STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1555/2026
Our File Reference Number: 510/837S
Your Reference Number: Y4188
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

Dennis Moss Partnership
7 Market Street
P.O. Box 371
Stellenbosch
7599

Attention: Mr. J L Volschenk

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR CONSENT USE: FARM NO. 510/837, STELLENBOSCH 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 Farm No. 510/837, Stellenbosch Division;

   3.1. **Consent Use** (exceeding one event per year) in terms of Section 15(2)(o) of the said by-law, to permit more than one occasional use to hosted;

   3.1.1 the Jagged Promotion Event (28 November 2026),
   3.1.2 Carols by Candlelight (6 December 2026) and
   3.1.3 Twilight Market (16-20 December 2026).

   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 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.

   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 occasional uses be limited to the following events, dates and times; Jagged Promotion Event on 28 November 2026 from 18:30 till 00h00 for ±500 people at the Blaauwklippen Family Market; Carols by Candlelight on 06 December 2026 from 19h00 – 21h00 at the Blaauwklippen Manor House Lawns for ±600 people and Twilight Market from 16-20 December 2026 between 09h00 till 21h00 for ±1000 to 2000 people per day.

3.4 The event activities be limited to the area indicated on the site development plan, referenced: Consent Use Plan, Project No. Y4188, Drawing No. PL_001, Rev.1-03/11/2026, dated 11/02/2026 and attached as **Annexure B.**

3.5 The number of people who attend an event may not exceed the maximum number of people as indicated.

3.6 Effective traffic control be provided for access off the R44 and to the parking area in support of security operational plans.

3.7 Municipal Traffic Services to monitor the traffic situation on the R44 at the Blaauwklippen Farm entrance for any safety problems, feedback be given after each event and steps taken to promote traffic safety if necessary to the satisfaction of the Chief Engineer: Road Use Management, WCG-DTPW.

3.8 Signal settings must remain as is, to accommodate the high demand for through traffic on the R44 and traffic to and from Techno Park in the peak hours and any proposed changes to the signal settings must be approved by the Provincial Roads Authority.

3.9 Sufficient on-site parking be provided for all vehicles associated with the proposed events as indicated on the site plan attached as **Annexure B** and any changes to the parking arrangements will require a new Traffic Impact Statement;

3.10 The land use to not create any undue noise or be a nuisance to the surrounding area and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

3.11 Fire safety and prevention mitigation measures be put in place to the satisfaction of the Municipality.

3.12 Adequate arrangement be made for all electrical, sanitation/ablution, safe portable water, food safety, health, waste management and other facilities which may be required by the activity to the satisfaction of the Municipal Directorate: Infrastructure Services.

3.13 Potable water must comply with SANS 241 standards.

3.14 Sewer must be treated and removed in such a way that it does not pollute any groundwater, surface water and stormwater.

3.15 The proposed events to be subservient to and not adversely impact on the primary agricultural land use activities on the land unit.

4 The reasons for the above decision are as follows:

4.1 The proposed events do not extent beyond the boundary of the land unit.
4.2 Sufficient parking can be provided onsite for the proposed events.
4.3 The limited scope of the proposed events has a limited impact and are of a non-permanent nature.

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4.4 The proposed events have a positive impact on the tourism industry and contribute to economic growth in the Cape Winelands District.
4.5 No new permanent structures will be constructed to accommodate the proposed land uses.
4.6 Written consent was obtained from adjacent interests and affected parties and no objections were received.

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.
5.2 A liquor license and event permit be obtained.
5.3 Security operational plans be submitted as part of the events application process.
5.4 Electricity requirements be directed to Eskom.
5.5 All water uses license and authorisation applications be submitted, all National Water Act, 1988 (Act 36 of 1998) must be adhered to and all surface, ground, storm and any water resources pollution must be reported to the Department: Water and Sanitation.
5.6 If any approvals are required from the Department of Water Affairs and Sanitation for the sewer treatment and disposal method, this will be for the owner's responsibility.
5.7 The relevant certificates and approvals in terms of the Regulations in terms of the Health Act be obtained from the Environmental Health Department of the Cape Winelands District Municipality.

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 is 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 **TP** 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 forms 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.

