



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1300/2025

Our File Reference Number: 491/2S

Your Reference Number: V4353

Enquiries: Ulrich von Molendorff

Contact No: 021- 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M

Dear Mr Derek Moss

APPLICATION FOR THE AMENDMENT AND REMOVAL OF CONDITIONS OF APPROVAL: FARM NO. 491/2, 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,
 - 3.1. The amendment and removal of conditions of approval in letter of approval dated 08/10/2024, in terms of Section 15(2)(h) of the said bylaw, to;
 - 3.1.1 Amend condition 3.3 to increase the winery area from $\pm 121\text{m}^2$ to $\pm 300\text{m}^2$ and the tourist facility from $\pm 185\text{m}^2$ to $\pm 15\text{m}^2$ (wine tasting and sales).
 - 3.1.2 Remove condition 3.4
 - 3.1.3 Amend condition 3.5 and 3.8 by replacing the Site Development Plan with Project No: V4353; Drawing 100 & PL002; Revision 1; Project Title: Proposed Winery and Wine Tasting Facility & Drawing Title: Site Development Plan; dated 29 July 2025 and drawn by Dennis Moss Partnership attached as **APPENDIX 3**.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1. 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.
 - 4.2. 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.
 - 4.3. All other conditions of approval in letter of approval dated 08/10/2024 (See **APPENDIX 2**), not removed by this approval, still be complied with.

5. The reasons for the above decision are as follows:

- 5.1. The amendments intend to remove the restaurant no longer intended to be developed, decrease the wine tasting area and to increase the agricultural industrial use (winery) floor area.
- 5.2. No public amenities and services will be affected by the amendments and traffic volumes to the property will be decreased.

6. Matters to be noted:

- 6.1. The amendments primarily deal with technical and practical alterations and will not affect the rights of surrounding owners or departure from the zoning scheme bylaw parameters for the Agricultural and Rural zoning. Hence no further advertising was required.

7. 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.

8. 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.

9. **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**

10. 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.

11. 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.

12. 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.

13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
14. 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 MANGEMENT (Chrizelle Kriel)
{In terms of Category H(1) of the System of Delegations}

DATE: 01-08-2026

APPENDIX 1

APPENDIX 2



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17277 (TP749/2024)

Our File Reference Number: Farm 491/2, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-A

Sir

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON FARM 491/2, STELLENBOSCH DIVISION

1. The above application refers.

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

2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 491/2, Stellenbosch Division for:

2.1.1 a Permission required in terms of the zoning scheme for a Technical Approval in terms of Section 15(2)(g) of the said Bylaw to allow for the conversion of an existing agricultural store into a winery and tourist facilities (wine tasting and sales and 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 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 subject development be restricted for the exclusive use of a winery of $\pm 121\text{m}^2$ and tourist facility of $\pm 185\text{m}^2$.

3.4 The area for the wine tasting and sales and restaurant facility be limited to $\pm 126\text{m}^2$.

3.5 The subject land use activity be limited to the area marked on the attached floor layout plan; Farm Site Development Plan and floor plans; Project No. V4353, and drawn by Dennis Moss Partnership;

3.5.1 Drawing PL001 dated 10 September 2024

3.5.2 Drawing PL002 dated 26 April 2024

3.5.3 Drawing 100 dated 22/04/2024.

3.6 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.

3.7 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including internal alterations, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.8 Building plans be generally in accordance with the site plan / floor layout plan as referenced; Drawing PL001, Dated 10 September 2024, Drawing PL002 dated 26 April 2024 and Drawing 100 dated 22/04/2024, drawn by Dennis Moss Partnership and attached as **Annexure 1**.

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

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

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

4.1 The winery and tourist facilities to be operated from an existing agricultural building with sufficient onsite parking arrangements would not impact negatively on any surrounding property, existing services and cultural heritage of the surrounding agricultural area.

