



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1558/2026

Our File Reference Number: Farm 468/41, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL:

Sir/Madam

APPLICATION FOR THE TEMPORARY DEPARTURE, ADMINISTRATORS CONSENT IN TERMS OF TITLE DEED AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 468/41, STELLENBOSCH DIVISION

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 in terms of Section 15(2) of the Stellenbosch Municipal Bylaw on Land Use Planning on Farm 468/41, Stellenbosch Division for:
 - 2.1.1 **A temporary departure** in terms of Section 15(2)(c) of the said bylaw, to permit a temporary small-scale Local Business (coffee shop facility) to serve the public.
 - 2.1.2 **Administrator's Consent** in terms of Title Deed T16582/2025, conditions D(3) and D(4) to:
 - (i) allow the operation of a business (coffee shop) and,
 - (ii) relax the 95m building line, measured from the centre line of the R310 Baden Powell Drive, to approximately 35m, for the temporary coffee shop structures
 - 2.1.2 **Permission** in terms of Section 15(2)(g) of the said bylaw, to permit shipping containers which will be visible from a public road being used to accommodate the temporary coffee shop.

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 applications 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 have a bearing on the proposed use.
- 3.3 The development and all landscaping be undertaken generally in accordance with the reference plans; Drawings (Revision 4) 0179-A-100 to 102, dated July 2026 and drawn by Francois Malan Architects attached as **APPENDIX 2**.
- 3.4 The temporary departure hereby approved be valid for a period of five (5) years from the date of final notification that the approval comes into operation and lapses after one year from the date of final notification that the approval comes into operation, if within that period the temporary departure is not utilised in accordance with the approval.
- 3.5 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant conditions of approval have been complied with.
- 3.6 The commercial containers and ancillary structures must be painted in a colour to the satisfaction of the municipality, to mitigate its visual impact from the adjacent scenic route, and this colour scheme must be included in the notes of the building plans to be submitted for approval.
- 3.7 The structures must be fully removed and the site restored to its former state (or to a condition acceptable to the Municipality) at the end of this period, to the satisfaction of the Municipality.
- 3.8 The conditions imposed by the Western Cape Government (Department of Infrastructure) contained in their letter dated 12 June 2026, and attached as APPENDIX 8, be complied with to the satisfaction of the said department.
- 3.9 The conditions imposed by the Cape Winelands District Municipality (Health Section) contained in their memorandum dated 13/05/2026, and attached as **APPENDIX 7**, be complied with to the satisfaction of the said department.

3.10 Sufficient on-site parking always be provided in accordance with the provisions of the Zoning Scheme Bylaw for the subject zoning and to the satisfaction of the Municipality.

3.11 The applicant must apply for refuse removal services from Stellenbosch Municipality, or alternatively, make use of an approved waste removal service. Compliance with Environmental Health requirements (sewerage, water quality, food premises) is required.

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

4.1 The property lies within the urban edge boundary, zoned Agriculture and Rural Zone and despite the absence of active agricultural activities, the introduction of the proposed coffee shop is non-conflicting with the established spatial planning framework for the area.

4.2 The implementation of sufficient landscaping and a mitigating colour scheme will soften the visual impact of the containers from the adjacent scenic route. It will therefore not detract from the visual amenity or scenic quality of the R310 corridor, particularly given the existing Eskom servitude buffer and surrounding imposing fillings station structures, advertising and activities.

4.3 The development is therefore contextually appropriate, as the temporary, removable container-based structure ($\pm 100\text{m}^2$ footprint) is deemed compatible with the existing mixed rural/commercial character of the Lynedoch node south of the railway line.

4.4 The removal of structures and site restoration at the end of the approval period ensures that any impacts are short-term and fully reversible.

4.5 Measures will be implemented to ensure facility self-sufficiency, thereby preserving local municipal infrastructure capacity.

5. **Matters to be noted:**

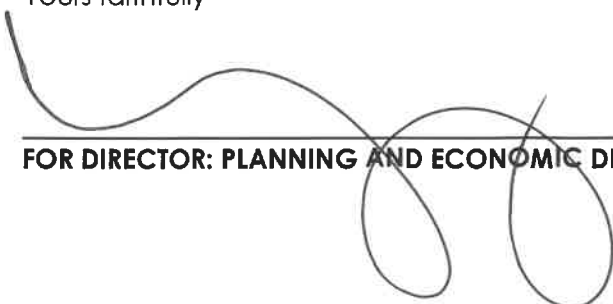
5.1 None.

