STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1546/2026
Our File Reference Number: Erf 11188, 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 THE REZONING, CONSENT USES AND DEPARTURE ON ERF 11188, STELLENBOSCH

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 the Stellenbosch Municipal Land Use Planning Bylaw, 2023, on Erf 11188, Stellenbosch, namely:

   2.1.1 **Rezoning** in terms of Section 15(2)(a) of the said Bylaw of a portion (referred to as Unit 5) of the subject property from Multi-Unit Residential Zone to Mixed-Use Zone;

   2.1.2 **Consent Use** in terms of Section 15(2)(o) of the said Bylaw to allow for a liquor store for off-site consumption of liquor on the mixed-use zone portion (Unit 5);

   2.1.3 **Consent Use** in terms of Section 15(2)(o) of the said Bylaw to accommodate a place of entertainment for the on-site consumption of alcohol (wine tastings only) on the mixed-use zone portion (Unit 5); and

   2.1.4 **Departure** in terms of Section 15(2)(b) of the said Bylaw to allow the under-provision of parking (2 bays and stead of 3 bays) for the business component namely Unit 5;

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of 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 development must be implemented substantially in accordance with the endorsed **SITE DEVELOPMENT PLAN_ ERF 11188, STELLENBOSCH, DATED FEBRUARY 2026, AND DRAWN BY CK RUMBOLL & VENNOTE TOWN PLANNERS**, and attached as **ANNEXURE B**.

3.3 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.

3.4 The conditions imposed by the **Directorate: Infrastructure Services** as contained in their memo dated 08 April 2026, attached as **ANNEXURE D**, be complied with.

3.5 Development contributions are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Director Infrastructure Services.

3.6 The activity (liquor store and wine tasting and sales facility) be limited to a total floor area of ±77m² (Unit 5), not including the stoep area.

3.7 The mixed-use portion (Unit 5) of the property be restricted to the approved uses and may not be utilised for any other primary or consent use permitted in the applicable base zone. Any proposed change or addition to the approved land use shall be subject to the submission and approval of a new land use application, where required.

3.8 Any background music or occasional live music shall be maintained at a volume consistent with quiet conversation and the land use 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 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

3.9 The side passage be used in such a manner that access to the adjacent property is not obstructed, unduly impeded or to create a nuisance.

3.10 All deliveries be undertaken in such a manner that access to the property and adjoining properties is not obstructed or unduly impeded.

3.11 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 proposed use is in line with the character of the area and will service the existing tourist trade.

4.2 The proposal would also be of an appropriate scale that would relate to the surrounding townscape and land use character of the area.

4.3 The proposed use will be located in an existing building and no changes will be made to the building to accommodate the use.

4.4 The proposed use will have no impact on the other units within the complex as access to the unit is directly off Dorp Street.

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, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

5.2 A liquor license be obtained from the relevant authority.

5.3 Should the owner wish to utilise the stoep area for business purposes, a written lease agreement with the Municipality must be obtained prior to such use.

5.4 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 Municipality.

5.5 Should the premises be used for a category of business which is required to be licensed in terms of the Business Act, No 71 of 1991 i.e. sale and supply of meals, health and entertainment, etc, then application be made for the relevant business license. Should food be prepared or handled, then application also be made in writing to the Municipal Health Services Department of the Cape Winelands District Municipality for a Certificate of Acceptability (COA) for food premises in terms Regulation 638 of 22 June 2018 promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, No 54 of 1972.

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

3/11/2026.
DATE

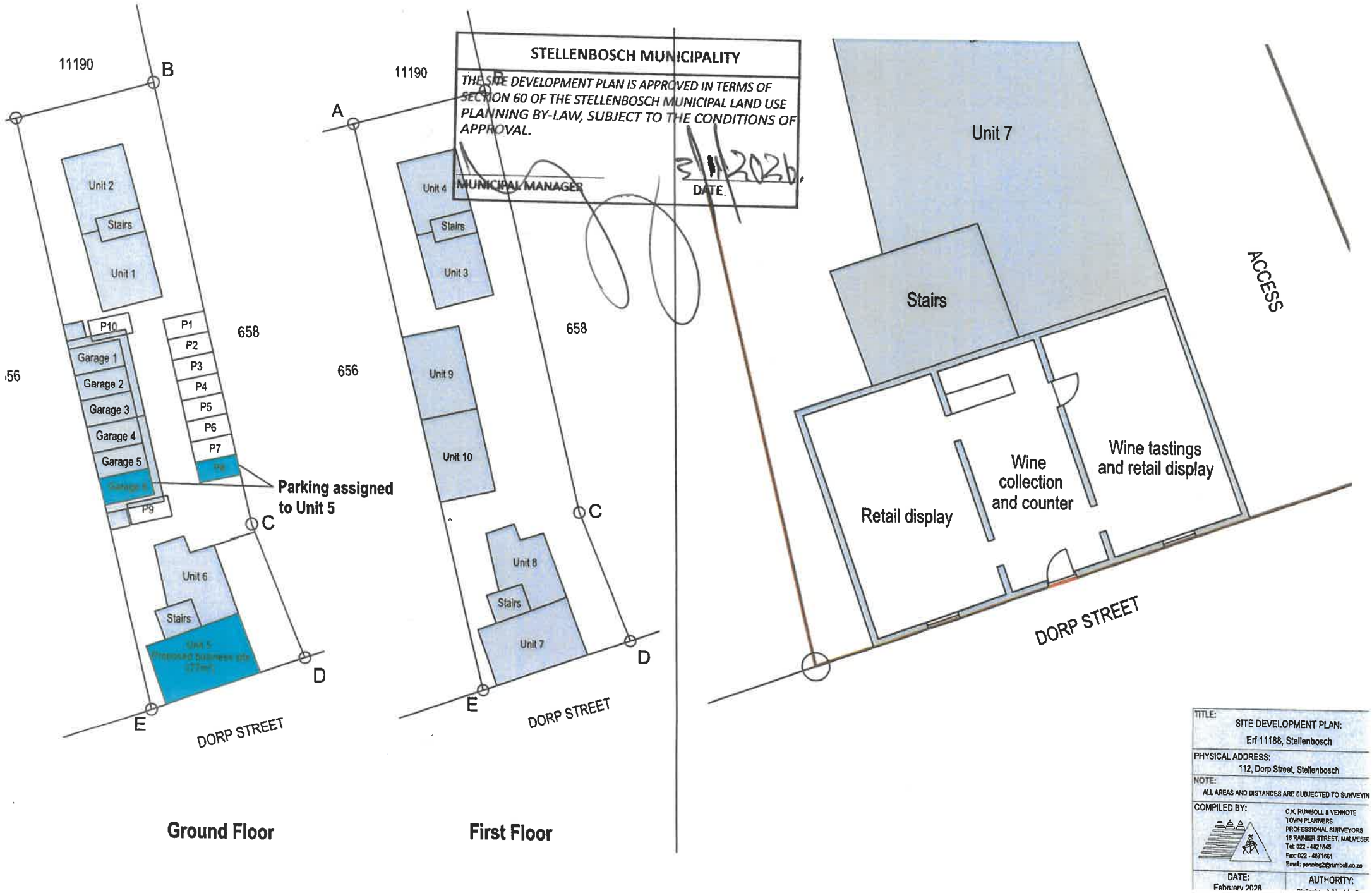
Copy: FG Rupert
Director: OUKIEP BELEGGINGS (EDMS) BPK
Erf 656 [redacted]
Email [redacted]