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(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

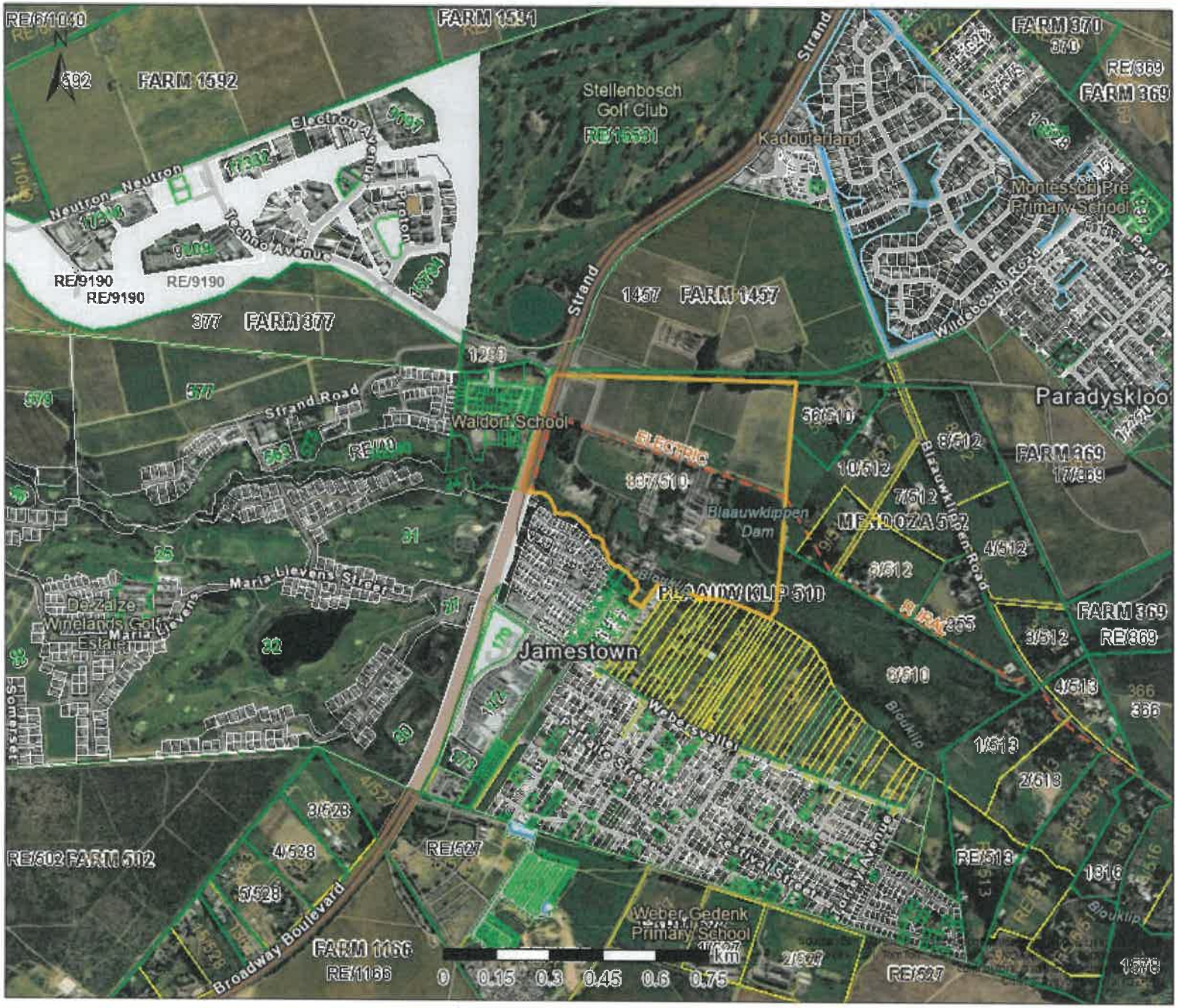
MANAGER: LAND USE MANAGEMENT (Chrizelle Kriel)

DATE: 13·11·2026

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ANNEXURE A

Farm No. 510/837, Stellenbosch Division



Legend

- Erven
- Erf
- Parent Farms
- Farm Portions
- Farm Portion
- Erven
- Farm Portion
- Public Place
- Servitude Line
- Street Parcels

