STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1403/2025
Our File Reference Number: 1661P
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Petrus Olivier
205 Main Street
Paarl
7646

Sir

APPLICATION FOR CONSENT USE FOR A TOURIST FACILITY – RESTAURANT: FARM NO. 1661, PAARL DIVISION.

1. The above application refers.

2. The duly authorised decision maker **hereby decides** on the above application as follows.

3. That the **Administrator's consent** in terms of restrictive title deed condition 3, listed on page 6 of an addendum to Title Deed No. T87089/2003, to allow the operation of a place of business on Farm No. 1661, Paarl Division, **BE GRANTED.**

4. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1661, Paarl Division;

   4.1. **Consent use** in terms of Section 15(2)(o) of the said bylaw, for a **Tourist Facility** to establish a restaurant.

   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 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 Building plans be submitted, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.4 The development and building plans be in accordance with plans with reference; Drawing No. P2513/01/01 dated April 2025, drawn by Studio Architects, attached as **APPENDIX 2.**

3.5 The area for the restaurant facility be limited to ±1390m² area and building floor area, indicated on the building plan; Drawing No. P2513/01/01 dated April 2025, drawn by Studio Architects, attached as **APPENDIX 2.**

3.6 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and to be illustrated on the subject building plan for the development, to the satisfaction of the Municipality.

3.7 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.

3.8 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 18 March 2026, and attached as **APPENDIX 3**, be complied with to the satisfaction of the said department.

3.9 The conditions relating to road planning imposed by the WCG Department of Infrastructure contained in the letter dated 06 May 2026, and attached as **APPENDIX 4**, be complied with to the satisfaction of the said department.

3.10 The conditions relating to environmental health perspective imposed by the Cape Winelands district Municipality (Health Section) contained in the letter dated 22 April 2026, and attached as **APPENDIX 5**, be complied with to the satisfaction of the said department.

3.11 The land use, to not create any undue noise or be a nuisance to the neighborhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations made in terms of the Environmental Conservation Act.

3.12 Fire mitigation measure be put in place by the developer to the satisfaction of the Municipality.

3.13 In the absence of a Municipal policy or by-law on outdoor advertising and signage, no advertising sign may be displayed other than a single un-illuminated sign or notice not projecting over a public street and not exceeding 1 m² in area.

3.14 A detailed Site Development Plan as contemplated in terms of Section 16 of the Zoning Scheme Bylaw be submitted to the Municipality and be approved prior to the submission of any building plans, which site development plan satisfactorily addresses, but are not necessarily limited to, all the conditions of this approval, compliance with relevant development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw, and specifically the following matters:

3.14.1 Clear alignment of the ±1390m² area to be used for restaurant activities, the building structure to be used, ancillary outside recreational areas for restaurant guest, proposed landscaping and the parking layout.

T: +27 21 808 8111 ● F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 ● PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

4 The reasons for the above decision are as follows:

4.1 The proposal supports rural economic diversification and agri-tourism in the Franschhoek Valley, as encouraged by the Stellenbosch Municipal Spatial Development Framework (MSDF) and the Western Cape Provincial Spatial Development Framework (PSDF).
4.2 Establishing a restaurant adds value to the primary agricultural enterprise, creates local employment opportunities, and strengthens the area's tourism offering without requiring urban expansion outside the urban edge.
4.3 The activity remains secondary to the agricultural land use and does not undermine farming potential or rural character.
4.4 The existing services, the approved access point and the onsite parking provision will be sufficient.

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 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Spatial Planning Department: Heritage Resource Management.
5.3 No directional signage be erected without the prior approval of the Provincial Roads Engineer and/or the Municipality.
5.4 A business and liquor license be obtained from the relevant authority, if required.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account

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can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) 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.

11. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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

SENIOR MANAGER: DEVELOPMENT MANAGEMENT
DATE: 29/11/2024 .

