



**NOTICE OF LAND DEVELOPMENT APPLICATION**

**Attention:**  
**Email:**

**Date: 16/10/2025**  
**Our Ref: 14203/ZN**

Sir/Madam,

**APPLICATION FOR REZONING AND SUBDIVISION OF  
PORTION 8 OF FARM 527, ADMINISTRATIVE DIVISION STELLENBOSCH**

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

|                                      |                                                                               |
|--------------------------------------|-------------------------------------------------------------------------------|
| <b>Application Property Address:</b> | Jamestown Sports Complex                                                      |
| <b>Application Property Number:</b>  | Portion 8 of Farm 527, Stellenbosch                                           |
| <b>Applicant:</b>                    | CK Rumboll and Partners, 16 Rainier Street, Malmesbury,<br>7300, 022 482 1845 |
| <b>Owner:</b>                        | Stellenbosch Municipality, Plein Street, Stellenbosch,<br>7680, 021 808 8111  |
| <b>Application Reference:</b>        | TP1287/2025                                                                   |

**Description of land development proposal:**

Application has been made for the 1) Rezoning of Portion 8 of Farm 527, Stellenbosch, in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023, from Public Open Space to Subdivisional area to accommodate Utility Services (Fire Station) ( $\pm 0.62$ ha in extent) and Public Open Space (Sportsgrounds and clubhouse) ( $\pm 4.02$ ha in extent) and 2) Subdivision of Portion 8 of Farm 527, Stellenbosch, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023, into Portion A ( $\pm 0.62$ ha in extent) and Remainder of unregistered Farm 527/8 ( $\pm 4.02$ ha in extent).

Notice is hereby given in terms of the provisions 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/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: CK Rumboll and Partners: Zanelle Nortje at [zanelle@rumboll.co.za](mailto:zanelle@rumboll.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **20 November 2025**.

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 022 482 1845 / 076 721 1725 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Zanelle Nortje'. The signature is stylized with a large 'Z' and a cursive 'Nortje'.

Zanelle Nortje  
For CK Rumboll and Partners



**KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK**

Meneer / Mevrouw/ Mejuffrou,

**AANSOEK OM HERSONERING EN ONDERVERDELING OP  
GEDEELTE 8 VAN PLAAS 527, ADMINISTRATIEWE DISTRIK STELLENBOSCH**

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

|                             |                                                                                |
|-----------------------------|--------------------------------------------------------------------------------|
| Adres van aansoek eiendom:  | Jamestown Sports Complex                                                       |
| Aansoek eiendom beskrywing: | Gedeelte 8 van Plaas 527, Stellenbosch                                         |
| Aansoeker:                  | CK Rumboll and Partners, 16 Rainier Street, Malmesbury,<br>7300, 022 482 1845  |
| Eienaar:                    | Stellenbosch Munisipaliteit. Plein Street, Stellenbosch,<br>7680, 021 808 8111 |
| Aansoek Verwysing:          | TP1287/2025                                                                    |

**Besonderhede van die grondgebruiksaansoek:**

Aansoek word gedoen vir die 1) Hersonerig van Gedeelte 8 van Plaas 527, Stellenbosch, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, vanaf Publieke Oopruimte Sone na Onderverdelingsgebied Sone om Nutsdienste Sone (Brandweerstasie) ( $\pm 0.62$ ha in omvang) en Publieke Oopruimte Sone (sportsfasiliteite en klubhuis) ( $\pm 4.02$ ha in omvang) en 2) Onderverdeling van Gedeelte 8 van Plaas 527, Stellenbosch, ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, in Gedeelte A ( $\pm 0.62$ ha in omvang) en Restant van ongeregistreerde Plaas 527/8 ( $\pm 4.02$ ha in omvang).

Kennis word hiermee gegee in terme van die voorskrifte 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 tydskuur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: CK Rumboll and Partners: Zanelle Nortje at [zanelle@rumboll.co.za](mailto:zanelle@rumboll.co.za). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

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 sluitings datum van **20 November 2025**.



