any part of it is the property of A3D Architects and may not be copied or reproduced in any way without written consent.
2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.
5. All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black & white.
6. No building work to encroach over erf boundaries.
7. Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400, SANS 2001 and NHBRC codes.
8. If construction takes place within an ESTATE, all materials and finishes to comply with Estate guidelines and rules.
9. All products and materials specified must be installed strictly in accordance with the manufacturers details and specifications. Any discrepancies with this documentation must be reported to the Architect.

REVISIONS:

Rev nr.	Change	Description	Date
01			2024/11/04

ERF NUMBER: ERF 1466
ERF SIZE: 9,8306 Ha
MUNICIPALITY: Stellenbosch Municipality
ZONING: AGRICULTURAL & RURAL
BUILDING OCCUPATION CLASSIFICATION: A1

PROJECT NAME:

HAUTE CABRIERE

REGISTERED OWNER: CLOS CABRIERE PTY LTD
PROJECT DESCRIPTION: Additions & Alterations to Existing Restaurant & Tasting Area
PROJECT LOCATION: Lambrechts Road, Franschhoek
SCALE: As per Drawing @ .
PROJECT START DATE: FEB 2025

a.d. muller
SACAP Reg. 6143
bernard frey
SACAP Reg. ST 1641

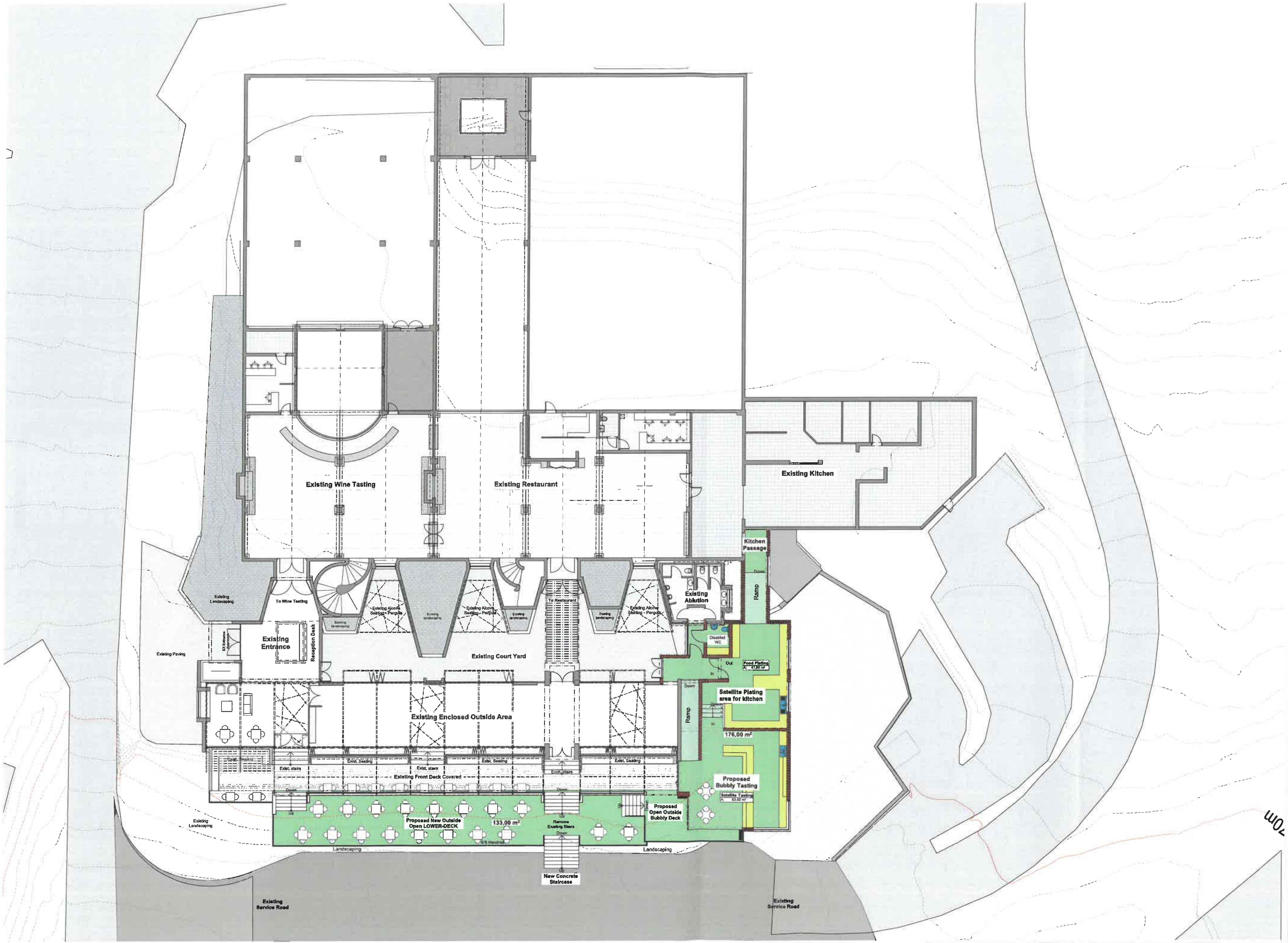
SIGNATURE:

a3d architects

[redacted]

