

NOTICE OF LAND DEVELOPMENT APPLICATION

Interested Party

APPLICATION FOR CONSENT USE: ERF 24 KLAPMUTS

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

Application Property Address: Main Road Klapmuts

Application Property Number: Erf 24 Klapmuts

Applicant: P-J le Roux Town Planners Pty Ltd (pj@pjleroux.co.za – 0760317607)

Owner: MCB Excavations Pty Ltd

Application Reference: TP1631/2026

Description of land development proposal:

Application is made for the following:

- (i) In terms of **Section 15(2)(o)** of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Consent Use for purposes of a Warehouse on Erf 24 Klapmuts.*

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: P-J le Roux Town Planners Pty Ltd pi@pjlroux.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 **(13 August – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).**

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 (0760317607) during normal office hours.

Yours faithfully

Pierre-Jean le Roux

Pr. Pln A/803/1995

Ba Hons, M (TRP)

(MSAPI)

Email: pi@pjlroux.co.za / Cell No: 0760317607





*Application for
Consent Use:
Erf 24
Klapmuts*

April 2026

V 30-162



P-J le Roux

Stads-en Streekbeplanners/
Town and Regional Planners

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1. INTRODUCTION

1.1. Application

With this document formal application is made for the following:

- (i) In terms of **Section 15(2)(o)** of the Stellenbosch Municipality: Land Use Planning By-Law, 2023 to permit a “**warehouse**” as a **CONSENT USE** on Erf 24 Klapmuts as depicted on the attached ***Site Plan dated 13 April 2026***.

Details regarding the proposal will be discussed in Section 5 and 6 of this report.

1.2. Applicant

MARCO CONRAAD BOSMAN as Director and duly authorized by **MCB EXCAVATIONS PTY LTD** as owners of Erf 24 Klapmuts, appointed this firm *P-J le Roux Town Planners (Pty) Ltd*, to prepare a formal application for consent use and to submit it to the relevant authorities for formal approval (***Power of Attorney and Resolution attached***).



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2. PROPERTY INFORMATION

Description	Erf 24 Klapmuts
Location	Along Main Road Klapmuts
Extent	4579m ²
Registered Owner	MCB EXCAVATIONS PTY LTD (See Power of Attorney and Resolution)
Title Deed	T24827/2025 (Copy of Title Deed attached)
Existing Zoning	Mixed-Use Zone
Restrictive Conditions	None
Planning Legislation	Stellenbosch Municipality: Zoning Scheme By-Law (2023) Stellenbosch Municipality: Land Use Planning By-Law (2023)

Table 1: Property Information

The subject property is situated inside Klapmuts urban area along Main Road 189 and falls in the jurisdiction of the Stellenbosch Municipality, Western Cape Province.



