

NOTICE OF LAND USE PLANNING APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA : KLAPMUTS

The following land use application in terms of the Stellenbosch Land Use Planning By-Law refers:

Application Property Address : **24 Bell Street, Klapmuts, 7622**
Application Property Number : **Erf 160 Klapmuts**
Applicant: **David Hellig and Abrahamse Professional Land Surveyors**
Tel: 021 872 4086
Email: plan@dhaa.co.za
Owner: Ricardo Adam Anthony
Application Reference: **TP1575/2026**
Application Type: **Subdivision and Permanent Land Use Departure**

Description of the land use planning application :

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 on Erf 160 Klapmuts for the following:

- a) Subdivision of Erf 160 Klapmuts in terms of Section 15(2)(d) of the said By-Law, into two portions namely Portion A (±3398m²) and Portion B (±316m²);
- b) Departure in terms of Section 15(2)(b) of the said By-Law to relax the common building line from 1m to 0,68m to accommodate the existing dwelling on Portion A.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the abovementioned 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 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 By-Law 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:
 - o Indicate the facts and circumstances that explain the comments;
 - o Where relevant demonstrate the undesirable effect that the application will have if approved;
 - o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **David Hellig and Abrahamse Professional Land Surveyors (Email: plan@dhaa.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 **29-05-2026**.

It should be noted that the Municipality, in terms of Section 50(5) of the said By-Law, 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 **021 872 4086** during normal office hours.

KENNISGEWING VAN GRONDGEBRUIKBEPLANNING AANSOEK IN DIE STELLENBOSCH MUNISIPALE GEBIED: KLAPMUTS

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

Adres van aansoek eiendom: **Bell Straat 24, Klapmuts, 7622**
Aansoek eiendom beskrywing: **Erf 160 Klapmuts**
Aansoeker: **David Hellig and Abrahamse Professional Land Surveyors**
Tel: 021 872 4086
E-pos: plan@dhaa.co.za
Owner: Ricardo Adam Anthony
Aansoek Verwysing: **TP1575/2026**
Tipe Aansoek: **Onderverdeling en Permanente Grondgebruik Afwyking**

Beskrywing van die grondgebruikbeplanningaansoek:

Aansoek word ingevolge Artikel 15(2) van die Stellenbosch Munisipale Grondgebruikbeplanningverordening, 2023, op Erf 160 Klapmuts gedoen vir die volgende:

- a) a) Onderverdeling van Erf 160 Klapmuts ingevolge Artikel 15(2)(d) van die genoemde Verordening, in twee gedeeltes, naamlik Gedeelte A (±3398m²) en Gedeelte B (±316m²);
- b) Afwyking ingevolge Artikel 15(2)(b) van die genoemde Verordening om die gemeenskaplike boulyn van 1m na 0,68m te verslap om die bestaande woning op Gedeelte A te akkommodeer.

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 oewerleging. Die aansoek is beskikbaar vir insae op die Beplanning 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/documents/planning-notices/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 terme 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:
 - o Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - o Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - o Waar toepaslik moet aangeleen word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - o 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: **David Hellig and Abrahamse Professional Land Surveyors (E-pos: plan@dhaa.co.za)**. Deur 'n beswaar, kommentaar of versoek 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 **29-05-2026**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by **021 872 4086** gedurende normale kantoor ure.

PLANNING REPORT

PROPOSED SUBDIVISION IN RESPECT OF ERF 160 KLAPMUTS

OUR REF:P2989/01(25)



Compiled by:
David Hellig and Abrahamse Land Surveyors

JANUARY 2026

1. INTRODUCTION

Erf 160 Klapmuts, the subject land unit, is situated in Bell Street, located south of the Railway Station and west of the New Apostolic Church, comprising of two dwelling houses within the residential area of Klapmuts.

The purpose of this application is for the subdivision of the subject land unit into two portions to be utilised for residential purposes.

