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

Our Reference: 3252-P
Municipal Reference: TP1416/2025
20 October 2025

Manager: Planning and Economic Development
Stellenbosch Municipality
Town Hall
7600 STELLENBOSCH

Attention: Mr. Robert Fooy

Sir

RE: VAN RIJN MEENT: LAND USE PLANNING APPLICATIONS ON ERF 7592, STELLENBOSCH

1. We refer to the pre-submission meeting dated 8 October 2025 (submitted as part of this application) section 4.6.9 regarding the Van Rijn Meent mixed-use development on Erf 7592, Stellenbosch, on the corner of Dorp and Stellentia Street, in Stellenbosch – see image below.



2. The Stellenbosch Municipality's Electrical Engineering Department has requested an electrical substation erf. Access will be gained from the existing municipal services servitude on Erf 13047, Stellenbosch.

3. To create and transfer an electrical substation erf to the Stellenbosch Municipality the subject property must be subdivided and rezoned. For this reason:

   - Application is made i.t.o. Section 15.2(d) of the Stellenbosch Municipality Planning By-Law, 2023 for the subdivision of Erf 7592, Stellenbosch into a *Remainder* (±9934m²) and a *Portion A* (±25m²), the latter to be transferred to Stellenbosch Municipality.

   - Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of Portion A from Mixed-Use Zone to Utility Services Zone to permit the electrical substation.

4. The purpose of the application is to comply with the Stellenbosch Municipality's Electrical Engineering Department's request. No additional developments or changes are proposed, only this administrative rectification.

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

6. We trust the information provided will suffice in approving the application. Please feel free to contact the undersigned at 021 861 3800 or wagener@tv3.co.za if you have any queries.

