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19 November 2026

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

APPLICATION FOR SUBDIVISION OF ERF 414, FRANSCHHOEK – 61 CABRIERE STREET

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

Application Property Address: **Erf 414, Franschhoek**
Application Property Number: **61 Cabriere Street**
Applicant: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**
Owner: **Etoile D'Or (Pty) Ltd**
Application Reference: **TP1663/2026**

Description of land development proposal:

Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 414, Franschhoek:

- **Subdivision in terms of Section 15(2)(d) of the said by-law, into two portions with associated servitude:**
  - **Portion 1 (± 1 351 m² in extent)**
  - **Portion 2 (± 2 690 m² in extent)**
  - **Registration of a 5m right of way servitude**

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: carlien@archtownplanners.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 **19 January 2027.**

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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Fourie

For Arch Town Planners (Pty) Ltd

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19 November 2026

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

AANSOEK OM ONDERVERDELING VAN ERF 414, FRANSCHHOEK – CABRIERESTRAAT 61

Adres van aansoek eiendom: **Erf 414, Franschhoek**

Aansoek eiendom beskrywing: **Cabrierestraat 61**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**

Eienaar: **Etoile D'Or (Pty) Ltd**

Aansoek Verwysing: **TP1663/2026**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Municipaliteit se Beplanningsverordening (2023) ten einde voorsienning te maak vir die volgende op Erf 414, Franschhoek:

- **Onderverdeling ingevolge Artikel 15(2)(d) van die gemelde verordening, in twee gedeeltes met gepaardgaande serwituut:**
  - **Gedeelte 1 (± 1 351 m² groot)**
  - **Gedeelte 2 (± 2 690 m² groot)**
  - **Registrasie van 'n 5 m-reg-van-weg-serwituut**

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 tydsduur 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 toeganglik 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: Carlien Fourie, carlien@archtownplanners.co.za . Deur 'n beswaar, kommentaar of vertoë 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 **19 Januarie 2027.**

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 **072 262 5304** gedurende normale kantoor ure.

