

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: 29 Dirkie Uys Street, Franschhoek, 7690

Application Property Number: Erf 3465, Franschhoek

Applicant: TV3 Projects (Pty) Ltd – L Radebe (contact details: 021 861 3800)

Owner: La Rive (Pty) Ltd – W Stocks (contact details: 082 462 6662)

Application Reference: LU/19316 (TP1244/2025)

Description of Proposed Development:

- Application is made i.t.o Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023), to subdivide Erf 3465, Franschhoek into four (4) portions, namely Portion 1 ($\pm 372\text{m}^2$), Portion 2 ($\pm 2322\text{m}^2$), Portion 3 ($\pm 1046\text{m}^2$), and a Remainder ($\pm 3374\text{m}^2$).
- Application is made i.t.o. Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning Bylaw (2023), for the consolidation of Portion 1 ($\pm 372\text{m}^2$) with the abutting Erf 643, Franschhoek.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – L Radebe lindelwa@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **29 September 2025**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'L. Raडेbe', with a stylized flourish at the end.

LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

28 August 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Dirkie Uys Straat 29, Franschhoek, 7690

Aansoek eiendom beskrywing: Erf 3465, Franschhoek

Aansoeker: TV3 Projects (Edms) Bpk – L Radebe (kontak besonderhede: 021 861 3800)

Eienaar: La Rive (Edms) Bpk – W Stocks (kontak besonderhede: 082 462 6662)

Aansoek Verwysing: LU/19316 (TP1244/2025)

Beskrywing van die Voorgestelde Ontwikkeling:

- Aansoek word gemaak ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023), vir die onderverdeling van Erf 3465, Franschhoek in vier (4) gedeeltes, naamlik Gedeelte 1 ($\pm 372\text{m}^2$), Gedeelte 2 ($\pm 2322\text{m}^2$), Gedeelte 3 ($\pm 1046\text{m}^2$), en 'n Restant ($\pm 3374\text{m}^2$).
- Aansoek word gemaak ingevolge Artikel 15(2)(e) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening (2023), vir die konsolidasie van Gedeelte 1 ($\pm 372\text{m}^2$) met die aangrensende Erf 643, Franschhoek.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning_portal/planning-notice/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Edms) Bpk – L Radebe lindelwa@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **29 September 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

28 Augustus 2025

Our Reference: 4084-P



23 June 2025

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Attention: Mr. Pedro April

Sir

RE: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERF 3465, 29 DIRKIE UYS STREET, FRANSCHHOEK

1. LAND USE PLANNING APPLICATIONS

We refer to your pre-submission consultations with the undersigned and Mr. Matthew Stuart-Fox (FBV Land Surveyors) regarding the subdivision and consolidation of Erf 3465, Franschhoek.

As discussed, the following land use planning applications are hereby made:

- Application i.t.o. Section 15(2)(d) of the Stellenbosch Municipal Planning By-Law, 2015, for the **subdivision** of Erf 3465, Franschhoek into four portions.
- Application i.t.o. Section 15(2)(e) of the Stellenbosch Municipal Planning By-Law, 2015, for the **consolidation** of portion 1 with the abutting Erf 643, Franschhoek.

A Subdivision Plan – illustrating the proposed subdivision and consolidation – is included in this submission for your approval.

This planning motivation report will address the principles of spatial planning and land use management as required by the Spatial Planning and Land-Use Management Act and will demonstrate the alignment with municipal policy frameworks and the local development context.

2. PURPOSE OF THE APPLICATION

The purpose of the subdivision application is to better use unutilised urban land in Franschhoek. The purpose of the consolidation application is to provide access from Dirkie Uys Street to Erf 643, Franschhoek.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T7785/2015 as Erf 3465, Franschhoek. The subject property is 7114m² in extent and La Rive (Pty) Ltd is the registered owner. A copy of the subject property's Deed of Transfer is included in this submission.

4. LOCALITY

The subject property is located at 26 Dirkie Uys Street, Franschhoek. The locality of the application area is indicated on the image below and the locality map included in this submission.

