

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: R304, Newinbosch, Stellenbosch, 7600

Application Property Number: Erf 18982, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Valitrade 194 (Pty) Ltd – P Pienaar (contact details: 021 880 1800)

Application Reference: TP1736/2026

Description of Proposed Development:

1. To facilitate the replacement of the approved drive-through restaurant with a new filling station on Erf 18982, Stellenbosch, the following land use planning applications are hereby made:
 - (i) Application i.t.o. Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a consent use to permit a filling station on Erf 18982, Stellenbosch.
 - (ii) Application i.t.o. Section 15(2)(h) of the Stellenbosch Municipality Planning By-Law, 2023 for the amendment of condition of approval no. 2.2.3 to amend the approved Site Development Plan.
2. Application i.t.o. Section 15(2)(g) of the Stellenbosch Municipality Planning By-Law, 2023 for a permission i.t.o. the Zoning Scheme By-Law to permit a filling station inside the Bird Street (R304) Urban Scenic Route Overlay Zone (USR4).

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/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 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

- o Enable the applicant to respond to the comments.

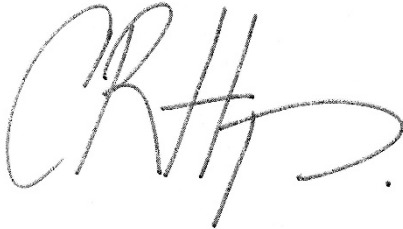
The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **19 October 2026**.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CRH', followed by a horizontal flourish.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

16 September 2026

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

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

Adres van aansoek eiendom: R304, Newinbosch, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 18982, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Valitrade 194 (Pty) Ltd – P Pienaar (kontak besonderhede: 021 880 1800)

Aansoek Verwysing: TP1736/2026

Tipe aansoek:

1. Om die deur-ry restaurant op Erf 18982, Stellenbosch met 'n vulstasie te vervang, word daar aansoek gedoen vir:
 - (i) Aansoek i.t.v. Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir 'n vergunningsgebruik vir 'n vulstasie op Erf 18982, Stellenbosch.
 - (ii) Aansoek i.t.v. Afdeling 15.(2)(h) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir die wysiging van voorwaarde no. 2.2.3 om die terreinplan te wysig.
2. Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(g) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir toestemming i.t.v. die Skemaregulasies om 'n vulstasie in die Birdstraat (R304) *Urban Scenic Route Overlay Zone* (USR4) toe te laat.

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 oorweging. Die aansoek is beskikbaar vir insae op die Beplannings 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_portal/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 terms 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:
 - Die feite en omstandighede aantoen wat die die kommentaar toelig;

- Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

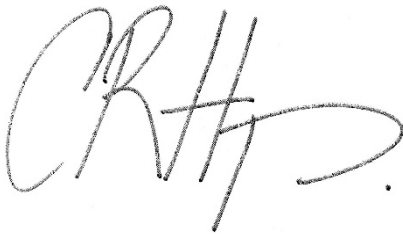
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van **19 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 021 861 3800 gedurende normale kantoor ure.

Die uwe



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

16 September 2026

Our Reference: 4140-P

22 July 2026

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

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

Attention: Ms. Chrizelle Kriel

Madam

RE: NEWINBOSCH SQUARE: LAND USE PLANNING APPLICATIONS ON ERF 18982, STELLENBOSCH

1. BACKGROUND TO THE APPLICATION

In 2024 the Stellenbosch Municipality approved the Newinbosch Square shopping centre's Site Development Plan (SDP) on the R304 – see image below.



Figure 1: The Newinbosch Square shopping centre

A copy of the SDP approval letter is included in this submission.

The Newinbosch Square shopping centre consists of shops and restaurants, and a drive-through restaurant on a separate erf (Erf 18982, Stellenbosch). Below is a copy of the approved SDP illustrating the shopping centre and the drive-through restaurant – see image below.