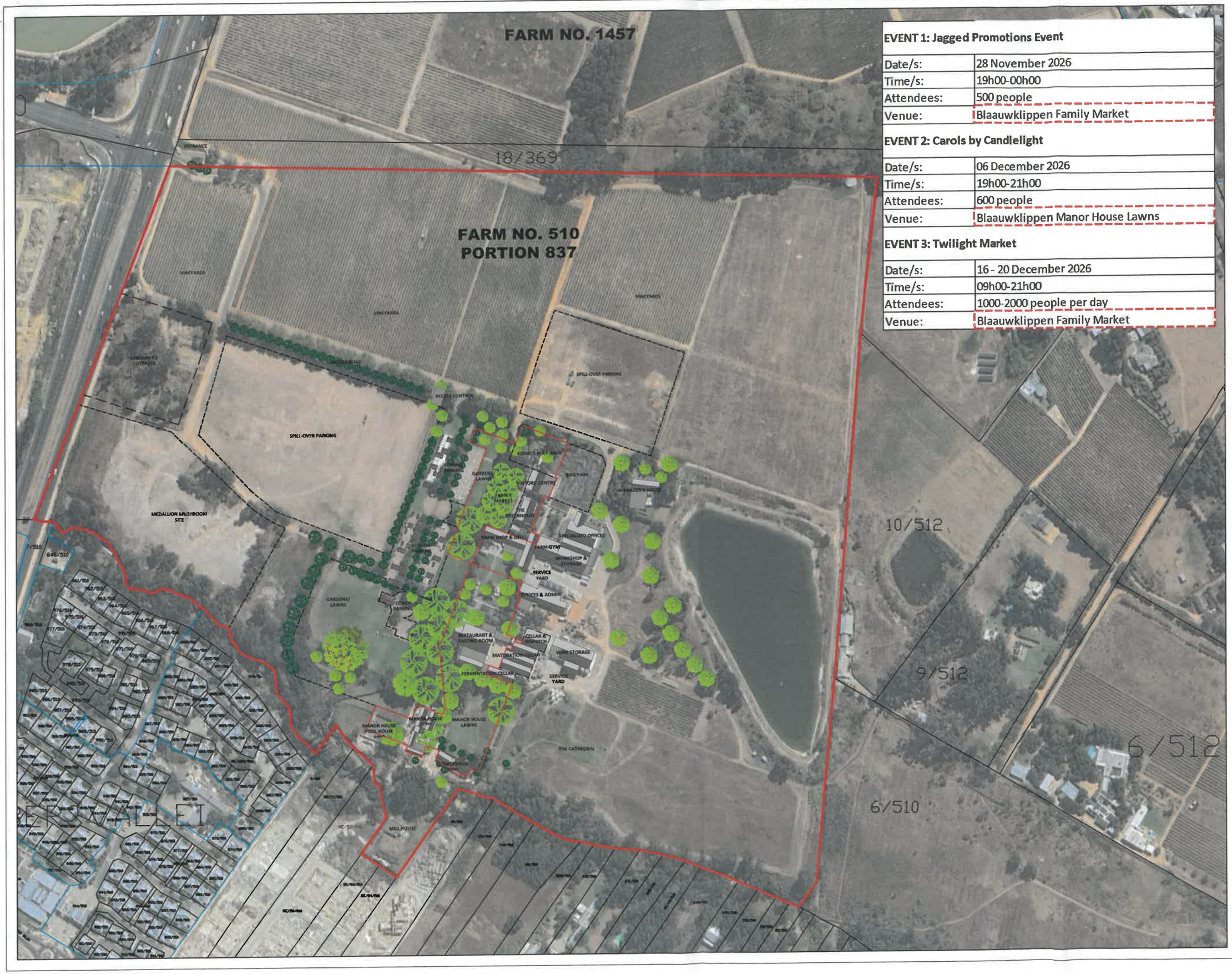
Map Center: Lon: 18°50'42.3"E
Lat: 33°58'21.1"S

Scale: 1:18,056

Date created: 2026/06/11

Western Cape Government
FOR YOU

ANNEXURE B



EVENT 1: Jagged Promotions Event	
Date/s:	28 November 2026
Time/s:	19h00-00h00
Attendees:	500 people
Venue:	Blaauwklippen Family Market
EVENT 2: Carols by Candlelight	
Date/s:	06 December 2026
Time/s:	19h00-21h00
Attendees:	600 people
Venue:	Blaauwklippen Manor House Lawns
EVENT 3: Twilight Market	
Date/s:	16 - 20 December 2026
Time/s:	09h00-21h00
Attendees:	1000-2000 people per day
Venue:	Blaauwklippen Family Market

0 10 20 30 40 50m

DENNIS MOSS PARTNERSHIP

CLIENT:
Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd.

PROJECT TITLE:
Consent Use Applications For: Farm 510, Portion 837, Blaauwklippen Stellenbosch

DRAWING TITLE:
Consent Use Plan

PROJECT No.:	SCALE:	
Y4188	1 : 3000	
DRAWING No.:	DATE:	
PL - 001	11/02/2026	
REV.	DRAWN:	CHECKED:
Rev.1 - 03/11/2026	JLV	JLV

FOR APPROVAL

This drawing and all the information contained thereon is the property of Dennis Moss Partnership and may not be copied or disclosed to a third party without their written consent.