



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1543/2026

Our File Reference Number: Erf 645, 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 AMENDMENT OF CONDITION OF APPROVAL AND DEPARTURE ON ERF 645, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023, on Erf 645, Stellenbosch:
 - 2.1.1 Application is made in terms of Section 15(2)(h) of the said By-Law for the amendment of Condition 4.3 contained in the approval letter dated 28 May 2024, in order to expand the approved place of entertainment (pub/tavern) and liquor store from $\pm 15\text{m}^2$ to $\pm 139\text{m}^2$.
 - 2.1.2 Departure application in terms of Section 15(2)(b) of the said bylaw for under provision of parking bays in order to not provide an additional parking bay for the $\pm 13\text{m}^2$ undercover outdoor seating area.

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the proposed amendment of condition and 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 development be undertaken generally in accordance with the Ground & first floor plan, as referenced 01PL0003 dated 26 January 2024, drawn by Gass Architecture Studios and attached as **Annexure A**.

3.3 Onsite parking must be provided as indicated on Ground & first floor plan, as referenced 01PL0003 dated 26 January 2024 and drawn by Gass Architecture Studios, attached as **Annexure A**.

3.4 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 23 June 2026 and attached as **Annexure B**, be complied with to the satisfaction of the said department.

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

4.1 The subject property is located within the Stellenbosch activity corridor where similar land uses exist, therefore the proposed expansion will be compatible with the surrounding land use pattern.

4.2 The proposed expansion of the establishment is confined within an existing structure, and the existing character of the area will therefore not be altered.

4.3 The proposed under provision of parking establishment is not expected to have significant impact, considering the location of the subject property, in the CBD where alternative transport options are available.

5 Matters to be noted:

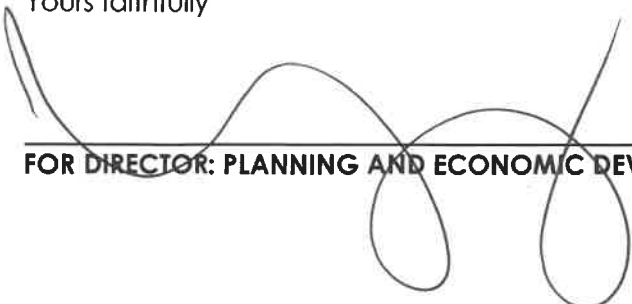
5.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

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

5/10/2026
DATE

Annexure A
Building Plan

COUNCIL STAMP BLOCK	
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SIGNATURE BLOCK	
CIENT	ARCHITECT
Company: Corporate Capital Growth Fund (Pty) Ltd	Company: GASS Architecture Studio
Name: Sam Kiehlrick	Name: Tina van der Westhuizen
Signature:	Signature: Pr. Arch. 6713

CLIENT	ARCHITECT
<p> </p>	<p> </p>

Company:	Dorpstraat Capital Growth Fund (Pty) Ltd	Company:	GASS Architecture Studios
Name:	Sam Korbick	Name:	Thuis van der Westhuizen
Signature:		Signature:	
			Pr.Arch.4713



FIRST FLOOR
Scale - 1 : 100

[illegible]

GASS



PROJECT DETAILS

DRAWING TITLE
GROUND & FIRST STOREY PLANS

DRAWING INFO

DATE	SCALE
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REVISION	DATE	BY	DESCRIPTION
DRAWING NUMBER			

PROJECT CODE - PROJ. - ZONE - LEVEL - TYPE - ROLE -

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GENERAL NOTES

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1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S.A.S. CODES, & THIS DRAWING IS NOT TO BE USED IN CONJUNCTION WITH ANY OTHER DRAWINGS AND SPECIFICATIONS ISSUED BY THE CONTRACTOR BEFORE THE DATE OF THE CONTRACT.

WITH THE NATIONAL BUILDING REGULATIONS. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS. ALL DIMENSIONS AND LEVELS SHALL BE AS SHOWN ON THIS DRAWING. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE NATIONAL BUILDING REGULATIONS. ALL DIMENSIONS AND LEVELS SHALL BE AS SHOWN ON THIS DRAWING.

Annexure B:
Comments from Directorate: Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Chanel Olivier
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Ilze Fillies
Date ▫ Datum:	23 June 2026
Our Ref ▫ Ons Verw:	Civil LU 3100
Town Planning Ref:	TP1543/2026
Re ▫ Insake:	Erf 645, Stellenbosch: Application is made in terms of Section 15(2)(h) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for the amendment of Condition 4.3 contained in the approval letter dated 28 May 2024 (Consent Use granted to permit a place of entertainment), in order to expand the existing place of entertainment (pub/tavern) from $\pm 15\text{m}^2$ to $\pm 139\text{m}^2$ on Erf 645, Stellenbosch.

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

- 1. Civil Engineering services**
 - 1.1 The existing municipal services must be used for the proposed development.
- 2. Development Charges (DCs)**
 - 2.1 The following DC's are payable: See **Development Charge Calculation** attached.
 - 2.2 The appropriate DC's are payable immediately after the approval of this land use application and before the facility is put to its approved use (where building plans are not applicable).