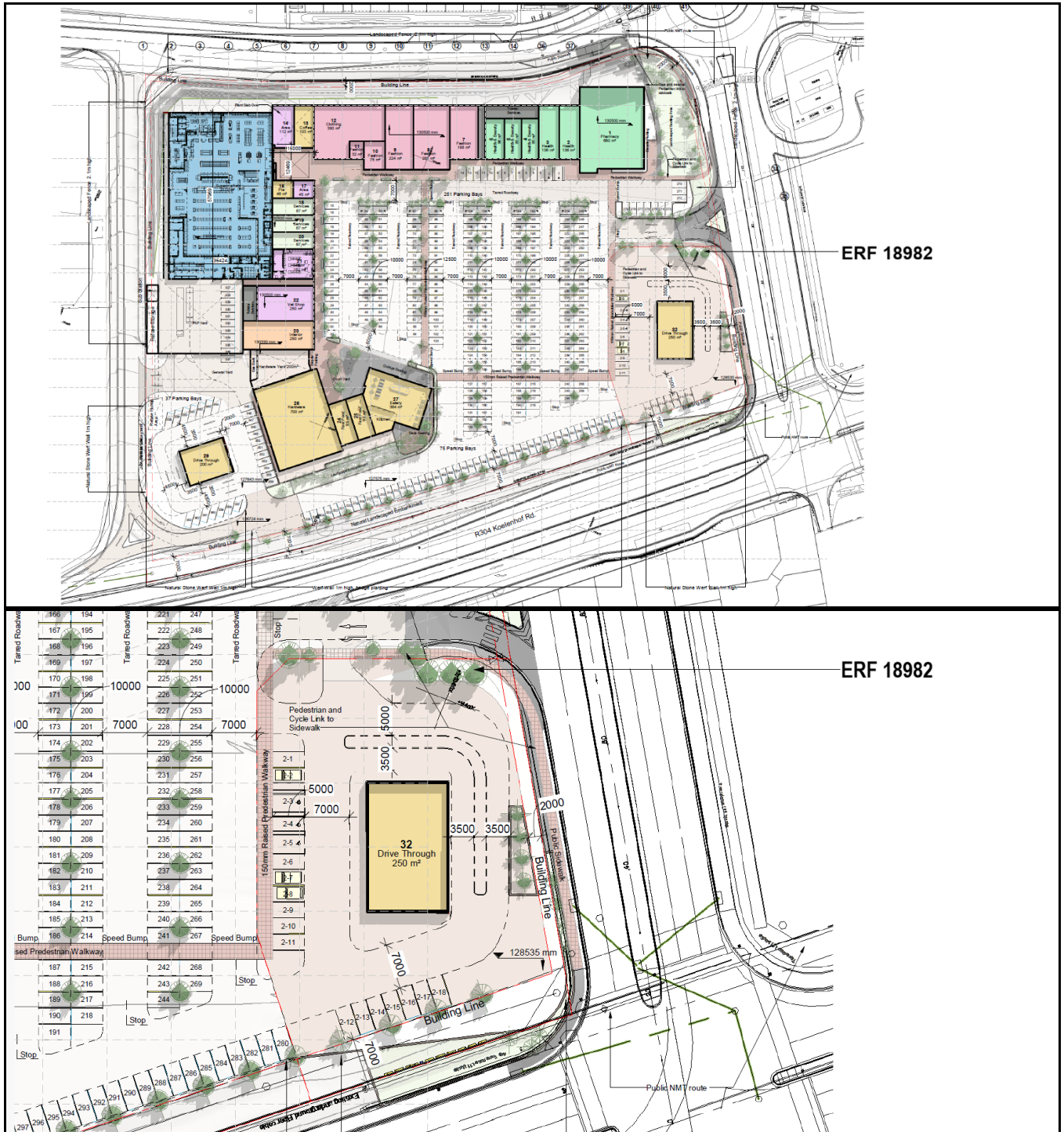


Figure 2: The Newinbosch Square's approved SDP (including the drive-through restaurant on Erf 18982)

It is the applicant's intention to establish a new filling station on the drive-through restaurant erf (i.e. on Erf 18982, Stellenbosch). In other words, the applicant wishes to replace the approved drive-through restaurant with a new filling station.

2. LAND USE PLANNING APPLICATIONS

To facilitate the replacement of the approved drive-through restaurant with a new filling station on Erf 18982, Stellenbosch, the following land use planning applications are hereby made:

- (i) Application i.t.o. Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a consent use to permit a filling station on Erf 18982, Stellenbosch.
- (ii) Application i.t.o. Section 15(2)(h) of the Stellenbosch Municipality Planning By-Law, 2023 for the amendment of condition of approval no. 2.2.3 to amend the approved Site Development Plan.
- (iii) Application i.t.o. Section 15(2)(g) of the Stellenbosch Municipality Planning By-Law, 2023 for a permission i.t.o. the Zoning Scheme By-Law to permit a filling station inside the Bird Street (R304) Urban Scenic Route Overlay Zone (USR4).

3. PURPOSE OF THE APPLICATION

The purpose of this planning report is to motivate the desirability of the proposed filling station on Erf 18982, Stellenbosch as part of the Newinbosch Square shopping centre, in support of the Newinbosch Neighbourhood mixed-use development – see image below.



Figure 3: The drive-through restaurant that will be replaced by a new filling station

4. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T80195/2025 as Erf 18982, Stellenbosch. The subject property is 2730m² in extent and Valitrade 194 (Pty) Ltd is the registered owner. A copy of the subject property's Deed of Transfer is included in this submission.

5. LOCALITY

The subject property forms part of the Newinbosch Neighbourhood, and is located on the R304, in Stellenbosch-north. The locality of the application area is indicated on the image below and the locality map included in this submission.



Figure 4: Locality of Erf 18982, Stellenbosch

6. DEVELOPMENT PROPOSAL: NEW FILLING STATION AT THE NEWINBOSCH SQUARE SHOPPING CENTRE

The proposal entails the establishment of a modern filling station integrated with the Newinbosch Square commercial node. The facility will include fuel dispensing infrastructure, convenience retail component, parking and circulation areas, ancillary service facilities, and landscaping and associated engineering services. The proposed filling station will function as a neighbourhood and corridor-supporting service facility that complements the existing commercial and mixed-use character of the Newinbosch development. Included in this submission is an SDP for your approval.

7. ALIGNMENT WITH THE STELLENBOSCH MUNICIPALITY'S SPATIAL PLANNING POLICIES

7.1 Stellenbosch Municipal Spatial Development Framework (MSDF)

The approved Stellenbosch MSDF identifies the Adam Tas Corridor as a strategic urban restructuring and transformation area and a catalytic development project for the Municipality. The corridor is intended to accommodate higher-density mixed-use development, employment opportunities, integrated mobility systems and supporting economic activities.