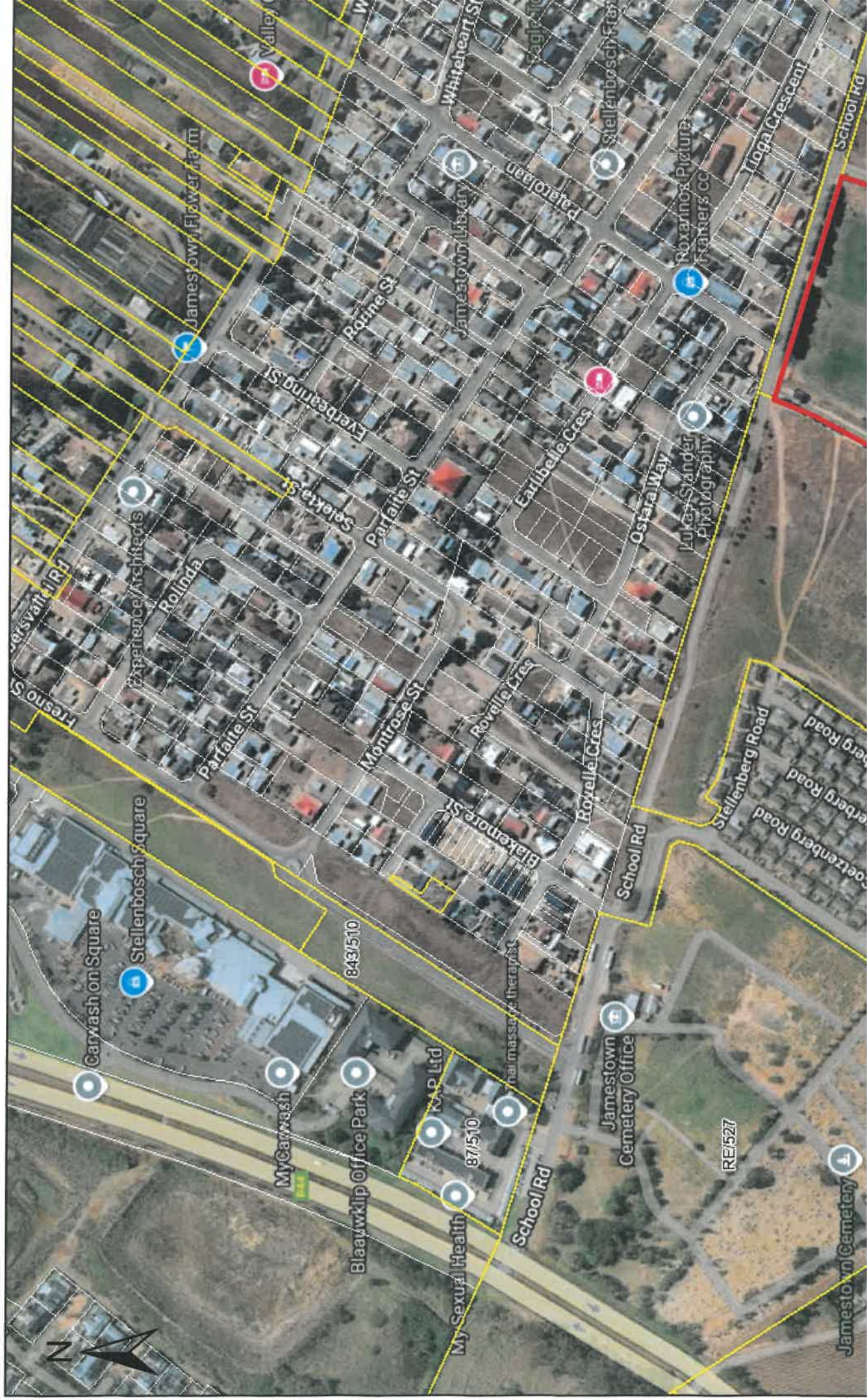
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 022 482 1845 / 076 721 1725 gedurende normale kantoor ure.

Die uwe

Zanelle Nortje  
Vir CK Rumboll en Vennote

# Locality Map Poriton 8 o



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## **EXECUTIVE SUMMARY**

# **PROPOSED REZONING AND SUBDIVISION OF PORTION 8 OF FARM 527 (PORITON OF FARM 527), STELLENBOSCH**

Our reference: STB/14203/ZN

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Compiled by:



**CK RUMBOLL**  
& PARTNERS

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## 1. INTRODUCTION

CK Rumboll and Partners have been appointed by Stellenbosch Municipality (SM), owners of relevant farm, to undertake an application for the rezoning and subdivision of Portion 8 of Farm 527 (portion of Remainder of Farm 527), Stellenbosch, for all town planning actions needed to create a separate erf for the development of a Fire Station in Jamestown.

## 2. PURPOSE

The purpose is to apply for the following:

- The proposed **rezoning of Portion 8 of Farm 527 (Portion of Remainder Farm 527), Stellenbosch**, in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, from Public Open Space Zone to Subdivisional Area to accommodate Utility Services Zone and Public Open Space Zone;
- The proposed **subdivision of Portion 8 of Farm 527 (Portion of Remainder Farm 527), Stellenbosch**, in terms of *Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, into a Portion A ( $\pm 6220\text{m}^2$ ) and a Remainder ( $\pm 4.02\text{ha}$ );

## 3. PROPERTY DESCRIPTION

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### PORTION 8 OF FARM 527 (Portion of Farm 527), STELLENBOSCH