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



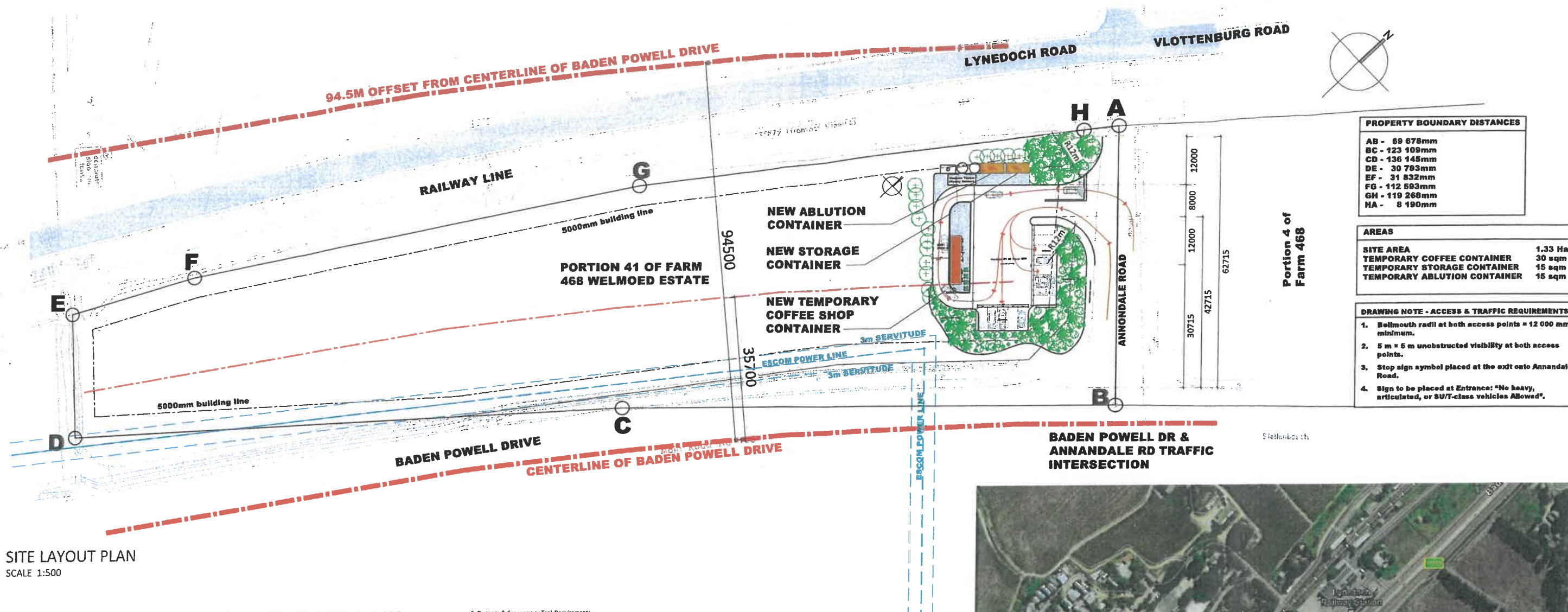
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/9/2026.
DATE

COPY TO:

Five Zets Properties (Pty) Ltd – Barry Zetler
Email 

APPENDIX 2:
SITE LAYOU PLAN



SITE LAYOUT PLAN
SCALE 1:500

GENERAL NOTE – TEMPORARY COFFEE CONTAINER FACILITY (MUNICIPAL APPLICATION)

This application seeks approval for the temporary placement of a coffee shop facility on the vacant site, to activate the property and improve interim feasibility while the Re-Zoning application for a permanent development is underway.

1. Temporary Facility Description

- 12m coffee shop container providing drive-through and pedestrian service.
- 6m storage container for operations and stock.
- 6m ablution container providing public sanitary facilities (UNISEX).

All units are temporary, non-permanent, and fully removable.

2. Site Works & Surface Treatment

- Ground surface to remain laterite, with paved/island pads beneath containers for level placement.
- No permanent foundations; containers placed on level pads/pavers.
- Minimal disturbance to natural ground profile.

3. Access & Traffic

- Vehicular access aligned with the existing entrance serving the neighbouring commercial centre (Portion 4 of Farm 468 – Zellers).
- Internal circulation accommodates safe drive-through flow and pedestrian access.

4. Stormwater Management

- Stormwater to run off naturally following existing ground slopes.
- No modification to existing stormwater patterns.
- Localised paved pads not expected to concentrate flow.

5. Drainage & Conservancy Tank Requirements

All wastewater from the coffee container, service sinks, and ablutions to discharge to a sealed conservancy tank. Installation to comply with:

SANS 10400-P (Drainage) and Local Authority by-laws.

Tank to be watertight, non-permeable, structurally approved for underground installation.

Adequate capacity for intended usage (per municipal requirements).

Lockable manholes, inspection points, and ventilation to SANS requirements.

Vacuum tanker access to be maintained at all times.

Tank to be placed on compacted bedding, backfilled per manufacturer guidelines.

No stormwater ingress permitted; surface runoff to be directed away.

All pipework to comply with SANS 10252 and SANS 10400.

6. Potable Water Supply (Delivered Water + Storage Tanks)

Fresh potable water will be delivered to site (no municipal water connection). Stored in 2 x 10 000 L upright storage tanks located as indicated on the site plan.

Installation and handling to comply with:

SANS 241 – Drinking Water Quality requirements.