The MSDF promotes a compact urban form, mixed-use developments, transit-oriented developments, efficient utilisation of infrastructure, economic growth and job creation, and reduced travel distances and vehicle trip generation. The proposed filling station is consistent with these objectives as it provides a supporting commercial service within an established mixed-use node rather than encouraging dispersed development on the urban periphery.

7.2 Adam Tas Corridor Local Spatial Development Framework (LSDF)

The Adam Tas Corridor LSDF describes the corridor as Stellenbosch's emerging urban transformation district and envisages a development corridor that is liveable, safe, resource efficient, socially integrated, economically inclusive, and globally competitive. The LSDF further seeks to guide both public and private investment and establish an integrated urban environment where residential, commercial, employment, and service uses occur in close proximity. The Newinbosch development is a practical implementation of this vision and has already established a mixed-use neighbourhood supported by retail facilities.

The proposed filling station directly supports the LSDF objectives by providing an essential service within a mixed-use precinct, supporting the daily needs of residents, workers and visitors, reinforcing an established commercial node, contributing to investment within the corridor, and enhancing convenience and accessibility within the development.

7.3 Adam Tas Corridor Precinct 10 Plan

The subject property is – according to the Adam Tas Corridor Precinct 10 Plan – earmarked for local business purposes. A copy of the Adam Tas Corridor Precinct 10 Plan is included in this submission.

The proposed filling station is a permissible land use (with Council's consent) i.t.o. the subject property's Local Business Zoning. In other words, the proposed development is aligned with the subject property's zoning and designation i.t.o. the Adam Tas Corridor Precinct 10 Plan.

8. DESIRABILITY OF THE DEVELOPMENT PROPOSAL

8.1 Consistency with the Existing Land Use Pattern

The application site forms part of an established commercial centre and is therefore not an isolated or incompatible land use. A filling station is commonly associated with commercial and retail centres, particularly those serving growing residential neighbourhoods. The use is consequently compatible with existing retail activities, commercial services, mixed-use developments, and corridor-based urban development. The proposal therefore represents a logical and appropriate extension of the established land use pattern.

8.2 Supporting the Newinbosch Community

Newinbosch is a rapidly growing mixed-use neighbourhood that accommodates residents, employees and visitors. The filling station will provide convenient fuel services, everyday retail convenience functions, reduced travel requirements to alternative fuel stations, improved accessibility to services within the neighbourhood, and enhanced convenience for residents and commuters. The development therefore contributes positively to local service provision and neighbourhood sustainability.

8.3 Supporting Corridor Mobility

The Adam Tas Corridor is located along important regional movement routes and is intended to become one of Stellenbosch's primary urban development corridors. Given its strategic location, the corridor naturally generates significant movement by residents, employees, service vehicles, public transport users, and visitors. The proposed filling station offers a support service directly linked to this transportation function. The development therefore strengthens the corridor's role as an integrated urban movement and activity spine.

8.4 Economic Benefits

The proposal will contribute positively to the local economy through:

- Construction Phase
 - Temporary employment opportunities;
 - Procurement of local contractors and suppliers; and
 - Investment in infrastructure.
- Operational Phase
 - Permanent employment opportunities;
 - Ongoing business activity;
 - Increased consumer spending within Newinbosch Square; and
 - Additional municipal rates and service revenue.

The proposal thus advances the Municipality's economic development objectives and supports investment within the Adam Tas Corridor.

8.5 Efficient Use of Existing Infrastructure

The property is situated within an approved urban development area that is already serviced by road infrastructure, municipal engineering services, stormwater systems, water supply, sewer infrastructure, and electricity services. The proposal therefore represents efficient utilisation of existing infrastructure rather than requiring the expansion of municipal networks into undeveloped areas. This is consistent with compact city and infrastructure efficiency principles promoted by municipal planning policy.

8.6 Public Interest Considerations

The proposal serves a broader public benefit by providing an essential service within a growing urban neighbourhood. The filling station will improve convenience for residents, support economic activity, strengthen the viability of the shopping centre, improve access to daily services, and enhance the overall functionality of the Newinbosch mixed-use precinct. No significant planning grounds exist to suggest that the proposed use would undermine the objectives of the surrounding area when appropriately designed and managed.

9. COMPLIANCE WITH SPLUMA AND THE STELLENBOSCH LAND USE PLANNING BY-LAW

The Stellenbosch Land Use Planning By-Law gives effect to the development principles contained in SPLUMA, including spatial justice, spatial sustainability, efficiency, spatial resilience and good administration. The proposed filling station aligns with these principles as follows:

9.1 Spatial Justice

The development contributes to a broader range of services and opportunities within the Adam Tas Corridor and supports an integrated urban environment where facilities are available closer to where people live and work.

9.2 Spatial Sustainability

The proposal is located within an existing urban area and makes use of available infrastructure, thereby avoiding unnecessary urban sprawl and supporting sustainable urban growth.

9.3 Efficiency

The development optimises an already established commercial site, supports corridor-based development and promotes efficient utilisation of municipal services and transportation infrastructure.

9.4 Spatial Resilience

The filling station will support the long-term functionality and self-sufficiency of the Newinbosch neighbourhood by providing critical everyday services within the development.

9.5 Good Administration

The application seeks the Municipality's consent in accordance with the applicable zoning provisions and planning legislation, ensuring transparent and lawful land-use management.