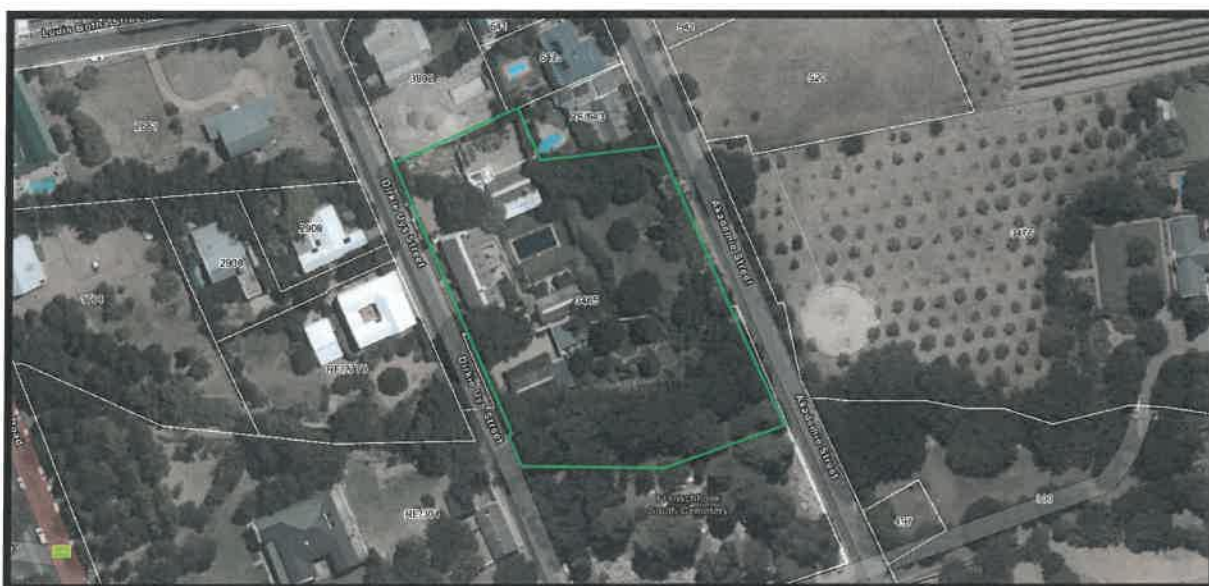


Figure 1: Locality of Erf 3465, Franschhoek

5. DEVELOPMENT PROPOSAL

The development proposal entails the subdivision of Erf 3465 into four portions and the consolidation of portion 1 with Erf 643, which shares a common cadastral boundary. The intention of the subdivision is to enable contextual infill development in line with the scale and character of Franschhoek, to improve land use efficiency and potential housing opportunities, and to enhanced functional integration of Erf 643 with adjoining land – see image below.