2. PROPERTY DETAILS

SUBJECT LAND UNIT				
PROPERTY DESCRIPTION	EXTENT	REGISTERED LANDOWNER	DEEDS OF TRANSFER	EXISTING ZONING
Erf 160 Klapmuts	714 square metres	Ricardo Adam Anthony	T16388/2002	Conventional Residential Zone

3. LOCATION

The location of the subject land unit is illustrated in red in the figure below:



Figure 1: Location of the subject land unit

5. STELLENBOSCH MUNICIPAL ZONING SCHEME BY-LAW, 2024

The subject land unit is zoned Conventional Residential Zone in terms of the Stellenbosch Zoning Scheme By-law, 2024 as indicated in the figure below:



Figure 2: Extract of the Drakenstein Zoning Scheme Map

In terms of the Stellenbosch Zoning Scheme By-law, 2024 a Dwelling House is permissible as a primary right in terms of the Conventional Housing zoning category, subject to the following development parameters:

AREA OF LAND UNIT	STREET BUILDING LINES	COMMON BOUNDARY LINES	MAXIMUM COVERAGE	MAXIMUM HEIGHT incl roof
251m ² to 500m ²	3m	1m	The greater of 175m ² or 60%	2 storeys
501m ² to 1500m ²	4m	2,5m	The greater of 300m ² or 50%	2 storeys

Parking:

The following off-street parking requirements in respect of a dwelling house should be adhered to:

Dwelling House in all zones except Less Formal Residential Zone (LFR)

- 1 bedroom: 1 bay/ dwelling house
- 2 or more bedrooms: 2 bays/ dwelling house

In terms of Section 32 of the Stellenbosch Municipal Zoning Scheme By-Law, 2024 the following should be noted for panhandle properties:

“

- (1) No buildings shall be constructed on the panhandle portion of a land unit, except with the permission of the Municipality in terms of the Scheme, taking into consideration that the panhandle shall provide vehicular and/or pedestrian access to a land unit.*
- (2) Common boundary building lines apply to the portion of the land unit which does not form part of the panhandle.*
- (3) The panhandle portion of a panhandle property shall be:*
 - (a) not less than 3,5 meters wide for its entire length.*
 - (b) disregarded for the purposes of calculating coverage.”*

6. RESTRICTIONS

Deed of Transfer No T16388/2002 contain no restrictive title deed conditions prohibiting the subdivisional proposal.

7. APPLICATION PROPOSAL

A. SUBDIVISION:

- 1) An application is hereby submitted in terms of **Section 15(2)(d)** of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the **Subdivision** of Erf 160 Klapmuts into two portions as follows viz:
 - a) **Portion A**, measuring $\pm 398\text{m}^2$ in extent, comprising of a panhandle for access to Bell Street and a dwelling house on the northern boundary of the subject land unit.
 - b) **Portion B**, measuring $\pm 316\text{m}^2$ in extent comprising the newtech dwelling house in the centre of the subject land unit.
- 2) An application is hereby submitted in terms of **Section 15(2)(b)** of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the following Permanent Land Use Departures:

- c) The relaxation of the **1,00m building line to 0,68m** in respect of the northern boundary over **Portion A** to accommodate the existing dwelling house on Portion A.

8. ACCESS AND SERVICES

- The proposed subdivided land units will gain access from Bell Street as follows:
 - a) **Portion A** directly from the panhandle entrance (3,50m wide) from the southeastern corner of the subdivided portion as illustrated on the enclosed Plan of Subdivision No 1.
 - b) **Portion B** directly from the southern boundary of the subdivided portion as illustrated on the enclosed Plan of Subdivision No 1
- Separate engineering services connections will be installed in accordance with municipal standards and approved engineering services drawings.

9. PROPOSED SUBDIVISION

Since there are two dwelling houses on the subject land unit and only one dwelling house is permitted in terms of the Stellenbosch Municipal Zoning Scheme By-Law, 2024, application for subdivision of the subject land unit into two portions is submitted to ensure that the dwelling houses are situated within their own independent cadastral boundaries or erven to regularise and comply with the land use rights as per the Zoning Scheme By-Law, 2024.

The following image is an extract of the Plan of Subdivision No 1 illustrating the subdivisinal proposal:



Figure 3: Extract of Plan of Subdivision No 1

The northern dwelling house is situated 0,68m from the northern boundary and therefore requires the relaxation of the 1,00m common boundary building line to accommodate the existing dwelling house on Portion A as indicated on the Plan of Subdivision No 1.