10. ENVIRONMENTAL IMPACT ASSESSMENT

Mills and Otten Environmental Consultants have undertaken an environmental impact assessment i.t.o. the National Environmental Management Act, 1998 for the proposed filling station. A copy of their basis assessment report is included in this submission, and the Department of Environmental Affairs and Development Planning's authorisation will be submitted to the Stellenbosch Municipality with receipt thereof.

11. ORDERLY PLANNING

From a civil and electrical engineering services point of view, the proposed filling station will have a minimal impact. The subject property is already serviced, and no new engineering services are required for the proposed facility. A civil services report and an electrical services report are included in this submission.

From a transport point of view, the proposed filling station will also have a minimal impact. Included in this submission is a traffic impact statement.

12. CONCLUSION

The proposed filling station on Erf 18982, Stellenbosch is a desirable and appropriate land use within the context of the Newinbosch mixed-use neighbourhood and the Adam Tas Corridor. The proposal:

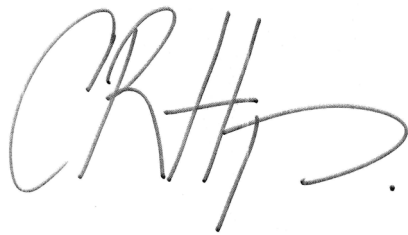
- Is compatible with the existing commercial character of Newinbosch Square;
- Supports the vision and objectives of the Stellenbosch MSDF;
- Advances the Adam Tas Corridor LSDF vision for an integrated and economically inclusive urban corridor;
- Provides an essential service to existing and future residents;
- Supports local economic development and employment creation;

- Makes efficient use of existing infrastructure;
- Aligns with the development principles of SPLUMA and the Stellenbosch Land Use Planning By-Law; and
- Serves the broader public interest.

It is therefore respectfully submitted that the proposed filling station is desirable from a spatial planning, policy, economic and public interest perspective, and that the Municipality's approval of the required consent use application is warranted.

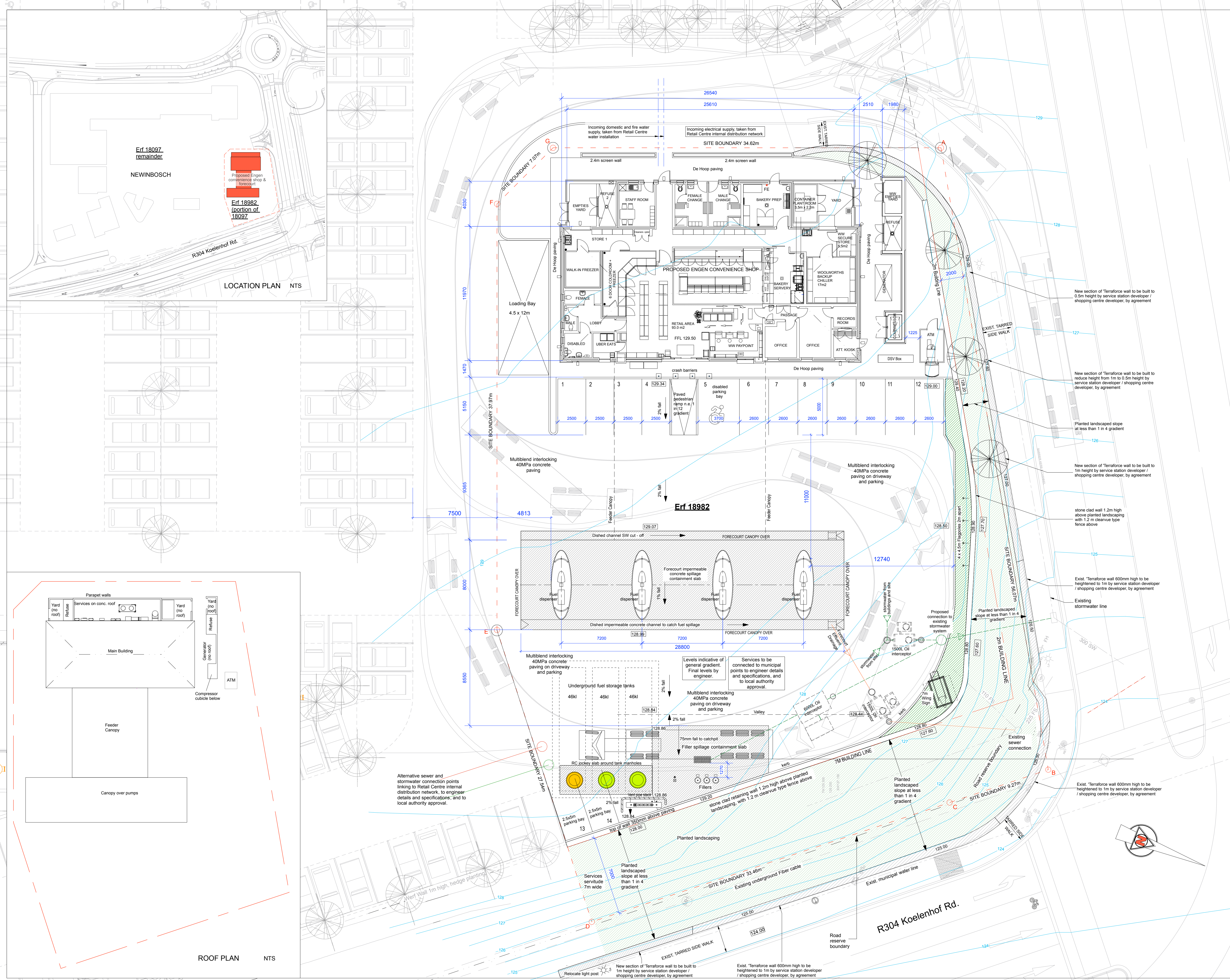
We trust the information will suffice in processing the application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

