STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18818 (TP928/2024)
Our File Reference Number: Farm 1514, 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 1514, STELLENBOSCH

1. The above application refers.

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

   2.1 That the **consent use** application in terms of Section 15(2)(o) of the Stellenbosch Land Use Planning Bylaw, 2023 to permit the following uses on Farm No 1514, Stellenbosch Division:

   2.2 A tourist facility on a portion of the existing house and grassed area as a restaurant.

   2.3 A tourist facility within a portion of the existing shed as a function's venue.

   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 development be implemented in accordance with the Site Plan dated 2024/10/16 and the associated floor plans on Drawing No: 264/2015/1514 STEL, drawn by: Urban Rural SA, dated June 2015.

3.4 The tourist facility be limited to the following:

a) The restaurant be limited to 50-persons inside (±300m²) and 30-persons outside grass area (±90 m²)
b) Functions venue be limited to the (± 350m²) shed with a capacity of 120 people

3.5 Development charges 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 may be agreed on in writing with the Director Infrastructure Services.

3.6 The following conditions imposed by the **Director: Infrastructure Services** as contained in their memo dated 27 June 2025, attached as **Annexure B**, be complied with:

2.6.1 The existing conservancy tank must be used for the proposed restaurant and functions venue.
2.6.2 The existing boreholes must be used for the proposed restaurant and functions venue.

3.7 Building plans for all new structures and for all changes of use in the existing buildings 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 (or qualified) conditions of approval have been complied with

3.8 The use of the function's venue is permitted to operate no later than 24h00 for any given function.

3.9 The operating hours of the restaurant for the preparation of food and refreshments to be served to seated patrons, will be restricted from 10h00 till 22h00 seven days a week. The kitchen must be closed by 21h00 and the restaurant must be vacated by all patrons by 22h00.

3.10 All doors and windows be kept closed after 18:00 when the restaurant/ functions venue makes use of amplified music.

3.11 The functions venue shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 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 scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

4.3 The proposed use is subservient to the agricultural use of the property and surrounding farms.

4.4 Sufficient parking has been provided for the proposed use.

5. **Matters to be noted:**

5.1 A business license and a liquor license be applied for if required.

5.2 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

5.3 Should, after following due process –

a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,

b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or,

c) The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

7/7/2026.

DATE

Copy to:

[redacted]

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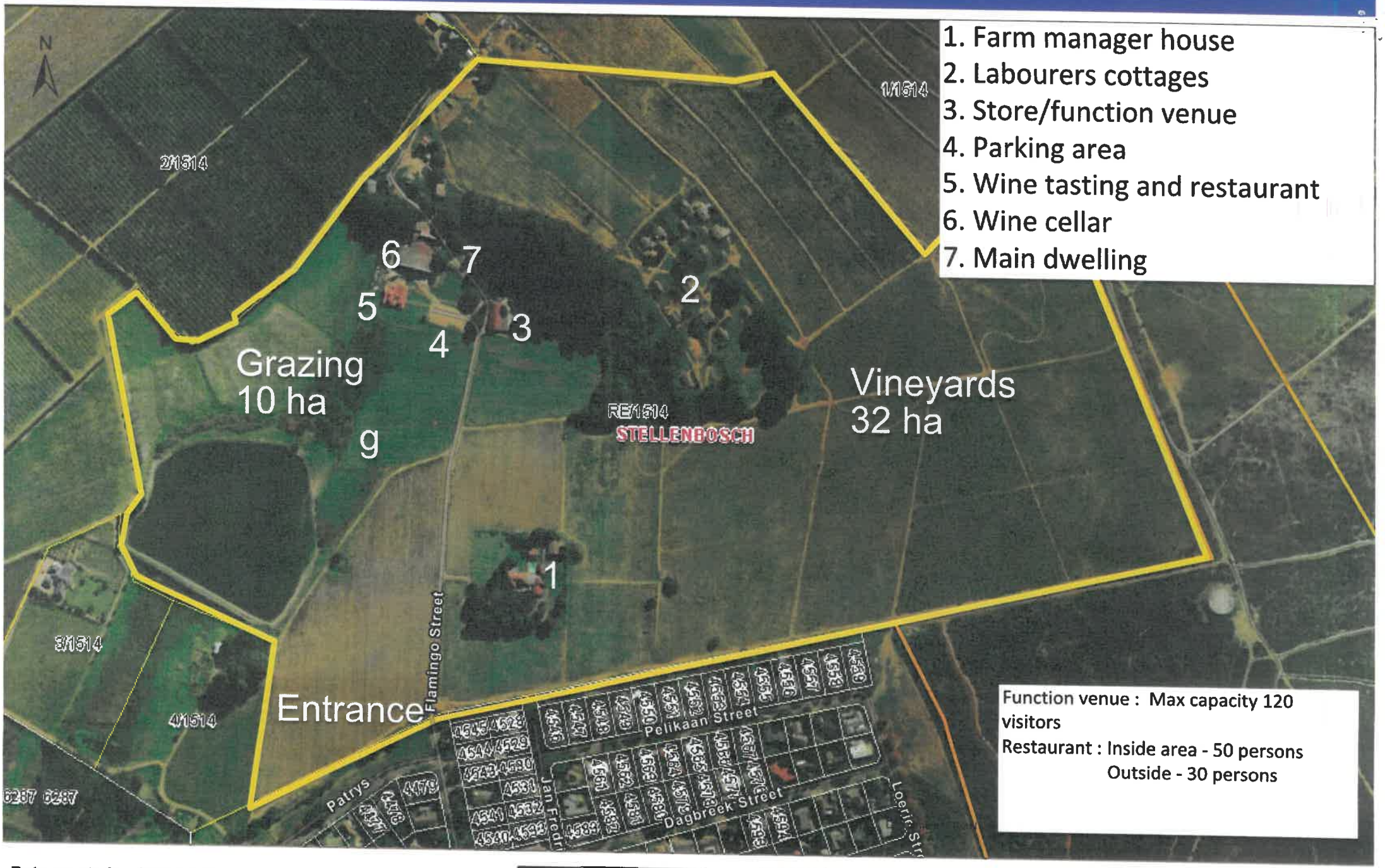
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE DEVELOPMENT PLAN