In addition, the panhandle for Portion A is 3,50m wide and therefore complies with the minimum requirements in terms of the Stellenbosch Zoning Scheme By-Law, 2024.

10. MOTIVATION

10.1 Stellenbosch Municipal Spatial Development Framework, 2023 (SMSDF)

The Stellenbosch Municipality has prepared the Spatial Development Framework, 2023 (SMSDF) as an appropriate approach to spatial development and management in terms of the legislation and procedures that govern development for the municipality.

In terms of the SMSDF Klapmuts is located on the N1 transport corridor and is considered a potentially significant centre for economic activity and residence within the metropolitan region of the Stellenbosch Municipality.

The following image is an extract of the Klapmuts Framework Plan specifically illustrating the location and spatial context of the subject land unit:

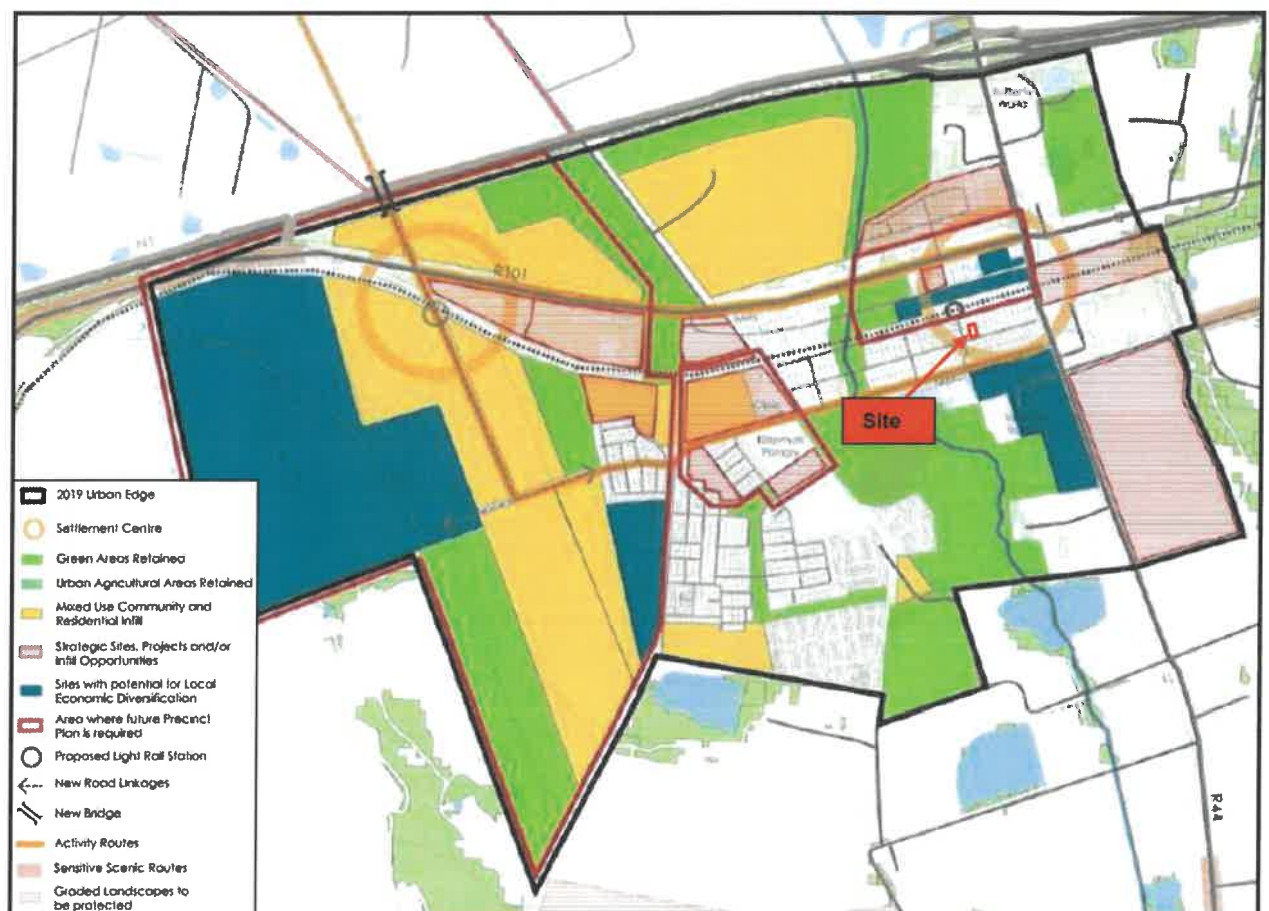


Figure 4: Extract from Figure 27 Klapmuts Plan SMSDF

The area where Erf 160 Klapmuts is located is developed for residential purposes and in terms of the SMSDF higher infill residential opportunities should pro-actively be supported for Klapmuts.

The development proposal is therefore considered consistent with the strategies and principles of the Stellenbosch Municipal Spatial Development Framework and is in furtherance of the implementation thereof.

10.2 Existing Building, Neighbourhood and Surroundings

- The proposed subdivision is not in conflict with the character of the surrounding area as no alterations to the existing land uses are being proposed.
- Subdivisions of the following erven have been granted surrounding the subject land unit:
 1. Erf 159 Klapmuts was subdivided into: Erf 1320 and the Remainder of Erf 159 Klapmuts measuring 373m² and 341m²
 2. Erf 156 Klapmuts was subdivided into: Erf 4151 Klapmuts and the Remainder of Erf 156 Klapmuts measuring 400m² and 314m²