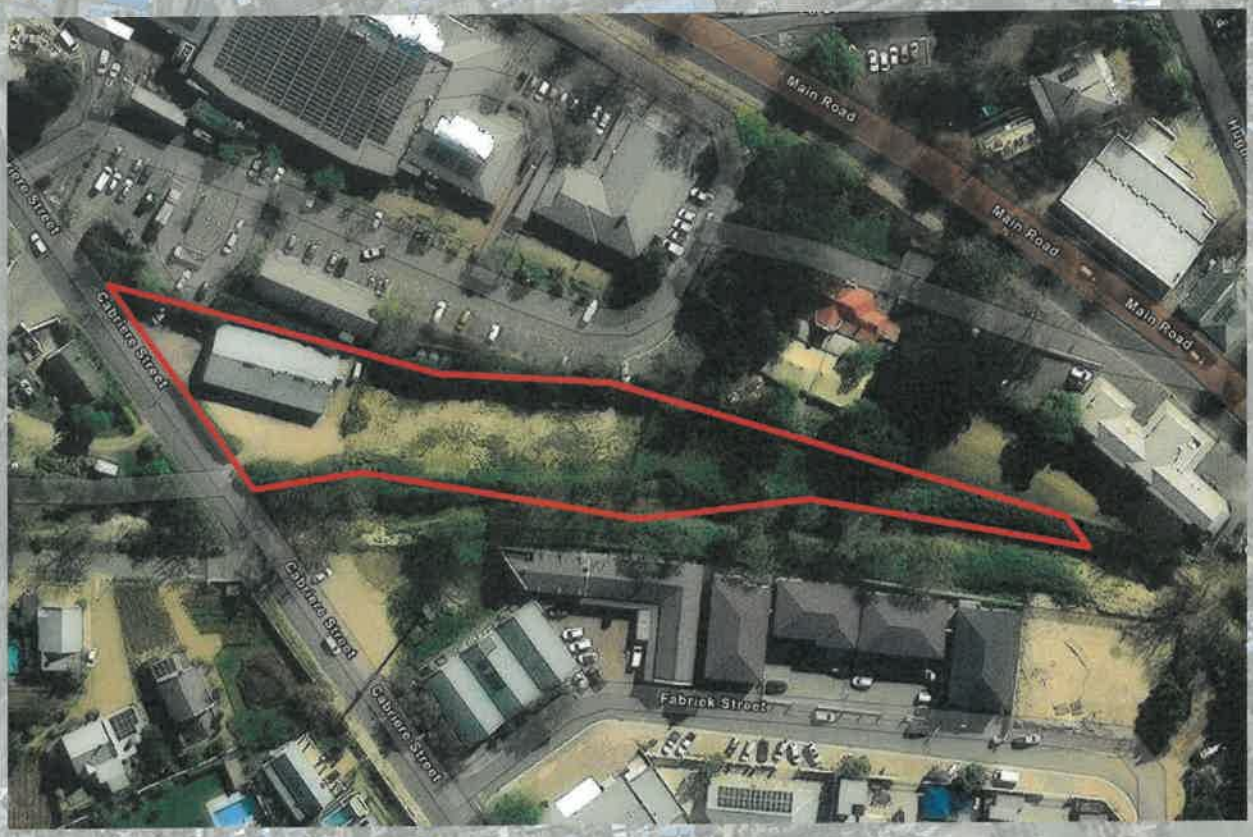
Die uwe

Carlien Fourie

Vir Arch Town Planners (Pty) Ltd

SUBDIVISION APPLICATION

ERF 414, FRANSCHHOEK
Cabriere Street, Franschhoek



JUNE 2026

SUBMITTED TO:

STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

Address: 152 Dorp Street
2nd Floor Bakkershuis
Stellenbosch, 7600

Email: marike@archtownplanners.co.za
Website: www.archtownplanners.co.za

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1. INTRODUCTION

1.1 Background Information

Erf 414, Franschhoek (hereafter referred to as the "application site") is situated within the Franschhoek Industrial area and is zoned Industrial Zone in terms of the Stellenbosch Municipality Zoning Scheme. The property fronts onto Cabriere Street and currently contains existing buildings situated on the front portion of the erf.

The landowner no longer utilises the rear portion of the property and wishes to subdivide Erf 414 into two separate erven. The surrounding area contains a number of other industrially zoned erven, which are all comparatively smaller than the application site. The proposed subdivision will therefore allow for both portions to be of a comparable size to the surrounding industrial erven, facilitating more efficient and appropriate use of the land. In addition, a right of way servitude is proposed to ensure that the newly created rear portion (Portion 2) has access.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the subdivision of Erf 414, Franschhoek, and the registration of a right of way servitude.

Please refer to **Annexure A** for the application form.

The power of attorney and company resolution is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of the Stellenbosch Municipality Land Use By-Law 2023 (hereafter referred to as 'the By-Law') to allow for the following on Erf 414, Franschhoek:

i. In terms of Section 15(2)(d) for the **Subdivision** of Erf 414, Franschhoek into Portion 1 (±1 351 m²) and Portion 2 (±2 690 m²)

ii. In terms of Section 15(2)(d) for the registration of a 5m **right of way servitude** to provide access to Portion 2.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Title Deed Restrictions
Erf 414, Franschhoek	Etoile D'Or (Pty) Ltd	4 041.1 m²	T023194/22	None

Table 1 *Property Details*

Please refer to **Annexure C** for a copy of the Title Deed.

2.2 Locality

The application site is located within the Franschhoek Industrial area, in the town of Franschhoek. Erf 414 fronts onto Cabriere Street. The property is situated within an established industrial precinct.

The surrounding area is characterised by industrial land uses, with a number of smaller industrially zoned erven located in the vicinity of the application site. The application site is situated within the urban edge of Franschhoek.

