

NOTICE OF LAND DEVELOPMENT

APPLICATION FOR CONSENT USES AND PERMISSION TO CONSTRUCT A BUILDING WITHIN THE URBAN CONSERVATION OVERLAY ZONE ON ERF 17321, STELLENBOSCH

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

Application Property Address:	Stellentia Street, Stellenbosch
Application Property Number:	Erf 17321, Stellenbosch
Applicant:	JV Planning Consultants 18 Mountain Fern Crescent, Somerset West 7130 Tel. 0828216365 Email: jacques.volschenk10@gmail.com
Owner:	Rembrandt Van Rijn (Pty) Ltd. 13 Thibault Street, Stellenbosch, 7600 Tel. 0826265771 Email: chris@goalzeroconsult.com
Application Reference:	TP1718/2026

Description of land development proposal:

- a) Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 on Erf 17321, Stellenbosch for the following consent uses in respect of the Local Business Zone:
 - Conference facilities in terms of an auditorium, function room and business centre;
 - Extramural facilities for an education centre; and
 - Place of entertainment for an art hall, gallery, and library.
- b) Application is made in terms of Section 15(2)(l) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, for permission to construct a building within the Urban Conservation Overlay Zone of Stellenbosch

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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-notice/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. 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: JV Planning Consultants (Att.: Jacques Volschenk; jacques.volschenk10@gmail.com). 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 **9 October 2026**.

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 (082 821 6365) during normal office hours.

Yours faithfully

JL VOLSCHENK
B Tech, Pr Pln (TRP SA)
A/208/2010

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM VERGUNNINGSGEBRUIK EN TOESTEMMING OM 'N GEBOU TE BOU BINNE DIE STEDELIKE BEWARINGSOORTREKSONE OP ERF 17321, STELLENBOSCH

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

Adres van aansoek eiendom:	Stellentiastraat, Stellenbosch
Aansoek eiendom beskrywing:	Erf 17321, Stellenbosch
Aansoeker:	JV Planning Consultants 18 Mountain Fernsingel, Somerset-Wes 7130 Tel. 0828216365 Epos: jacques.volschenk10@gmail.com
Eienaar:	Rembrandt Van Rijn (Pty) Ltd. 13 Thibaultstraat, Stellenbosch, 7600 Tel. 0826265771 Epos: chris@goalzeroconsult.com
Aansoek Verwysing:	TP1718/2026

Besonderhede van die grondgebruiksaansoek:

- a) Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2023 op Erf 17321, Stellenbosch vir die volgende vergunningsgebruike in die Plaaslike Besigheidsone:
 - Konferensiefasiliteite in die vorm van 'n auditorium, funksiekamer en besigheidsentrum;
 - Buitemuurse fasiliteite vir 'n opvoedkundige sentrum; en
 - Plek van Vermaak vir 'n kunshaal, galery en biblioteek.
- b) Aansoek word gedoen ingevolge Artikel 15(2)(l) van die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning, 2023, vir toestemming om 'n gebou binne die Stedelike Bewaringsoortreksone van Stellenbosch te bou.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die 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: JV Planning Consultants (Vir Aandag: Jacques Volschenk, jacques.volschenk10@gmail.com). 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 **9 Oktober 2026**.

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 (082 821 6365) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
B Tech, Pr Pln (TRP SA)
A/208/2010

9 September 2026

EXECUTIVE SUMMARY

APPLICATION FOR CONSENT USES AND PERMISSION TO CONSTRUCT A BUILDING WITHIN THE URBAN CONSERVATION OVERLAY ZONE ON ERF 17321, STELLENBOSCH

The purpose of the application is to allow for renovations and alterations to the existing residential dwelling on the property.

In particular, application is made for the following:

- a) In terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the following consent uses in respect of the Local Business Zone zoning of the property:
 - *Conference facility* – for an auditorium, function room and business centre;
 - *Extramural facility* – for an education centre; and
 - *Place of entertainment* – for an art hall, gallery, and library.
- b) In terms of Section 15(2)(l) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for permission to construct a building within the Urban Conservation Overlay Zone of Stellenbosch Town.

The application described in this report is illustrated by the drawings included under Annexure 1.