Yours faithfully



CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD



DEVELOPMENT CALCULATIONS SCHEDULE

Erf 18982	
SITE	Erf 18097 Portion 2
ZONING	The development rules applicable to a service station and motor repair garage in Local Business Zone 2 shall also apply
General Business 2	
Local Business Zone 2	
GROSS AREAS	
ERF AREA: Erf 18097 Portion 2	2727 m²
ROOFED OVER BUILDINGS	
PROPOSED ENGEN CONVENIENCE SHOP	381 m²
REFUSE/EMPTIES	14 m²
COMPRESSOR AND PLANT	7 m²
ATM	7 m²
TOTAL ROOFED OVER BUILDINGS	415 m²
CANOPY - ROOF including feeder section	445 m²
COVERAGES	
TOTAL BUILDING COVERAGE AREA	860 m²
PERCENTAGE COVERAGE (OF 2727m²)	31.5%
PERMISSIBLE COVERAGE (for Local Business Zone 2)	75%
NON-ROOFED OVER AREAS	
YARDS	25 m²
STAND-BY GENERATOR	13 m²
GLA	
QUICKSHOP + FAST FOOD + BAKERY	324 m²
PARKING	
ENGEN BUILDING - 4 BAYS PER 100m² GLA	13 Bays
PARKING PROVIDED	14 Bays
LANDSCAPING	
PLANTED LANDSCAPING INSIDE BOUNDARY	490m2
PLANTED LANDSCAPING OUTSIDE BOUNDARY	143m2
HARD LANDSCAPING	1708m2
PERIMETER & FREESTANDING WALLS	
STONE CLAD RETAINING WALL AVG. 1.2M HIGH	83m
TERRAFORCE WALL - PORTION INSIDE BOUNDARY	17m
YARD FREESTANDING WALLS	17m

Signage: to be submitted as a separate application

11 May '26	3.2	Option 3 - added 1 parking bay. Moved fuel tanks by 1.5m
14 April '26	3.1	Option 3 - PAC approved. Tracking checked. Canopy moved 1m South.
20 Mar '26	3.0	Option 3 - Orientation of bldg & Fort changed > PAC approved layout as base > Building & forecourt moved West by 1100mm, compressor, generator, refuse, empties, moved to North side, retaining wall moved inwards so as to lessen its height
6 Feb '26	2.1	Option 2 - Google earth view and slip lane
27 Jan '26	2.0	Option 2 - Orientation of building and forecourt towards East
26 Jan '26	1.1	Option 1 - Layout as received from Engen - overlay tanker routing from UDS / move filler point, add island
16 Jan '26	1.0	Option 1 - Layout as received from Engen - back of building faces road - issue to consultants
DATE	REVISION	

