STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1424/2025
Our File Reference Number: Erf 214, De Zalze
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M[redacted]

Sir / Madam

APPLICATION FOR THE AMENDMENT OF A CONDITION OF APPROVAL (SDP): ERF 214, DE ZALZE

1. The above application refers.

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

   2.1 That the application in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the amendment of a condition of approval (site development plan) to allow for the relocation of the existing approved restaurant on Erf 214, De Zalze, Stellenbosch,

   BE APPROVED in terms of Section 60 of the said Bylaw.

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 the Municipality or other legislation or By-laws 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 endorsed Site Development Plan as referenced **Drawing Nr. B110 & Drawing Nr. 113, Rev A, Dated 16 October 2025, drawn by Malherbe Rust Architects**, and attached as **ANNEXURE C.**

3.4 The area for the restaurant be limited to ±420m².

3.5 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and as illustrated on the site development plan to the satisfaction of the Municipality.

3.6 Building plans be generally in accordance with the endorsed Site Development Plan as referenced **Drawing Nr. B110 & Drawing Nr. 113, Rev A, Dated 16 October 2025, drawn by Malherbe Rust Architects** and attached as **ANNEXURE C.**

3.7 Building plans be submitted for all changes of use in the existing buildings and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

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

4.1 The Site Development Plan will not result in the granting of any additional development rights.

4.2 The property will be developed in accordance with the approved land use rights applicable to the site.

5. **Matters to be noted:**

5.1 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works.

5.2 All electrical requirements should be directed to ESKOM.

5.3 The necessary approval be obtained in terms of the applicable liquor act, liquor by-laws or regulations.

5.4 An application for a business licence must be submitted.

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

23/4/2026
DATE

ANNEXURE C

APPLICATION FOR THE AMENDMENT OF A CONDITION OF APPROVAL (SDP): ERF 214, DE ZALZE, STELLENBOSCH

SITE DEVELOPMENT PLAN

NOTE:
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ARCHITEX: ARCHITECT: SWL de Kock (SACAP Reg: PrArch 21313)

CLIENT: p.p. CLIENT: Kleine Zalze Wines (Pty) Ltd. (Registered Owner)