1 LOCATION AND CONTEXT

The property is situated at the entrance to Stellenbosch town, at the intersection of the historically significant Dorp Street and the R44. The position serves as an entrance gateway from the west and the south. Owing to its central location, the property is located within the urban edge of Stellenbosch.

The property is, in particular, located in a small planning precinct defined by the Eerste River to the south and west, the R310/Dorp Street to the north and the R44 (Strand Road) to the east. This small precinct is served by Stellantia Street, which connects to Dorp Street in the north, and provides access to properties on either side of said street. The precinct is approximately 1.5 kilometres from the central business district.

The precinct is located within a predominantly low-density environment characterised by institutional, cultural and recreational land uses, together with nearby vineyards and open spaces. These uses take the form of the Rupert Museum, Agrimark, Shell service station, De Wagenweg Office Park and Remgro. The area is tranquil and highly accessible, making it particularly suitable for cultural and educational activities.

The property is bordered by the Rupert Museum directly to the west. The museum occupies a prominent site on the banks of the Eerste River. Its location places it within one of Stellenbosch's most important cultural and tourism precincts, with convenient access from the town centre, surrounding residential neighbourhoods and the broader Cape Winelands region. The Rupert Museum serves not only as a significant cultural institution but also as an important anchor within Stellenbosch's tourism economy and cultural landscape, attracting local residents, students, researchers and international visitors alike.



Figure 1: Northerly view of the property from the R44.

2 PROPERTY DETAILS

The publicly available documentation describes the property as Erf 17321, Stellenbosch, situated in the Municipality and Division Stellenbosch, Western Cape Province.

The property details, as per the title deed and municipal records, are summarised in the table below:

Table 1: Property Details.

PROPERTY DESCRIPTION	SIZE	TITLE DEED	ZONING	OWNER
Erf 17321, Stellenbosch	2.1542ha	T34115/2018	Local Business Zone	Rembrandt van Rijn (Pty) Ltd.

The property is held under title deed no. T34115/2018. In terms of the same, there are no restrictive title deed conditions which might prevent the development as envisaged. The title deed does, however, describe a number of servitudes registered over the property to accommodate a main sewerage, water pipeline and electricity lines on the property. These servitudes have been taken into account in the design of the proposal and are also indicated on the SG diagram of the property.

The property is zoned *Local Business Zone* in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023. The proposal is consistent in broad terms with the purpose of this zone. However, as the intended uses are not primary uses in terms of the applicable zoning, a consent use(s) will be applied for as described in this report.

The property is also situated within the Stellenbosch Historic Core and therefore subject to the provisions of the Stellenbosch Urban Conservation Area Overlay Zone. Similarly, the property is situated within the Adam Tas Corridor Local Area Overlay Zone.

The development parameters, which apply to the property, together with the title deed restrictive conditions and development proposal are compared in the table below.

The development parameters, which apply Local Business Zone, as the base zone, and that of the Urban Conservation Area Overlay Zone and the Adam Tas Corridor Overlay Zone are listed in the table below. The table also lists the compliance of the development proposal with the stated development parameters:

PARAMETER	ZONING SCHEME (2023)	URBAN CONSERVATION AREA OVERLAY ZONE	ADAM TAS CORRIDOR OVERLAY ZONE	PROPOSAL COMPLIANCE
Zoning	Local Business Zone	(Base Zone)	(Base Zone)	Local Business Zone
Consent Use	Conference facility Extramural facility Place of education ...	(Base Zone)	(Base Zone)	Conference facility Extramural facility Place of education
Coverage	75%	(Base Zone)	(Municipality)	14.8%
Height	3 storeys	10m from EGL, for 15m from public road 5 storeys for balance of land unit	6 storeys	2 storeys (7.2m)
Street Building Line	2.0m	(Base Zone)	(Base Zone)	±10.0m
Common Building Line	1.0m	(Base Zone)	(Base Zone)	4.5m

3 DESCRIPTION OF ACTIVITY

The project entails the development of the Rupert Museum Kunskwartier – An Art, Culture and Education Legacy Project by the Rupert Family Art Foundation for the people of Stellenbosch.

