

NOTICE OF LAND DEVELOPMENT APPLICATION
TEMPORARY DEPARTURE AND ADMINISTRATOR'S CONSENT — FARM 468/41,
STELLENBOSCH DIVISION

Application Property Address: Portion 41 of Farm Welmoed Estate No 468, Annandale Road, Lynedoch, Stellenbosch

Application Property Number: Farm No 468/41, Stellenbosch Division

Applicant / Owner: HP Steenkamp on behalf of Lynedoch Devco Proprietary Limited | hp@vinettewine.co

Application Reference: TP1558/2026

Notice Period: 16 April 2026 to 18 May 2026 (30 days)

Description of Land Development Proposal:

Application has been made in terms of the Stellenbosch Municipal Land Use Planning Bylaw for the following on Farm No 468/41, Stellenbosch Division:

1. 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 general public on Farm No 468/41, Stellenbosch Division; and

2. Administrator's Consent in terms of Title Deed T16582/2025, Condition D(3) and D(4): (i) to allow the operation of a business (coffee shop facility); and (ii) to relax the 95m building line to 35m, measured from the centre line of the R310 (Baden Powell Drive), for the temporary coffee shop structures.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>

If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and/or objections on the application in terms of Section 50 of the said Bylaw. Written comment, which must include the reference to the application, your name, contact details and physical address, your reasons for the comment, and your interest in the application, may be submitted to the Applicant by electronic mail at: hp@vinettewine.co By lodging an objection, comment or representation, you acknowledge that information may be made available to the public and to the applicant.

Comments must be submitted within 30 days from the date of this notice, to be received on or before the closing date of **Monday, 18 May 2026**. The closing date falls on Monday 18 May 2026 as the 30th day (16 May 2026) falls on a Saturday. The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/objections received after the closing date.

For any enquiries on the application or the above requirements, or if you are unable to submit your comments as provided for, you may contact the Applicant at hp@vinettewine.co during normal office hours.

Yours faithfully, **HP Steenkamp** On behalf of Lynedoch Devco Proprietary Limited

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK TYDELIKE AFWYKING EN ADMINISTRATEURSTOESTEMMING — PLAAS 468/41, STELLENBOSCH AFDELING

Adres van aansoek eiendom: Gedeelte 41 van Plaas Welmoed Estate No 468, Annandale Pad, Lynedoch, Stellenbosch

Aansoek eiendom beskrywing: Plaas Nr 468/41, Stellenbosch Afdeling

Aansoeker / Eienaar: HP Steenkamp namens Lynedoch Devco Proprietary Limited | hp@vinettewine.co

Aansoek Verwysing: TP1558/2026

Kennisgewingstydperk: 16 April 2026 tot 18 Mei 2026 (30 dae)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening vir die volgende op Plaas Nr 468/41, Stellenbosch Afdeling:

1. Tydelike Afwyking in terme van Artikel 15(2)(c) van die genoemde Verordening, om 'n tydelike kleinskaalse Plaaslike Besigheid (koffiewinkel fasiliteit) toe te laat om die algemene publiek te bedien op Plaas Nr 468/41, Stellenbosch Afdeling; en

2. Administrateurstoestemming in terme van Titelakte T16582/2025, Voorwaarde D(3) en D(4): (i) om die bedryf van 'n besigheid (koffiewinkel fasiliteit) toe te laat; en (ii) om die 95m boulyn te verslap na 35m, gemeet vanaf die middellyn van die R310 (Baden Powell Rylaan), vir die tydelike koffiewinkel strukture.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/of besware kan vervolgens gediën word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, u naam, fisiese adres en kontak besonderhede, die redes vir die kommentaar, en u belang in die aansoek moet insluit, kan by die Aansoeker ingedien word by wyse van elektroniese pos by: hp@vinettewine.co Deur 'n beswaar, kommentaar of versoë te rig, erken u dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die sluitingsdatum van **Maandag, 18 Mei 2026**. Die sluitingsdatum val op Maandag 18 Mei 2026 aangesien die 30ste dag (16 Mei 2026) op 'n Saterdag val. Die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordening, mag weier om enige kommentaar/beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes is, of indien dit nie moontlik is om geskrewe kommentaar te lewer nie, kan die Aansoeker geskakel word by hp@vinettewine.co gedurende normale kantoor ure.