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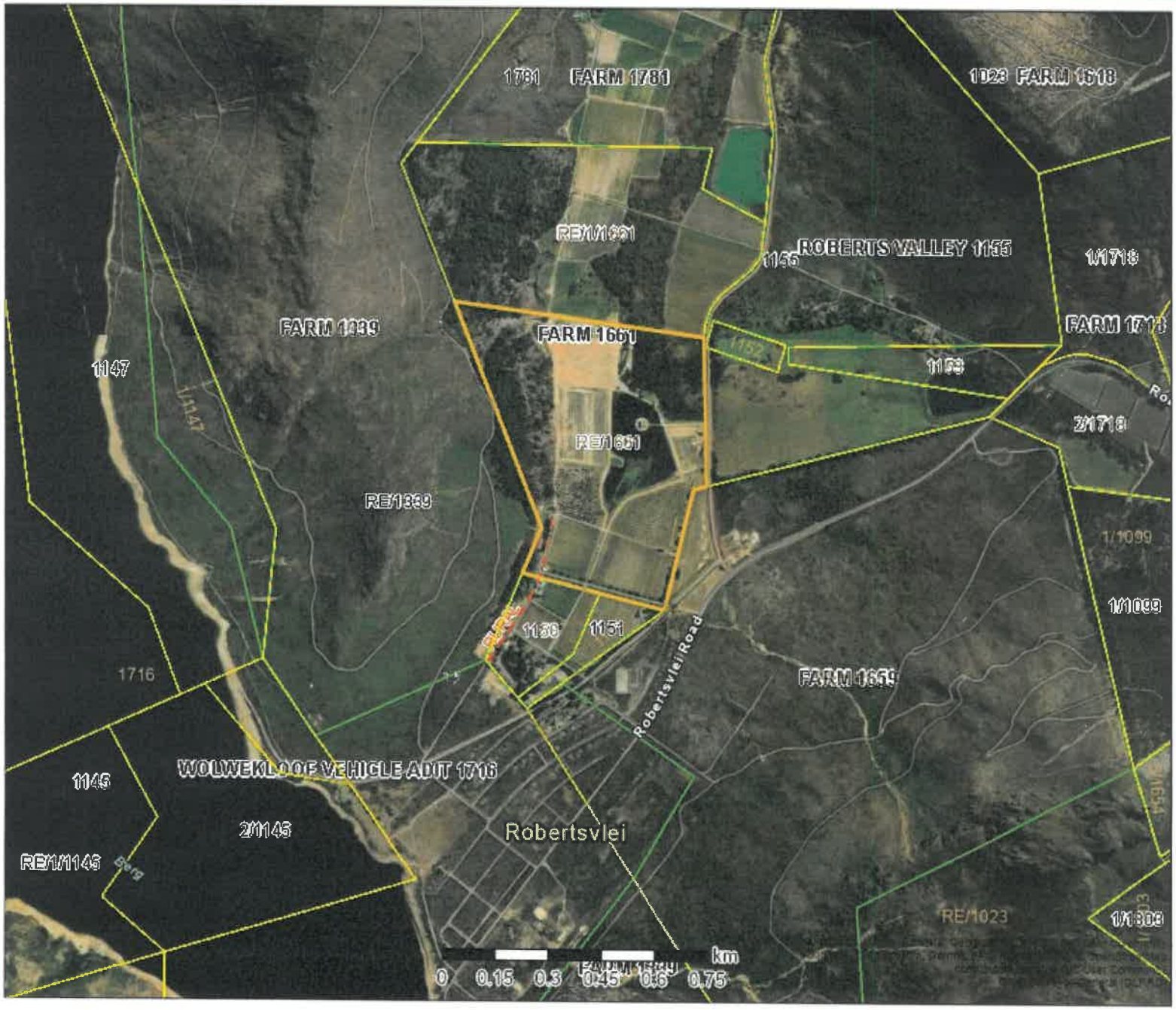
APPENDIX 1

Locality Plan

Farm No 1661, Paarl Division



Legend

- Farm Portions
- Servitude Line
- Unalienated State Land
- Farm Portion
- Farm Portion
- Parent Farms