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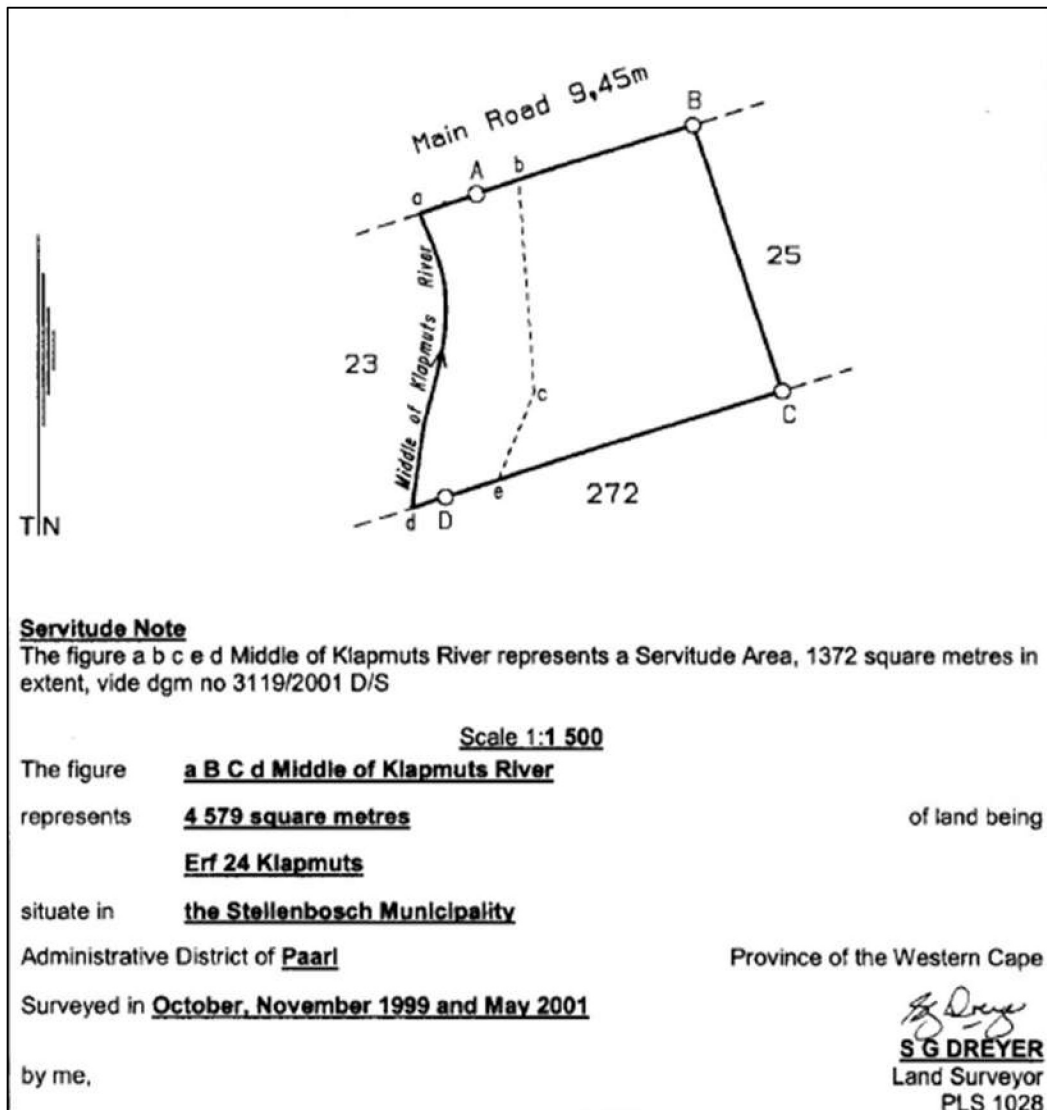


Fig. 1: Extract from SG diagram

The **servitude area** on the western portion of the subject property adjacent to the Klappmuts River measures **1327m²** in extent, which leaves a **remaining balance of 3252m²** available for development.



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3. LOCALITY

Erf 24 is an existing vacant mixed-use erf located almost in the centre of Klapmuts west of the R44.