Farm 1514 SDP Oct 2024



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Western Cape

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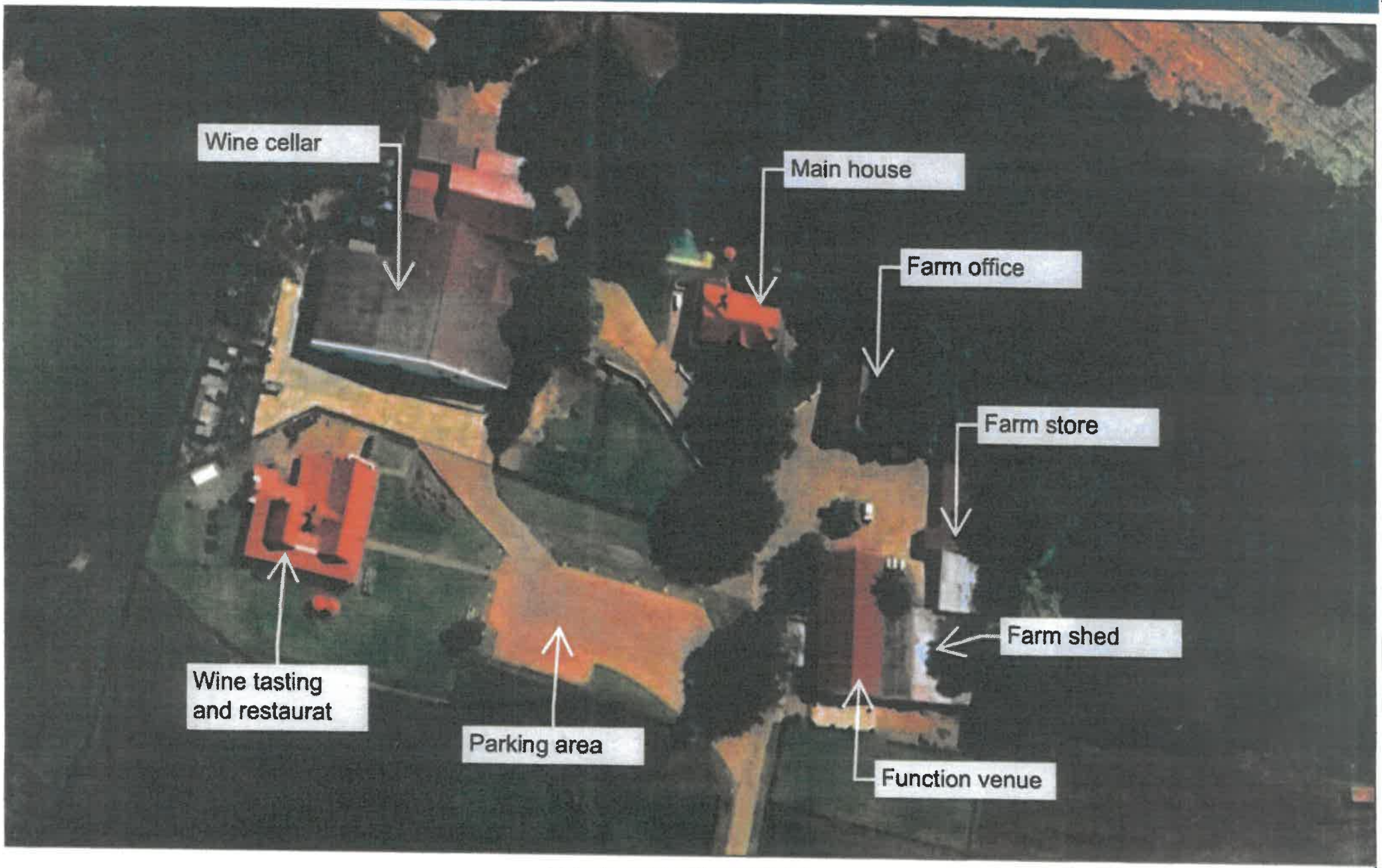