Map Center: Lon: 19°4'53"E
Lat: 33°55'45.6"S

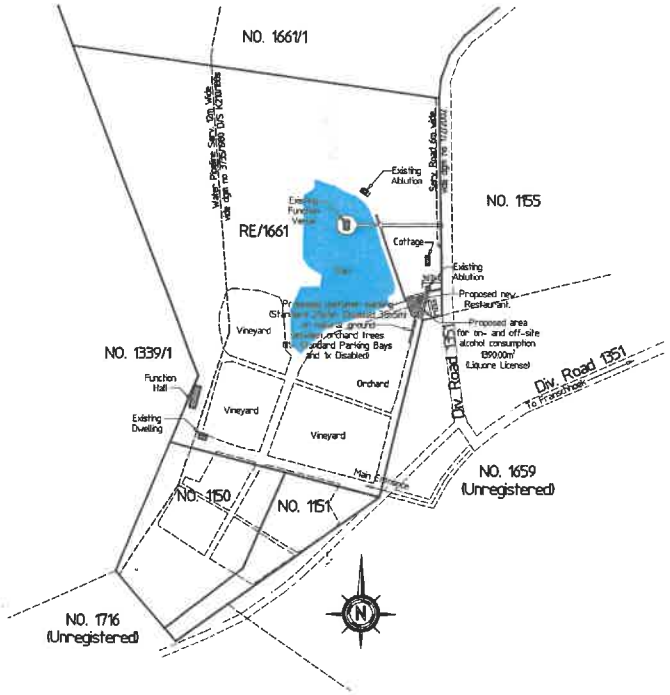
Scale: 1:18,056

Date created: 2026/24/11

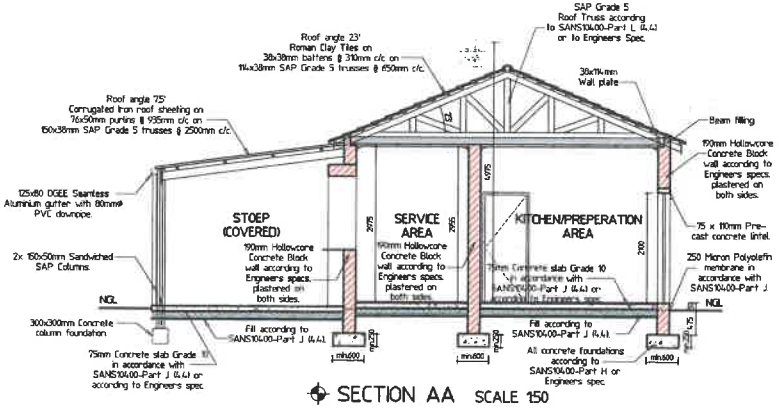
Western Cape Government
FOR YOU

APPENDIX 2

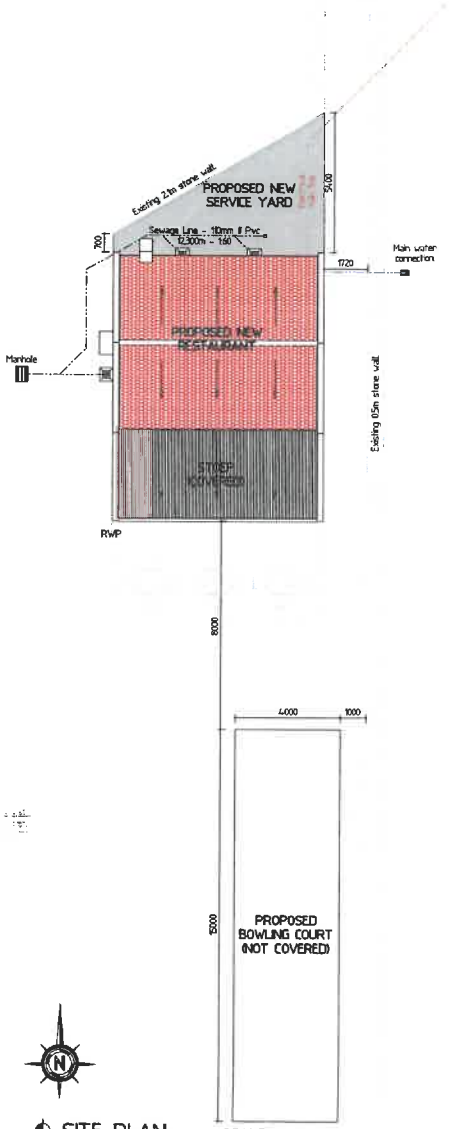
Proposed building plan.



LOCALITY PLAN SCALE 15000



SECTION AA SCALE 150



SITE PLAN SCALE 1:100

0 10 20 30 40 50 60 70 80 90
COMPARABLE SCALE IN mm. / ORIGINAL SCALE 1:1 mm.

ERF INLIGTING
SITE INFORMATION
ZONERING - ZONING
AGRICULTURE & RURAL ZONE
KLAS GROEPERING - CLASS OF OCCUPANCY
F2

OPPERVLAKTES - SURFACE AREAS

AREA VAN TERREIN	405 800m²	AREA OF SITE

NUWE STRUKTURE - NEW STRUCTURES

NUWE RESTAURANT	521.88m²	NEW RESTAURANT
NUWE STOEP	227.50m²	NEW STOEP
SUB-TOTAAL	749.38m²	SUB-TOTAL

BEST. STRUKTURE - EXIST. STRUCTURES

BEST. WOONHUIS	180.00m²	EXIST. DWELLING
BEST. PAPPENHUIS	31.80m²	EXIST. PUMPHOUSE
BEST. WOONHUIS	133.50m²	EXIST. COTTAGE
BEST. ORIGINAL SAAL	550.00m²	EXIST. FESTIVAL HALL
BEST. FUNKSIE VERFF	52.00m²	EXIST. FUNCT. VENUE
BEST. ABLUSIE	65.00m²	EXIST. ABLUTION
SUB-TOTAAL	1060.30m²	SUB-TOTAL
TOTAAL	1159.88m²	TOTAL