The concept for the Kunskwartier is, in essence, to create a new world-class public-oriented institution for art, culture and learning comprising a collection of indoor and outdoor spaces set within a ‘public park’ adjacent to the Eerste River. The facility will have a high degree of connectivity to the pedestrian movement network off Dorp Street, linking public spaces and cultural institutions within walking distance.

The Kunskwartier proposal comprises the extension of the Rupert Museum to accommodate the following activities and uses:

- Climate sensitive exhibition galleries.
- A 400-seat auditorium.
- An education centre including an art book library, artist-in-residence studios and workshop spaces.
- A riverside café.
- Co-working areas.
- An open-air courtyard and various outdoor spaces for performances and other activities.

The Rupert Museum in Stellenbosch envisions a vibrant cultural precinct within an indigenous garden on the Eerste River, offering a welcome respite in the Lower Dorp Street precinct of Stellenbosch. Committed to its mission to educate, entertain, and inspire, the Museum precinct will not only host exhibitions, events, and educational facilities across the arts and culture spectrum but will also support various functions that sustain its status as one of the five “must-visit” art institutions in the Western Cape.



Figure 2: Render of the proposed Rupert Museum Kunskwartier (source: Kruger & Swanepoel/StudioMAS, 2025).

4 CONCLUSION

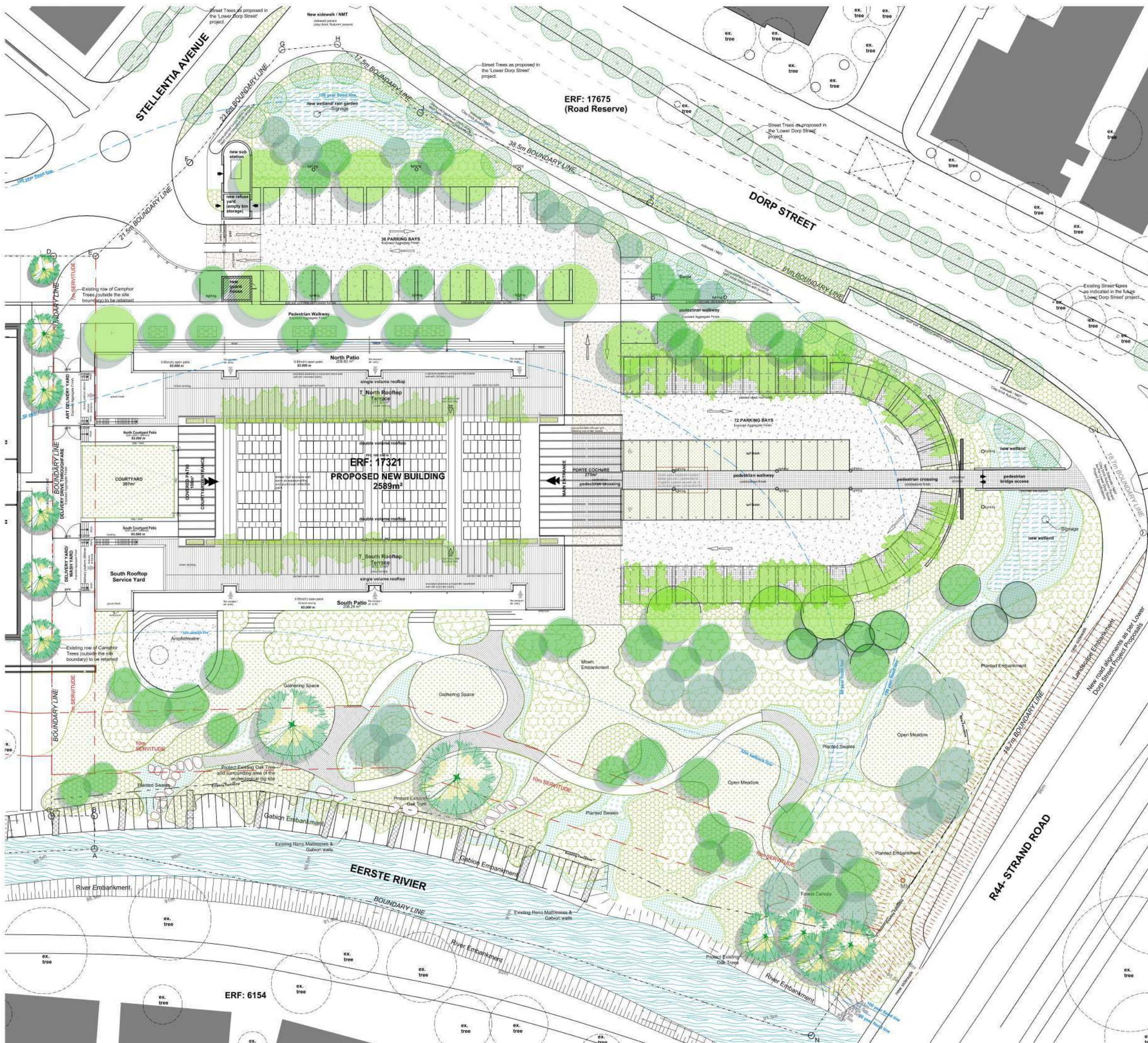
The proposed Rupert Museum Kunskwartier, as described in this report, is considered an appropriate and desirable land use within the Stellenbosch context. The development will contribute positively to the cultural, educational and tourism offerings of the town while remaining compatible with the surrounding business and mixed-use environment. Museums are generally low-impact land uses, generating limited noise and nuisance and often complementing existing commercial and tourism activities.