A3D Argitekte (Pty) Ltd. Regnr. 2012/180542/07 • 41 Malherbe Street, Paarl, 7646 Vat nr. 4800249065 Indemnity Insurance nr. CTA818/1072

PROJECT NUMBER: 1470B
SHEET NUMBER: SDP02
REVISION NUMBER: 01
TITLE: PLAN 2: EXISTING & PROPOSED NEW



GROUND STOREY 3
Scale1:100

Ground Floor: SDP 03 (24/02/2025)

FOR TOWN PLANNING

IMPORTANT NOTES:

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PROJECT NAME

HAUTE CABRIERE

REGISTERED OWNER	CLOS CABRIERE PTY LTD
PROJECT DESCRIPTION	Additions & Alterations to Existing Restaurant & Tasting Area
PROJECT LOCATION	Lambrechts Road, Franschhoek
SCALE	As per Drawing @ .
PROJECT START DATE	FEB 2025

a.d. muller
SACAP Reg. 6143

bernard frey
SACAP Reg. ST 1641

SIGNATURE:

a3d
architects
+27 (0)21 872 8066 • info@a3d.co.za • www.a3d.co.za

A3D Argitekte (Pty) Ltd. Reg.nr. 2012/160642/07 • 41 Malherbe Street, Paarl, 7646 Vat nr. 4800249966 Indemnity Insurance nr. CTAS16/1072

PROJECT NUMBER:
1470B

SHEET NUMBER:	REVISION NUMBER:
SDP03	01

TITLE:
PLAN 3: PROPOSED NEW FLOOR PLAN

ANNEXURE B

COMMENTS FROM INTERNAL AND EXTERNAL DEPARTMENTS

STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: **Director: Planning + Economic Development**

Att Aandag: **Nicole Katts**

From ▫ Van: **Development (Infrastructure Services)**

Author ▫ Skrywer: **Kurt Titus**

Date ▫ Datum: **27 November 2025**

Our Ref ▫ Ons Verw: **Civil LU 2954**

Town Planning Ref: **LU/18899**

Re ▫ Insake: **Erf 1466, Franschhoek: An application is made In terms of Section 15(2)(0) of the Stellenbosch Land Use Planning By-Law (2023) for the AMENDMENT OF APPROVAL on Erf 1466 Franschhoek by permitting an increase in size of the approved tasting facilities and kitchen (a satellite tasting area, an open lower deck seating and tasting area, and a food plating area) inside the existing building as depicted on the attached Proposed New Floor Plan SDP O3 dated 24 February 2025**

The application is **recommended** for approval, subject to the following conditions:

1. Development Charges (DCs)

1.1 The following DC's are payable: See **Development Charge Calculation** attached. This calculation is purely provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.

1.2 The appropriate DC's are payable before building plan approval.

1.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

KTitus

Kurt Titus
Principal technician: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\Templates and Guidelines\01 Land Use approval conditions\Short and simple Memo rev 4 (04 Nov 24).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	LU 2954/2025
Development Name:	
Date:	27 November 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Franschhoek
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	1466
DC Parameters Reference:	Motivational Report _ By PJ le Roux_ pages 21,22 & 24_ date: 17 March 2025 - Email from PJ Le Roux on 31/ 10/25 confirming the number of people the outside seating can accommodate

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	3.8544	2.7426	0.08154	0.22872	39.18		9.996	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	3.85	2.74	0.08154	0.229	39.2		10	
Charges before adjusting for positive only, before Deductions	R 123 880.64	R 107 976.00	R 13 341.70	R 24 221.08	R 365 539.81	R 634 959.23	R 18 548.81	R 653 508.04
Charges adjusted for positive only, before Deductions	R 123 880.64	R 107 976.00	R 13 341.70	R 24 221.08	R 365 539.81	R 634 959.23	R 18 548.81	R 653 508.04
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 123 880.64	R 107 976.00	R 13 341.70	R 24 221.08	R 365 539.81	R 634 959.23	R 18 548.81	R 653 508.04
VAT:	R 18 582.10	R 16 196.40	R 2 001.25	R 3 633.16	R 54 830.97	R 95 243.88	R 2 782.32	R 98 026.21
Total Development Charges Payable (including VAT):	R 142 462.74	R 124 172.40	R 15 342.95	R 27 854.25	R 420 370.78	R **730 203.11**	R 21 331.13	R **751 534.24**