DEKKING VAN ERF - COVERAGE OF SITE
0.29%
TOTAL AREA USED FOR RESTAURANT PURPOSE
204.70m²

NAAM - BENAMING NAME - OWNER	HANDTEKENING SIGNATURE	ERF NO. ERF NR.	DATUM DATE
ISLANMORE EST		RE/1661	APR2025

STUDIO ARCHITECTS
SACAP NR PMARCH4402897
205 MAIN ROAD PAARL 7646
072 633 5885
STEHANIE@STUDIOARCHITECTS.CO.ZA

KLIENT: CLIENT: ISLANMORE ESTATES (PTY) LTD

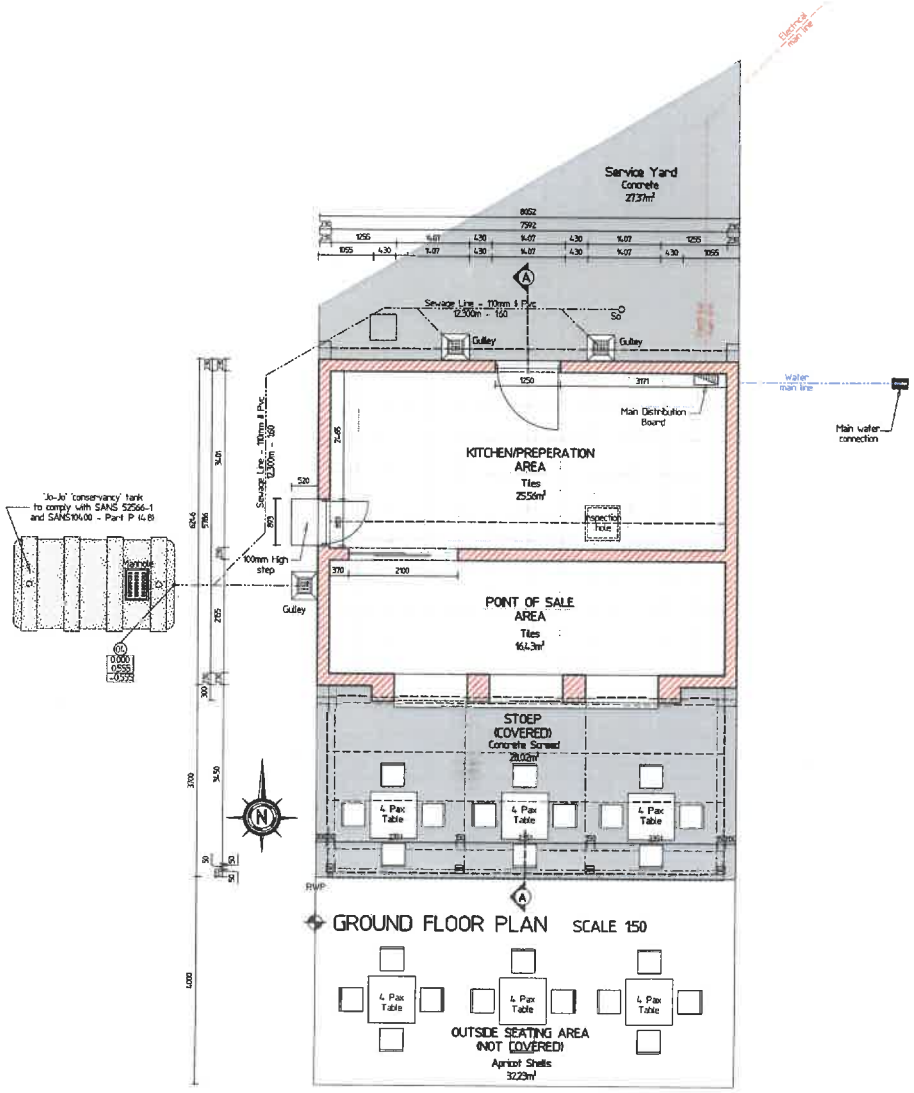
PROJEK: PROJECT: PROPOSED NEW DELI AND WINE TASTING FACILITY ON FARM RE/1661 LA ROCHE ESTATE - FRANSCHHOEK

TEKENING: DRAWING: PLANS, ELEVATIONS & SECTIONS

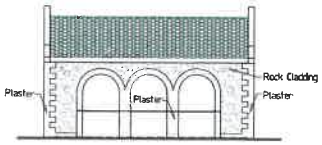
TEKEN. NR. DRAW. NO.	P2513/01/01	DATUM DATE	APR 2025
GETEKEN DRAWN	SO	SKAAL SCALE	SOOS GETOON
PJS OLIVER		PR. ARGITEK	
REG. NR. PMARCH4402897 REG. NO. PMARCH4402897		PR. ARCHITECT	
GETEKEN SIGNED		LID VAN	MIHBEM

Alle mates en wikke moet vooraf op terreen nagegaan en aangepas word alvorens enige bouwerk begin word.Geskaalde mates ongeldig.Alle bouwerk stmeng volgens Nasionale-, Provinsiale-, en Plaaslike bouregulasies
Kopiereg voorbehou.