 3. Erf 115 Klapmuts was subdivided into Erf 1291 Klapmuts and the Remainder of Erf 115 Klapmuts measuring 351m² and 297m²
 4. Erf 116 Klapmuts was subdivided into Erf 1292 Klapmuts and the Remainder of Erf 117 Klapmuts measuring 357m² and 312m²
 5. Erf 117 Klapmuts was subdivided into Erf 1293 Klapmuts and the Remainder of Erf 117 Klapmuts measuring 359m² and 310m²
- The proposed subdivision will result in the creation of two separate land units, which are consistent with the property extents and land uses of the surrounding erven in the neighbourhood.
- The subdivision will improve the use of land and ensure that appropriate densification takes place for Klapmuts as desired and aligned with the densities surrounding the subject land unit.
- Land units with a smaller extent, accommodating independent land uses and infrastructure, can be more easily and functionally maintained, thus creating a neat environment which contributes to the upliftment and value of the area.
- The proposed subdivided portions are suitably dimensioned and orientated to accommodate the existing dwellings on each subdivided portion.

- The subject land unit forms part of the existing Urban Footprint of Klapmuts and is located within a residential area and therefore the subdivision of the land unit will ensure a sustainable continuation and contribution to the existing residential character.

10.3 Need, Desirability and Demand

- The creation of two land units will enable the erven to be separately owned and therefore promotes the desirable concepts of ownership and security of title with its accompanying benefits.
- With the proposed land units situated within an already well-established residential area, it will achieve the desired form of urban densification.
- An opportunity is created to densify the subject land unit near existing amenities and services available in the area.