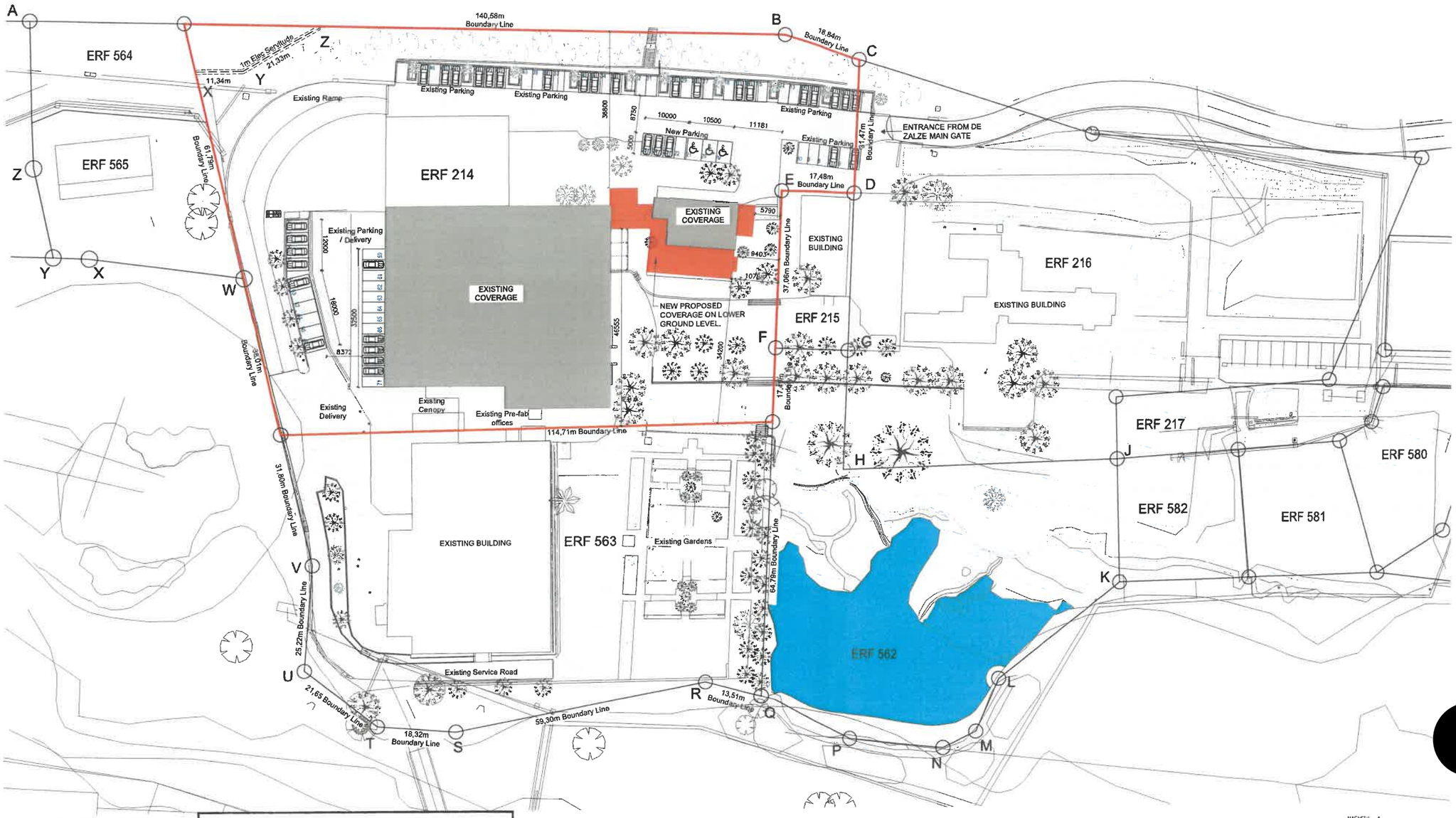
PARKING SCHEDULE

PARKING REQUIRED

- RESTAURANT 420m² @ 4 bays/100m²	= 16
- WINE TASTING 430.6m² @ 4 bays/100m²	= 17
- OFFICES 195m² @ 1 bay/100m²	= 2
- Disabled parking bays @ 1/25 bays	= 3
TOTAL REQUIRED	**= 35**
PARKING PROVIDED	**= 71**

COVERAGE SCHEDULE

ERF 214	12632m²
EXISTING BUILDING COVERAGE	2586m
PROPOSED NEW ADDITIONAL COVERAGE	280m²
TOTAL COVERAGE	2866m² (22.7%)



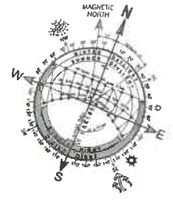
SITE DEVELOPMENT PLAN
scale 1:500 (A1)
scale 1:1000 (A3)

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 23/4/2026



A	16.10.2025	SITE DEVELOPMENT PLAN
Wysig. Rev.	DATUM: DATE:	TEKENING BESKRYWING: DRAWING DESCRIPTION:

[redacted]