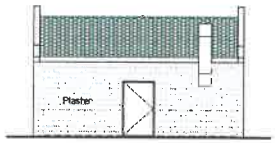
All measurements and levels to be checked and altered on site before any works can commence.Scaled dimensions invalid. All works to be carried out strictly in accordance to National-, Provincial-, and Local building regulations.
Copyright reserved.



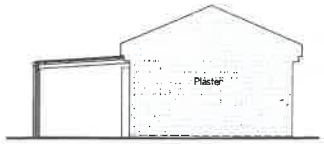
GROUND FLOOR PLAN SCALE 1:50



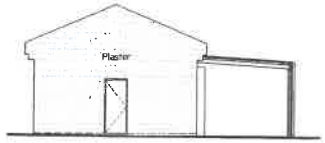
SOUTH ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

DORSPROKKLIKE SKAAL IN mm. / ORIGINAL SCALE IN mm.

ERF INLIGTING
SITE INFORMATION

SONERING - ZONING
AGRICULTURE & RURAL ZONE
KLAS OKKUPASIE - CLASS OF OCCUPANCY
F2

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SUB TOTAAL	79.58m²	SUB-TOTAL

BEST. STRUKTURE - EXIST. STRUCTURES

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BEST. PORPHUS	10.80m²	EXIST. PORPHOUSE
BEST. KOTHUIS	23.50m²	EXIST. COTTAGE
BEST. ONTHAAL SAAL	450.00m²	EXIST. FESTIVAL HALL
BEST. PUNKSE VENUE	152.00m²	EXIST. FUNCT. VENUE
BEST. ABLUSIE	65.00m²	EXIST. ABLUTION
SUB TOTAAL	1080.30m²	SUB-TOTAL
TOTAAL	1159.88m²	TOTAL

DEKKING VAN ERF - COVERAGE OF SITE
0.29%

NAAM - EENAAR. NAME - OWNER.	HANDTEKENING SIGNATURE	ERF NO. ERF NR.	DATUM DATE
ISLANMORE EST		RE/1661	APR2025

STUDIO ARCHITECTS
SACAP NR. PRARCH44028907
205 MAIN ROAD PAARL 7646
(72 620 3880
STEHAN@STUDIOARCHITECTS.CO.ZA

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TEKEN NR. DRAW. NO.	P25B/01/02	DATUM DATE	APR 2025
GETEKEN DRAWN.	SO	SKAAL SCALE	SOOS GETOON
PJS OLIVER		PR. ARCHITEK	
REG. NR. PRARCH44028907 REG. NO. PRARCH44028907		PR. ARCHITECT	
GETEKEN SIGNED		LID VAN	NEMBER OF

Alle mates en vlakke moet vooraf op terrein nagegaan en aangepas word alvorens enige bouwerk begin word.Geskaalde mates ongeldig.Alle bouwerk streng volgens Nasionale-, Provinsiale-, en Plaaslike bouregulasies.
Kopiereg voorbehou

All measurements and levels to be checked and altered on site before any works can commence.Scaled dimensions invalid. All works to be carried out strictly in accordance to National-, Provincial-, and Local building regulations.
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APPENDIX 3

Municipal Infrastructure Services comments

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:	**Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Siyasanga Zweni**
Date ▫ Datum:	**18 March 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3031**
Town Planning Ref:	**TP1403/2025**
Re ▫ Insake:	**Farm 1661, Paarl: Application for consent use for a tourist facility to establish a restaurant on Farm No 1661, Paarl Division in terms of Section 15(2)(o) of the Land Use Planning By-Law.**

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

1. Civil Engineering Services

1.1 None.

2. Development Charges (DCs)

2.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

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

KTitus

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.

S.Zweni

Siyasanga Zweni
Technician: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\3031 (SZ) Farm 1661 Paarl (TP1403-2025)\3031 (SZ) Farm 1661 Paarl (TP1403-2025).doc

KTitus

RESTURANT & OUTSIDE SEATING

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3031 (SZ) Farm 1661 Paarl (TP1403-2025)
Development Name:	
Date:	18 March 2026
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):	Rural
Erf No. / Farm No.:	Farm 1661
DC Parameters Reference:	Plans & Elevations, Drawing no.: P2513/01/02 by Studio Architects, Dated: April 2025