The proposal is further supported by the objectives of the Stellenbosch Municipal Spatial Development Framework and the principles of the Spatial Planning and Land Use Management Act (SPLUMA), as it promotes cultural development, strengthens the local economy, enhances the tourism sector and makes efficient use of existing infrastructure and services. The introduction of a museum will enrich the cultural landscape of Stellenbosch, reinforce the town's identity as a centre of heritage, education and the arts, and contribute to the creation of a vibrant and sustainable urban environment.

It is therefore contended that the proposed museum constitutes a desirable and compatible consent use on the Local Business zoned property and that its approval would be in the public interest and consistent with sound planning principles.



PROJECT TITLE			
Rupert Museum ERF 17 321 New Development Cnr Dorp St & Stellenbos Rd & Strand Rd			
DRAWING TITLE			
Site Development First Floor Plan			
02/03/2011 1 - 100 J001	01/03/2011 010-003	01/03/2011 B	01/03/2011 B



TREE LEGEND:

- EXISTING TREES ON SITE
- STREET TREES
- EXISTING TREES OUTSIDE THE SITE
- AVENUE/ LARGE SHADE TREES
- EVERGREEN SHADE TREES
- SCREEN/ INDIGENOUS GARDEN TREES

PLANT MIX LEGEND:

- Mixed Groundcovers
- Low to Medium High Shrubs
- Screen/ Buffer Planting - Tall Shrubs
- Wetland Species - Ephemeral-Wetland Margin
- Wetland Species - Shallow Marsh
- Wetland Species - Deep Marsh
- Lawn Grass
- Creepers onto Trellis/ Pergolas

PAVING LEGEND:

- PAVING TO FOOTPATHS
- PAVING TO VEHICULAR CIRCULATION
- VEHICULAR INTERSECTIONS
- Timber Boardwalks
- Timber Decking
- Bark mulch/ laterite paths
- Flat stone rocks

TREE LISTS:

AVENUE/ LARGE SHADE TREES		Size
Quercus robur (English Oak)	1000	1000
Quercus agrifolia	1000	1000
Cedrus deodara	1000	1000

EVERGREEN SHADE TREES		Size
Conocarpus wrightii	1000	1000
Leucadendron laurifolium	1000	1000
Leucadendron laurifolium	1000	1000
Leucadendron laurifolium	1000	1000

SCREENING/ NATURE AREA		Size
Leucadendron laurifolium	1000	1000
Leucadendron laurifolium	1000	1000
Leucadendron laurifolium	1000	1000

PLANT LISTS:

Plant Species Name	Size	Density (plants/m²)
GROUND COVERS		
Arundo donax	Spk	6
Buddleia alternifolia	Spk	6
Conocarpus wrightii	Spk	6
LOW SHRUBS		
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
TALL SHRUBS: 0.3-0.5 plants per m²		
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
GRASSES: 3-4 plants per m²		
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
WETLAND SPECIES		
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6
Conocarpus wrightii	Spk	6