Date created: 2024/10/16

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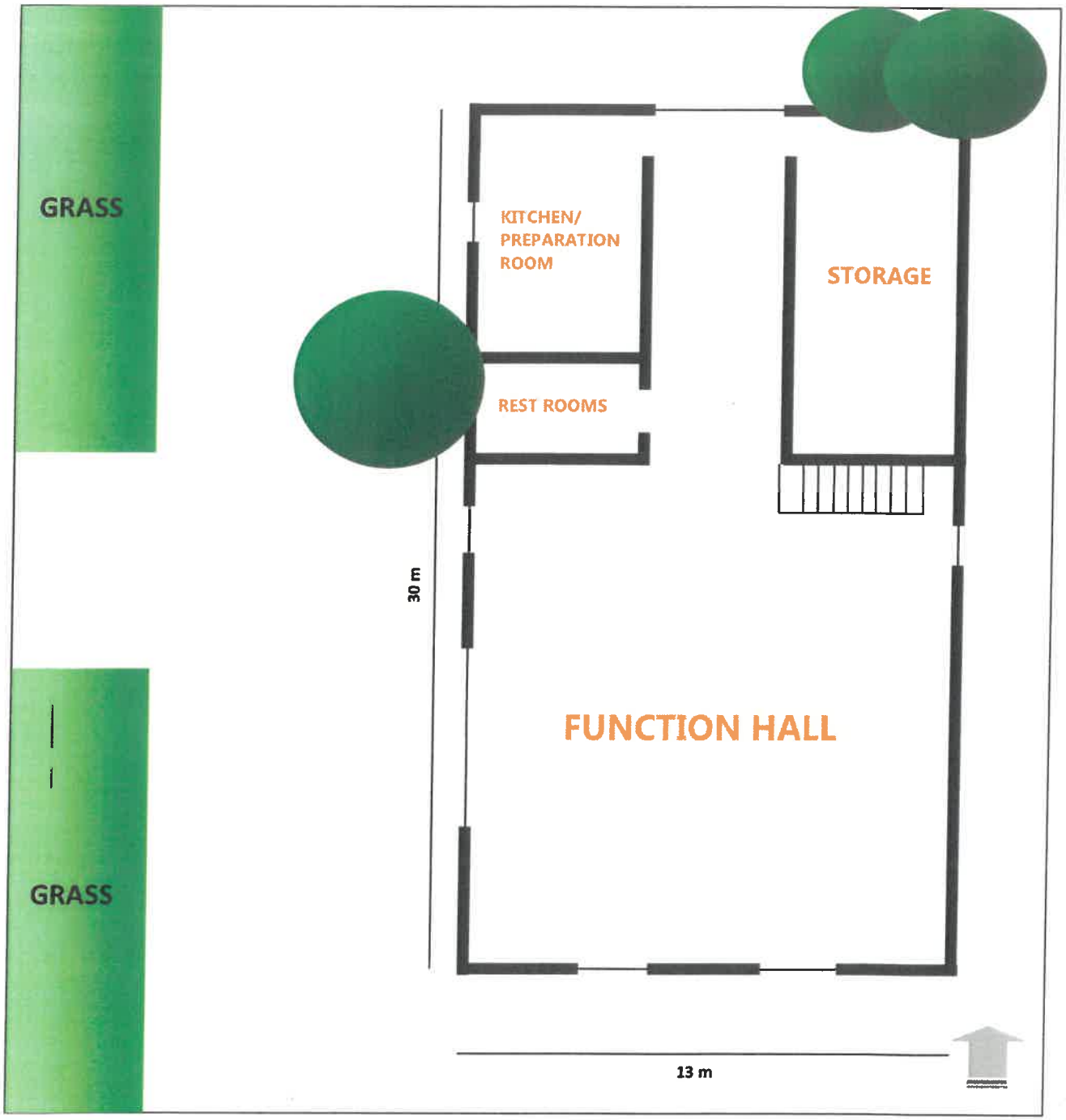
Western Cape Government
FOR YOU



NOTE | Please note that this is a schematic presentation of the proposed facility and that the accurate dimensions of the building will be done with the submission of the formal revised building plans.

URBAN RURAL SA
PLANNING PRACTITIONERS

URBAN RURAL SOUTH AFRICA
PO BOX 7257 STELLENBOSCH 7599
A.THEART | Tch.Pln (SA) | M.Phil NHDip NDip CEA
ALWI THEART T/A AS URBAN RURAL SA PLANNING PRACTITIONERS
REGISTERED WITH THE SOUTH AFRICAN COUNCIL FOR PLANNERS
SACPLAN REGISTRATION NUMBER B.8133.2005

[redacted]