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:	1,61664	1,20456	0,031812	0,082416	22,416		3,6408	
Total Service Usage Reduction:	0	0	0	0	11,2		0	
Total Service Usage after Reduction:	1,62	1,20	0,03181	0,082	11,2		4	
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 8 727,72	R 209 135,79	R 217 863,52	R 6 755,95	R 224 619,47
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 8 727,72	R 209 135,79	R 217 863,52	R 6 755,95	R 224 619,47
Total Deductions:	R -	R -	R -	R -	R 104 567,90	R 104 567,90	R -	R 104 567,90
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 8 727,72	R 104 567,90	R 113 295,62	R 6 755,95	R 120 051,57
VAT:	R -	R -	R -	R 1 309,16	R 15 685,18	R 16 994,34	R 1 013,39	R 18 007,74
Total Development Charges Payable (including VAT):	R -	R -	R -	R 10 036,88	R 120 253,08	**R 130 289,96**	R 7 769,35	**R 138 059,31**

APPLICANT INFORMATION	
Application Processed by:	Siyasanga Zweni
Signature:	S.Zweni
Notes:	•Sewer – Conservancy tanks •Water – Borehole & Fountain •Outside seating – 24 persons (Confirmed on email by Stehan – Dated: 18.03.2026)

KTitus

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 No	Sewer No	Stormwater No	Solid Waste Yes	Roads & Transport Yes	Sub Total (Civil Eng Services)	Community Yes	Total	
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 -	
Accommodat	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							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							0	R -	R -	R -	R -	R -	R -	R -	R -	
	Outdoor Function / Picnic Area	persons					52		52	R -	R -	R -	R 1 103,04	R 97 178,73	R 98 281,77	R 966,41	R 99 248,18	
	Farm Market	stall					24		24	R -	R -	R -	R 7 624,69	R 111 957,06	R 119 581,75	R 5 789,54	R 125 371,29	
	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	R -	R -	R -	R 8 727,72	R 209 135,79	R 217 863,52	R 6 755,95	R 224 619,47		
Deduct	Charges adjusted for positive only, before Deductions	R -	R -	R -	R 8 727,72	R 209 135,79	R 217 863,52	R 6 755,95	R 224 619,47		
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R 104 567,90	R 104 567,90	R -	R 104 567,90		
	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 -	R -	R -	R 8 727,72	R 104 567,90	R 113 295,62	R 6 755,95	R 120 051,57		
	VAT	R -	R -	R -	R 1 309,16	R 15 685,18	R 16 994,34	R 1 013,39	R 18 007,74		
	Total Development Charges	R -	R -	R -	R 10 036,88	R 120 253,08	R 130 289,96	R 7 769,35	R 138 059,31		

BOWLING COURT ONLY

APPLICATION INFORMATION	
Application Number:	3031 (SZ) Farm 1661 Paarl (TP1403-2025)_Bowling Court
Development Name:	
Date:	18-Mar-26
Financial Year:	2025/2026
Erf Location:	Franschhoek
Erf Region (Select Urban or Rural):	Rural
Erf no./Farm no.:	Farm 1661
DC Parameters Reference:	Plans & Elevations, Drawing no.: P2513/01/02 by Studio Architects, Dated: April 2025

Roads DC

Courts: 1no.

- R93 298/court
- R93 298 x 1 = R93 298.00 excl. vat
- Discount Deduction (50%): R93 298x 50%
  = R46 649.00 excl. vat

Vat (15%) = R6 997.35

Total DC (Including Vat) = **R53 646.35**

APPLICANT INFORMATION	
Application Processed by:	Siyasanga Zweni
Signature:	S.Zweni
Notes:	This calculation is only for the Bowling Courts. NB: DC's for All other services are charged to the Resturant.

KTitus

APPENDIX 4

Provincial Roads Authority comments

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 -10/661 (Application No: 2026-03-0063)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Ms B Mdoda

Dear Madam

REMAINDER FARM NO. 1661, PAARL: DIVISIONAL ROAD 1351, MINOR ROAD 5617: CONSENT USE APPLICATION

1. The application received on 18 March 2026 refers.

2. The subject property is in Franschhoek and takes access off Divisional Road 1351 (DR01351, Robertsvlei Road) and Minor Road 5617.

3. On a site visit, it was noted that the access at ±km 4.85 (RHS) off DR01351 is 5m wide. The standard width for a Main Farm Access is 6.8m as per the attached standard, which allows for comfortable two way traffic flow. Another access is taken off Minor Road 5617.

4. This application is for Consent Use to accommodate a restaurant with a capacity of 24 seats.

5. The application is also subject to an approval in terms of Act 21 of 1940 as per the title deed conditions.

6. The Branch notes that in a previous application (App: 2026-02-0066, letter dated 19 March 2026) for the same property for a function venue, the Applicant intended to use the access off Divisional Road 1351. As that access was sub-standard it was a condition that it be brought up to the standard width of 6.8m.