Die uwe, **HP Steenkamp** Namens Lynedoch Devco Proprietary Limited

Farm No 468/41, Stellenbosch



Legend

- Parent Farms
- Erf
- Farm Portions

Map Center: Lon: 18°46'59"E
Lat: 33°58'58.7"S
Scale: 1:4.514
Date created: 2026/23/03



EXECUTIVE SUMMARY

Temporary Departure & Administrator's Consent Application

Portion 41 of Farm Welmoed Estate No 468, Annandale Road, Lynedoch, Stellenbosch

Application Ref	TP1558/2026
Property	Portion 41, Farm Welmoed Estate No 468 (Farm 468/41), Stellenbosch Division
Title Deed	T 000016582/2025
Applicant / Owner	HP Steenkamp on behalf of Lynedoch Devco Proprietary Limited (Reg: 2023/934626/07)
Contact	hp@vinettewine.co
Site Area	1.3674 hectares
Notice Period	16 April 2026 — 18 May 2026 (30 days)

1. The Property

The subject property is Portion 41 (a portion of Portion 27) of Farm Welmoed Estate No 468, Stellenbosch, measuring 1.3674 hectares. It is located at the intersection of the R310 Baden Powell Drive (a declared Scenic Route) and Annandale Road, Lynedoch. The property is bounded by the R310 dual carriageway to the south-east, Annandale Road to the North-East, the Metrorail railway line to the north-West and an Eskom high-voltage powerline servitude to the South East.

2. Nature of the Application

Two linked applications are made in terms of the Stellenbosch Municipal Land Use Planning Bylaw:

- Temporary Departure in terms of Section 15(2)(c) of the Bylaw, to permit a temporary small-scale Local Business (coffee shop facility) to serve the general public on Farm 468/41, Stellenbosch Division.
- Administrator's Consent in terms of Title Deed T16582/2025, Condition D(3) and D(4): (i) to allow the operation of a business (coffee shop facility); and (ii) to relax the 95m building line to 35m, measured from the centre line of the R310 (Baden Powell Drive), for the temporary coffee shop structures.

3. Description of Proposed Development

The proposed development is a temporary, fully removable coffee shop facility comprising three standard shipping containers:

- Coffee shop container (30m²) — drive-through and pedestrian service with order, pay, and pick-up windows
- Storage container (15m²) — operational storage
- Ablution container (15m²) — four unisex facilities, SANS 10400-P compliant

All structures are temporary and non-permanent, placed on a laterite surface without permanent foundations. The installation will be fully removed once the temporary departure. The site is serviced on a self-sufficient basis: potable water via delivered storage tanks and wastewater via a sealed conservancy tank. No permanent municipal connections are required.