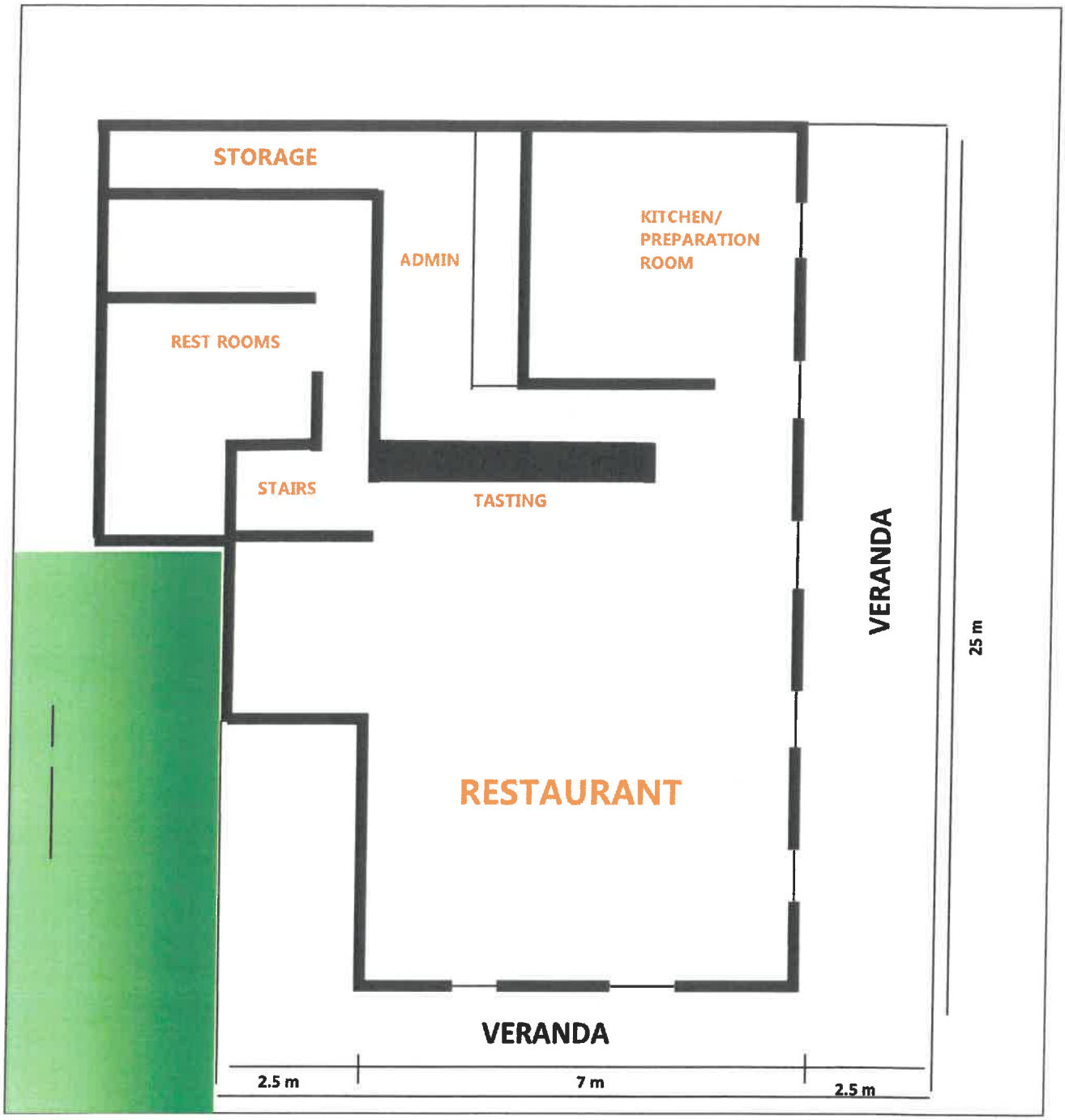
DESCRIPTION

FLOOR PLAN | FUNCTION FACILITY

PROPERTY	DATE
FARM 1514	JUNE 2015
MUNICIPALITY	SCALE
STELLENBOSCH	AS SHOWN
APPLICATION	SOURCE
TEMPORARY DEPARTURE	URBAN RURAL SA
UTILISATION	PROJECT NR
RESTAURANT | FUNCTION	264/2015/1514STEL

ANNEXURE

B06



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REGISTERED WITH THE SOUTH AFRICAN COUNCIL FOR PLANNERS
SACPLAN REGISTRATION NUMBER B.8133.2005

[redacted]