7. This application indicated that it is intended to use the access off Minor Road 5617. As the two accesses are off different roads, and the facilities are spread apart, the Branch will approve the use of the access off the Minor road as an additional access which needs to be improved to that of a main farm access in terms of its width.

8. This Branch offers no objection to the application in terms of the Land Use Planning Act, No. 3 of 2014 subject to the following conditions:

8.1. The access at ± km 0.20 (RHS) off OP05617 shall be improved to the standard of a Main Farm Access,

8.2. 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,

8.3. 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,

8.4. 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,

8.5. 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), and

8.6. 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.

9. In terms of Act 21 of 1940, this Branch grants approval for the restaurant as per the title deed conditions.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 6 MAY 2026

ENDORSEMENTS

1. The Municipal manager: Stellenbosch Municipality

   Attention: Ms B Mdoda (e-mail: Bulelwa.mdoda@stellenbosch.gov.za)

   e-mail: landuse.enquiries@stellenbosch.gov.za

2. Applicant: Studio Architects

   Attention: Mr S Olivier (e-mail: stehan@studioarchitects.co.za)

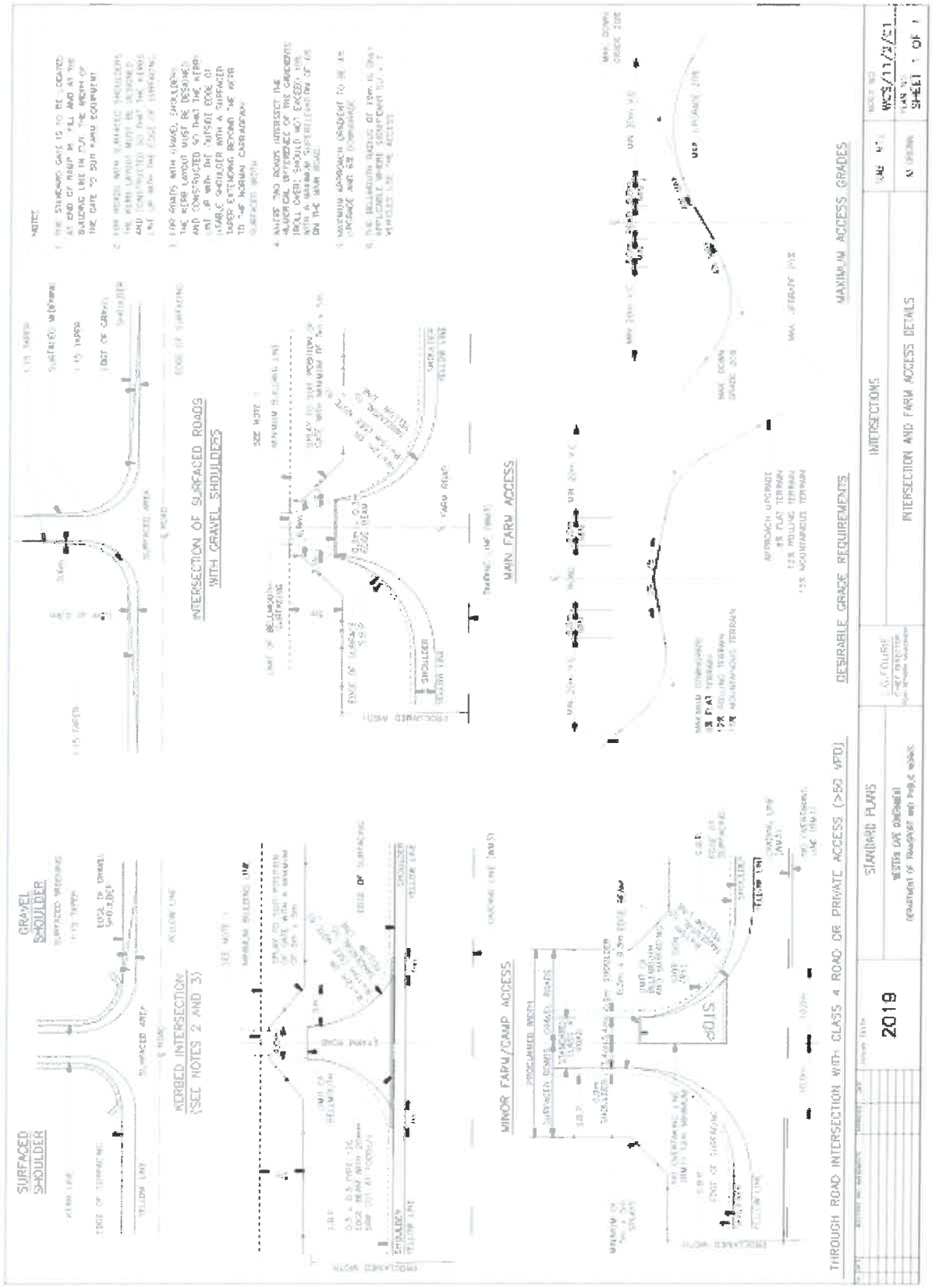
3. Paarl District Roads Engineer

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

4. Mr R Arendse (e-mail)

5. Mr F Fakier (e-mail)

6. Mr D Fortuin (e-mail)


SURFACED SHOULDER
GRAVEL SHOULDER
NOTE
INTERSECTION OF SURFACED ROADS WITH GRAVEL SHOULDERS
KERBED INTERSECTION (SEE NOTES 2 AND 3)
MINOR FARM/CAMP ACCESS
MAIN FARM ACCESS
DESIRABLE GRADE REQUIREMENTS
MAXIMUM ACCESS GRADES
THROUGH ROAD INTERSECTION WITH CLASS 4 ROAD OR PRIVATE ACCESS (>50 VPD)
STANDARD PLANS
2019
INTERSECTIONS
INTERSECTION AND FARM ACCESS DETAILS
WCS/11/2/21
SHEET 1 OF 1

APPENDIX 5

Cape Winelands district Municipality (Health Section) comments.

CAPE WINELANDS DISTRICT
MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO: Karen Esau
TELEFOON/TELEPHONE/UMNXEBA: 021 888 5811
FAKS/FAX/iFEKSI: 021 872 1277
E-POS/E-MAIL/iE-MAIL: karen@capewinelands.gov.za
U VERW/YOUR REF/iREF YAKHO:
ONS VERW/OUR REF/iREF YETHU: Farm 1661

Trappesstraat 51 Trappes Street
✉ 91
WORCESTER
6849

2026-04-22

The Municipal Manager
Stellenbosch Municipality
NPK Building
20 Plein Street
Stellenbosch
7600

Attention: Ms Nicole Katts, Land Use Management: Planning & Economic Development

Madam

APPLICATION: CONSENT USE FOR A TOURIST FACILITY TO ESTABLISH A RESTAURANT ON FARM NO 1661, PAARL DIVISION IN TERMS OF SECTION 15(2)(O) OF THE LAND USE PLANNING BY-LAW.

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

1. Environmental pollution