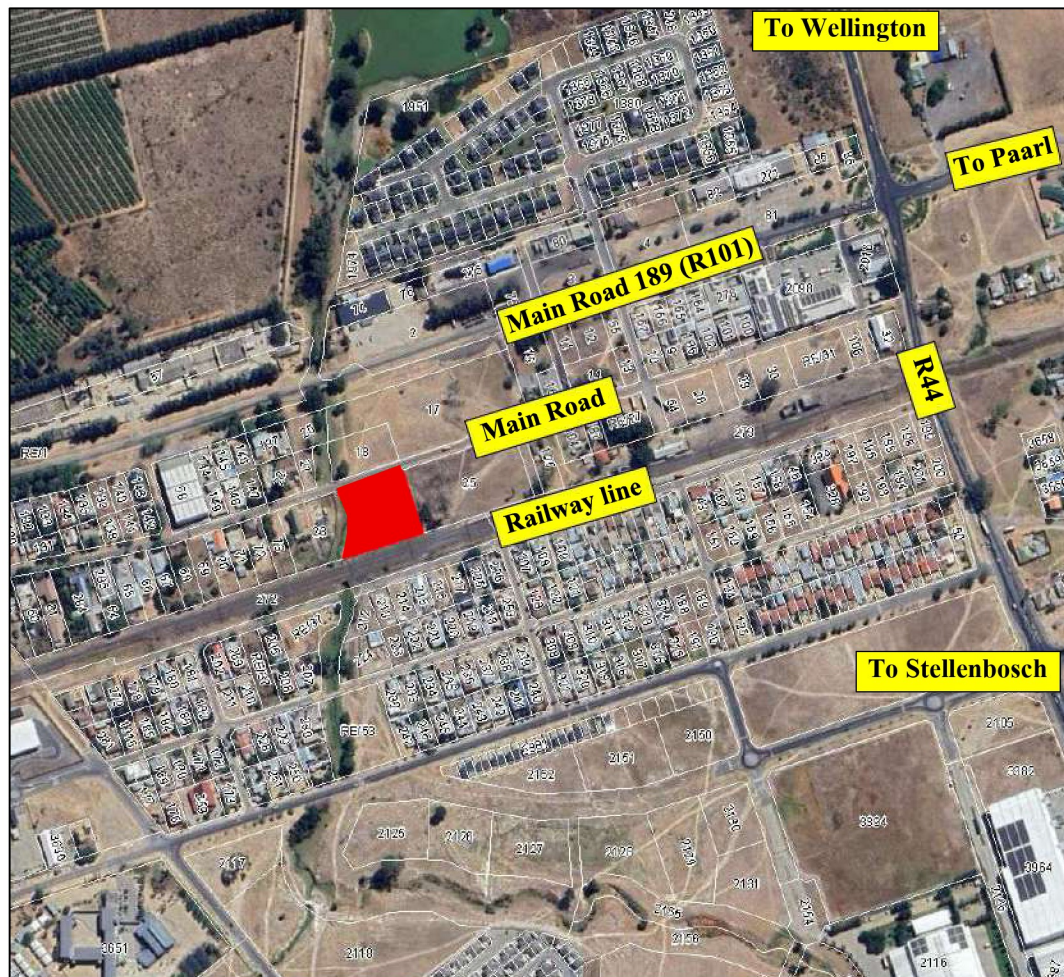


Fig. 2: Locality

The subject property has almost a square configuration and is wedged between Main Road to the north and the Railway Line to the south. Main Road is located south of R101 and runs parallel with the R101 and the railway line.

The subject property is bounded by Main Road to the north, Klapmuts River to the west, Railway line to the south and a vacant mixed-use erf (Erf 25) to the east.



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Fig. 3: Site locality with servitude area annotated in yellow

Access to the subject property is taken directly from Main Road via an existing security entrance.



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4. LEGAL LAND USE RIGHTS

4.1. Existing zoning

Stellenbosch Municipality has confirmed vide their communication dated 1 February 2026 that the subject property is zoned **Mixed-Use** in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023, and as depicted on the extract of the zoning map (*Fig. 4 below*). According to this By-Law, the land uses permitted within a Mixed-Use Zone is tabulated below:

Primary Uses	Additional Uses (not exceeding the threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Commune • Business premises (including shops, markets, restaurants, office) • Clinic • Community residential building • Extramural facility • Flats • Guest house • Hostel • Hotel • Occasional use (one event/year) • Plant nursery • Public institution • Public parking area • Private road • Tourist dwelling unit • Tourist accommodation establishment • Welfare institution 	<ul style="list-style-type: none"> • none 	<ul style="list-style-type: none"> • Adult entertainment • Builders yard • Commercial gymnasium • Conference facility • Daycare • Filling station • Freestanding base telecommunication station • Funeral parlour • Gambling place • Helicopter landing pad • Hospital • Indoor sport • Liquor store • Motor vehicle fitment centre • Motot showroom • Occasional use (>one event/year) • Parking garage • Place of assembly • Place of education • Place of entertainment • Renewable energy structure • Rooftop base telecommunication station • Tertiary educational institution • Warehouse

Table 2: Extract from Stellenbosch Municipality Zoning Scheme By-Law (2023)