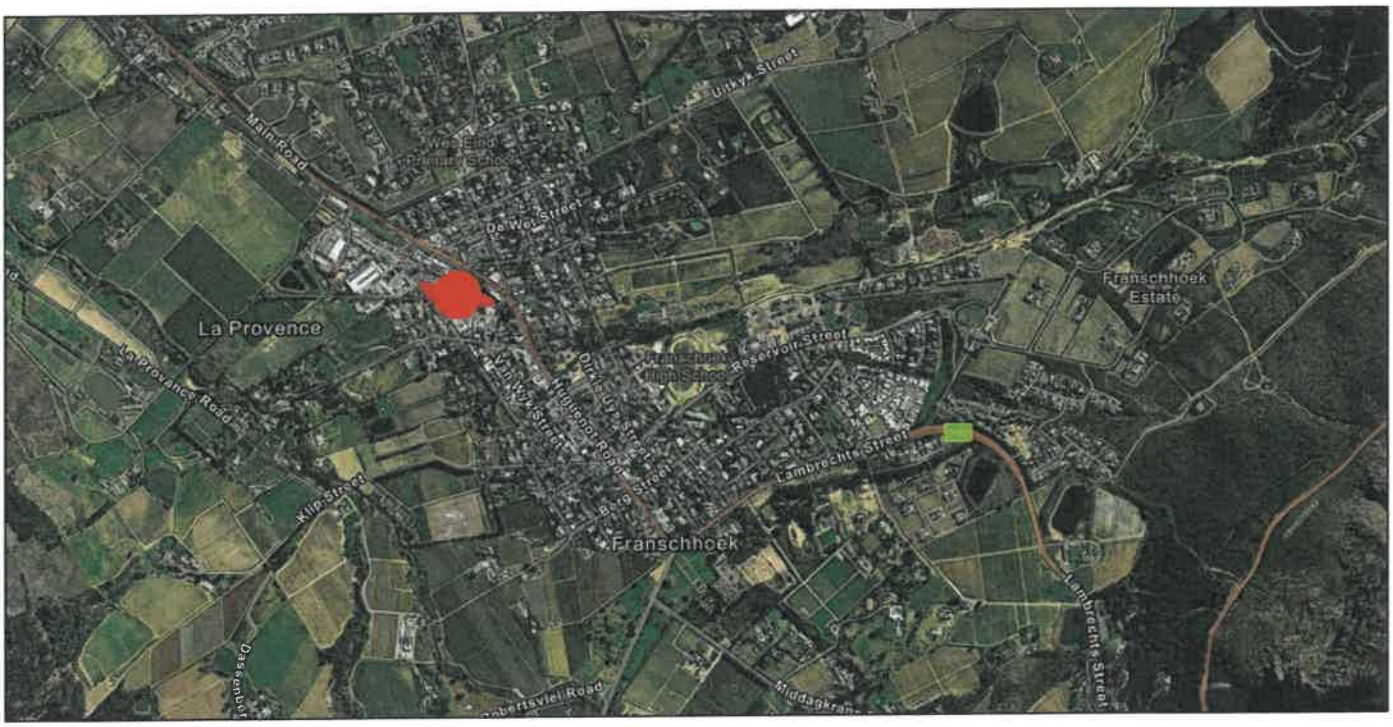


Figure 1: *Locality within Stellenbosch*



Figure 2: *Local Context*

2.3 Physical characteristics and existing land uses

Please refer to **Annexure D** for the proposed subdivision plan.

Erf 414 has a total extent of approximately 4 041 m² and is an irregularly shaped property with a long narrow configuration extending away from Cabriere Street. The site contains existing buildings situated on the street-facing portion, which will be situated on proposed Portion 1 (approximately 1 351 m²). The rear portion of the property, proposed as Portion 2 (approximately 2 690 m²), is currently vacant and not utilised by the landowner.

One non-perennial river traverses the southern boundary of the property. The site is accessed from Cabriere Street, which serves as the primary street boundary. A 5m right of way servitude is proposed along the southern boundary of Portion 1 to ensure that Portion 2 has access to Cabriere Street.

The site is currently zoned Industrial Zone in terms of the Stellenbosch Municipality Zoning Scheme. Both Portion 1 and Portion 2 will retain this zoning following the subdivision.

2.4 Current zoning

Properties within the Stellenbosch Municipal Area are regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2024 (hereafter referred to as 'the Zoning Scheme').

Erf 414 is currently zoned Industrial Zone. No rezoning is proposed as part of this application. Both the proposed Portion 1 and Portion 2 will retain the Industrial Zone designation following the subdivision.