DESCRIPTION

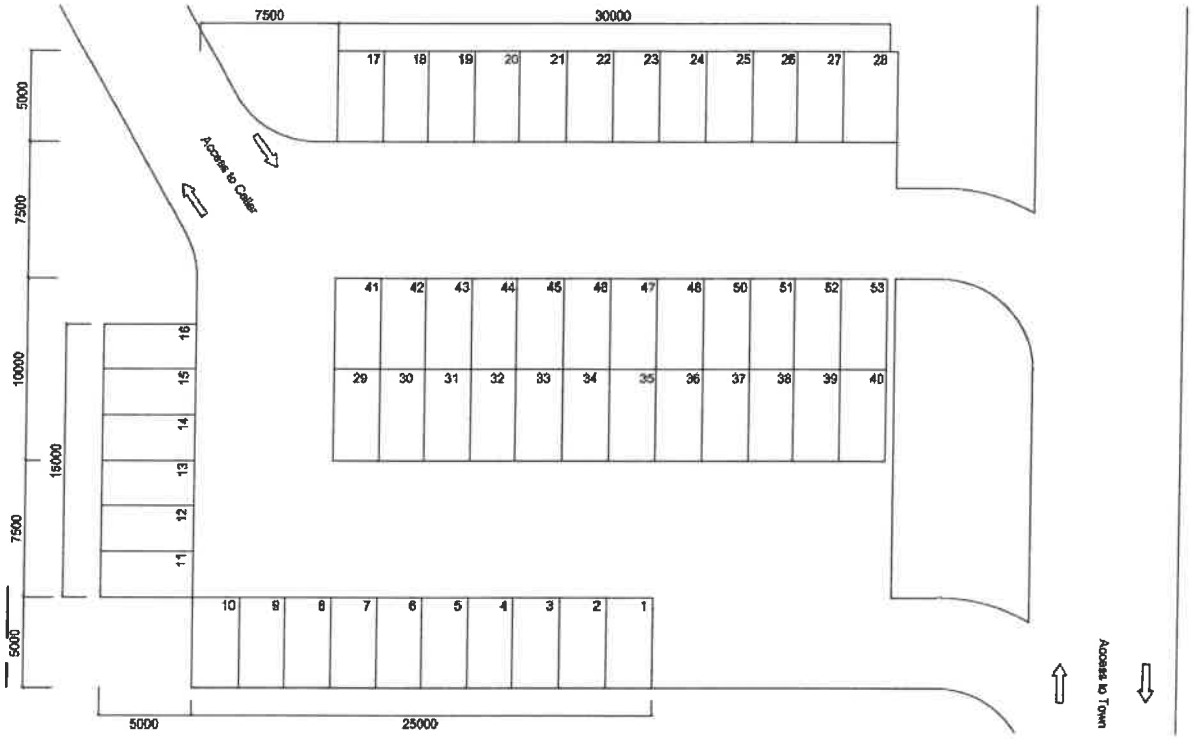
FLOOR PLAN | RESTAURANT

PROPERTY FARM 1514	DATE JUNE 2015
MUNICIPALITY STELLENBOSCH	SCALE AS SHOWN
APPLICATION TEMPORARY DEPARTURE	SOURCE URBAN RURAL SA
UTILISATION RESTAURANT | FUNCTION	PROJECT NR 264/2015/1514STEL

ANNEXURE

B05

PARKING LAYOUT



PARKING BAYS REQUIRED 28

Calculated at :
(4 Bays per 100sqm) - 300 sqm + 390sqm = 690

PARKING BAYS PROVIDED 53

URBAN RURAL SA
PLANNING PRACTITIONERS

URBAN RURAL SOUTH AFRICA
PO BOX 7257 STELLENBOSCH 7599
A.THEART | Tch.Pln (SA) | M.Phil NHDip NDip CEA
ALWI THEART T/A AS URBAN RURAL SA PLANNING PRACTITIONERS
REGISTERED WITH THE SOUTH AFRICAN COUNCIL FOR PLANNERS
SACPLAN REGISTRATION NUMBER B.8133.2005