CLIENT

 Engen Petroleum (Pty) Ltd
PO Box 2231
Cape Town 8000

PROJECT

New Engen Service Station
Newinbosch
Erf No. 18982

DRAWING TITLE

SITE DEVELOPMENT PLAN
- SITE PLAN

SCALE 1 : 150

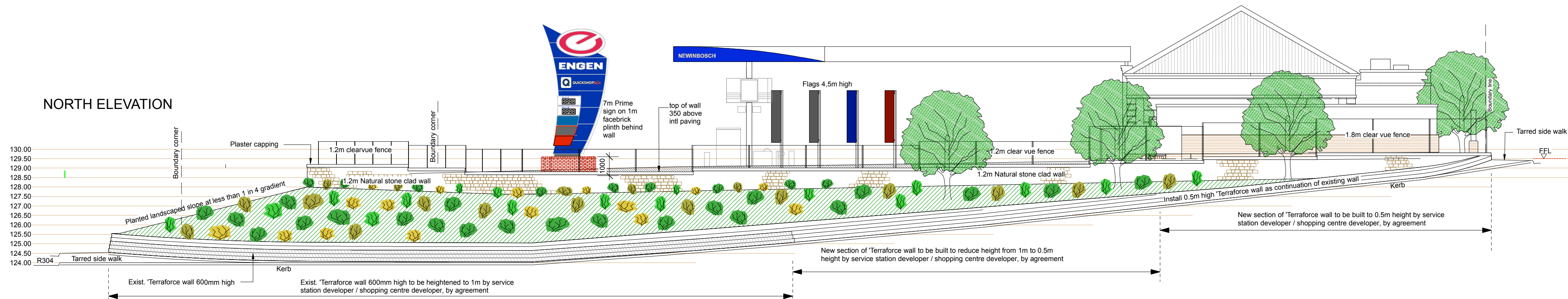
DATE 11 May 2026

DRAWING NO Nbsh 201-sdp

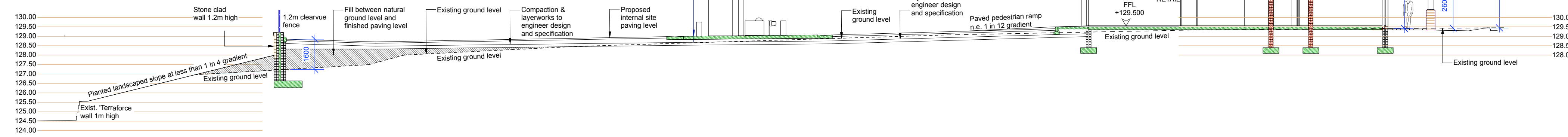
Rev 3.2

 Architects & Project Managers
SACAP reg 5847

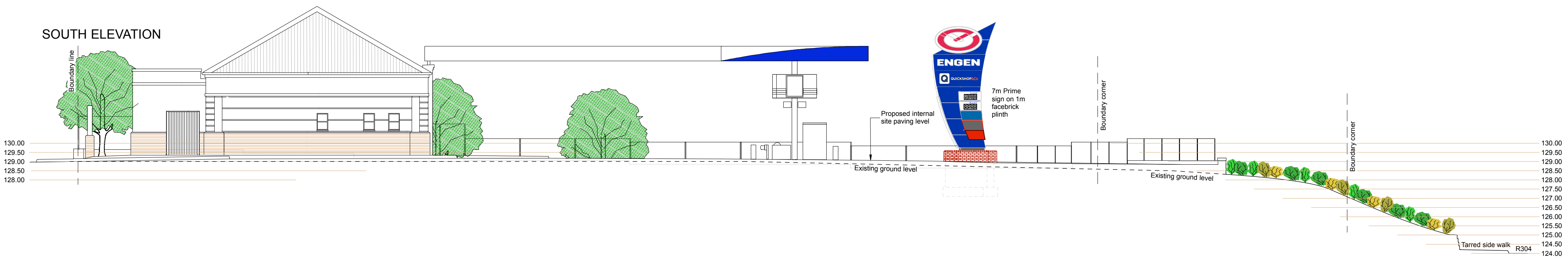
NORTH ELEVATION



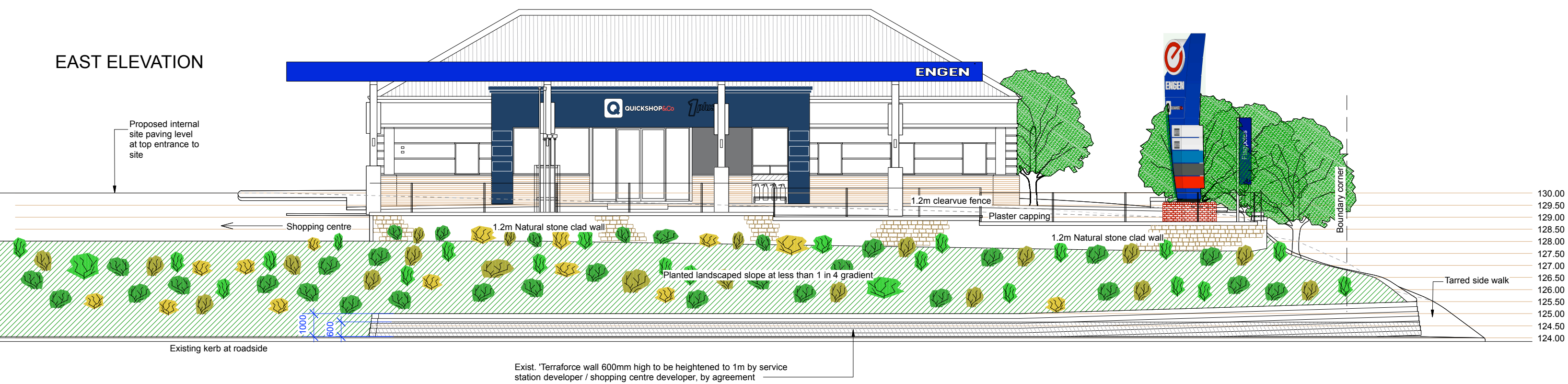
SECTION



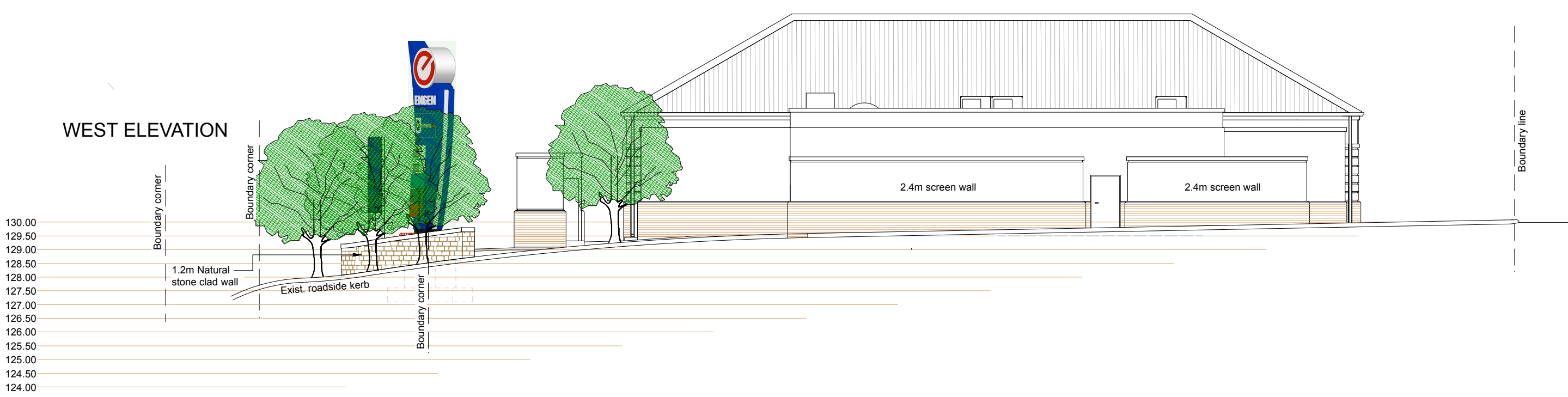
SOUTH ELEVATION