Yours faithfully



WAGENER HANEKOM
PR. PLANNER (SA): A/2496/2017

Locality Map

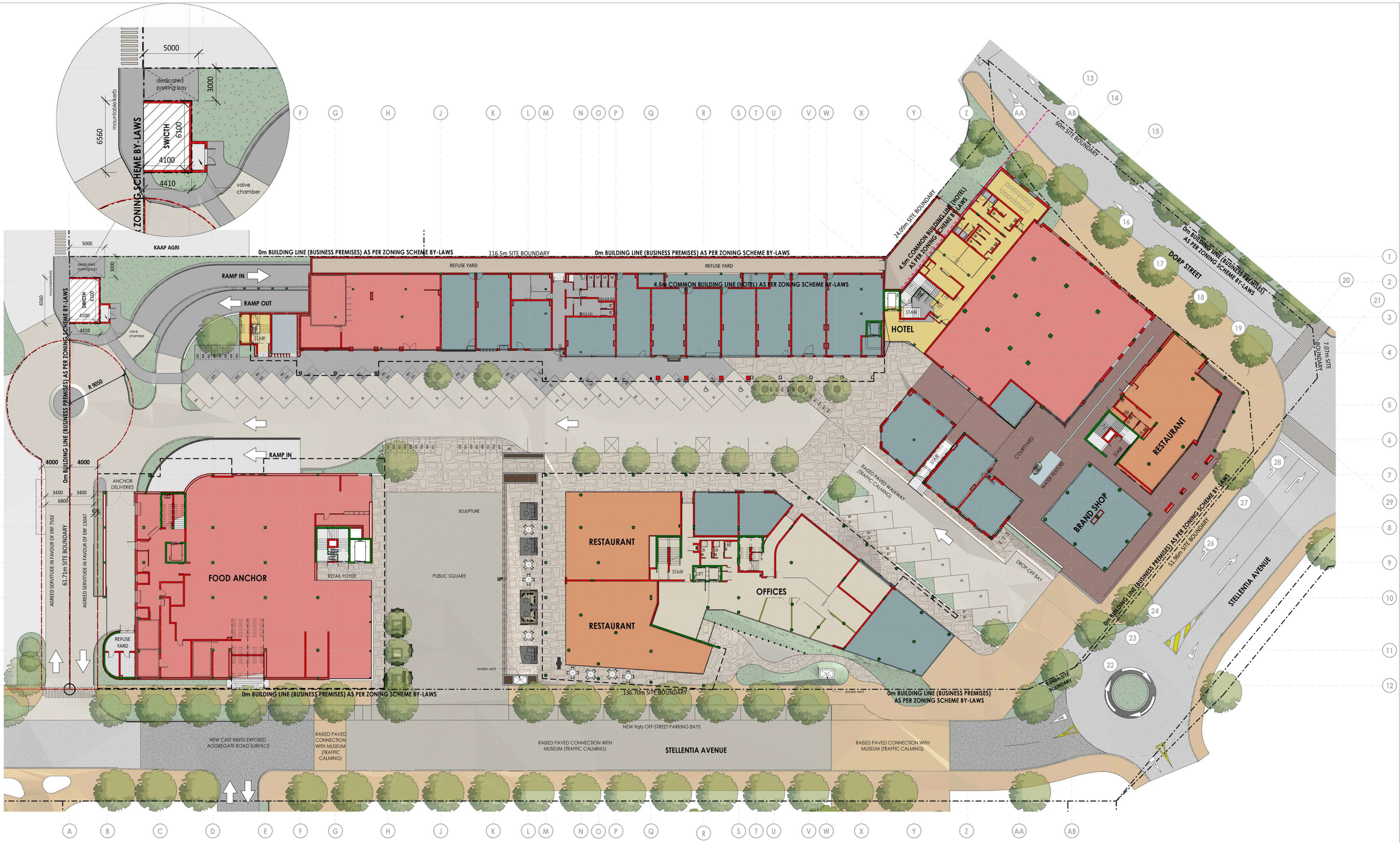


Date created: 2025/10/20

km

0.0 0.045 0.090 0.14 0.18 0.22

Western Cape Government FOR YOU



TYPICAL GROUND FLOOR PLAN

SCALE: 1 : 250

ORIGINAL DOCUMENT DATE: March 2023

DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION
.	2025-08-26	Revised SDP

PROJECT DESCRIPTION:

ERF 7592, Stellentia Avenue, Stellenbosch

PROJECT / CLIENT:

VAN RIJN MEENT

ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR | LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

DRAWING DESCRIPTION:

SDP GROUND FLOOR

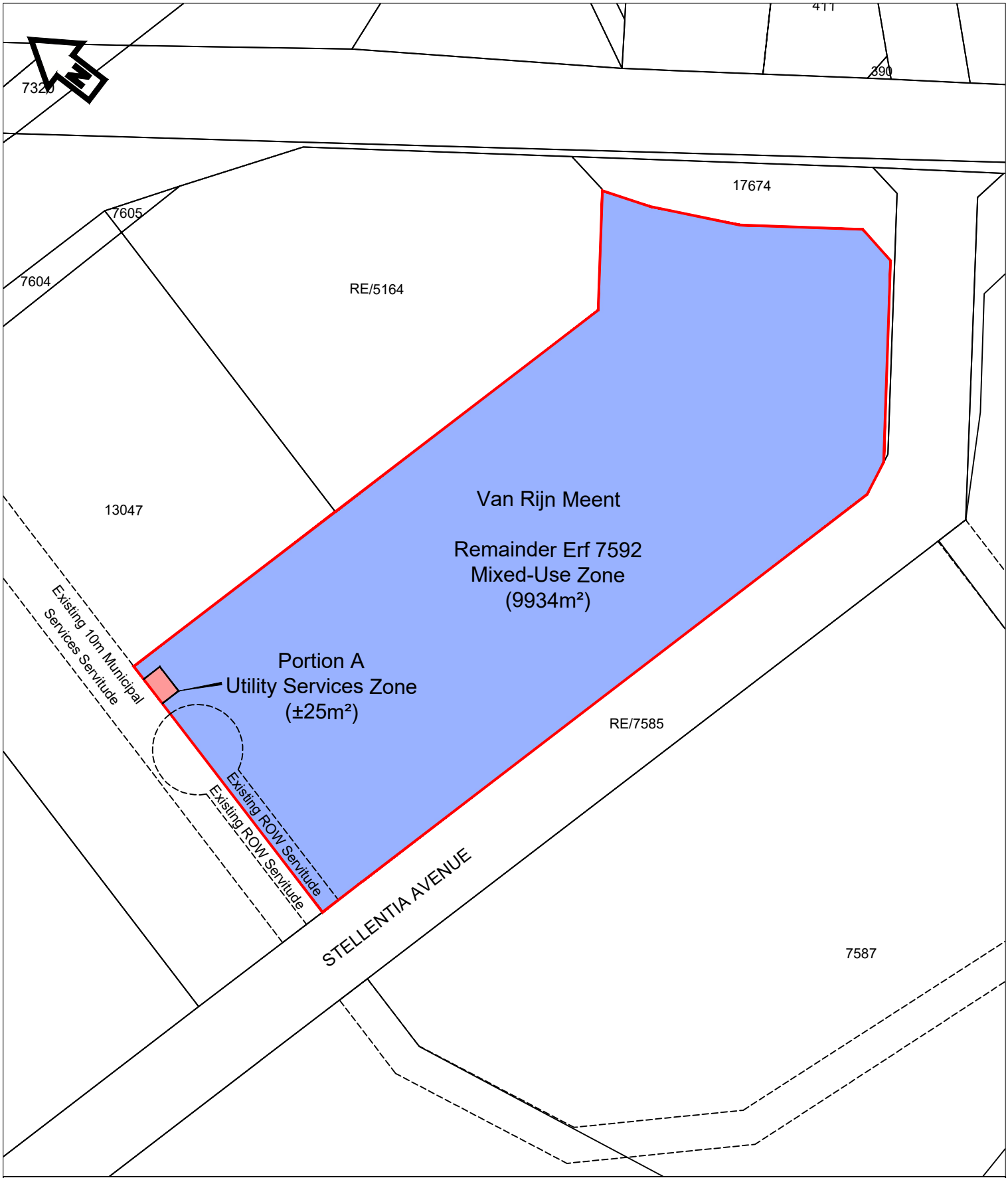
DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY -LAWS) MUST BE ADHERED TO - CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES - FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKES PREFERENCE OVER SCALED DIMENSIONS - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THESE DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWNPLANNERS AND COPYRIGHT IS RESERVED.