5. Matters **to be noted**:

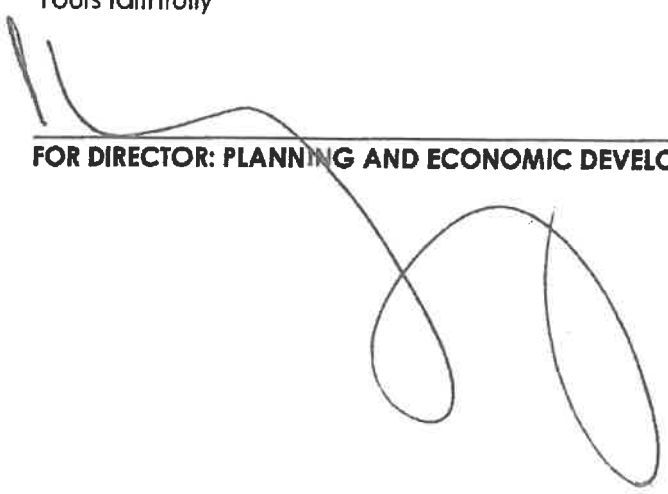
5.1 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

5.2 All electrical requirements be directed to Eskom.

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

6. You may now act on the above decision subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

8/10/2024
DATE

ANNEXURE 1

LEGEND

- 1 - Proposed Winery & Restaurant (Existing Stone)
- 2 - Main Dwelling (450m²)
- 3 - Existing Dwellings (150m² & 100m²)
- 4 - Existing Dwellings (2 x 80m²)
- 5 - Existing Stables (100m²)
- 6 - Existing Entrance Gate



Dam

Grading

Tree Clearing

Vineyards (70 ha)