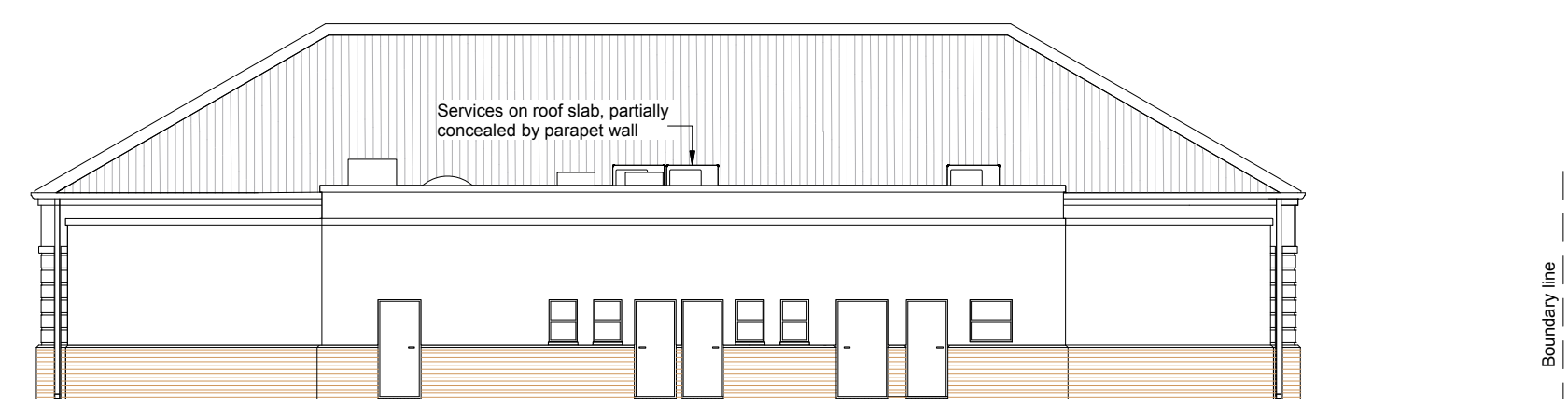
EAST ELEVATION



WEST ELEVATION

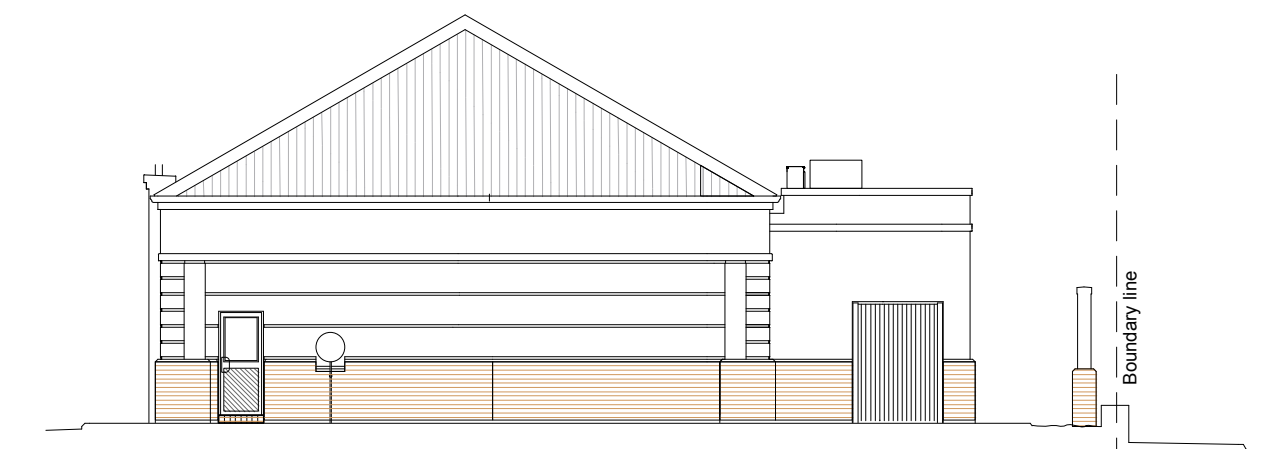
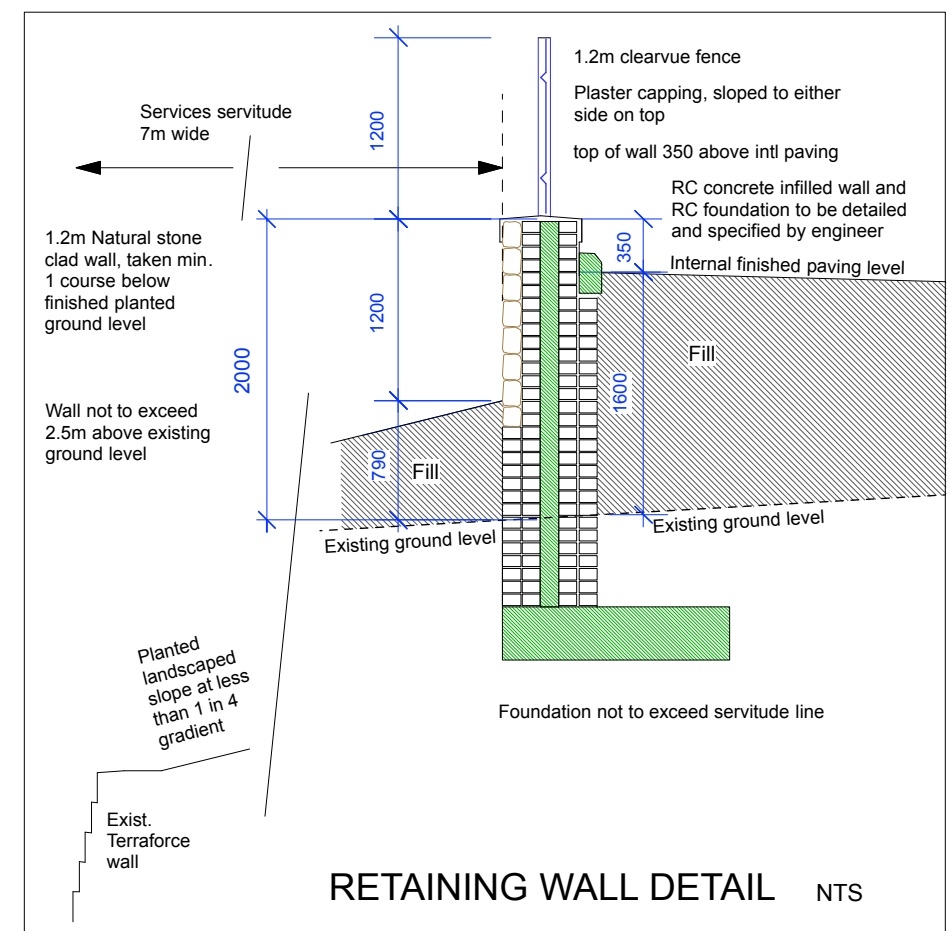
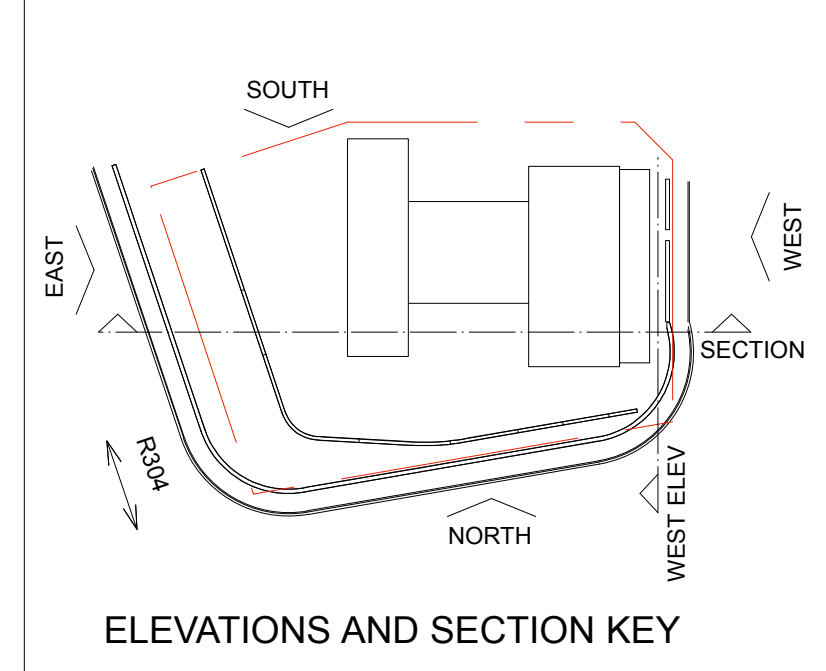


WEST ELEVATION



EXTERNAL FINISHES
 Roof - Rain Cloud Colourbond pre coated Salfintra corrugated steel roof sheeting
 Walls - Plastered and painted white (except where Engen Blue as shown on elevations)
 Walls - Corobrick Roan Travertine FBX face brick plinths Red/Brown
 Fascias & Rainwater goods - white powdercoated aluminium
 Windows - Black anodised aluminium
 Yard access timber doors - Meranti sealed

NORTH ELEVATION



Signage: to be submitted as a separate application

13 May '26	3.3	1 Plus changed to Quickshop and Co.
11 May '26	3.2	Option 3
DATE		REVISION
CLIENT		
Engen Petroleum (Pty) Ltd PO Box 2231 Cape Town 8000		
PROJECT		
New Engen Service Station Newinbosch		
DRAWING TITLE		
SITE DEVELOPMENT PLAN ELEVATIONS		
SCALE 1 : 100	DATE 13 May 2026	
DRAWING NO Nbsh 201-sdp	Rev 3.3	
mbt Architects and Project Managers		
Architects & Project managers SACAP reg 5847		