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	KTitus
Notes:	

Franschhoek

Land Use Category		Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
										Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodal	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA					84		84	R 8 176.43	R 8 763.75	R 1 560.95	R 1 347.03	R 29 668.62	R 49 516.78	R 1 180.18	R 50 696.95
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall					72		72	R 115 704.21	R 99 212.25	R 11 780.75	R 22 874.06	R 335 871.19	R 585 442.45	R 17 388.63	R 602 831.08
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0		Total Area:	0			0	R -	R -	R -	R -	R -	R -	R -	R -

			Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
	Charges before adjusting for positive only, before Deductions		R 123 880.64	R 107 976.00	R 13 341.70	R 24 221.08	R 365 539.81	R 634 959.23	R 18 548.81	R 853 508.04
Deduct	Charges adjusted for positive only, before Deductions		R 123 880.64	R 107 976.00	R 13 341.70	R 24 221.08	R 365 539.81	R 634 959.23	R 18 548.81	R 853 508.04
	Deductions per service (from usage reductions)		R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%)	Percentage: 0.00%	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)		R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)		R 123 880.64	R 107 976.00	R 13 341.70	R 24 221.08	R 365 539.81	R 634 959.23	R 18 548.81	R 853 508.04
	VAT		R 18 582.10	R 16 196.40	R 2 001.25	R 3 633.16	R 54 830.97	R 95 243.88	R 2 782.32	R 98 026.21
	Total Development Charges		R 142 462.74	R 124 172.40	R 15 342.95	R 27 854.25	R 420 370.78	R 730 203.11	R 21 331.13	R 951 534.24

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/491 (Application No: 2025-09-0035)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

ERF 1466 FRANSCHHOEK: MAIN ROAD 191 (FRANSCHHOEK PASS): APPLICATION FOR AMENDMENT OF APPROVAL

1. The following refer:

1.1. The covering letter by PJ le Roux Town and Regional Planners, reference S 50-109 and dated 11 August 2025; and

1.2. The motivational report by PJ le Roux Town and Regional Planners, reference S50-109 dated March 2025;

1.3. The Site Development Plans (SDP) drawings numbered SDP01, SDP02 and SDP03 prepared by A3D Architects dated 24 February 2025; and

1.4. Our email to Doug Jeffery Environmental Consultants providing comment of the Pre-Application Public Participation Process: The Proposed Franschhoek Skytram (now called the Franschhoek Cable Way) dated 20 May 2024.

2. Stellenbosch Municipality had previously granted Consent Use for both a Wine Cellar and a Restaurant, with building plans approved for the designated areas shown on the Existing and Approved SDP Plan SDP01, dated 24 February 2025.

2.1. Kitchen (235,98m²);

2.2. Restaurant (229,03m²);

2.3. Wine Tasting (186,38m²);

2.4. Enclosed outside area (231m²);

2.5. Covered front deck (137m²); and

2.6. Ablutions (33m²)

3. The application seeks to amend previous approvals to expand the tasting facilities and kitchen within the existing building:

3.1. Kitchen: Increase from ±236m^2 to ±278m^2 (adding a food plating area)

3.2. Wine Tasting: Increase from ±186m^2 to ±250m^2 (adding a satellite tasting area)

3.3. New open deck: ±133m^2

4. Main Road 191 (MR191/Lambrechts Road) is affected, with access located at ±km26.61 left-hand side.

5. Vegetation in the road reserve obstructs shoulder sight distance (SSD) toward Franschhoek Pass, which is already borderline for safety (P – 160m, SU+T – 240m at 80km/h). The stacking distance to the security structure is ±40m and is acceptable.

6. This Branch has no objection to the amendment for Erf 1466 Franschhoek as per Site Development Plans by A3D Architects (dated 24 February 2025), subject to:

6.1. Parking must be clearly marked and meet Stellenbosch Municipality requirements;

6.2. No parking is allowed in the road reserve;

6.3. Applicant must remove vegetation in the road reserve to preserve SSD, as approved by the District Roads Engineer in Paarl; and

6.4. The approval's impact must be addressed in the revised Traffic Impact Assessment for the Franschhoek Cable Way, as required during the EIA process.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 16 FEBRUARY 2026

ENDORSEMENTS

1. Stellenbosch Municipality

   Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)

   landuse.enquiries@stellenbosch.gov.za

2. P-J le Roux Town and Regional Planners

   Attention: PJ le Roux (e-mail: pj@pjleroux.co.za)

3. Dough Jeffery Environmental Consultants

   Attention: Mrs A Groenewald (e-mail: adel@dougjeff.co.za)

4. District Roads Engineer: Paarl

   (e-mail: DREPaarl.Technical@westerncape.gov.za)

5. Mr L Louw (e-mail)
6. Mr DD Fortuin (e-mail)
7. Mr B du Preez (e-mail)