REVISIONS

R.	DATE	DESCRIPTION
A.	09-10-2025	Boundary Line Amended
B.	16-02-2026	Roof Plan Updated
C.	27-03-2026	Dorp Street edge interface updated

NOTES

THE DETAILS AND DESIGN SHOWN ON THIS DRAWING ARE THE PROPERTY OF PM LANDSCAPE ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. THIS DRAWING TO BE READ TOGETHER WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. ALL SUB-SURFACE LAYERWORKS AND FINAL LEVEL POSITIONS TO CIVIL ENGINEERS SPECIFICATIONS. ALL DETAILS AND DIMENSIONS SHOWN ON THIS DRAWING ARE SUBJECT TO CONFIRMATION ON SITE AND DURING CONSTRUCTION. ALL CONSTRUCTION WORK TO OR ADJACENT TO EXISTING SERVICES TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REQUIREMENTS OF RELEVANT LOCAL AUTHORITIES.

PLANTING

All plants as specified. Plants to be true to type (species), genus and variety (and structurally sound, well-branched, healthy and vigorous and free of disease, insect infestations, rodent damage, sunscald and other abrasions or scars to the bark. They must be densely foliated when in leaf and have a healthy, well developed root system. All trees will be straight stemmed and of equal size height for each genus and species. Trees to be structurally sound, well branched, healthy, vigorous growing, single stemmed with a strong root system. Trees in 100L bag sizes, to be a minimum of 1m clear stem and total minimum overall, minimum height of 2.8m, and a minimum caliper of 50mm diameter. Rootball at planting to accommodate tree hole of 1m x 1m x 0.8m. Trees in 200L bag sizes, to be a minimum of 1.5m clear stem and total overall, minimum height of 3.5m, and a minimum caliper of 70mm diameter. Rootball at planting to accommodate tree hole of 1.2m x 1.2m x 1m. Trees and other plant materials to be faced to give the best appearance or relationship to adjacent structures to the approval of the Landscape Architects. TREE SUPPORTS All trees shall be braced upright in positions by two stakes as per detail drawing. Stakes shall be a minimum of 75mm diameter SA Pine, tanalith-treated timber posts, at least 2400mm in length or as otherwise detailed. Trees shall be fastened to the stake with tree ties, in such a manner as not to injure the tree stems, and create sufficient support.

IRRIGATION

A fully automated irrigation system is to be designed and installed by a SABI registered contractor. Irrigation source shall be from a sustainable supply or otherwise specified.

MAINTENANCE & IMPLEMENTATION:

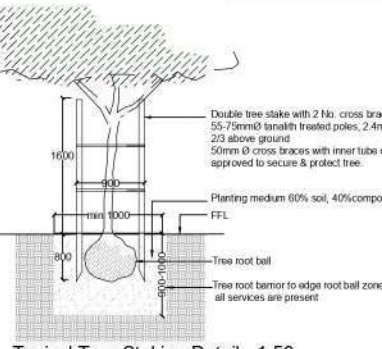
Implementation of the proposed landscape works shall be as per conditions of the approval, by and at the cost of the property owner, in accordance with the approved landscape plan.

The Landscape Architects to provide certification of implementation of the landscaping works as per Plans and Specifications on its successful Practical and Final Completions. Landscape works shall be implemented to the satisfaction of the relevant council departments. It is recommended that an experienced horticulturist be engaged to assist with the initial establishment, monitoring and ongoing maintenance of the landscapes. All soft landscaping within and outside the site/er boundaries as indicated on the landscape plan to be maintained by the property owner and kept in a healthy, neat condition, in accordance with best horticultural practices.

EXTERNAL LIGHTING

Refer to the Architect's Site Development Plan (SDP) for external lighting positions and specifications.

Typical Tree Staking Detail - 1:50



Penny Molr Landscape Architects
SACAP Reg. No: 20160
Rondebosch, Cape Town
tel 072 6287711 e-mail penny@penny.co.za

Client: **THE RUPERT ART FOUNDATION**

Project: **RUPERT MUSEUM**
ERF 17321 New Development

Drawing: **LANDSCAPE PLAN**

Drawn: **PM**
Date: **08-10-2025**
Scale: **1:300**

Project Number	Drawing Number	Revision
361	LP100	C

CAD Release: **27-03-2026**

FOR APPROVAL