Internal Roads

Existing Trees

New Trees

Stream

SEVILLO FARM

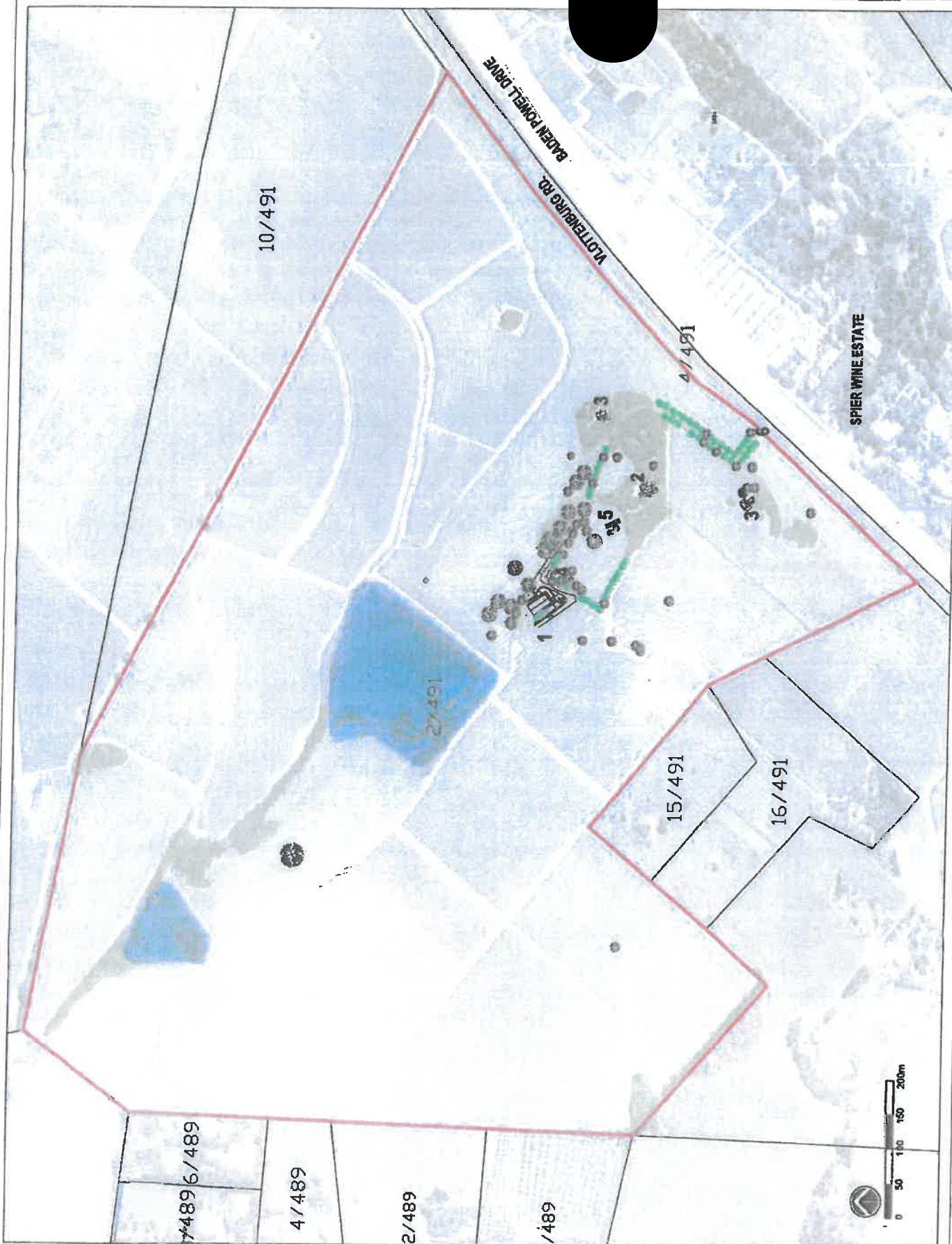
PROPOSED WINERY AND TASTING FACILITY

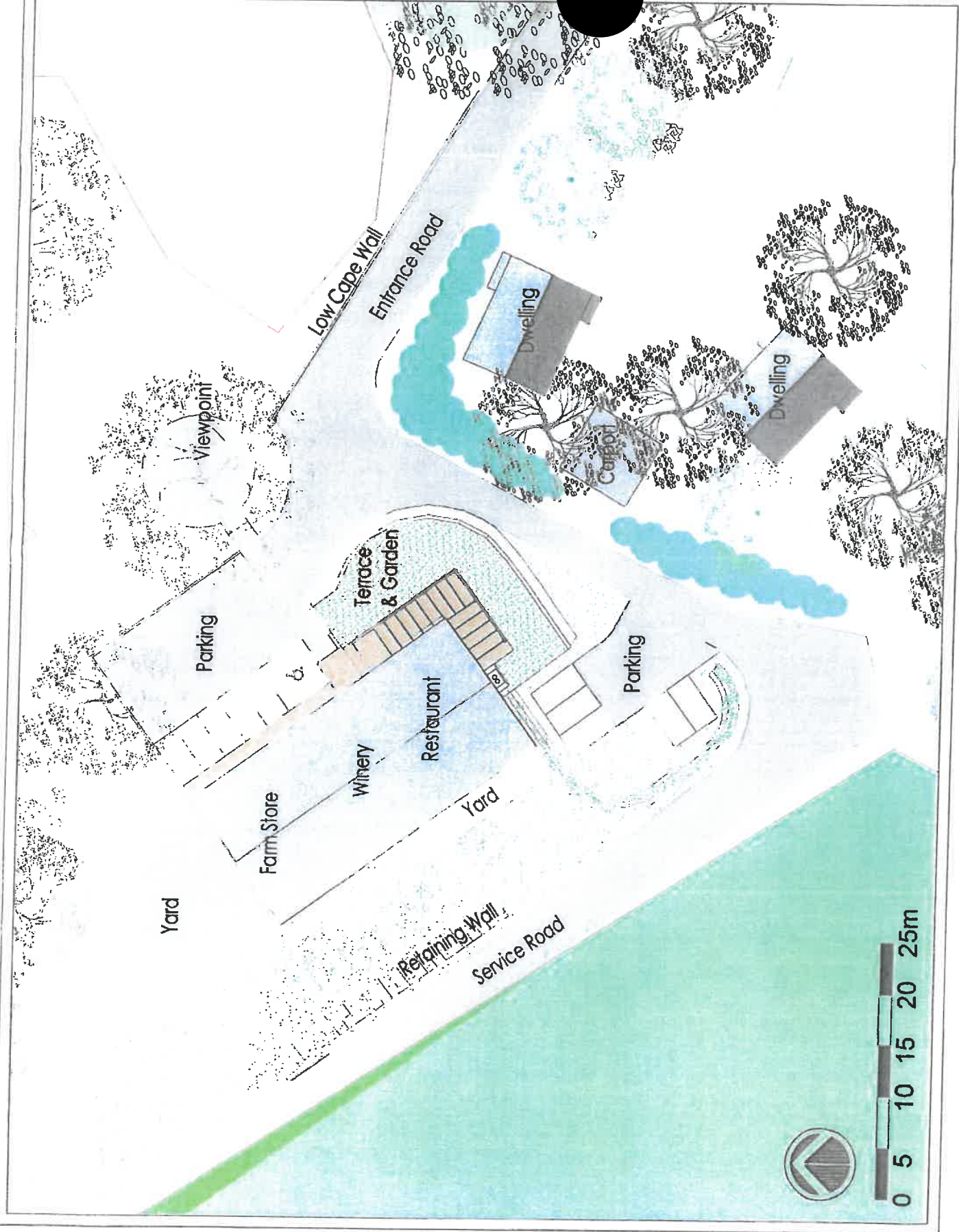
FARM SITE DEVELOPMENT PLAN

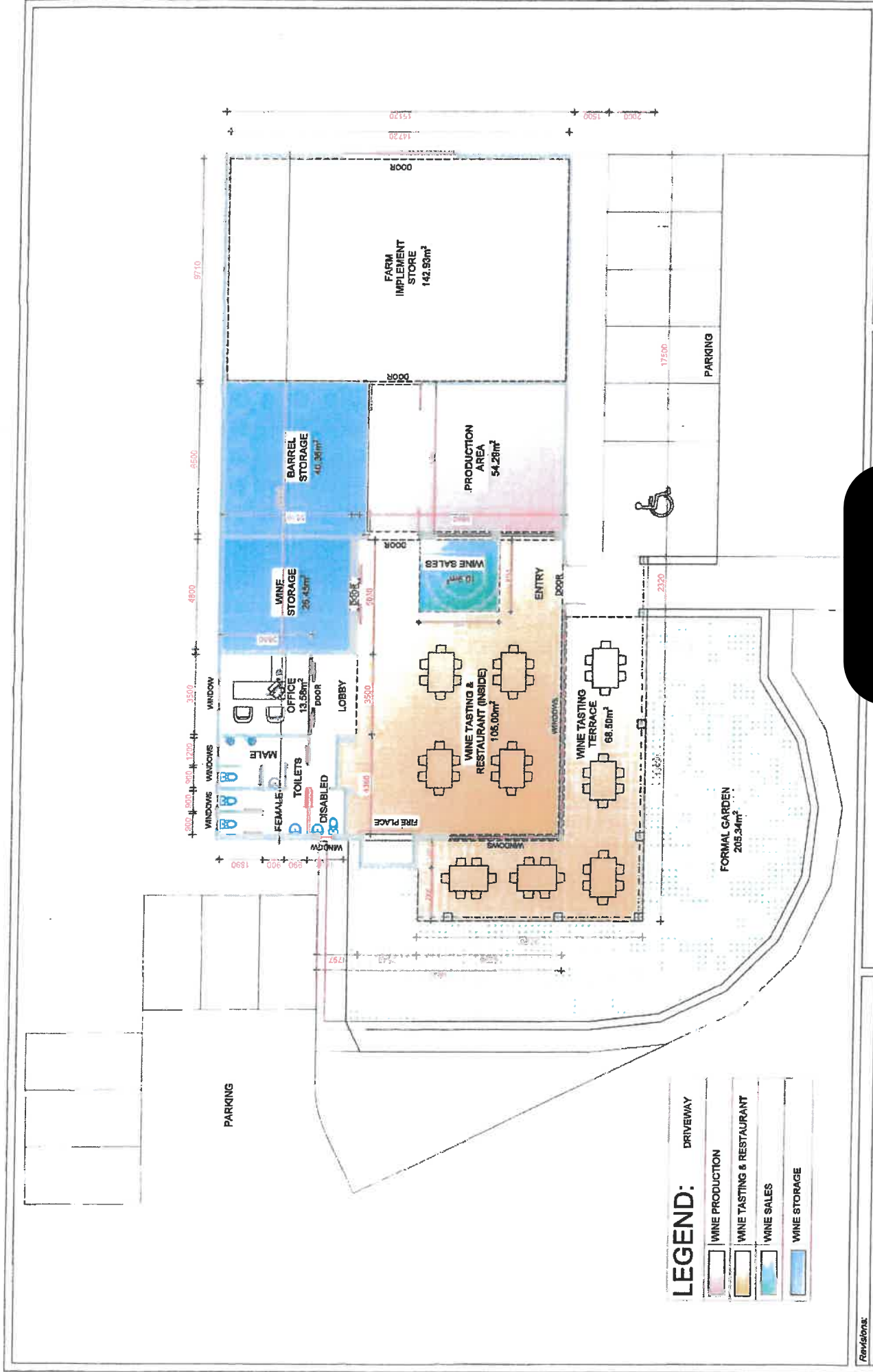
DATE	17 JUN 2024
BY	17 JUN 2024
FOR	17 JUN 2024
PROJECT	17 JUN 2024
SCALE	1:1000

FOR DISCUSSION

This drawing is not to be used for any purpose other than the one for which it was prepared. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that it is not used for any other purpose without the written consent of the author.