DATE:	2025-08-26
DRAWN:	A. GOUWS (PrArch 21429)
CHECKED:	E. SWANEPOEL (PrArch 6256)
SIZE / SCALE:	A1 / 1 : 250
DRAWING No:	**3671/A/1102**
REV	.

DESIGN



Notation:

Portion A to be subdivided from Erf 7592, Stellenbosch and rezoned to Utility Services Zone.

Cadastral information obtained from Surveys and Mapping (DRDLR).

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

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Erf 7592, Stellenbosch

Drawing:		Plan no.:
Subdivision & Rezoning Plan		1
Date:	Scale:	
20/10/2025	1:1000 (A4)	
Project no.:	Drawn:	Checked:
3252-P	WH	JvR

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT - Message (HTML)

File Message Help Acrobat Tell me what you want to do

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

WH

Wagener Hanekom
To Wagener Hanekom
Bcc chantel.dreyer@kaapagri.co.za; md@rupertfoundation.com; hc@remgro.com; interestgroupstellenbosch@gmail.com; info@stellenboschratepayers.org; secretary@stellenboschratepayers.org

Reply Reply All Forward

Thu 06/11/2025 11:17

Subdivision & Rezoning Plan.pdf 181 KB
Locality Map.pdf 1 MB
Motivation Report.pdf 541 KB
Official Notice.pdf 70 KB

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: 3 Dorp Street, Stellenbosch, 7600
Application Property Number: Erf 7592, Stellenbosch
Applicant: TV3 Projects (Pty) Ltd – W Hanekom (contact details: 021 861 3800)
Owner: Rembrandt van Rijn (Pty) Ltd – H Carse (contact details: 021 888 3000)
Application Reference: TP1416/2025

Type of Application:

- Application is made i.t.o. Section 15.2(d) of the Stellenbosch Municipality Planning By-Law, 2023 for the subdivision of Erf 7592, Stellenbosch into a Remainder (±9934m²) and a Portion A (±25m²), the latter to be transferred to Stellenbosch Municipality.
- Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of Portion A from Mixed-Use Zone to Utility Services Zone to permit the electrical substation.

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/landuse-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 – W. Hanekom wagener@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 8 December 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.

Kind regards / Vriendelike groete

Wagener J Hanekom
Pr Pln (TRP SA), B Tech T&RP (CPUT), SAPI