3. DEVELOPMENT PROPOSAL

3.1 Subdivision

This section should be read alongside the Proposed Subdivision Plan attached as **Annexure** D.

The proposal entails the subdivision of Erf 414, Franschhoek into two separate portions, namely Portion 1 (approximately 1 351 m²) and Portion 2 (approximately 2 690 m²). No rezoning or departures are proposed. Both portions will retain the existing Industrial Zone designation. Simultaneously, a 5m right of way servitude is to be registered over Portion 1 in favour of Portion 2 to ensure Portion 2 has legal access to Cabriere Street.

The subdivided erfs will retain their zoning in accordance with the existing zonings of Erf 414, Franschhoek:

- Portion 1 will comprise the front portion of Erf 414 (approximately 1 351 m²), containing the existing buildings, zoned Industrial Zone, with street frontage on Cabriere Street.
- Portion 2 will be a newly created erf of approximately 2 690 m², zoned Industrial Zone, with access secured via the proposed 5m right of way servitude over Portion 1.

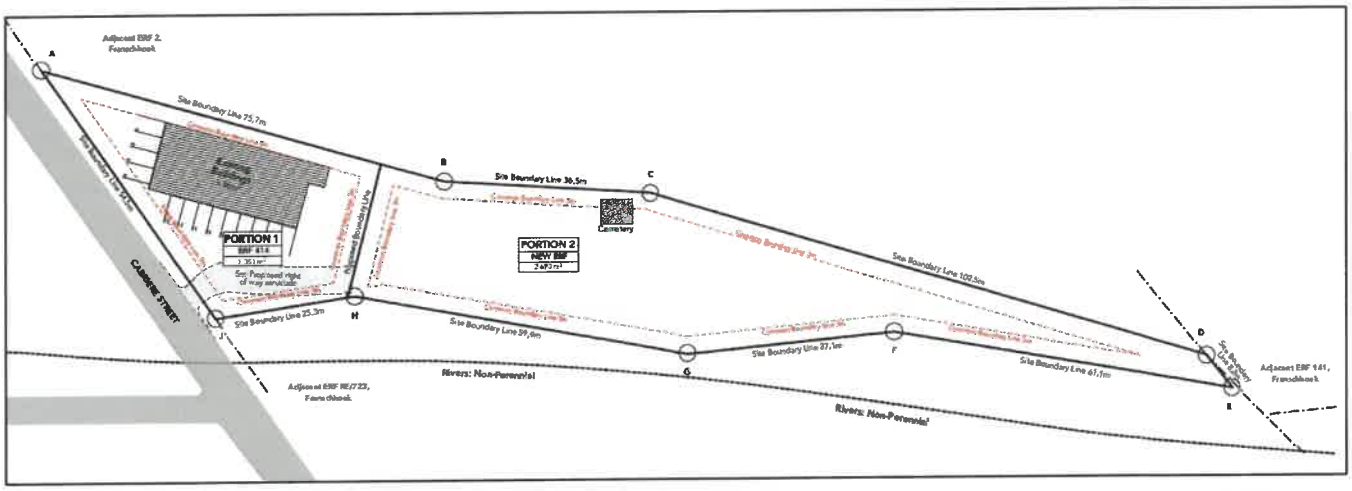


Figure 3: *Proposed Subdivision Plan*

The subdivision will allow both portions to be use more efficiently and facilitating separate ownership and development of each portion.

4. MOTIVATION

4.1 Stellenbosch Municipality Land Use By-Law (2023)

In terms of the By-Law, applications for subdivision must be assessed against the general development criteria. Table 2 below sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Desirability of land use	The proposed subdivision is desirable as it will result in two industrial erven of a size comparable to the other industrially zoned erven in the surrounding area. The landowner does not utilise the rear portion of Erf 414, and the subdivision will allow for each portion to be independently owned and developed in accordance with the

	Industrial Zone development parameters. Both portions will retain the Industrial Zone designation, consistent with the existing character of the area. Impact on Surrounding Land Uses: • The proposed subdivision will not introduce any new land uses or alter the character of the surrounding industrial precinct. The right of way servitude ensures that Portion 2 has legal access to Cabriere Street, making the newly created erf functional and independently viable. Engineering Services and Traffic: • The proposed subdivision will not result in an increase or change in capacity of the existing services. The proposed subdivision will not result in the potential to add more bulk or vehicular movement to the site than which could currently be achieved for the existing current erf. There will be no negative impact on the surrounding land uses or the broader industrial character of the Franschhoek Industrial area as a result of this subdivision.