228 Main

Alterations & Additions

TEKENING: DRAWING: SITE DEVELOPMENT PLAN -Existing & New Areas-

GETEKEN: DRAWN: TB | NAGESIEN: CHECKED: SDK

DATUM: DATE: 16-10-2025 | SKAAL: SCALE: As shown @ A1

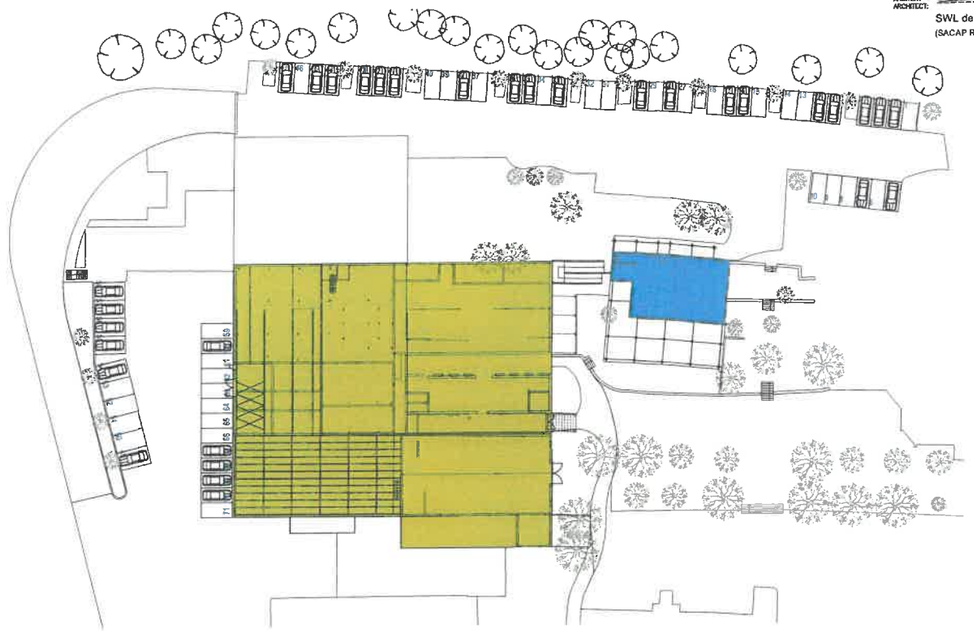
PROJEK Nr. PROJECT No.	TEKENING Nr. DRAWING No.	WYSIGING REVISION
1732	B 110	A

NOTE:
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ARCHITEX: ARCHITECT: ...
SWL de Kock
(SACAP Reg: PrArch 21313)

CLIENT: CLIENT: p.p. ...
Kleine Zalze Wines (Pty) Ltd.
(Registered Owner)

SITE PLAN (AS BUILD ROOF LAYOUT)
scale: NOT TO SCALE



GROUND LEVEL
scale 1:500 (A1)
scale 1:1000 (A3)

Ground Level Area Legend	
EXISTING WINERY & SERVICES	2391m²
EXISTING OFFICE	195m²
TOTAL FLOOR AREA	2586m²

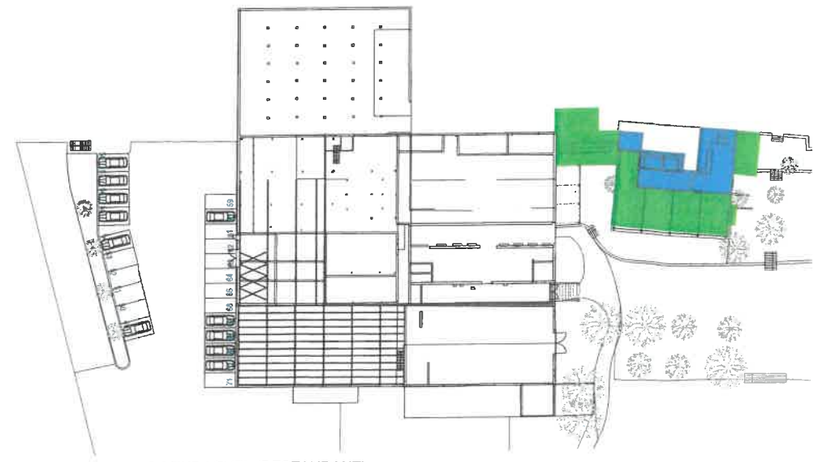
Previous Approved Ground Level Area Legend	
NEW WINERY & SERVICES	2448m²
NEW WINE TASTING	128m²
NEW RESTAURANT	240m²
TOTAL FLOOR AREA	2817m²

STELLENBOSCH MUNICIPALITY

THE SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER

DATE 23/4/2026.



LOWER GROUND LEVEL (RESTAURANT)
scale 1:500 (A1)
scale 1:1000 (A3)

Lower Ground Level Area Legend	
EXISTING WINE TASTING AREA TO BE CONVERTED INTO NEW RESTAURANT KITCHEN	140m²
NEW RESTAURANT AREA (COVERED)	280m²
TOTAL USAGE COVERAGE	420m²

Wysig. Rev.	DATUM: DATE:	TEKENING BESKRYWING: DRAWING DESCRIPTION:
A	16.10.2025	FLOOR LEVEL PLANS

[redacted]

KLEINE ZALZE
Erf RE/214, Strand Road (R44), Stellenbosch

Kleine Zalze Winery
Alterations & Additions

FLOOR LEVEL PLANS
-Existing & New Areas-

GETEKEN: DRAWN:	TB
NAGESIEN: CHECKED:	SDK
DATUM: DATE:	16-10-2025
SKAAL: SCALE:	As shown @ A1
PROJEK Nr. PROJECT No.	1732
TEKENING Nr. DRAWING No.	113
WYSIGING REVISION	A