ANNEXURE B

APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE: ERF 11188, STELLENBOSCH

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN: ERF 11188 STELLENBOSCH



TITLE:	SITE DEVELOPMENT PLAN: Erf 11188, Stellenbosch
PHYSICAL ADDRESS:	112, Dorp Street, Stellenbosch
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYIN
COMPILED BY:	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESB Tel: 022 - 4821845 Fax: 022 - 4871561 Email: pennieg2@rumboll.co.za
DATE: February 2026	AUTHORITY:

ANNEXURE D

APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE: ERF 11188, STELLENBOSCH

COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE SERVICES

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Chanel Olivier**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Xolani Tika**
Date ▫ Datum:	**08 April 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3086**
Town Planning Ref:	**TP1546/2026**
Re ▫ Insake:	**Erf 11188, Stellenbosch: Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for the Rezoning of a portion (±77m²) of the subject property from Multi-Unit Residential Zone to Mixed-Use Zone on Erf 11181, Stellenbosch. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Consent Use to allow for a liquor store for off-site consumption of liquor on the mixed-use zone portion on Erf 11188, Stellenbosch. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Consent Use to accommodate a place of entertainment for the on-site consumption of alcohol (wine tastings) on the mixed-use zone portion on Erf 11188, Stellenbosch.**

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Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Departure to allow the under-provision of parking (2 bays and stead of 3 bays) for the business component on Erf 11188, Stellenbosch.

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

1. Civil Engineering services

1.1 The existing municipal sewer connection point must be indicated on the building plan at the time of building stage submission.

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. A final calculation will be provided prior to payment.

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

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.

Xolani Tika
Technician: Development (Infrastructure Services)

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Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	DC 3086_ Erf 11188_ Stellenbosch (TP 1546-2026)
Development Name:	
Date:	08 April 2025
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	11188
DC Parameters Reference:	Site Development Plan_Ref: Stell/14964/NJdK_dated 2026 February by C.K. Rumboll & Vennote Town Planners

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:	0,308	0,2695	0,01155	0,0154	3,85		0,77	
Total Service Usage Reduction:	0	0	0	0	0,0		0	
Total Service Usage after Reduction:	0,31	0,27	0,01155	0,015	3,9		1	
Charges before adjusting for positive only, before Deductions	R 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 115,98
Charges adjusted for positive only, before Deductions	R 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 115,98
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 115,98
VAT:	R 1 567,51	R 1 509,57	R 388,59	R 244,63	R 4 192,79	R 7 903,07	R 214,32	R 8 117,40
Total Development Charges Payable (including VAT):	R 12 017,54	R 11 573,33	R 2 979,19	R 1 875,46	R 32 144,70	R 60 590,22	R 1 643,15	R 62 233,38

APPLICANT INFORMATION	
Application Processed by:	Xolani Tika
Signature:	
Notes:	See attached SDP

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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 Yes	Sewer Yes	Stormwater Yes	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 -
Accommodation	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					77		77	R 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 116,98
	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							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	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 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 116,98		
Deduct	Charges adjusted for positive only, before Deductions	R 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 116,98		
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -		
	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 10 450,04	R 10 063,77	R 2 590,60	R 1 630,84	R 27 951,91	R 52 687,15	R 1 428,83	R 54 116,98		
	VAT	R 1 567,51	R 1 509,57	R 388,59	R 244,63	R 4 192,79	R 7 903,07	R 214,32	R 8 117,40		
	Total Development Charges	R 12 017,54	R 11 573,33	R 2 979,19	R 1 875,46	R 32 144,70	R 60 590,22	R 1 643,15	R 62 233,38		