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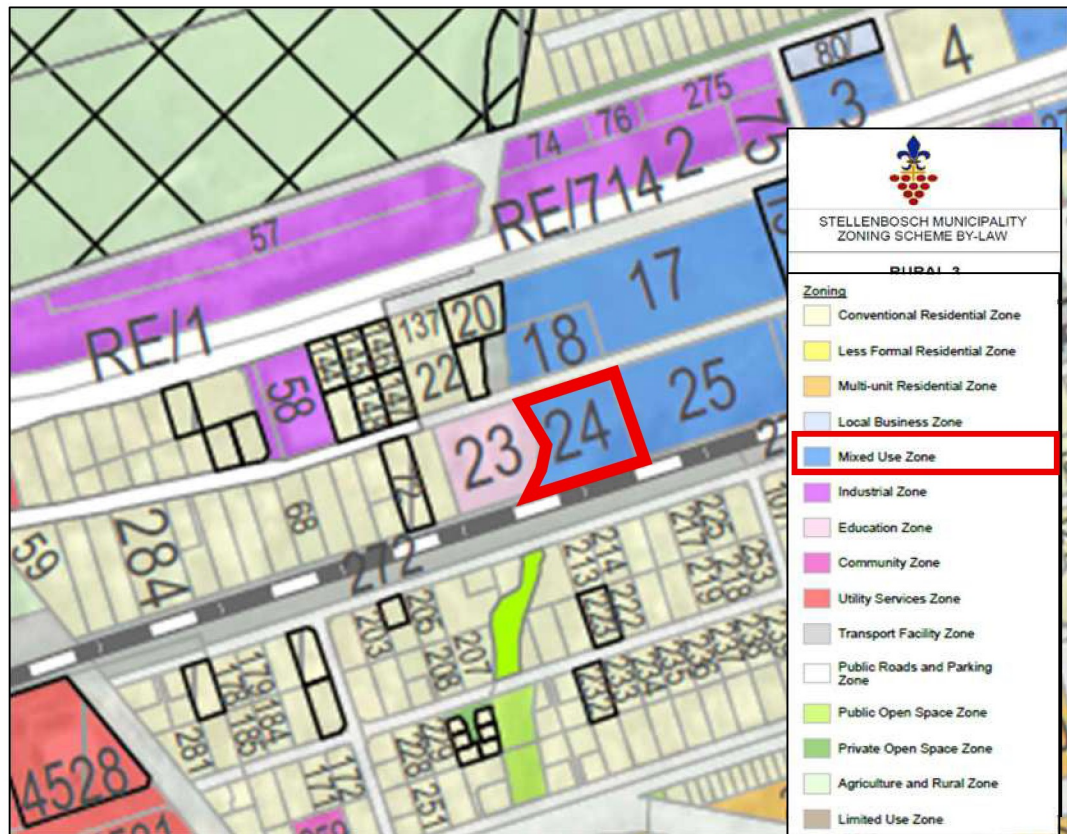


Fig. 4: Extract from zoning map for Klappmuts

4.2. Existing land uses

The subject property is currently vacant with only a solid wall on all sides with palisade fencing along Main Road as illustrated in pictures below.



Existing built wall around the subject erf with erf entrance

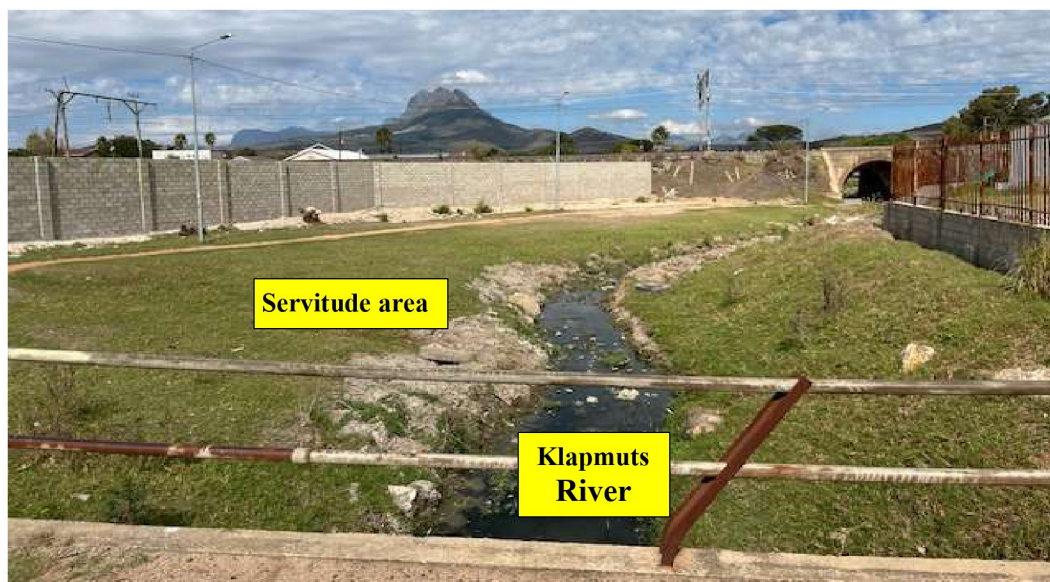


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Existing wall along the western boundary of the servitude area



Vacant erf with built wall



Figure 5: Aerial view of subject property



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5. DEVELOPMENT PROPOSAL

The objective with this application is to optimise the existing vacant mixed-use erf inside Klapmuts by introducing a warehouse building thereon.

