



STELLENBOSCH

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Application Number: TP1539/2026

Our File Reference Number: Erf 429, De Zalze

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 DETERMINATION OF REZONING OF ERF 429, 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 following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 429, De Zalze for the:

2.1.1 **Determination** of zoning in terms of Section 15(2)(m) of the said bylaw;

2.1.1.1 In accordance with the Stellenbosch Zoning Scheme Bylaw, the base zone allocated to Erf 429, De Zalze, Administrative District of Stellenbosch, Province of the Western Cape, is **Conventional Residential Zone**, with no additional or consent uses and **limited to a dwelling house and ancillary outbuildings, only**.

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 approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed application.

3.3 All primary land uses as per zoning scheme Bylaw are applicable.

3.4 No additional, consent or temporary land used to be approved on the subject property.

3.5 The number of dwelling units are restricted to 558 dwelling units, for the De Zalze Estate with no provision made for second dwellings on each erf.

3.6 This property may only be used for the permitted land uses detailed above and for no other purpose.

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

4.1 Erf 429, De Zalze is located within the Stellenbosch Town, Urban Edge.

4.2 The historical lawful use of Erf 429, De Zalze is residential, which is compatible with all title deed conditions, character of the area and is aligned to the Municipal Spatial Development Framework.

4.3 The proposed base zoning is the most appropriate and restrictive zoning.

5. Matters to be noted:

5.1 None.

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.

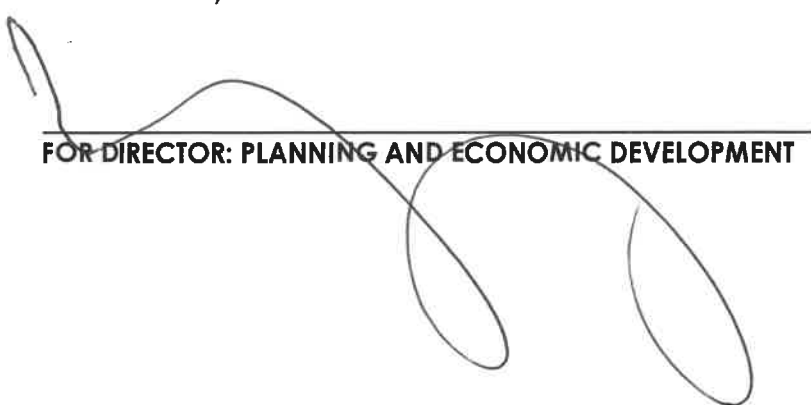
8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

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

17/8/2026
DATE