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|                                 |                                                                               |
|---------------------------------|-------------------------------------------------------------------------------|
| <b>Extent</b>                   | 4.6420 ha                                                                     |
| <b>Registered Owner</b>         | Unregistered – portion of Farm 527, owned by the Municipality of Stellenbosch |
| <b>Local Authority</b>          | Stellenbosch Municipality                                                     |
| <b>Servitudes</b>               | 3m Sewer Pipeline                                                             |
| <b>Current Zoning</b>           | Public Open Space Zone                                                        |
| <b>Current Land Use</b>         | Jamestown Sports Complex                                                      |
| <b>Coordinates</b>              | 33.983456°S 18.846271°E                                                       |
| <b>Title Deed</b>               | STF6-3/1889                                                                   |
| <b>Title Deed Restrictions</b>  | None                                                                          |
| <b>SG number</b>                | 821/2014                                                                      |
| <b>Applicable Zoning Scheme</b> | Stellenbosch Municipality Zoning Scheme By-Law 2024                           |

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## 4. LOCALITY

The relevant property is located in Stellenbosch town in the Stellenbosch Local Municipal area in the Cape Winelands District. On a Local level the proposed developable area is located on Portion 8 of Farm 527, Stellenbosch, just south of Jamestown on the Jamestown Sports Complex. Jamestown is a historic settlement on the southern periphery of Stellenbosch Town. The Jamestown Sports complex gains access from School Road to the north, although the fire station will gain access on the western boundary from a future approved road.



Figure 1: Locality of Portion 8 of Farm 527 Stellenbosch

## 5. THE PROPOSED DEVELOPMENT

### 5.1. OVERVIEW

The Greater Stellenbosch Municipality's Fire Department is experiencing significant pressure to meet the required emergency response times as prescribed by the guidelines, particularly the critical attendance and turnout timeframes. A major contributing factor to delayed response times is increasing traffic congestion in and around Stellenbosch. In response to this challenge, Jamestown has been identified as a strategic location from which to serve the southern areas of Stellenbosch more effectively.

Following an assessment of the criteria—including travel speed, optimal turnout areas, and access routes—a portion of the Jamestown Sports Complex, Portion 8 of Farm 527, Stellenbosch, was identified and selected as the most appropriate site for the proposed regional fire station. The proposed fire station will relieve pressure on the existing fire station in Stellenbosch.

The proposed building will be a double storey building with a ground and first floor for the working and living areas and a double volume area for the storage of the fire trucks. The Site Development Plan can be seen in the figure below. The building coverage is  $\pm 500\text{m}^2$  with a floor space of  $\pm 730\text{m}^2$ . The building will be placed in the middle of the erf to allow for sufficient area for truck manoeuvring and space for equipment maintenance and drill practices. The building will include all the facilities required for a fire station like storage areas for equipment, offices, lockers, kitchen, dorm rooms, lounge, gym, etc. A total of  $\pm 9$  personnel are expected to be present on-site on a daily basis.



**Figure 2: Concept Site Development Plan**

### 5.1. PROPOSED REZONING

To allow for the subdivision of the subdivision of Portion 8 of Farm 527 (portion of Farm 527), Stellenbosch, it needs to be rezoned to **Subdivisional Area** as required in Section 20(2) of the *Stellenbosch Land Use Planning By-Law 2023*, before subdivision. The following rezonings are applied for in terms of Section 15(2)(a) of the *Stellenbosch Land Use Planning By-Law 2023*:

| Property                               | Current Zoning         | Rezoning to Subdivisional area to include:   |
|----------------------------------------|------------------------|----------------------------------------------|
| <b>Remainder Portion 8 of Farm 527</b> | Public Open Space Zone | <b>Public Open Space Zone</b>                |
| <b>Portion A Portion 8 of Farm 527</b> | Public Open Space Zone | <b>Utility Services Zone (Authority use)</b> |

As can be seen from the definition above fire services are listed under Authority Zone which is the primary use for Utility Services Zone. The purpose of the Utility Services Zone is for the use of land for the provision and protection of any infrastructure services for the general public. The fire station will comply with Utility Service Zone parameters as set out below:

|                                      | Parameter | Proposed Development |
|--------------------------------------|-----------|----------------------|
| <b>Street Building line</b>          | 5m        | >5m – Comply         |
| <b>Common boundary building line</b> | 5m        | >5m – Comply         |
| <b>Coverage</b>                      | 20%       | 9% – Comply          |
| <b>Height</b>                        | 2 Storey  | 2 Storeys – Comply   |

The proposed rezoning to Utility Service Zone complies and supports the proposed fire station.