The proposed **new warehouse building** measuring **±980m² floor area** comprises **four individual sections** each with a **small office** component and **large warehouse area**. This new double volume building represents a **coverage** of **24%** which is much less than the **85% permitted coverage** and a height of 7,68m (at highest centre point) much lower than the **permitted 6 storeys**. The **side walls** of the building in length will be **4,47m** in height.

The building is positioned approximately 8,4m from the eastern erf boundary, 4,7m from the southern erf boundary and 4,5m from the street boundary, which is directly in line with the building line requirements.

The **office component** which is positioned in the rear of each warehouse section measures **±27m² each** and comprises an open plan **office space** and **two toilets**.

The **large warehouse component is divided into 4 sections** vary in size between **152m² to 242m²** in extent and comprise a **double volume open spaced area** each served by a separate **large gearbox driven industrial roller shutter door**. These doors are positioned on the western side of the building fronting onto the proposed onsite parking area.

According to **Table A** of the Stellenbosch Zoning Scheme By-Law the **onsite parking** requirements for a **warehouse building is 1 bay/100m² gross leasable area**. Since the total floor area of the new warehouse building is 991m², a total of **10 normal onsite parking bays is required**. In addition, the requirements for **onsite loading bays are 1 bay/250m²**



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gross leasable area, which means that an **additional 4 loading bays** is required. A **total of 14 onsite parking bays is therefore required** to facilitate the proposed warehouse building. According to the attached **Site Plan dated 13 April 2026 provision is made for 16 onsite parking bays**, which is more than what is required.

A n existing **6m wide erf entrance** outside the servitude area on the western side of the proposed warehouse building provides access to the site and onsite parking bays.



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6. APPLICATION

To achieve the objective, it was confirmed in correspondence from the Stellenbosch Municipality on the building plans that were submitted that the proposed warehouse building is not listed as a primary land use right in the Mixed-Use Zone, and that a formal land use planning application must be submitted to ensure that the proposal complies with the requirements of the Stellenbosch Municipality: Municipal Land Use Planning By-Law, 2023 and the Stellenbosch Municipality Zoning Scheme By-Law, 2023 respectively.

In terms of the Stellenbosch Zoning Scheme By-Law, a warehouse is only permitted as a **Consent Use** in the Mixed-Use Zone. Warehouse is defined as follows:

*“**warehouse** (pakhuis) means a place used for the storage of goods, a building or structure in which storage units are rented out on an individual basis and/or where goods are received in bulk and dispatched again to purchasers without being re-packages and/or processed (e.g. dispatched where sales occur over internet) and may include a point of sale and ancillary uses.”*

To facilitate the new proposed warehouse building on the subject property, formal application is made in terms of **Section 15(2)(o)** of the Stellenbosch Municipality: Land Use Planning By-Law, 2023 for “**warehouse**” as a **CONSENT USE** on **Erf 24 Klapmuts** as depicted on the attached **Site Plan dated 13 April 2026**.



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7. SPATIAL PLANNING PRINCIPLES

In terms of National, Provincial and Local spatial planning legislation certain development principles were adopted to apply to spatial planning, land development and land use management.

The development principles on National level is in terms of Section 7 of the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)**, while the land use planning principles on Provincial level is in terms of Section 59 of the **Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)**. These development principles were all adopted and included into the subsequent **Land Use Planning By-Laws** promulgated for each Local Municipality.

The proposed application for **Consent Use on Erf 24 Klapmuts** will be evaluated as follows against the five development principles:

(a) Principle of spatial justice

- The spatial justice principle requires that the past spatial and development imbalances should be redressed through improved access to and utilization of land. We are of the opinion that the **proposed new warehouse building on Erf 24 Klapmuts promotes this principle by optimising natural and man-made resources without compromising the surrounding area.**

(b) Principle of spatial sustainability

- The principle of spatial sustainability will be achieved by a development if it is spatially compact, using resources sparingly. The **proposal embodies this principle with the optimal use of the existing vacant mixed-use erf abutted by other mixed-use erven inside Klapmuts on the subject property.**



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- The proposal promotes land uses that are **spatially compact** and, on an erf, already zoned for mixed-use purposes.
- The proposal promotes activities in a **location that is sustainable from an environmental and socio-economic point of view**.
- The subject property is an existing erf inside the urban settlement of Klapmuts and already zoned for **non-residential purposes**.
- Since the intention is to construct a new warehouse building with onsite parking on the subject property, **no safety hazards are anticipated** through this application.
- The intended land use will **not have any detrimental impact** on the surrounds or the Klapmuts River to the west thereof.
- **New employment** opportunities will be created.
- The proposed development will contribute to the **local economy** of Klapmuts.