SANS 10252-1 – Water supply installations (plastic piping, fittings, and tank connections).

Tanks to be UV-resistant, food-grade certified, and positioned on a level, stable base.

Tanks to be fitted with screened vents, sealed covers, and secure hose connections to prevent contamination.

No backflow to municipal systems (zero connection).

7. Temporary Nature of Installation

Entire setup is temporary and will be removed upon commencement of approved permanent development.

No permanent alterations to site infrastructure other than the temporary conservancy tank location.

AERIAL PHOTO
<https://gis.elsenburg.com/apps/cfm/>
Cape Farm Mapper



GENERAL NOTES:

REVISION 04:
1. CONTAINER DETAILS AMENDED

CLIENT NAME:

LYNEDOCH DEVCO (PTY) LTD

PROJECT:

TEMPORARY COFFEE
CONTAINER FACILITY

ADDRESS:

PORTION 41 OF FARM 468,
ANNANDALE ROAD,
LYNDOCH, STELLENBOSCH

COUNCIL APPROVAL

DRAWING DESCRIPTION:

SITE LAYOUT PLAN
SCALE 1:500

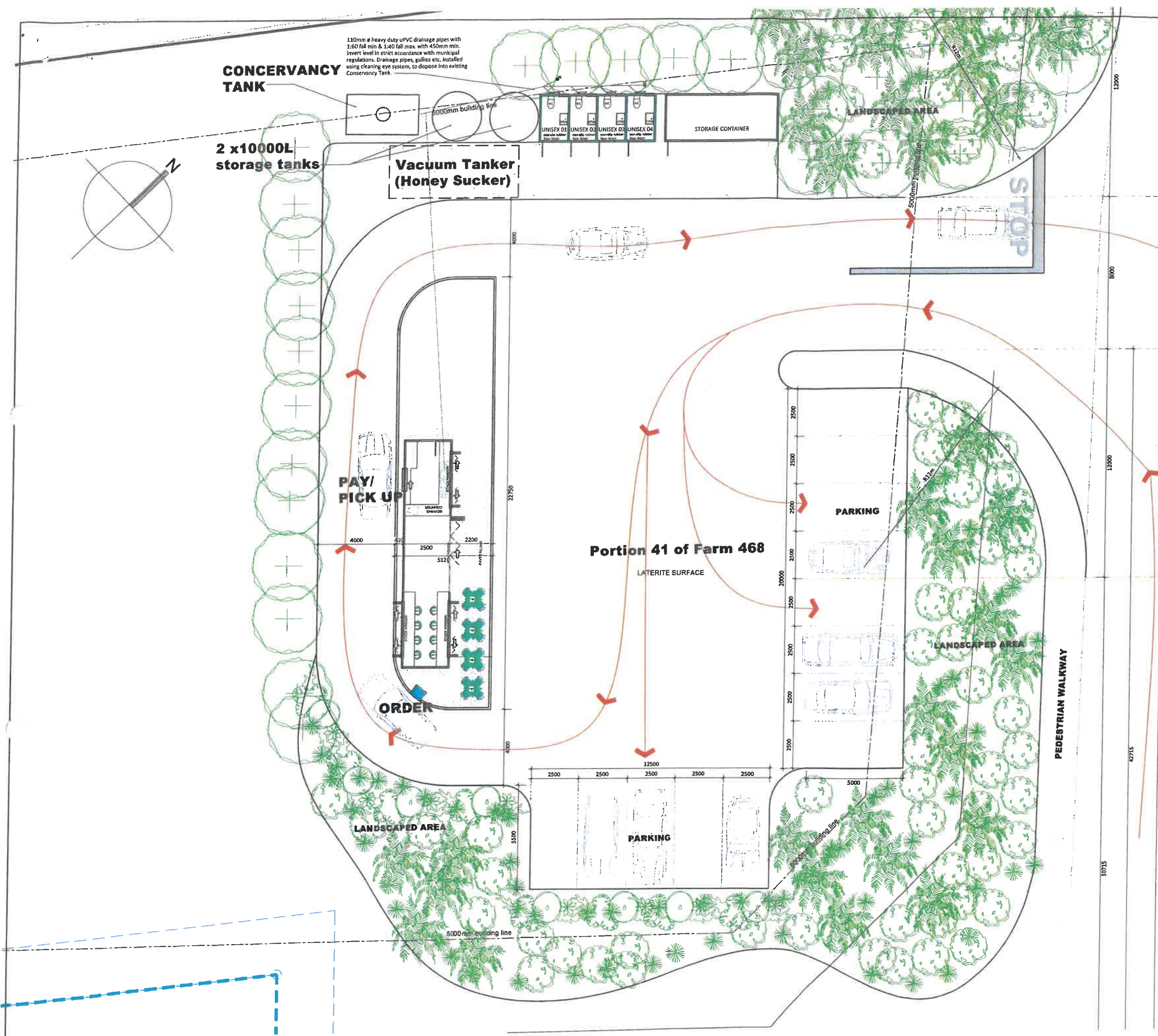
DATE: JULY 2025

DRAWN BY: FM

DRAWING NO:

0179-A-100

REVISION:
04



SITE BOUNDARY A-B

ANNONDALE ROAD

BADEN POWELL DR &
ANNANDALE RD
TRAFFIC
INTERSECTION

REVISION 04:
1. CONTAINER DETAILS AMENDED

CLIENT NAME:
LYNEDOCH DEVCO (PTY) LTD

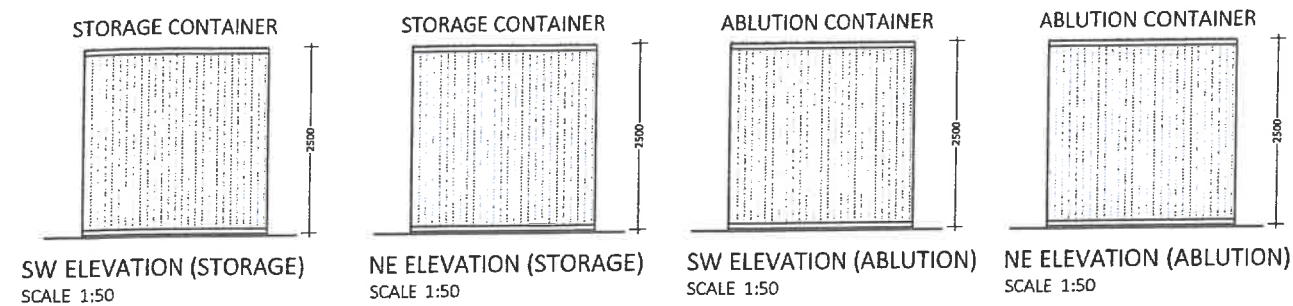
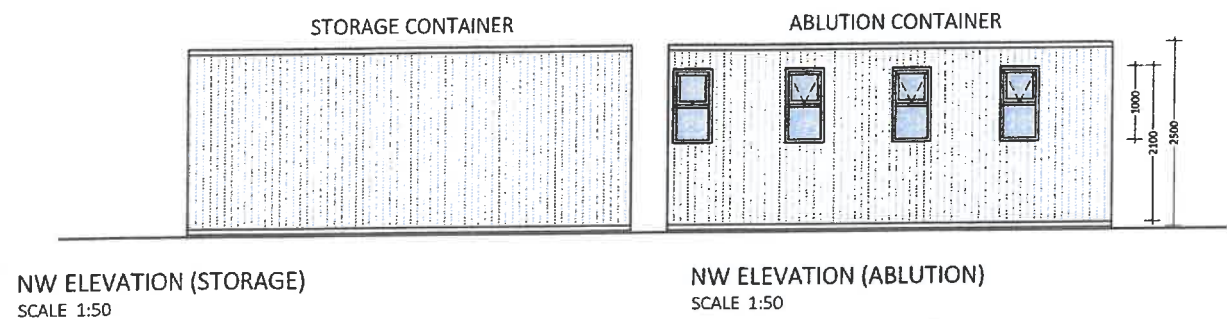
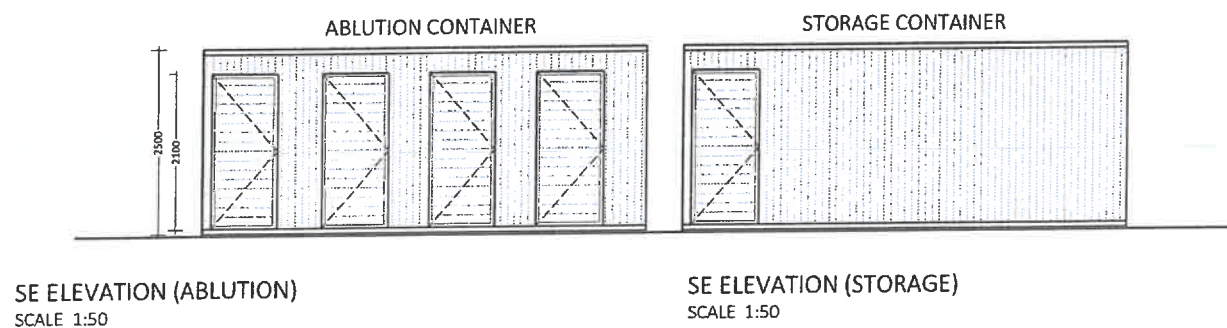
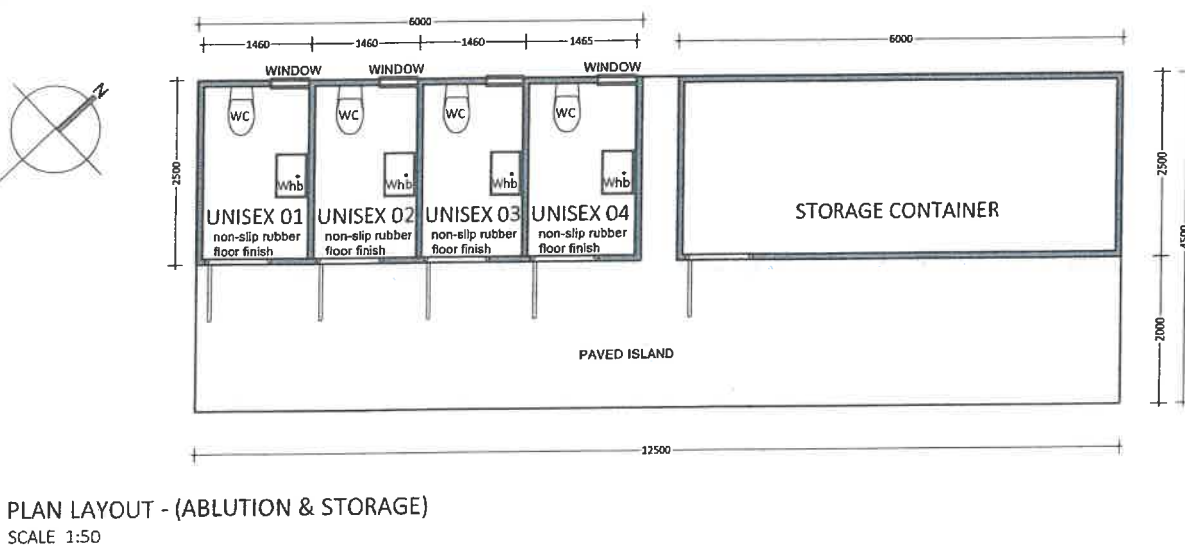