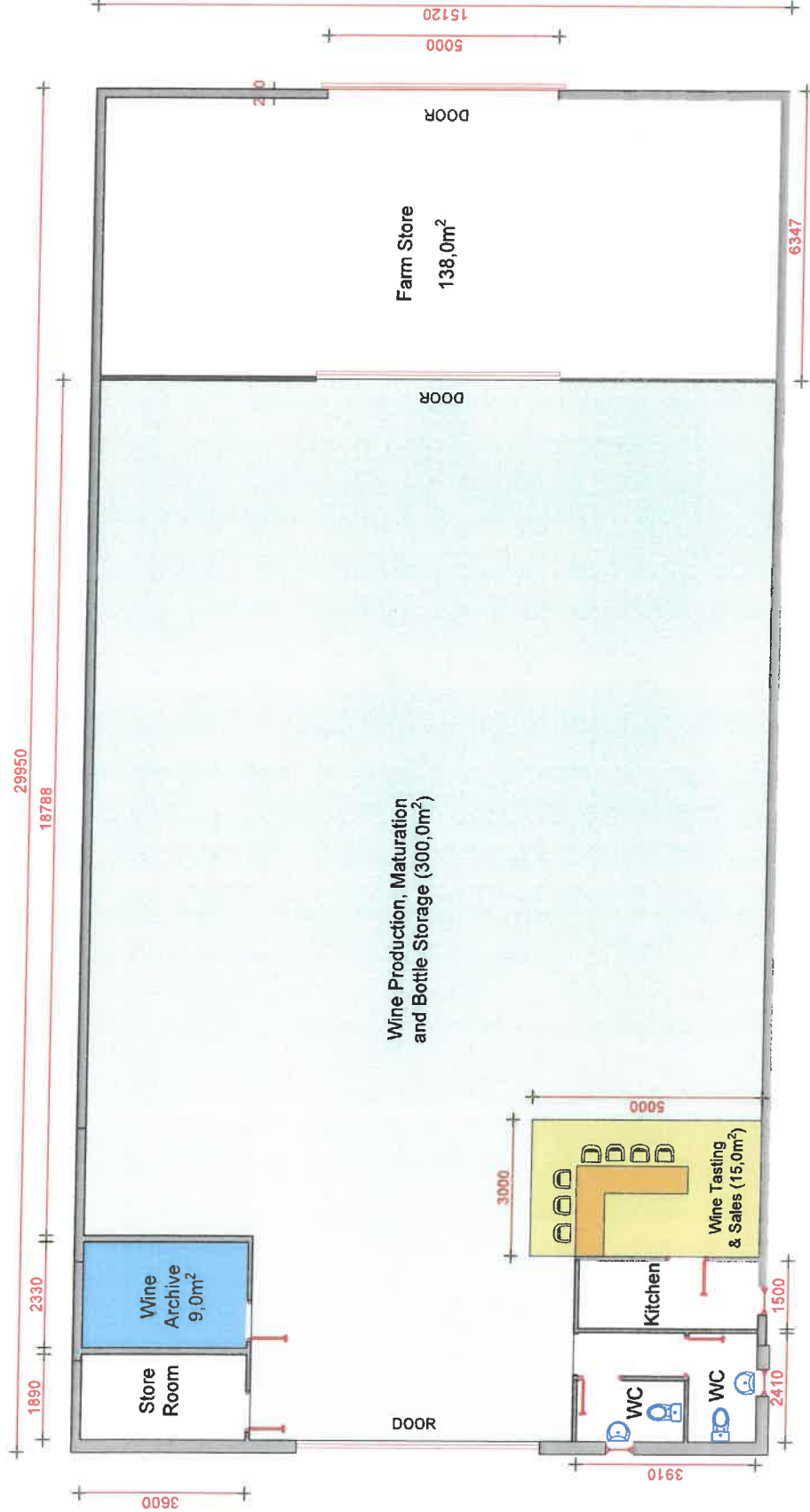
LEGEND:

DRIVEWAY
WINE PRODUCTION
WINE TASTING & RESTAURANT
WINE SALES
WINE STORAGE

Revisions:

DRAWING TITLE FLOOR PLAN		PROJECT No. V4353		SCALE 1:150 (ON A3)	
DRAWING No. 100		DATE 22/04/2024		DRAWN AG	
REVISION No. 0		CHECKED JL		APPLICATION	
PROJECT TITLE SEVILLO FARM		The design and all the information contained herein is the property of David James Pottery and must not be used or disclosed in a third party without their written consent.			
PROJECT TITLE Proposed Winery and Wine Tasting Facility					

APPENDIX 3



Revisions:

SEVILLO FARM

Proposed Winery and Wine Tasting Facility

FLOOR PLAN

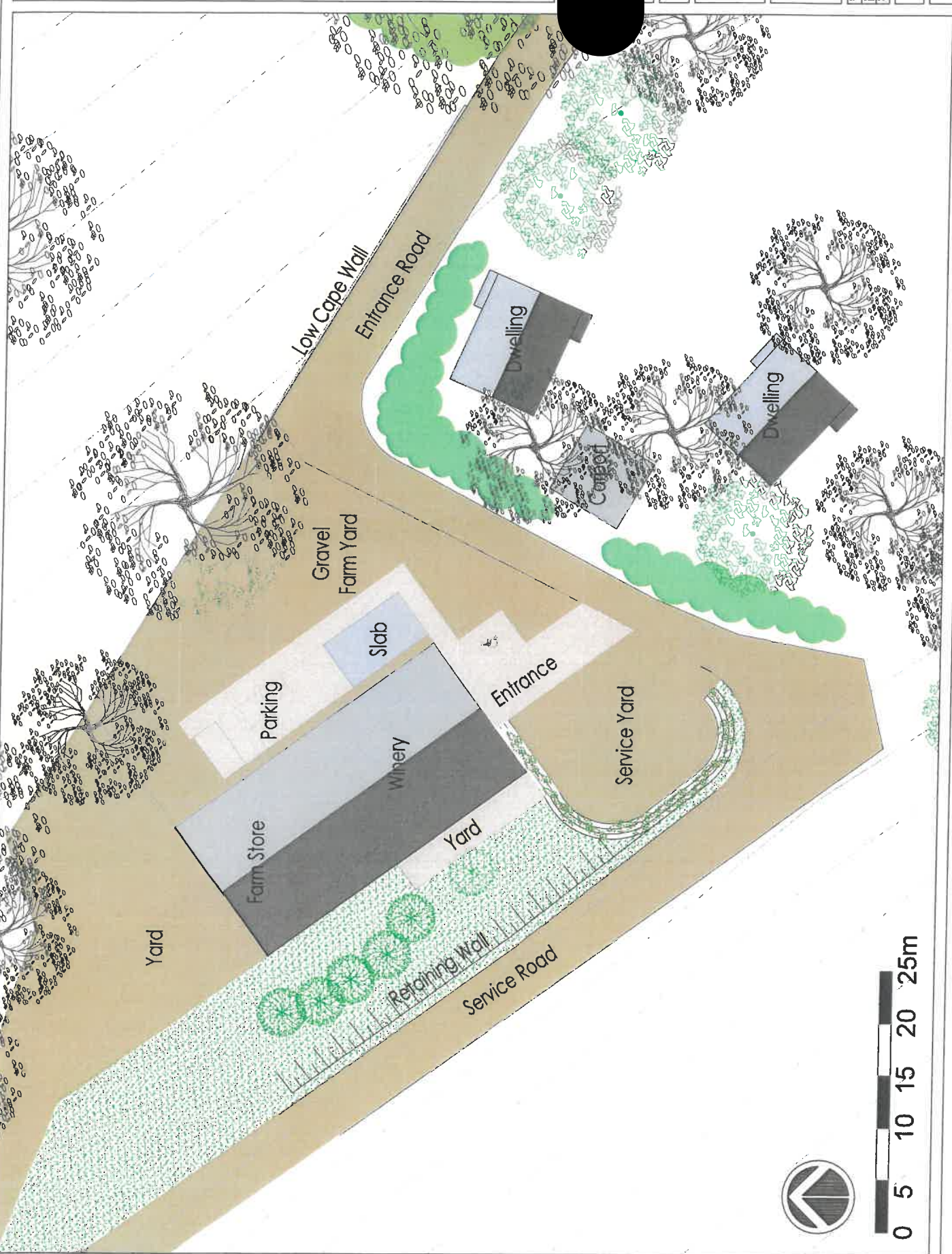
PROJECT No: V4353
DRAWING No: 100
REVISION No: 1

DATE: 29/07/2025
DRAWN: AG
CHECKED: JL

SCALE: 1:100 (ON A3)

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APPENDIX A



SEVIL FARM

PROPOSED WINERY & TASTING FACILITY

SITE DEVELOPMENT PLAN

V4353	1:500 (A3)
PL002	28 JULY 2015
DATE	DATE
BY	BY

FOR APPROVAL

This drawing and all the information contained herein is the property of the author and shall not be used for any other purpose without the written consent of the author.