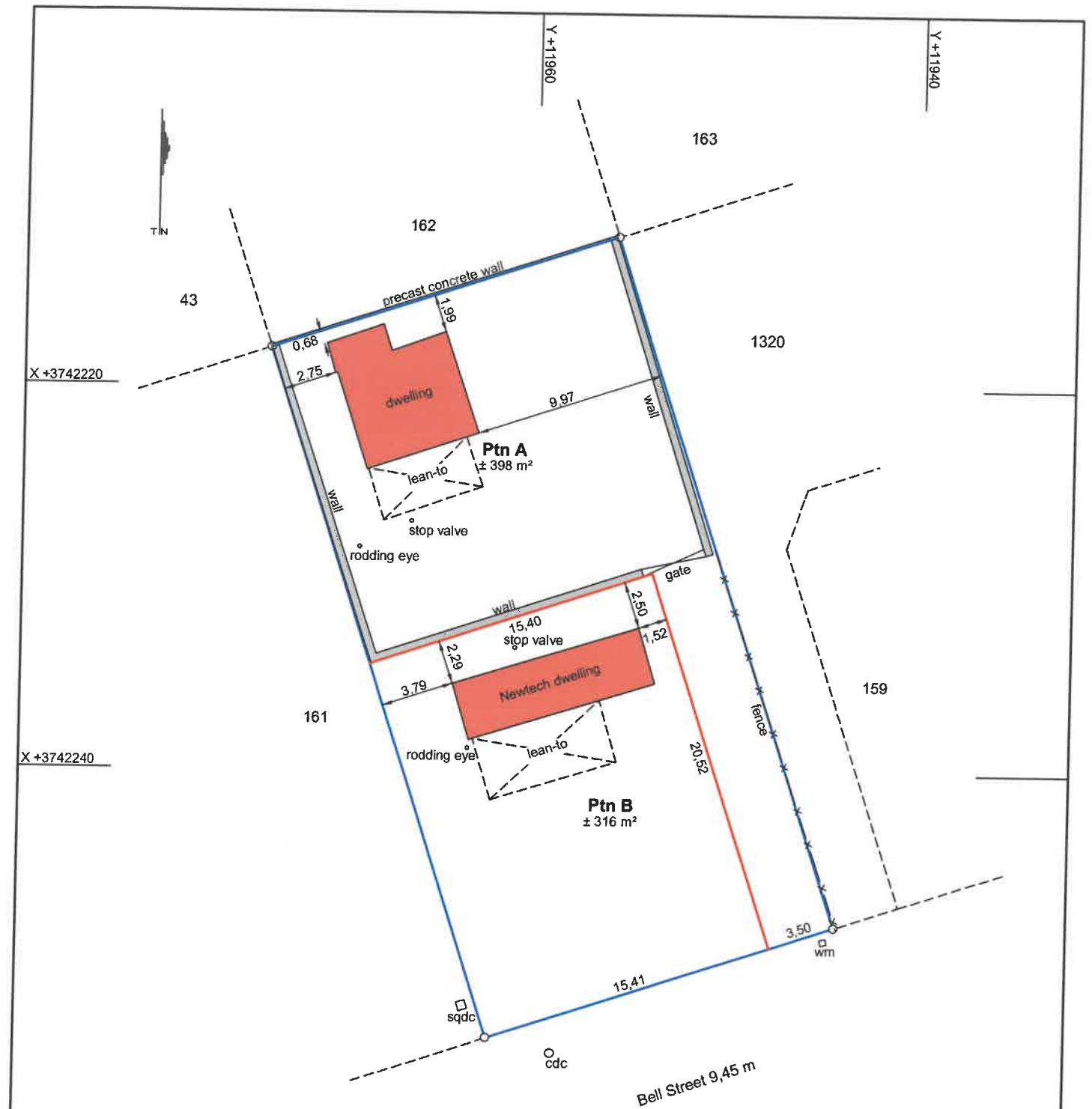
10.5 Optimising the Potential of the Land and Opportunity

- The proposed subdivision will enable the proposed new land units to be utilised to their full potential and ensure the optimal utilisation of the existing services and infrastructure.
- The proposed subdivision will result in a more desirable compact residential area within the urban edge and thus limiting urban sprawl beyond the urban edge.
- The application proposal provides for an improved use of existing resources, infrastructure and facilities. The subdivisional proposal promotes diversity in residential opportunities in the area by providing for smaller land units at an appropriate location.

DAVID HELLIG AND ABRAHAMSE



Professional Town Planner
PER: HUGO SLABBER
20-01-2026



References:

- 1) Co-ordinate System WGS 84/19°
- 2) S. G. Noting 1236

dh&a

david hellig & abrahamse
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258 Main Street
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project

PLAN OF SUBDIVISION

Erf 160 Klapmuts

Scale	1 / 200@ A3
Date	December 2025
File No	P2989/01(25)
Plan No	1

LEGEND

cdc	- circular drain cover
sqdc	- square drain cover
wm	- water meter

Note:

Erf 160 Klapmuts, measuring 714 m² in extent, is to be subdivided into :

- a) Ptn A ± 398 m²
- b) Ptn B ± 316 m²