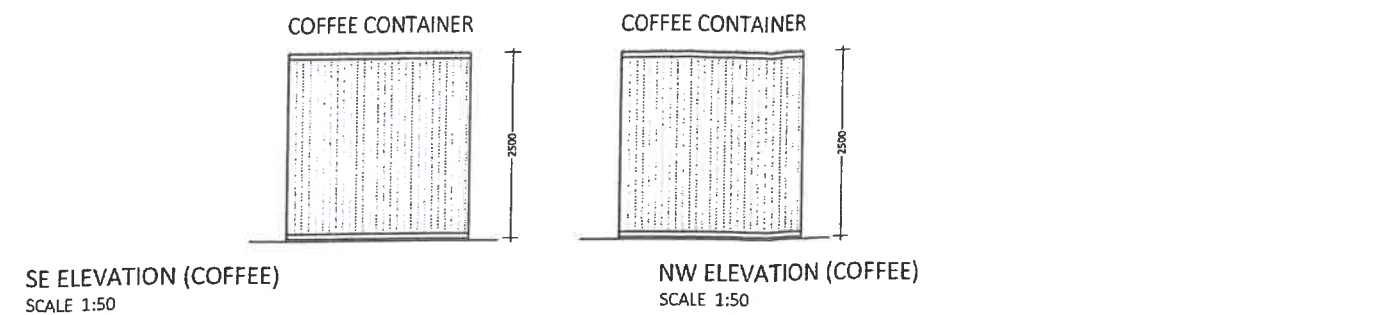
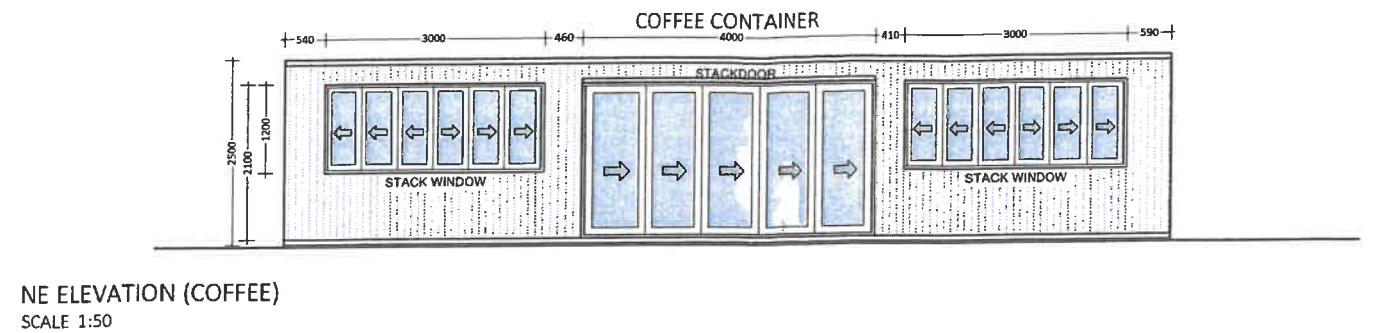
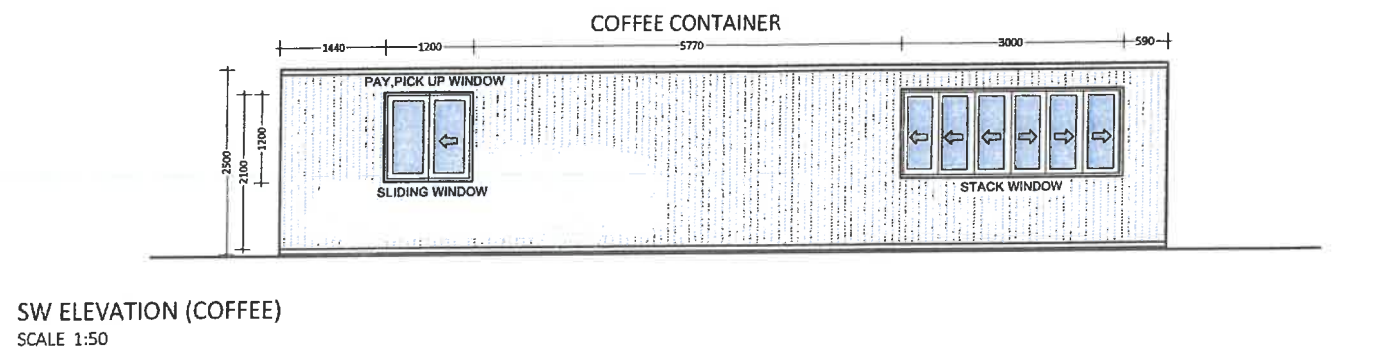
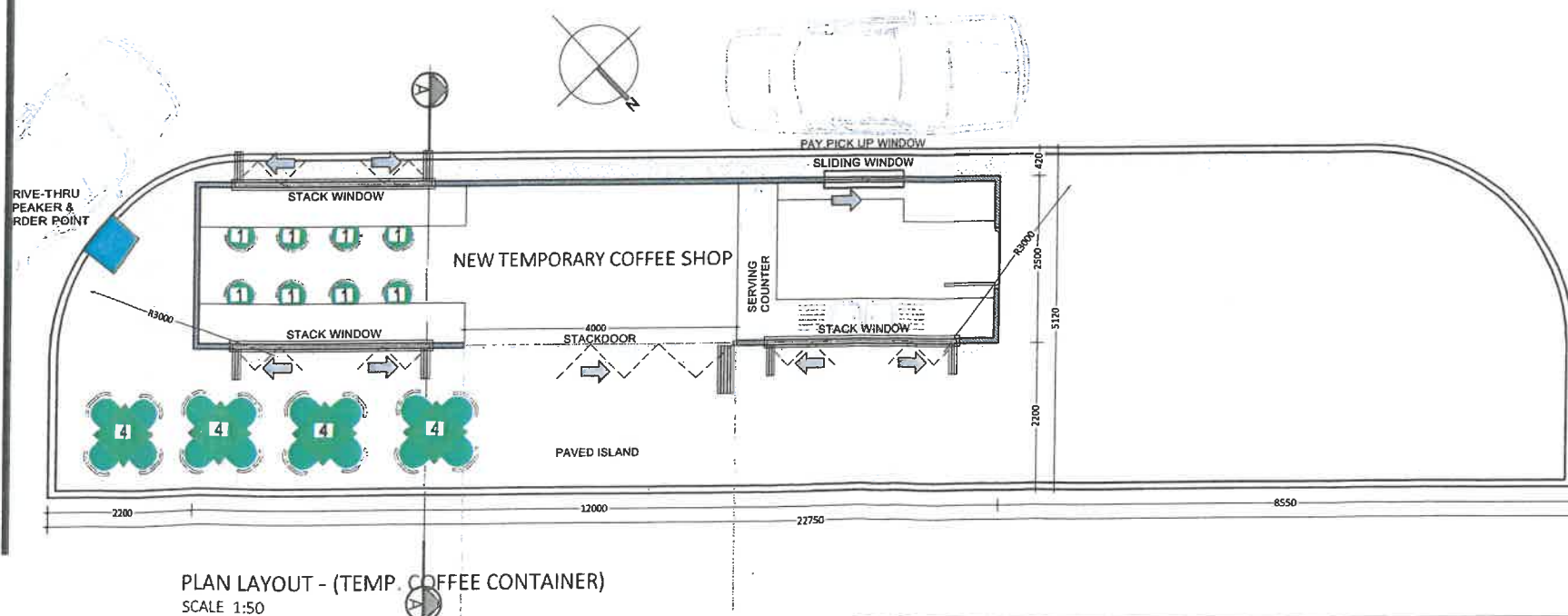
PROJECT:
TEMPORARY COFFEE
CONTAINER FACILITY