1.1 No pollution such as water, air, dust or noise pollution may occur on any part of the premises during the construction phase. Proper preventative measures must be put in place beforehand.

1.2 On the basis of the application/proposed industry it is recommended that the developers carry out a comprehensive Environmental Impact Assessment (EIA), which must be submitted to Stellenbosch Municipality before the application may be approved.

2. Sewerage/Sanitary facilities

2.1 The sewerage system from the proposed development must be connected to the Municipal sewerage system according to the Stellenbosch Municipality's specifications, conditions and approval.

2.2 Sewage disposal on the premises must at all times take place in a nuisance-free manner and shall be the owner's responsibility.

3. Potable water/Storm water

3.1 The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.

4. Solid waste disposal

4.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.

4.2 Refuse removal must comply with the specifications of Stellenbosch Municipality's By-law– Refuse Removal, i.e. obligatory use of the municipal service.

4.3 The proposed industry must be provided with a refuse area for the food handling facilities that complies with the following:

4.3.1 Large enough to store all the refuse generated on the premises;
4.3.2 Inaccessible to the public, ie equipped with a lockable door or gate;
4.3.3 A smooth, washable floor surface, constructed at an angle to direct drainage to a specific point;
4.3.4 A catchment pit connected to the sewerage system;
4.3.5 A cold water tap for washing up purposes;
4.3.6 Rodent and insect proof according to the best available method.

5. Food handling

5.1 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 Health Act (Act 63 of 1977).

5.2 Said food handling areas may in no circumstances be operated without application being made to the Municipal Health Services Division: Stellenbosch Office of the Cape Winelands District Municipality for a Certificate of Acceptability. This certificate will only issue after inspection and if the premises meet the requirements of Regulation R638.

6. General conditions

6.1 After this application has been approved in principle, an approved building plan should be submitted to the Building Division of Stellenbosch Municipality in order to establish specific health requirements in respect of toilet facilities, sewerage system, kitchen and ventilation.

6.2 Because the planned development is situated adjacent to an agricultural use zone area, the premises of the planned development will be exposed to normal agricultural activities and effects. Occupants should be made aware of that they may be inconvenienced by the agricultural activities.

6.3 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



KD ESAU
SENIOR ENVIRONMENTAL HEALTH PRACTITIONER
pp MUNICIPAL MANAGER