### 5.2. PROPOSED SUBDIVISION

The following subdivision is applied for in terms of Section 15(2)(d) of the *Stellenbosch Land Use Planning By-Law 2023*, to create Portion A and a Remainder of Portion 8 of Farm 527.

| Land Parcel             | Size       |
|-------------------------|------------|
| Portion A of Farm 527/8 | ±0.6220 ha |
| Remainder Farm 527/8    | ±4.0200 ha |

Proposed Portion A will be a sufficient size to accommodate the proposed fire station with sufficient space for manoeuvrability of the fire trucks and equipment. It will include the existing telecommunication tower on site, which will not be removed. The stockpile on site will be levelled before constructions starts, if approved.

Access to Portion A will be from a future road on the western boundary. This road was approved but not yet subdivided. In similar type of applications a servitude right of way will be registered in the meantime, but you cannot register a servitude against yourself, and seeing that Stellenbosch Municipality owns Portion 7 of Farm 527 and Remainder of Farm 527, Stellenbosch, a servitude cannot be registered.



Figure 3: Proposed Subdivision plan

## 6. PLANNING POLICY

### LOCAL POLICY CONTEXT

The **Stellenbosch Municipal Spatial Development Framework (MSDF)** was approved in 2023 and guides all future development in the municipal area. Portion 8 of Farm 527, Stellenbosch, is located within the Urban Edge of Stellenbosch next to Jamestown. Jamestown is a small historical residential settlement located on the most southern boundary of Stellenbosch town area. The settlement was established mainly as a mission station and an agricultural community.

The area where the fire station is located is earmarked for urban development intensification, public service investment and transport route enhancement. The location of the fire station to serve the southern portion of Stellenbosch and surrounding rural areas, is ideal and will strengthen urban infrastructure delivery.

The MSDF promotes equitable access to public facilities / services, especially in underserved areas. The proposed fire station improves emergency response coverage in southern Stellenbosch, reducing disaster occurrences in the area with quicker response time. It further supports preparation and readiness for disaster and risk management in the area due to climate change.

During the public participation of the MSDF 2023 a few comments were received from the public to accommodate another fire station in the Stellenbosch area, this development will alleviate this need in the community. The Jamestown Fire Station is also a listed project on the Capital Expenditure budget for the years 2024-2026.

## **7. CONCLUSION**

The proposed application for rezoning and subdivision of Portion 8 of Farm 527 to accommodate the said fire station, complies with the goals of the Local and Provincial Planning Policies as follows:

- The proposed development of the Jamestown Fire Station supports infill and compact development within the Urban Edge and will provide a needed emergency service to the community and rural area.
- The development supports and complies with the Western Cape Provincial Spatial Development Framework and the Stellenbosch Municipal Spatial Development Framework.
- The development also supports and comply with the criteria for the assessment of an application as per the Land Use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013).
- The development is accessible and there will be no major negative effects on the surrounding built environment, natural environment or economic environment.
- The development improves access to services to create a sustainable human settlement that is resilient and resourceful against climate change and disaster risks.
- The proposed development represents a spatially compact development that fully considered the opportunities provided by the site and addressed the potential impacts and restrictions that was identified with the required mitigation measures to ensure sustainable development.
- This development will promote smart growth by ensuring the efficient use of land and infrastructure.

This office supports the proposed development of the Fire Station, providing for better and more effective utilisation of land, infrastructure and services. In light of the above, we herewith respectfully request the application to be consider favourably.



Zanelle Nortjé

*For CK Rumboll and Partners*

**KEY:**

|                         |                        |
|-------------------------|------------------------|
| Relevant boundary       |                        |
| Proposed subdivision    |                        |
| Property                | Zoning                 |
| Remainder Farm 527/8    | Public Open Space Zone |
| Portion A of Farm 527/8 | Utility Services Zone  |

SCALE: 0 25 50 75m

Portion 7 of  
Farm No. 527

Remainder of  
Portion 8 of Farm 527  
±4.0200ha

Portion A  
Fire Station  
±0.6220ha

Remainder of  
Farm No. 527

Portion 1 of Farm 527

|                                                                                                                                                                               |                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| TITLE: SUBDIVISION PLAN 3                                                                                                                                                     |                                      |
| PORTION 8 OF FARM 527, STELLENBOSCH                                                                                                                                           |                                      |
| PHYSICAL ADDRESS: #                                                                                                                                                           |                                      |
| NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING                                                                                                                      |                                      |
| COMPILED BY: CA. RUMOLD & VIGNOTE<br>REGISTERED PROFESSIONAL SURVEYORS<br>10 PAINERS STREET, MANMERSBURG<br>Tel: 022-4821845<br>Fax: 022-4871591<br>Email: zeele@rumold.co.za |                                      |
| DATE: SEPTEMBER 2025                                                                                                                                                          | AUTHORITY: STELLENBOSCH MUNICIPALITY |
| REF: STEL/14200ZN_3                                                                                                                                                           |                                      |