ADDRESS:
PORTION 41 OF FARM 468,
ANNANDALE ROAD,
LYNEDOCH, STELLENBOSCH

COUNCIL APPROVAL

DRAWING DESCRIPTION:
SITE LAYOUT PLAN
SCALE 1:100

DATE: JULY 2026 DRAWN BY: FM
DRAWING NO:
0179-A-101
REVISION: 04



REVISION 04:
1. CONTAINER DETAILS AMENDED

CLIENT NAME:
LYNEDOCH DEVCO (PTY) LTD

PROJECT:
TEMPORARY COFFEE
CONTAINER FACILITY

ADDRESS:
PORTION 41 OF FARM 468,
ANNANDALE ROAD,
LYNDOCH, STELLENBOSCH

COUNCIL APPROVAL

DRAWING DESCRIPTION:
PLANS, ELEVATIONS &
SECTION A-A
SCALE 1:50

DATE: JULY 2026
DRAWING NO: **0179-A-102**
DRAWN BY: FM
REVISION: **04**

APPENDIX 8:

PROVINCIAL ROADS AUTHORITY



Ref: DOI/CFS/RN/LU/ACC-25/46 (App 2026-02-0091)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr P April

Dear Sir

PORTION 41 OF FARM NO. 468, STELLENBOSCH: MINOR ROAD 5203: APPLICATION FOR TEMPORARY DEPARTURE

1. The following refer:
 - 1.1. Application by Lynedoch Devco (Pty) Ltd for a new access received on 3 February 2026;
 - 1.2. Land use application details received on 29 April 2026; and
 - 1.3. This Branch's even numbered letter dated 13 May 2026.
2. The subject property is located in Lynedoch, and abuts Main Road 168 (MR00168, R310) and Minor Road 5203 (OP05203).
3. This application is for Temporary Departure to permit a coffee shop, approval by the Administrator for the coffee shop and also the relaxation of the 95m building restriction line to 35m as per the title deed conditions.
4. Following a meeting with the Applicant, a revised Site Development Plan (Drawing No.: 0179-A-100 (Rev 3)), dated June 2026 was submitted to the Branch.
5. The revised SDP shows the access at $\pm$ km 0.056 (LHS) off Minor Road 5203. In addition to the access, a yellow block (RM10) road marking at the entrance to Portion 4 of Farm No 468 is required and the RM5 road markings on the left hand side of OP05203 are to be removed. The Branch approves a slightly wider access than the standard, but in all other respects it should comply with the standard layout for a private access with more than 50 vehicles per day (as per the attached plan),
6. Accordingly, the Branch withdraws its objection to the land use application in terms of the Land Use Planning Act, No. 3 of 2014, subject to the following conditions:



- 6.1. The access at $\pm$ km 0.056 (LHS) off Minor Road 5203 being reconstructed as a private vehicle access with more than 50 vpd as per the attached standard (up to 8m wide driveway allowed);
- 6.2. Before any construction activities may commence, a complete set of construction drawings must be submitted to and approved by the offices of the District Road Engineer – Paarl (email: drepaarl.technical@westerncape.gov.za). Any further conditions that may be imposed by those offices must also be complied with;
- 6.3. Before any construction activities may commence, a complete set of temporary traffic accommodation plans must be submitted to the offices of the District Road Engineer for approval;
- 6.4. Before any construction activities may commence, the offices of the District Road Engineer must first hand over the site to the owner(s) in writing;
- 6.5. After all construction activities have been completed, the offices of the District Road Engineer must, following the completion of a successful site handover inspection, accept the site back in writing from the owner(s);
- 6.6. After all construction activities have been completed, a complete set of as-built drawings must be sent to this Chief Directorate (Attn: Ms V Stoffels) as well as the offices of the District Road Engineer.
7. The Branch, as Administrator, approves the proposed land use (coffee shop) on the property. It also relaxes the 95m building restriction line to accommodate the said land use.
8. The access approval is specifically for this land use application. Further development of the site will involve a review of the traffic operations and access off the Minor Road.