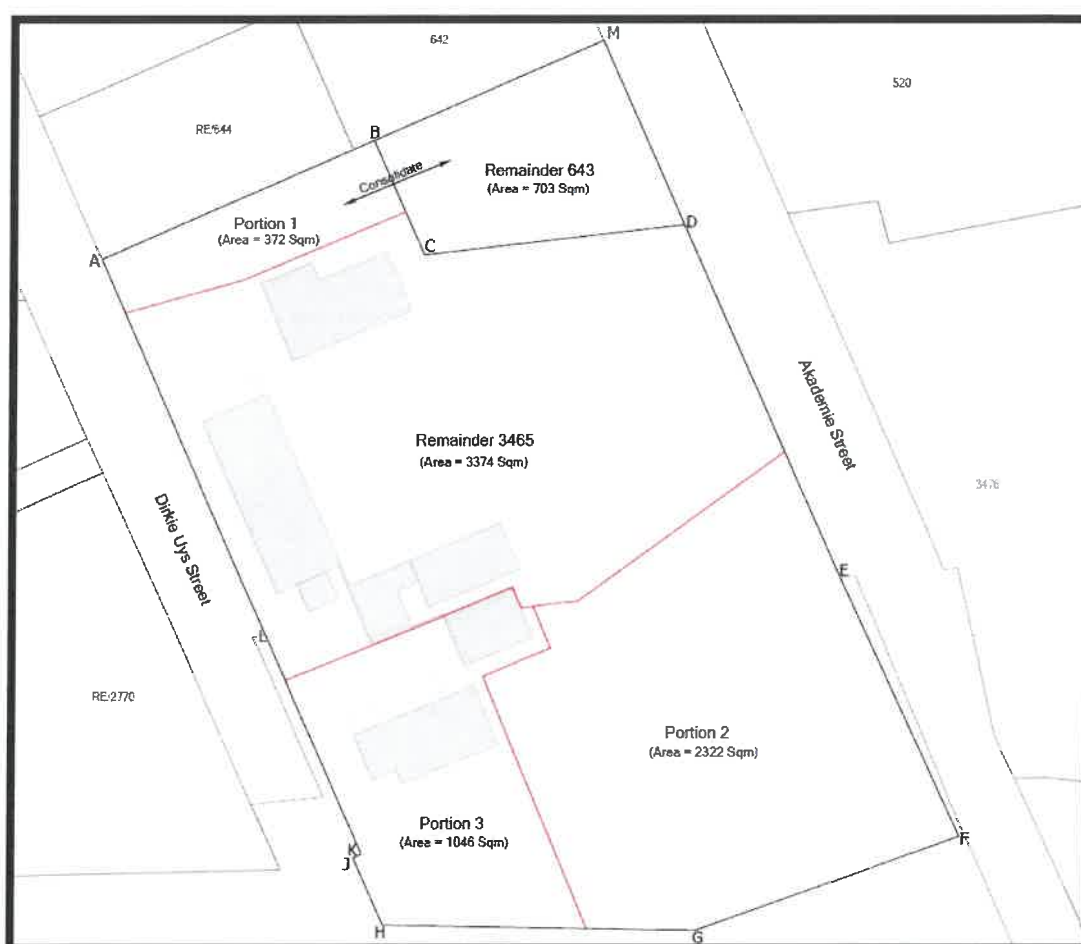


Figure 1: Proposed subdivision of Erf 3465, Franschhoek

A Subdivision Plan – illustrating the proposed subdivision and consolidation – is included in this submission for your approval.

6. PLANNING POLICY CONTEXT

6.1 Spatial Planning and Land-Use Management Act

The application supports the following Spatial Planning and Land-Use Management Act (SPLUMA) principles:

- **Spatial Justice:** The proposal will optimise underutilised land within the urban edge, improving access to residential opportunities.
- **Spatial Sustainability:** It will promote efficient land use and minimise urban sprawl through infill development.
- **Efficiency:** It will utilise existing infrastructure and services.
- **Spatial Resilience:** It will provide flexibility in land ownership and development form.
- **Good Administration:** The application will follow due legal process with stakeholder engagement to follow per the Planning By-Law.

6.2 Stellenbosch Municipal Spatial Development Framework

The Stellenbosch Municipal Spatial Development Framework (MSDF) encourages infill and densification in appropriately located areas such as Franschhoek. The subject property is located within the Franschhoek urban edge and identified built-up area and is earmarked for incremental growth and context-sensitive densification. The proposed consolidation will enable a more logical parcel configuration and promote land use integration.

7. MOTIVATION AND PLANNING MERIT

7.1 Desirability of Subdivision and Consolidation

The proposed subdivision pattern will respect the surrounding residential character and will maintain compatibility with surrounding erf sizes. The proposed consolidation will enhance the development potential and utility of Erf 643, enabling a rational layout. All

new erf portions will comply with the minimum erf size, coverage, and access requirements under the Stellenbosch Zoning Scheme.

7.2 Socio-economic Impact

The proposed development will create new housing opportunities and lead to new employment opportunities in the construction sector. In other words, the proposed development will have a positive impact on the local economy, employment, and community well-being.

7.3 Compatibility with Surrounding Uses:

Similar subdivisions have been approved in the area and the development proposal will therefore be compatible with the character of the area and surrounding land uses.

7.4 Access and Infrastructure

Each new portion will obtain sufficient access via the existing road network. The traffic that will be generated by the new erven will be small.

The area is well-serviced with municipal water, sewer, and electricity connections and no problems are foreseen in this regard.

7.5 Heritage and Environmental Considerations

The site lies in the Franschhoek Heritage Overlay Zone, and any future development will adhere to applicable heritage requirements, with input from the Heritage Western Cape as required.

No environmentally sensitive features are affected by the proposed subdivision or consolidation.

7.6 Impact on Safety, Health, and Wellbeing

The proposed land uses will not negatively affect the safety, health, and general wellbeing of the surrounding community.

8. CONCLUSION

This application represents a logical and desirable land use intervention that:

- Aligns with SPLUMA principles;
- Is consistent with the Stellenbosch MSDf and applicable local policies;
- Promotes efficient, integrated and sustainable urban development; and
- Has no significant negative impact on surrounding properties or the environment.