(c) Principle of efficiency

- The proposed new warehouse building will **optimize the use of existing resources, infrastructure, and land** inside the urban area of Klapmuts.
- We are of the opinion that due to the size and scale of the proposed land use it **will not impact negatively** on the surrounding area since all activities will be confined to the inside of the new building and no industrial activities are proposed.
- No changes to the existing **mixed-use zoning** are applied for.



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- The proposal will **optimize the use of existing resources and infrastructure** while respecting the urban contexts in which it is located.

(d) Principle of spatial resilience

- This principle is **not applicable** since the subject property is inside the urban fabric of Klapmuts and approved urban edge.

(e) Principle of good administration

- The Stellenbosch Municipality issued a formal letter in response to a building plan submission in which the applicant was informed that a land use application is required.
- The formal application is submitted to the local authority and relevant statutory authorities for approval and will be administered in accordance with the procedures contemplated in the Stellenbosch Municipality's Land Use Planning By-Law.



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8. DESIRABILITY

In terms of **Section 65 (b)** of the Stellenbosch Municipality: Municipal Land Use Planning By-Law, 2023, the proposed utilization of the land must be desirable.

The concept of “*desirability*” in a land use planning context and as contemplated in Section 65 (b) of the Stellenbosch Municipality: Municipal Land Use Planning By-Laws can be described as the:

“degree of acceptability” of the specific land use(s) on a said property within an existing natural or manmade environment and the guideline proposals included in the relevant spatial development framework plans and policies, and municipal engineering services in so far as it relates to desirability or based on its effect on existing rights and the biophysical environment concerned.

The desirability of this application for **Consent Use on Erf 24 Klapmuts** will be discussed with regards to the following aspects:

- Physical characteristics
- Character of the area
- Accessibility
- Spatial Planning & Site-Specific Motivation
- Provision of services

8.1 Physical Characteristics

Erf 24 Klapmuts is a vacant mixed-use erf located south along Main Road almost in the centre of Klapmuts. The property is situated east of the Klapmuts River with the developable portion clearly defined by the servitude area and existing perimeter wall. The property has a level gradient which makes it ideal for the intended purposes. No major earthworks will be required to construct the new warehouse building thereon. Within the developable area of the property, there are **no topographical constraints**,



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physical features or any **conservation worthy vegetation** that will be impacted on.



Existing vacant development portion of the subject property

8.2 Character of the area

The subject property forms part of the existing urban fabric of Klapmuts and is one of many vacant mixed-use erven north and south along Main Road. All these mixed-use erven are separated from the other erven by the Klapmuts River to the west of the property. On the western side of the Klapmuts River is an existing place of instruction and because of the river and the servitude area, the proposed warehouse will be more than 65m away.



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Existing vacant mixed-use erven to the north of Main Road



Existing vacant mixed-use erven to the east of subject property



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We are confident that since the proposed land use is for a warehouse with all activities confined to the inside of the new building, the proposed activities will not conflict with what is already present or proposed for the area.



Existing place of instruction west of Klapmuts River

8.3 Accessibility

The subject property is located south of Main Road in the centre of Klapmuts. Main Road runs parallel with the railway line to the south of the property and Main Road 189 further north. Main Road links with Main Road 189 to the east and west as illustrated in figure 7 below.