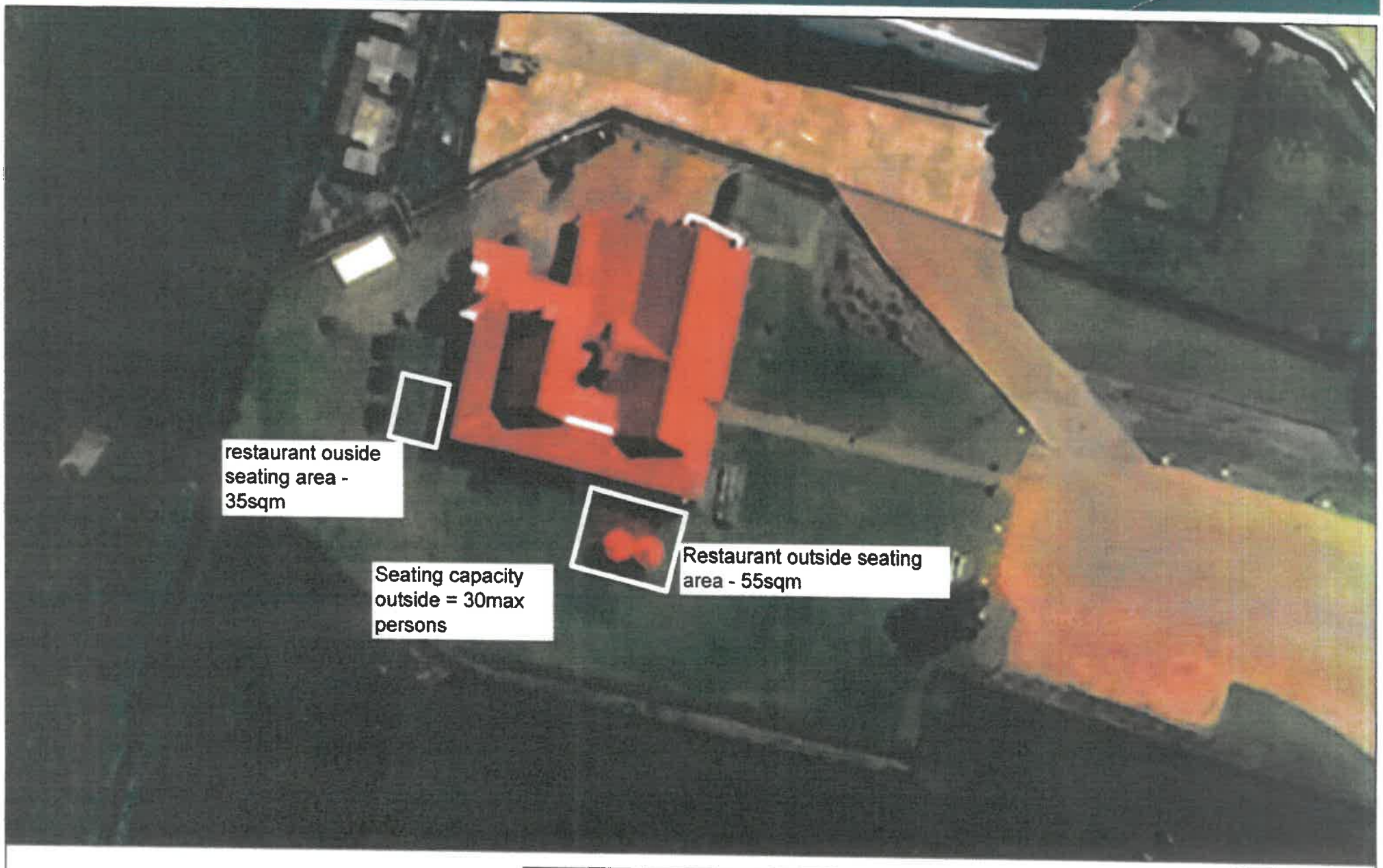
DESCRIPTION

PARKING LAYOUT | MIDDELVLEI ESTATE

PROPERTY	DATE
FARM 1514	AUGUST 2015
MUNICIPALITY	SCALE
STELLENBOSCH	AS INDICATED
APPLICATION	SOURCE
TEMPORARY DEPARTURE	URBAN RURAL
UTILISATION	PROJECT NR
RESTAURANT / FUNCTION	264/2015/1514STEL

ANNEXURE B11

Outside seating Farm 1514



Date created: 2025/04/04

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Western Cape Government
FOR YOU

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ANNEXURE B

COMMENT FROM DIRECTOR:

INFRASTRUCTURE SERVICES

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Xolani Tika**
Date ▫ Datum:	**27 June 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2911**
Town Planning Ref:	**LU/18818**
Re ▫ Insake:	**Farm 1514, Stellenbosch: An application for consent use is made in terms of Section 15(2)(o) of the Stellenbosch Land Use Planning Bylaw, 2023 in order to permit the following land uses on Farm 1514 Stell enbosch Division:1. To use a portion of the existing house & adjacent grass area (±390m²) for a restaurant. 2.To use a portion of the the existing shed (±390m²) as a functions venue.**

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

1. Sewer

1.1 The existing conservancy tank must be used for the proposed restaurant and functions venue.

2. Water

2.1 The existing boreholes must be used for the proposed restaurant and functions venue.

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 2911 (XT) Farm 1514 - Stellenbosch (LU - 18818)
Development Name:	
Date:	27 June 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	Farm 1514
DC Parameters Reference:	Proposed Restaurant and Functions Venue (Floor Plans dated 06/2015 by Urban Rural SA).

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:	5,46	4,515	0,1335	0,228	94,5		10,8	
Total Service Usage Reduction:	0	0	0	0	47,3		0	
Total Service Usage after Reduction:	5,46	4,52	0,13350	0,228	47,3		11	
Charges before adjusting for positive only, before Deductions	R -	R -	R 29 067,17	R 23 438,40	R 666 018,60	R 718 524,17	R 19 454,38	R 737 978,55
Charges adjusted for positive only, before Deductions	R -	R -	R 29 067,17	R 23 438,40	R 666 018,60	R 718 524,17	R 19 454,38	R 737 978,55
Total Deductions:	R -	R -	R -	R -	R 333 009,30	R 333 009,30	R -	R 333 009,30
Total Development Charges Payable (excluding VAT):	R -	R -	R 29 067,17	R 23 438,40	R 333 009,30	R 385 514,87	R 19 454,38	R 404 969,25
VAT:	R -	R -	R 4 360,08	R 3 515,76	R 49 951,40	R 57 827,23	R 2 918,16	R 60 745,39
Total Development Charges Payable (including VAT):	R -	R -	R 33 427,24	R 26 954,16	R 382 960,70	R 443 342,10	R 22 372,53	R 465 714,64

APPLICANT INFORMATION	
Application Processed by:	Xolani Tika
Signature:	
Notes:	See the attached Floor Plan The DC calculations are based on 300m2 & 390m2 includes (outside seating =30).