Yours Sincerely



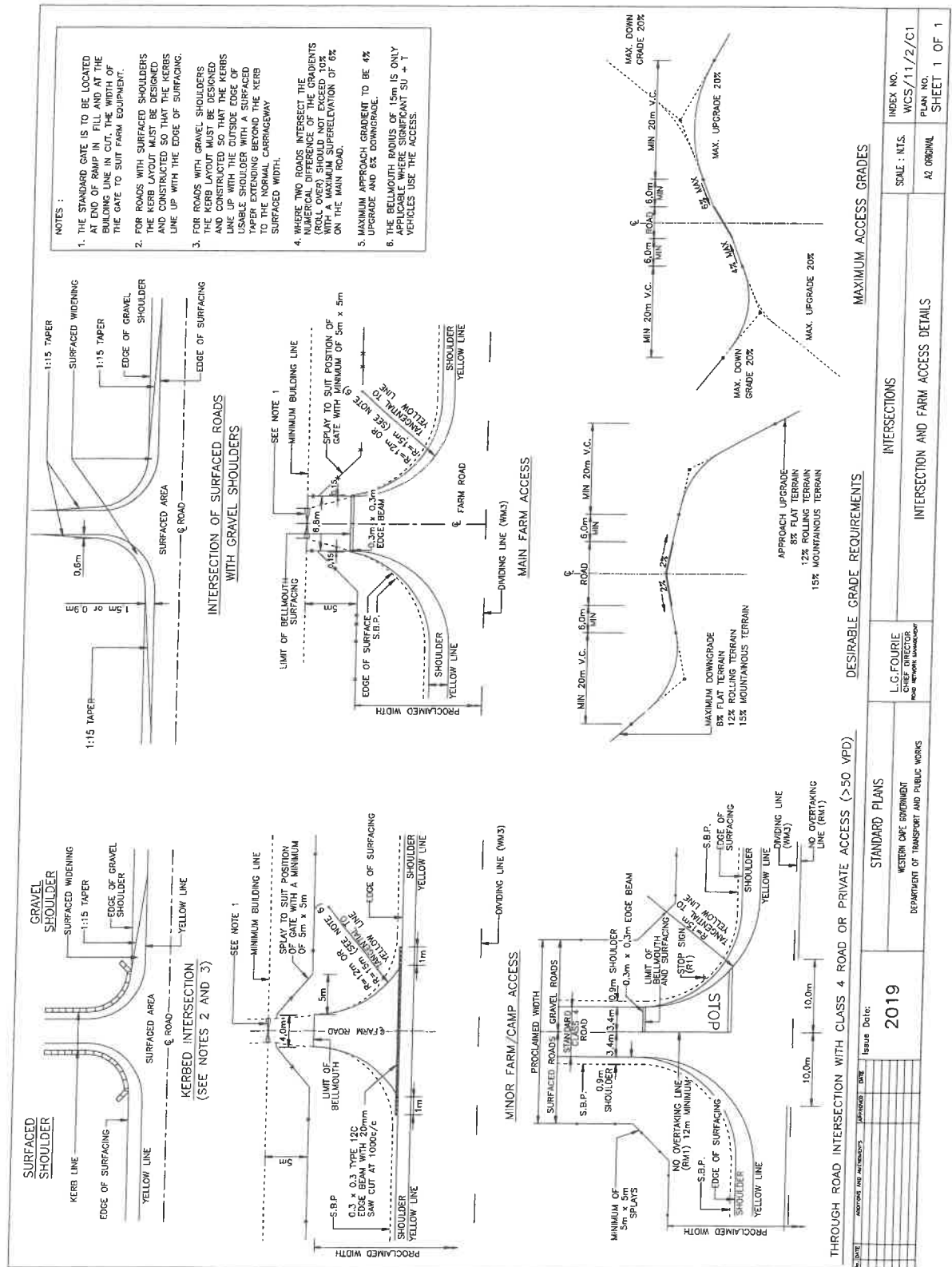
DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE

DATE: 12 JUNE 2026

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr P April [REDACTED]
2. Applicant: Lynedoch Devco
Attention: Mr HP Steenkamp [REDACTED]
3. District Roads Engineer Paarl
(email: [REDACTED])
4. Mr L Louw (e-mail)
5. Mr R Arendse (e-mail)
6. Mr F Fakier
7. Mr D Fortuin (e-mail)



APPENDIX 7:

CAPE WINELANDS DISTRICT MUNICIPALITY HEALTH



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

MEMORANDUM TO/ AAN : C. Olivier
(Planning Economic &
Development Services: Stellenbosch Municipality)
Official / Beampte : Ms. N. Ngola
Your ref/ U vrew. : Erf 1581
Ref No / Verw. No : 15/2/6/1
Date / Datum : 13/05/2026

APPLICATION FOR CONSENT USE AND DEPARTURE: FARM: FARM 41 FARM 468 STELLENBOSCH, WESTERN CAPE

There are no objections from an Environmental Health point regarding this application, subject to compliance with the following:

Your letter dated **13 May 2026**, in the above regard refers.

From an environmental health perspective this application may be recommended for approval, provided that the following conditions are complied with:

1. Sewerage system from the proposed development must be connected to the Municipal sewerage system according to Stellenbosch Municipality's specifications, conditions, and approval.
2. Sewage disposal on the premises must always take place in a nuisance-free manner and shall be the owner's responsibility.
3. The quality of the potable water on the premises must always comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.
4. Refuse collection and storage must be done in a way that will not cause a health nuisance.
5. The proposed development must be provided with a refuse area that is large enough to store all the refuse generated on the premises, Inaccessible to the public (ie equipped with a lockable door or gate)
6. All areas where food is handled must comply with the minimum requirements for food handling premises as determined in Regulation R638 (General Hygiene Requirements for Food Premises Regulations) in terms of the Foodstuffs, Cosmetics and Disinfectants Act, of 22 June 1972 under the National Health Act.
7. Said food handling areas may in no circumstances be operated without application being made to the Environmental Health Department of the Cape Winelands District Municipality

for a Compliance Certificate. This certificate will only be issued after inspection and if the premises meet the requirements of Regulation R638.

This Department reserves the right to set further requirements during the running of the business.

Please contact me if you have any further questions or comments in this regard.

Yours faithfully



Nolusindiso Nqola
Environmental Health Practitioner
Obo. MUNICIPAL MANAGER