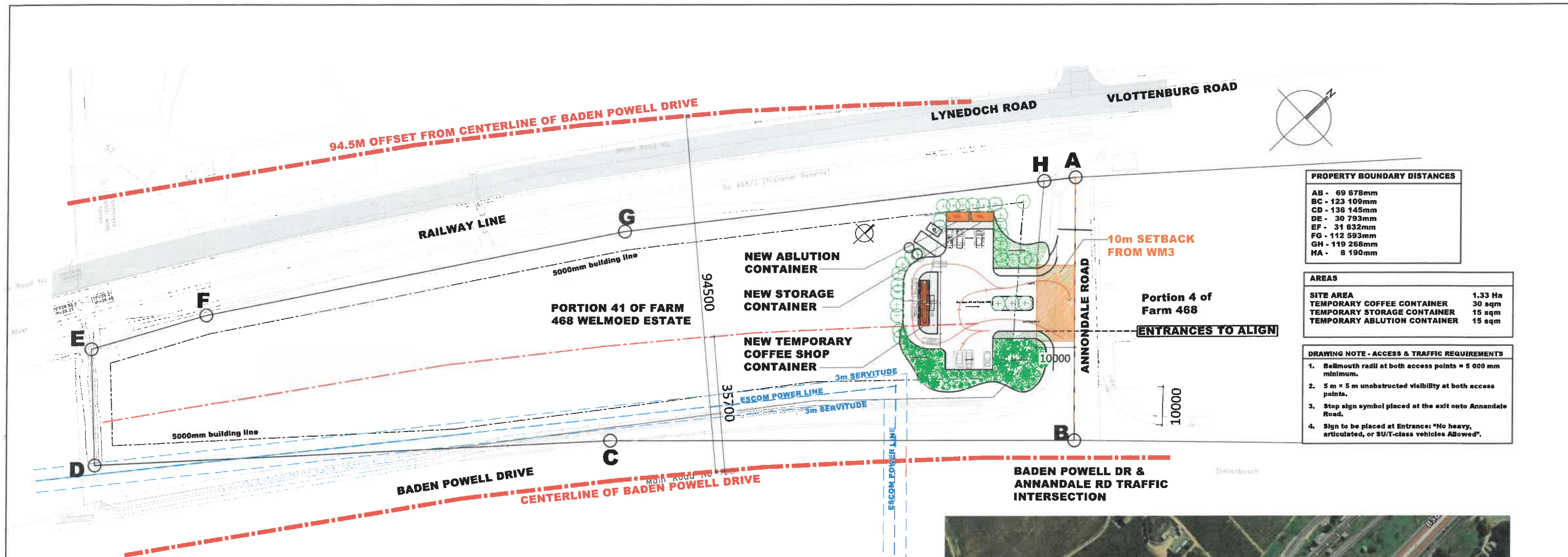
4. Site Context and Constraints

The site is constrained on all four boundaries: the R310 dual carriageway, the railway line, the Eskom powerline servitude, and Annandale Road. Vehicular access is proposed off Annandale Road in accordance with WC DoT Standard Plan WCS/11/2/C1. The Eskom powerline servitude along the R310 boundary constitutes a permanently guaranteed open scenic corridor, protecting the visual character of the R310 Scenic Route regardless of any building line relaxation granted. The proposed 35m setback from the R310 centreline reflects the constrained geometry of the site.

5. Motivation in Summary

The application is motivated on the following grounds: the development is temporary, modest in scale, and fully removable; the Eskom servitude provides a permanent scenic buffer along the R310 frontage; the proposed use serves the travelling public at an established commercial node adjacent to an existing Total Energies filling station; no heritage structures are affected; and the application is consistent with the character of the area and the principles of responsible, incremental land use development. The application is supported by a Visual Impact Assessment submitted with the application.

Comments and objections must be submitted in writing to hp@vinettewine.co by **Monday, 18 May 2026**, with reference to application TP1558/2026, including your name, physical address, contact details, and the nature of your interest in the application.



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 ablation 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 – Zetters).
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



PROPERTY BOUNDARY DISTANCES	
AB -	69 878mm
BC -	123 109mm
CD -	136 145mm
DE -	30 793mm
EF -	31 832mm
FG -	112 593mm
GH -	119 268mm
HA -	8 190mm

AREAS	
SITE AREA	1.33 Ha
TEMPORARY COFFEE CONTAINER	30 sqm
TEMPORARY STORAGE CONTAINER	15 sqm
TEMPORARY ABLUTION CONTAINER	15 sqm

DRAWING NOTE - ACCESS & TRAFFIC REQUIREMENTS	
1.	Bellmouth radii at both access points = 5 000 mm minimum.
2.	5 m x 5 m unobstructed visibility at both access points.
3.	Stop sign symbol placed at the exit onto Annandale Road.
4.	Sign to be placed at Entrance: "No heavy, articulated, or SU/T-class vehicles Allowed".

GENERAL NOTES:

FrancoisMalan
ARCHITECTS

info@architects.fm
www.architects.fm

M 084 445 1707
STELLENBOSCH

CLIENT NAME:
LYNEDOCH DEVCO (PTY) LTD

PROJECT:
TEMPORARY COFFEE
CONTAINER FACILITY

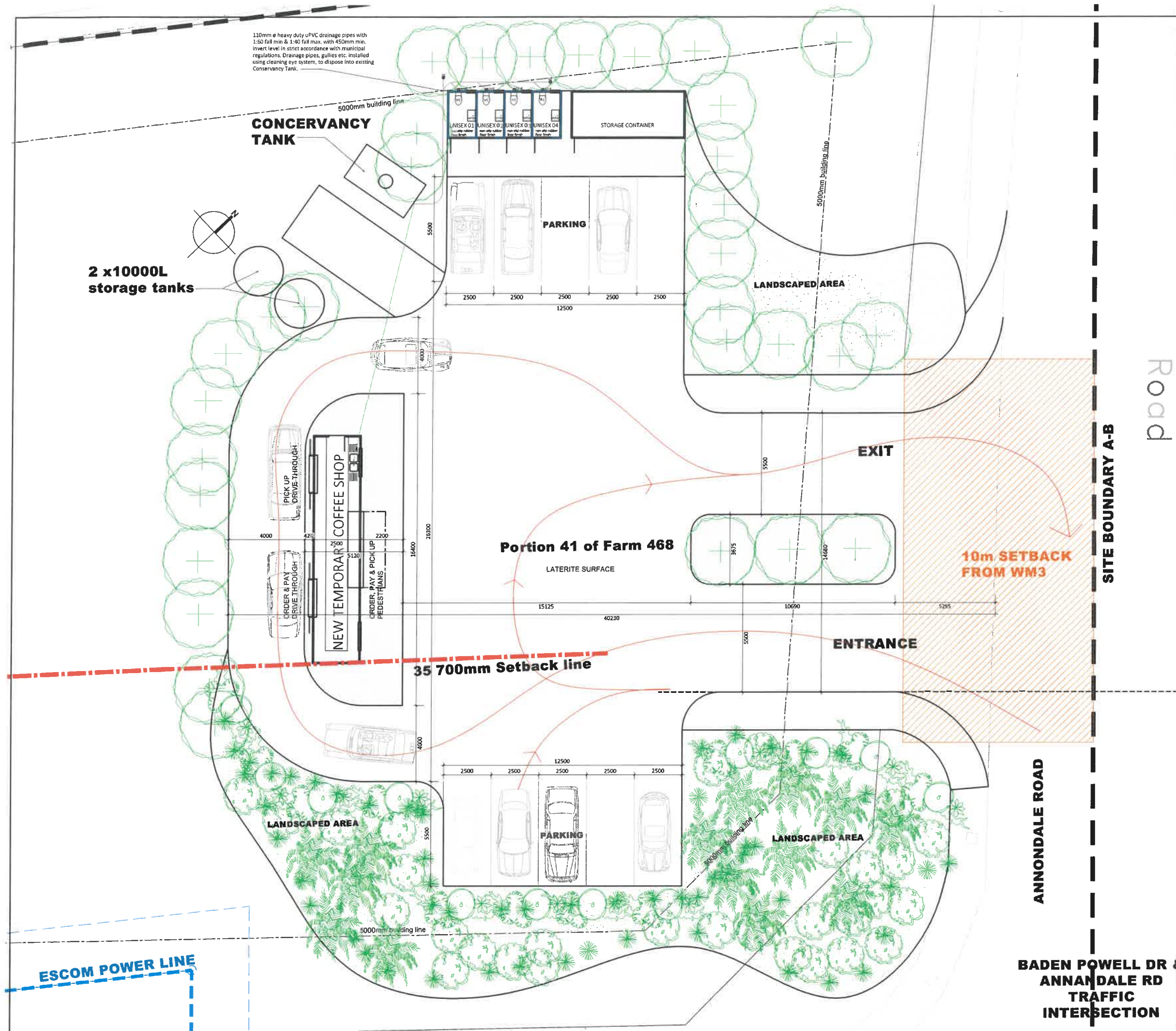
ADDRESS:
PORTION 41 OF FARM 468,
ANNANDALE ROAD,
LYNEDOCH, STELLENBOSCH

COUNCIL APPROVAL

DRAWING DESCRIPTION:
SITE LAYOUT PLAN
SCALE 1:500

DATE: MARCH 2026
DRAWN BY: FM

DRAWING NO:
0179-A-100
REVISION:
01



- DRAWING NOTE - ACCESS & TRAFFIC REQUIREMENTS**
1. Bellmouth radii at both access points = 5 000 mm minimum.
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EXISTING ENTRANCE TO SHOP & FUEL STATION
Portion 4 of Farm 468

ENTRANCES TO ALIGN

- REVISION 01:**
1. Building lines and setbacks indicated, including 95m setback.
 2. Consolidated Western Cape Traffic Department requirements indicated in terms of site access.
 3. ESCOM power line indicated.