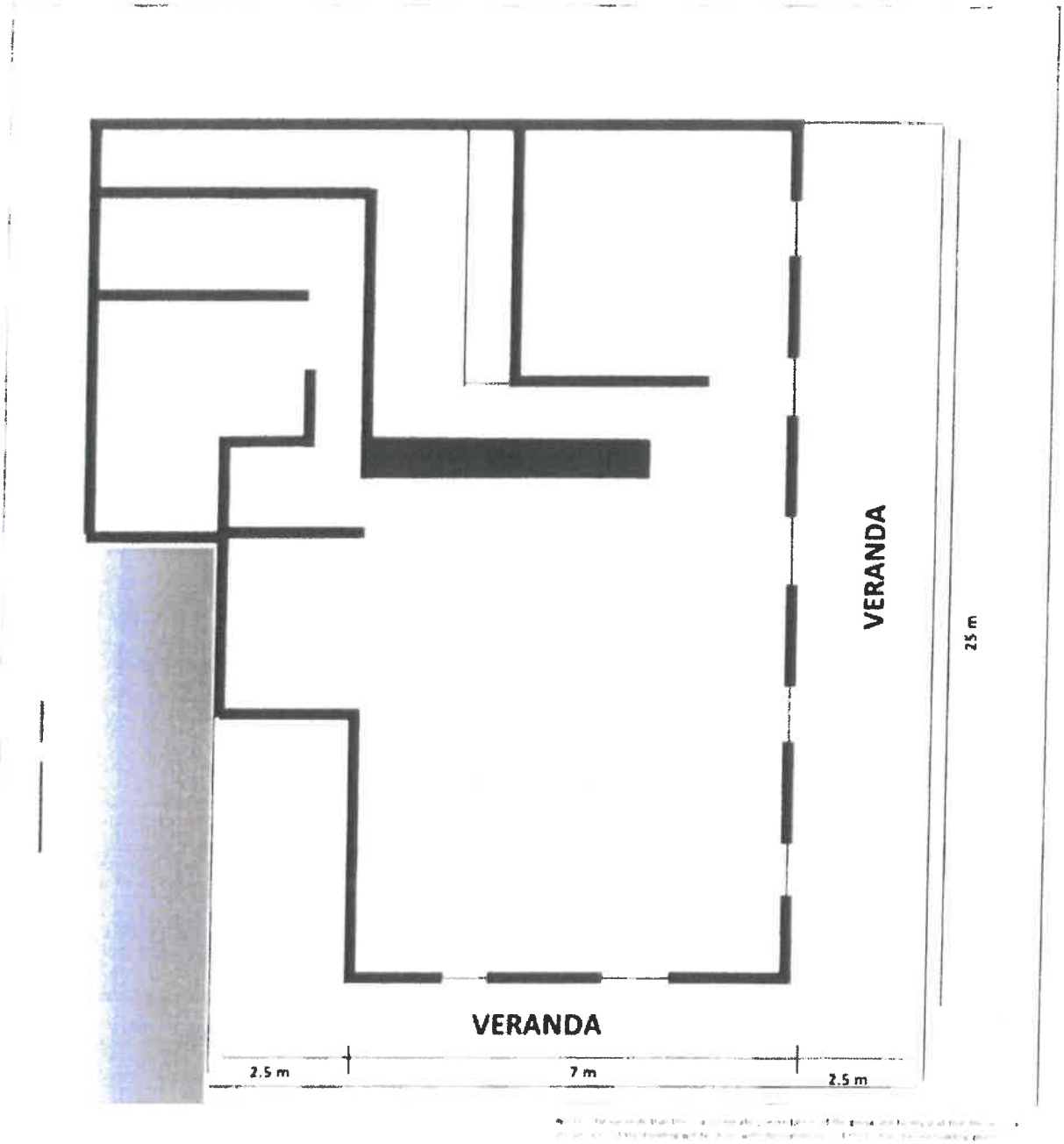
KTitus

Stellenbosch Town

	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 (Excl Eng Services)	Community	Total	
										No	No	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 -	
Accommodation	Student Accommodation/Communal/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -	
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -	
	Converted Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -	
	Hotel/ Residential	rooms	1						0	R -	R -	R -	R -	R -	R -	R -	R -	
Commercial	General Business	m2 GLA					385		385	R -	R -	R 12 737,30	R 8 018,40	R 737 412,41	R 758 168,11	R 7 025,19	R 765 213,30	
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -	
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -	
	Restaurant	m2 GLA					300		300	R -	R -	R 9 797,94	R 6 168,00	R 427 864,85	R 439 834,80	R 5 460,99	R 444 295,87	
	Outdoor Function / Picnic Area	persons					30		30	R -	R -	R 4 581,95	R 5 252,00	R 107 317,24	R 121 501,19	R 7 628,19	R 129 129,38	
	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 -	

