STELLENBOSCH
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Application Number: TP1550/2026
Our File Reference Number: Farm 491/7 Stellenbosch Division
Your Reference Number: Farm 491/7 Stellenbosch
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR PERMISSION IN TERMS OF THE ZONING SCHEME ON FARM 491/7 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 in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law on Farm 491/7 Stellenbosch Division for:

   3.1. Permission (Technical Approval) required in terms of the zoning scheme to allow an Agricultural Industry (<2000m²) in order to establish a micro-winery including a press, tasting and sales, maturation and dry goods area on Farm 491/7 Stellenbosch Division.

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

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

   4.1. The approval only applies to the applications 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.
   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. The development be generally in accordance with the Site Plan, referenced as DWG/002, dated 09/02/2026 and Floor plan, referenced as DWG/001, dated 09/02/2026, attached as **Annexure A.**
   4.4. The agricultural industry (micro-winery), including a press, tasting and sales, maturation and dry goods area be limited to **48m²** in a portion of the existing stables building.
   4.5. Building plans be submitted for all changes of use in the existing building and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
   4.6. The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 25 June 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

4.7. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and to be illustrated on the building plan to the satisfaction of the Municipality.
4.8. All on-site parking bays be clearly demarcated on the property.

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

5.1 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
5.2 The proposed uses are subservient to the agricultural use of the property and surrounding farms.
5.3 The proposal will assist to diversify the land uses on the farm without impacting on the existing agricultural activities.

6. Matters to be noted:

6.1. An application for the erection of advertising signs to be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.
6.2. No directional signage be erected without the prior approval of the applicable authority.
6.3. A liquor license be obtained from the relevant authority, if required.

7. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

8. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@stellenbosch.gov.za and copy to landuse.appeals@stellenbosch.gov.za.

9. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

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10. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

11. An applicant who lodges a Section 79(2) 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. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

13. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

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 MANAGEMENT

DATE: 13-11-2026

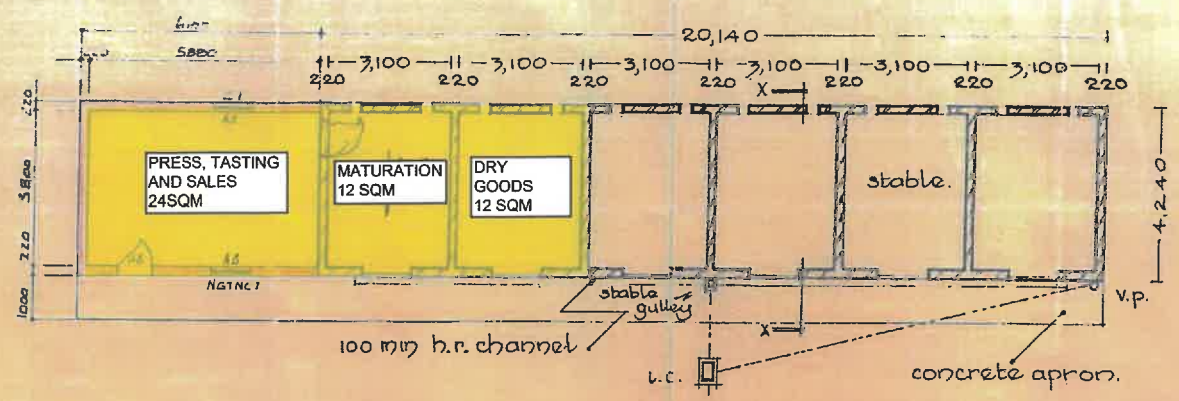
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ANNEXURE A:

SITE PLAN AND FLOOR PLAN


Farm outbuilding/ store
Portion (48 sqm) of stables to be used for micro-winery
Existing stables
Store
Entrance
Existing vineyard
Dwelling house
New vineyard establishment
Farm 491/7 Stellenbosch
SITE PLAN: DWG/002
2026/02/09

PORTION OF EXISTING STABLES TO BE USED FOR MICRO-WINERY (APPROX. 48SQM)



Drainage Diagram

position of mangers and water-troughs to be decided on site

all underground pipes to have an internal diameter of 100 mm and to be s.g.e.w. of the "first" quality, or other approved material, and layed to a uniform fall of 1:40

stable doors to open outward and to have 180° swing.



inspection chamber.



EXISTING SOAKAWAY TO BE REPLACED BY COSERVANCY TANK

soakaway 10 × 2 × 1 M. to Divisional Council's requirements.

soakaway to be a minimum of 7 M. from any building and at least 100 M. from boreholes or natural watersources.

Signature of registered owner. _____

FARM 491/7 STELLENBOSCH; FLOOR PLAN
2026/02/09
DWG 001

scale : 1 = 100

ANNEXURE B:

COMMENTS FROM 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:	**Tyrone King**
Date ▫ Datum:	**25 June 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3136**
Town Planning Ref:	**TP1550/2026**
Re ▫ Insake:	**Farm 491/7,Stellenbosch: The application(s) are made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No 491/7 Lyndoch for the following:1.Permission (additional use) in terms of section 15(2)(g) of said bylaw for Agricultural industry to utilise a portion of the existing stables as micro winery.**

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

1. Civil Engineering services

1.1 Existing septic tank must be replaced with a conservancy tank – this must be clearly indicated on the building plans and installed before occupation certificate.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

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