***Table 2** Assessment of Application in terms of Section 65 (1) of the By-Law*

4.2 Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the subdivision application against these principles:

SPLUMA Principles	**Compliance of Proposed Application**
Spatial Justice	The proposed subdivision will not result in the displacement of any existing uses or residents. Both portions will retain the Industrial Zone designation, ensuring that the existing character and use of the land is preserved in an equitable and consistent manner.
Spatial Sustainability	The proposed subdivision is consistent with the principles of spatial sustainability. Erf 414 is situated within the urban edge of Franschhoek and is an existing developed property, making the subdivision an infill process that makes more efficient use of existing urban land and infrastructure. The subdivision supports a more sustainable urban form by enabling appropriate-scale industrial development on both portions, without the need for new greenfield development or the extension of engineering services.
Efficiency	The subdivision will result in the more efficient use of a large underutilised property by creating two appropriately sized industrial erven that are consistent with the scale of surrounding development. The subdivision will optimise the use of well-located land and existing urban infrastructure. No service upgrades are required, and no additional demand will be placed on the road network or municipal services.
Good Administration	The application is submitted in accordance with the requirements of the Stellenbosch Municipality Land Use By-Law and LUPA. The subdivision will

	simplify the administrative management of the land by creating two separate, independently manageable erven. It aligns with the applicable planning policy framework and has been prepared and submitted in accordance with all relevant legislative and procedural requirements.
Spatial Resilience	The proposed consolidation is a brownfield development on land that has already been urbanised. It will not result in any encroachment onto sensitive agricultural or natural areas, nor will it introduce any new risk to the resilience of the surrounding industrial environment. The subdivision of Erf 414 into two comparable industrial erven will contribute positively to a functional and well-structured industrial precinct in Franschhoek.

***Table 3** Assessment of Application in terms of Section 59 of LUPA*

5. CONCLUSION

The proposed subdivision of Erf 414, Franschhoek is motivated by the landowner's desire to subdivide the property given that the rear portion is not being utilised. The surrounding industrial erven are all of comparably smaller sizes, and the subdivision will result in two portions that are consistent in size with the character of the broader industrial area. No rezoning or departures are proposed, and both portions will retain the Industrial Zone designation. A right of way servitude is simultaneously proposed to ensure that Portion 2 has legal and practical access to Cabriere Street.

The application complies with the relevant provisions of the Stellenbosch Municipality Land Use By-Law and the Land Use Planning Act, 2014, and will have no negative impact on the surrounding area. It is therefore respectfully requested that the following applications be approved:

i. In terms of Section 15(2)(d) for the **Subdivision** of Erf 414, Franschhoek into Portion 1 (±1 351 m²) and Portion 2 (±2 690 m²)

ii. In terms of Section 15(2)(d) for the registration of a 5m **right of way servitude** to provide access to Portion 2.

Report compiled by:
Carlien Coetzee (C/9982/2024)

Reviewed by:
Marike Bolz (Director)