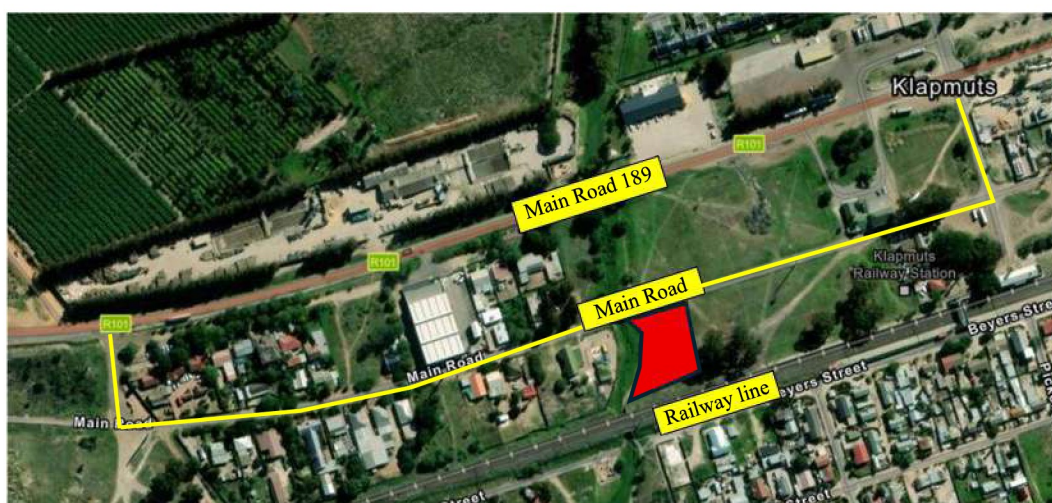


Fig. 7: Existing road network



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Access to the subject property is taken directly from Main Road via an existing security entrance on the western side of the property. This 6m wide security entrance provides access to the subject property and will also provide access to the proposed 18 onsite parking bays proposed for this development.



8.4 Spatial Planning

The subject property is situated inside the existing urban fabric of Klapmuts and is included into the approved urban edge. The existing spatial planning policy, which is applicable to this area, the Stellenbosch Municipal Spatial Development Framework (SMSDF), was adopted by Council in 2023 and provides guidelines for spatial developments within the municipal area.

Although the subject property is not specifically mentioned in the existing spatial documentation, it is designated in the approved SDF for Klapmuts as a “**site with potential for Local Economic Diversification**” as depicted in figure 7 below. Since the subject property is an existing mixed-use erf abutted by other mixed-use erven to the east, the proposed warehouse as a consent use will be in line with the abutting properties and will not conflict



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with the spatial planning policies of the Stellenbosch Municipality and can therefore be regarded as desirable.

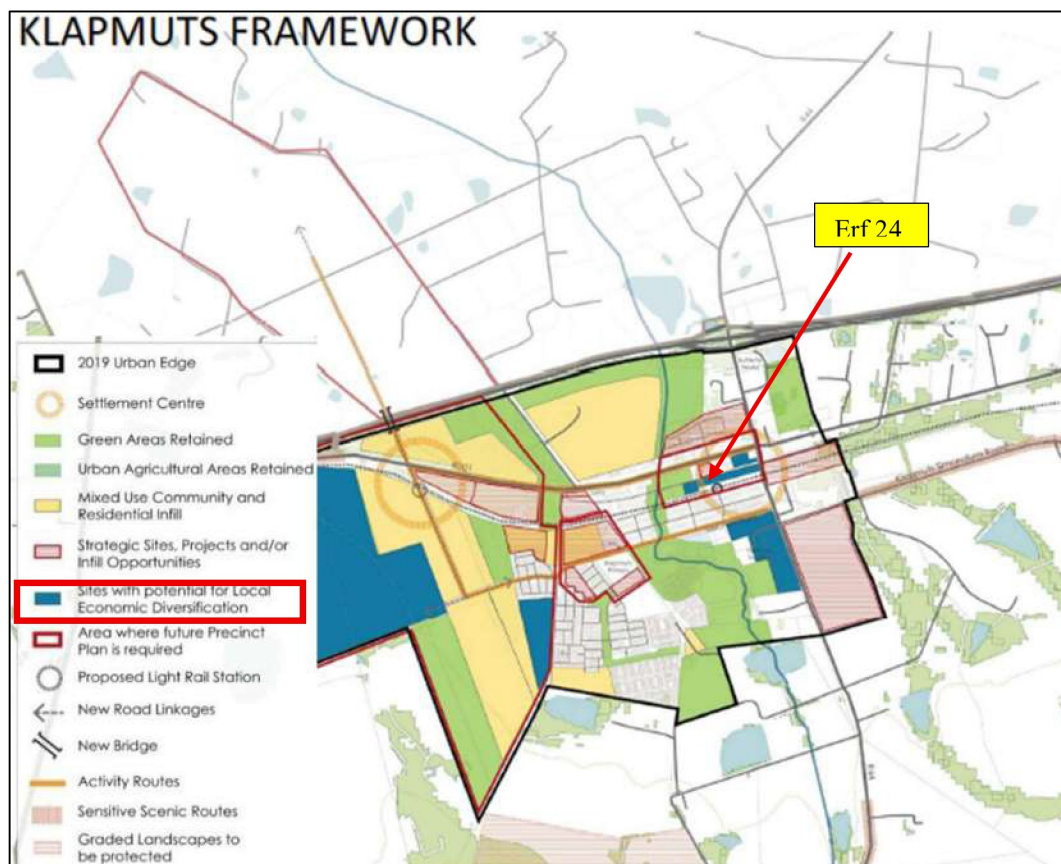


Fig. 8: Stellenbosch Municipality Spatial Development Framework, 2023

8.5 Provision of services

The subject property is an existing erf inside the urban fabric of Klapmuts, which has existing bulk infrastructure and services already in place. According to the attached **Provisional of Civil Services Report dated 17 April 2026** prepared by Messrs PSP Consult the following summary is worth noting.