	Charges before adjusting for positive only, before Deductions									
Totals	Charges adjusted for positive only, before Deductions	R -	R -	R 29 067,17	R 23 438,40	R 666 010,80	R 718 524,37	R 19 474,38	R 737 978,65	
	Deductions per service (from usage reductions)	R -	R -	R 29 067,17	R 23 438,40	R 666 010,80	R 718 524,37	R 19 474,38	R 737 978,65	
	Discount Deduction - %	R -	R -	R -	R -	R 333 009,30	R 333 009,30	R -	R 333 009,30	
	Additional Deduction per service - from Service Agreement (Rate)	R -	R -	R -	R -	R -	R -	R -	R -	
	Sub Total after Adjustments and Deductions (excluding VAT)	R -	R -	R -	R -	R -	R -	R -	R -	
	VAT	R -	R -	R 29 067,17	R 23 438,40	R 333 001,50	R 385 514,87	R 19 474,38	R 404 989,25	
	Total Development Charges	R -	R -	R 4 360,08	R 3 515,76	R 49 951,46	R 57 827,23	R 2 919,15	R 60 746,39	
		R -	R -	R 33 427,24	R 26 954,16	R 382 952,76	R 443 342,10	R 22 393,53	R 465 735,64	

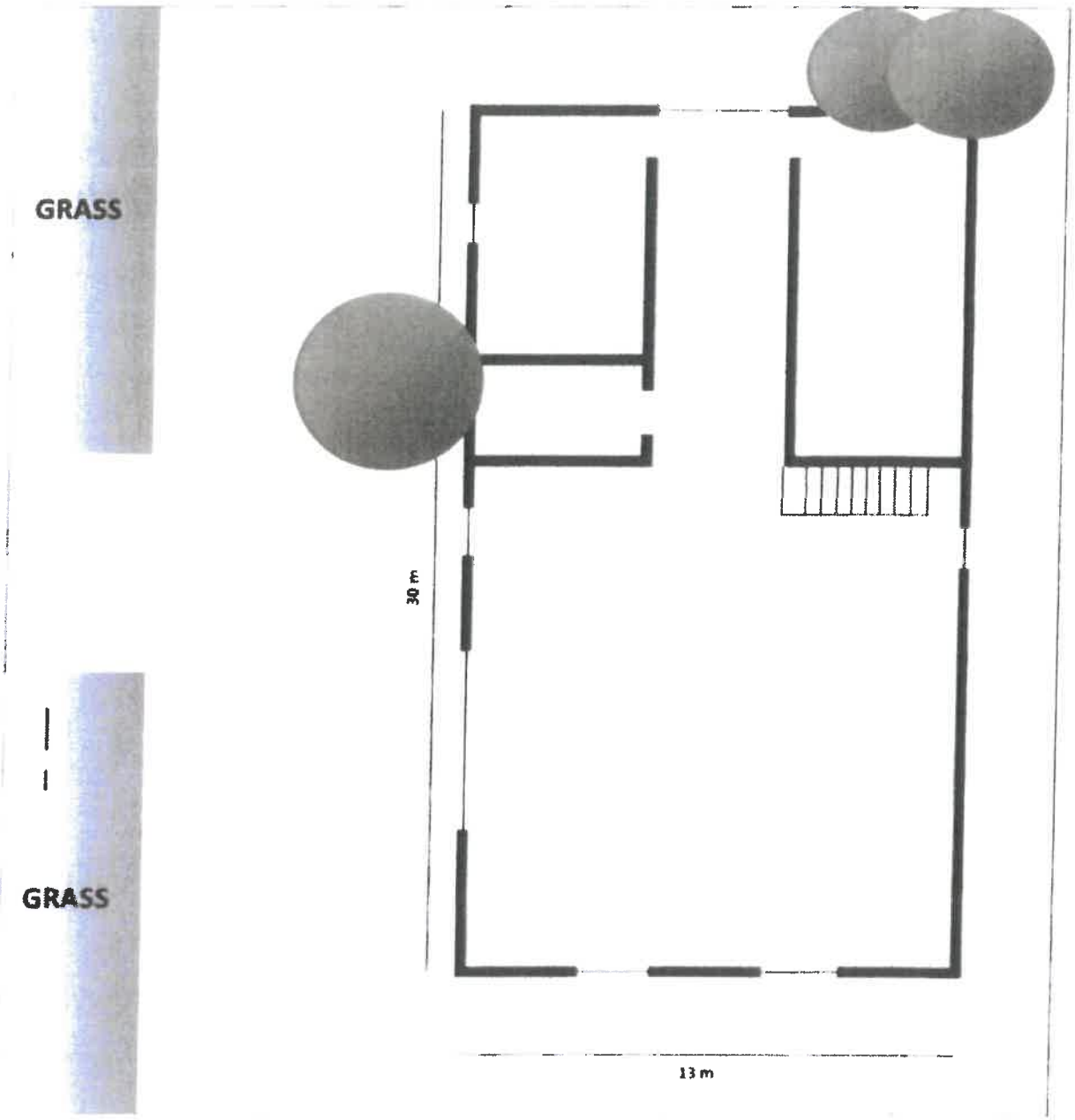
KTitus



URBAN RURAL SA

FLOOR PLAN | RESTAURANT

ANNEXURE B05



URBAN RURAL SA

FLOOR PLAN | FUNCTION FACIITY

ANNEXURE

B06