for Arch Town Planners (Pty) Ltd

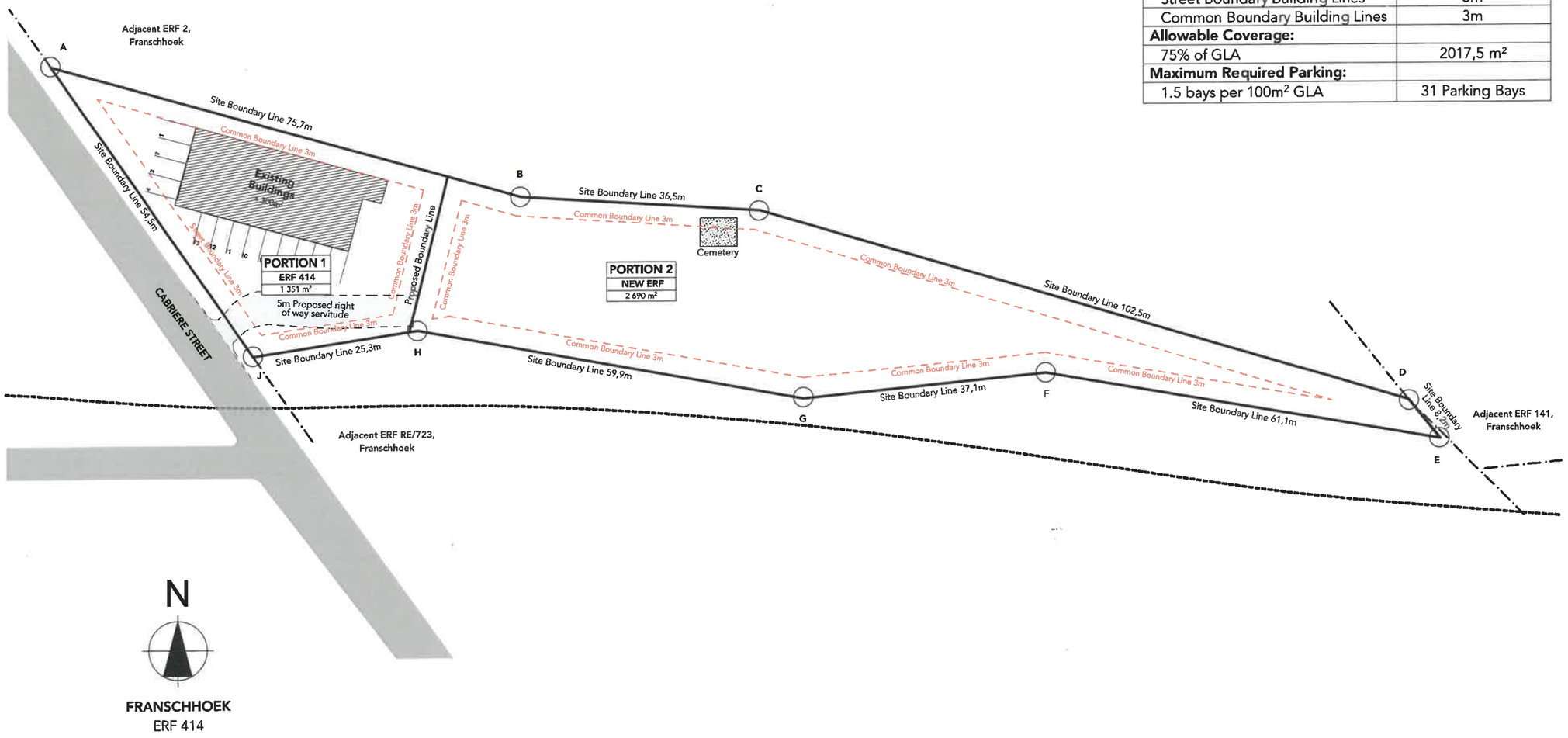
Locality Plan - Erf 414, Franschhoek



Date created: 2026/06/03

km
0 0.15 0.3 0.45 0.6 0.75

Western Cape Government
FOR YOU



Industrial Zone: PORTION 1 & PORTION 2

Portion 1	**1351 m²**
Proposed Street Number:	61A
Building Lines:	
Street Boundary Building Lines	3m
Common Boundary Building Lines	3m
Allowable Coverage:	
75%	1013,25 m²
Maximum Required Parking:	
1.5 bays per 100m² GLA	16 Parking Bays

Portion 2	**2690 m²**
Proposed Street Number:	61B
Building Lines:	
Street Boundary Building Lines	3m
Common Boundary Building Lines	3m
Allowable Coverage:	
75% of GLA	2017,5 m²
Maximum Required Parking:	
1.5 bays per 100m² GLA	31 Parking Bays

PROJECT:
ERF 414
Franschhoek Industrial

FOR:
Town Planning Purposes

DRAWING:
Proposed Subdivision

SCALE: 1:500

DATE: 2026/09/08

PREPARED BY:

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