- 2.3 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.

IFALLIES

Ilze Fillies

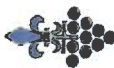
Principal Technician: Development (Infrastructure Services)

N:\2.0 DEVELOPMENT\01 Land Use applications\3100 (IF) Erf 645 Stellenbosch (TP1543-2026)\3100 Erf 645 Stellenbosch (TP1543-2026) - Copy.doc



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	3100 (IF) Erf 645 Stellenbosch (TP1543-2026)
Development Name:	
Date:	23 June 2026
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	Stellenbosch Town
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.:	Erf 645 Stellenbosch
DC Parameters Reference:	Motivation report Ref 3980-P by TV3 Architects and Town planners by Clifford Heys and email from Clifford Heys <Clifford@N3.co.za> dated 27 May 2026 12:14

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Totals
Unit(s):	k/day	k/day	he°C	l/week	trips/day		
Total Increased Services Usage:	1,1	0,8925	0,03425	0,059	12,75		persons
Total Service Usage Reduction:	0	0	0	0	0,0		2,79
Total Service Usage after Reduction:	1,10	0,89	0,03425	0,059	12,8		0
Charges before adjusting for positive only, before Deductions	R 37 321,56	R 33 328,07	R -	R 6 248,01	R 92 588,02	R 169 465,66	3
Charges adjusted for positive only, before Deductions	R 37 321,56	R 33 328,07	R -	R 6 248,01	R 92 588,02	R 169 465,66	R 5 177,19
Total Deductions:	R -	R -	R -	R -	R -	R -	R 5 177,19
Total Development Charges Payable (excluding VAT):	R 37 321,56	R 33 328,07	R -	R 6 248,01	R 92 588,02	R 169 465,66	R -
VAT:	R 5 596,23	R 4 999,21	R -	R 937,20	R 13 885,20	R 25 419,85	R 5 177,19
Total Development Charges Payable (including VAT):	R 42 917,79	R 38 327,28	R -	R 7 185,21	R 106 453,23	R 194 885,50	R 776,58
							R 20 196,43
							R 5 953,77
							R 200 839,27

APPLICANT INFORMATION	
Application Processed by:	Ite Filles
Signature:	<i>AF/LL/MS</i>
Notes:	

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage Amount	Water		Sewer		Stormwater		Solid Waste		Roads & Transport		Sub Total (Civil Eng Services)	Community		Total
		Area (m²)	Unit Amount	Result	Area (m²)	Unit Amount	Result	Area (m²)	Unit Amount	Result	Area (m²)	Unit Amount	Result	Area (m²)	Unit Amount	Result	Area (m²)	Unit Amount	Result	
Residential	Single Residential >1000m²	du																		
	Single Residential >500m²	du																		
	Single Residential >250m²	du																		
	Single Residential <250m²	du																		
	Second Dwelling	du																		
	Less Formal Residential	du																		
	Group Residential	du																		
	Apartment	du																		
	Retirement Village	du																		
	Old age home	du																		
Accommodation	Student Accommodation/Communal Hostels	rooms																		
	Guest House	rooms																		
	Hotel, Residential	rooms																		
	General Business	m2 GLA																		
	Office	m2 GLA																		
	Retail/Shop	m2 GLA																		
	Restaurant	m2 GLA																		
	Outdoor Function / Picnic Area	persons																		
	Farm Market	etail																		
	Conference Facility/Place of assembly	m2 GLA																		
Commercial	Hospital/Clinic/Medical Rooms	m2 GLA																		
	University/College	student																		
	School/Day Care	student																		
	Industrial - light	m2 GLA																		
	Industrial - heavy	m2 GLA																		
	Warehousing/Light Manufacturing	m2 GLA																		
	Storage Facilities	unit																		
	Open Space/Natural Environment/Utility Site	ha																		
	Roads and Parking	ha																		
	To be calculated	n/a																		
Industrial	(Based on equivalent demands)	n/a																		
Non demand																				
Other																				

Charges before adjusting for positive only, before Deductions		R	37 321,56	R	33 328,07	R	-	R	6 248,01	R	92 568,02	R	169 465,59	R	5 177,19	R	174 642,84
Deductions per service (from usage reductions)		R	37 321,56	R	33 328,07	R	-	R	6 248,01	R	92 568,02	R	169 465,59	R	5 177,19	R	174 642,84
Discount Deduction (%)		Percentage: 0.00%															
Additional Deduction per service - from Service Agreement (sum)		R	37 321,56	R	33 328,07	R	-	R	6 248,01	R	92 568,02	R	169 465,59	R	5 177,19	R	174 642,84
Sub Total after Adjustments and Deductions (excluding VAT)		R	5 598,23	R	4 989,21	R	-	R	837,20	R	13 885,20	R	25 418,85	R	776,58	R	26 195,43
Total Development Charges		R	42 919,79	R	38 317,28	R	-	R	7 085,21	R	106 453,23	R	194 934,50	R	5 953,77	R	200 888,27

OK