We therefore request the Municipality's favorable consideration for the proposed subdivision of Erf 3465, Franschhoek into four portions, and the consolidation of portion 1 with the abutting Erf 643, in terms of the Stellenbosch Municipal Planning By-Law and SPLUMA.

We trust the information provided will suffice in processing the land use planning application. However, feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information to process the application.

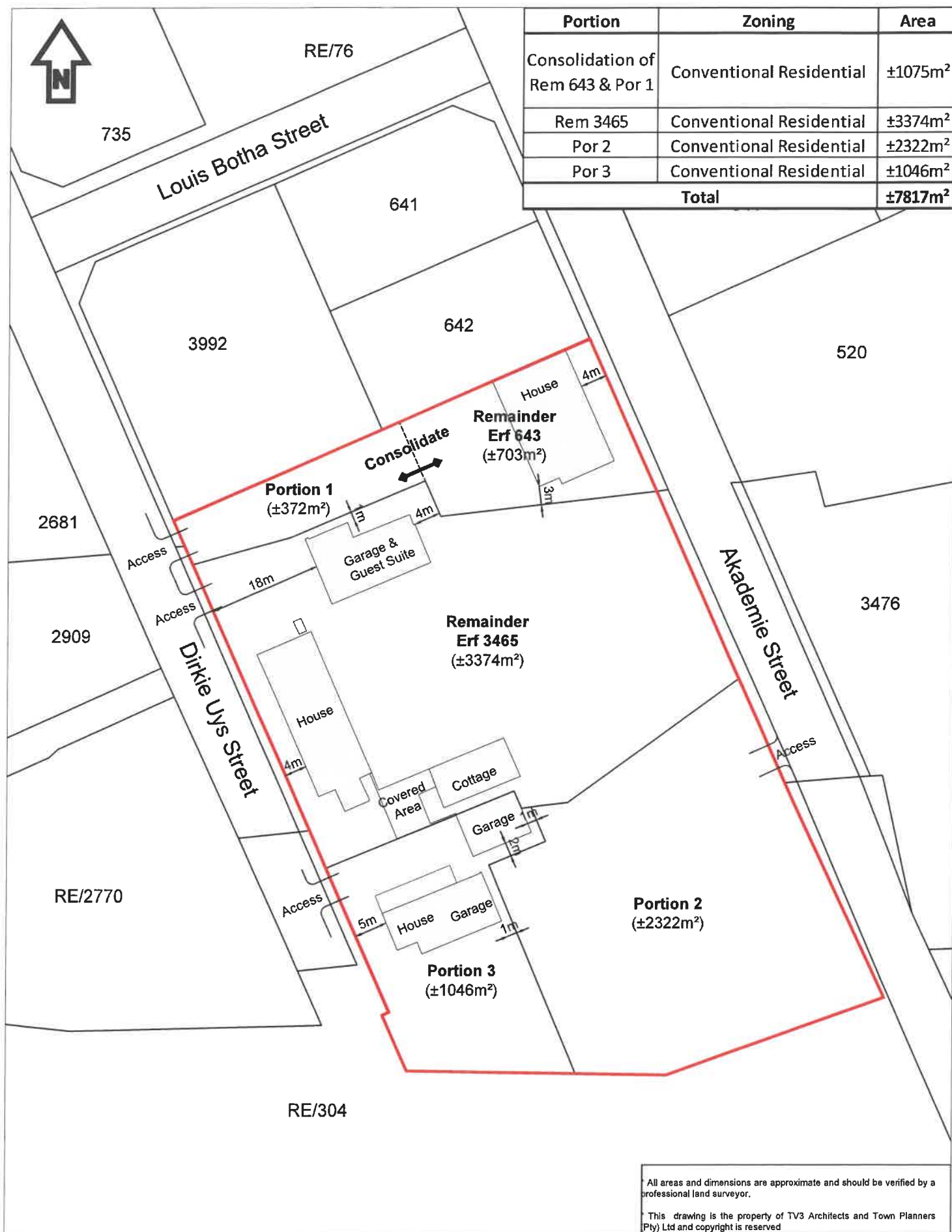
Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

LOCALITY MAP: ERF 3465, DIRKIE UYS STREET, FRANSCHHOEK





Portion	Zoning	Area
Consolidation of Rem 643 & Por 1	Conventional Residential	±1075m ²
Rem 3465	Conventional Residential	±3374m ²
Por 2	Conventional Residential	±2322m ²
Por 3	Conventional Residential	±1046m ²
Total		±7817m²

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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