- **Potable Water**

There are existing water supply and meter to the property. Certain upgrades will be required to facilitate the intended land use and activity.



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Provision will also be made for a suction hydrant and fire booster for the proposed activity and development.

- **Sewage/wastewater**

There is an existing foul sewer connection off a municipal sewer manhole located on the northern side of Main Road. Internal private sewer line will link the ablutions inside the new proposed warehouse building with the municipal reticulation pipeline.

- **Roads & access**

A new boundary wall has been constructed with a 6m wide access gate located inside the western corner of the street boundary. Internal circulation and parking will be paved with concrete ramps that will also serve as loading bays. Eighteen (18) parking bays will be provided on site for visitors and staff.

- **Stormwater Management**

Run-off from roofs and roadways will be surface managed and will drain to the lower side of the property. Natural “soakaways” will be created within the landscape areas.

- **Electricity**

An appointed electrical engineer will manage the electrical supply to the new building after land use approval. Application will in the meantime be made to the Stellenbosch Municipality for an electrical connection.



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9 SUMMARY AND CONCLUSION

From the previous it is evident that the application for **Consent Use** for a **warehouse** on Erf 24 Klapmuts, is in line with Section 65(1)(c) of the Stellenbosch Municipality Land Use Planning By-Law. The motivation for the proposed land uses can be summarized as follows:

Economic impact

- The proposed land use rights will optimise the subject property with the proposed consent use right without compromising the surrounding area
- The proposed warehouse will have a direct (warehouse staff, drivers security etc.) and indirect (maintenance, cleaning, logistical support etc.) employment
- The proposed warehouse will stimulate the local economy through employee spending, supporting services such as fuel stations, repair services and eateries.
- The proposed warehouse will reduce transport costs and supports a variety of sectors.
- The proposed warehouse will also result in the increase of property values in the immediate surrounds.
- The development will support local economic development (LED) strategies.

Social impact

- The proposed warehouse and land use will provide accessible jobs to a variety of skills.
- The subject property is easily accessible for the workers
- The development will reduce the unemployment inside Klapmuts and contribute to the welfare of the community.



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Compatibility with surrounding land uses

- The subject property forms part of an existing mixed-use area inside Klapmuts.
- Most of the mixed-use properties are still vacant and the development on the subject property will serve as a catalysator for further similar developments on these erven.
- The proposed activity will be confined to the inside of the new building and no conflict with the surrounding area is expected.
- The subject property is easily accessible from all directions and is also near the N1 for distribution.

Impact on external engineering services

- The necessary engineering services will all be provided for in accordance with the guidelines and requirements of the Stellenbosch Municipality Engineering department.

Impact on safety, health, and wellbeing of the surrounding community

- There is no reason to believe that the proposed land use will result in any changes to the safety and security in the area, especially since access to the subject property is via a security-controlled entrance gate.
- We believe that with the development of the vacant property the security in the immediate surrounds will increase with the presence of personnel during normal business hours.
- The proposed land use will have no impact (visual, health and safety) on any of the surrounding properties.

Traffic impacts, parking, access and other transport related considerations

- The existing 6m wide security entrance to the property from Main Road is more than sufficient to accommodate the expected traffic.
- More than sufficient onsite parking will be provided for on the property.



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- Main Road can easily accommodate the expected traffic.

Whether the imposition of conditions can mitigate and adverse impact of the proposed land use

- It is our view that the proposed land use on the subject property will not have any detrimental impact on the surrounding area, and **no mitigation is foreseen for this application.**

From the aforementioned it is evident that the application for **Consent Use** for a **warehouse** on Erf 24 Klapmuts as depicted on the attached **Site Plan dated 13 April 2026**, is therefore regarded as highly desirable and can be approved.

PIERRE-JEAN LE ROUX

Pr. Pln. A./803/1995

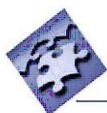


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Project:

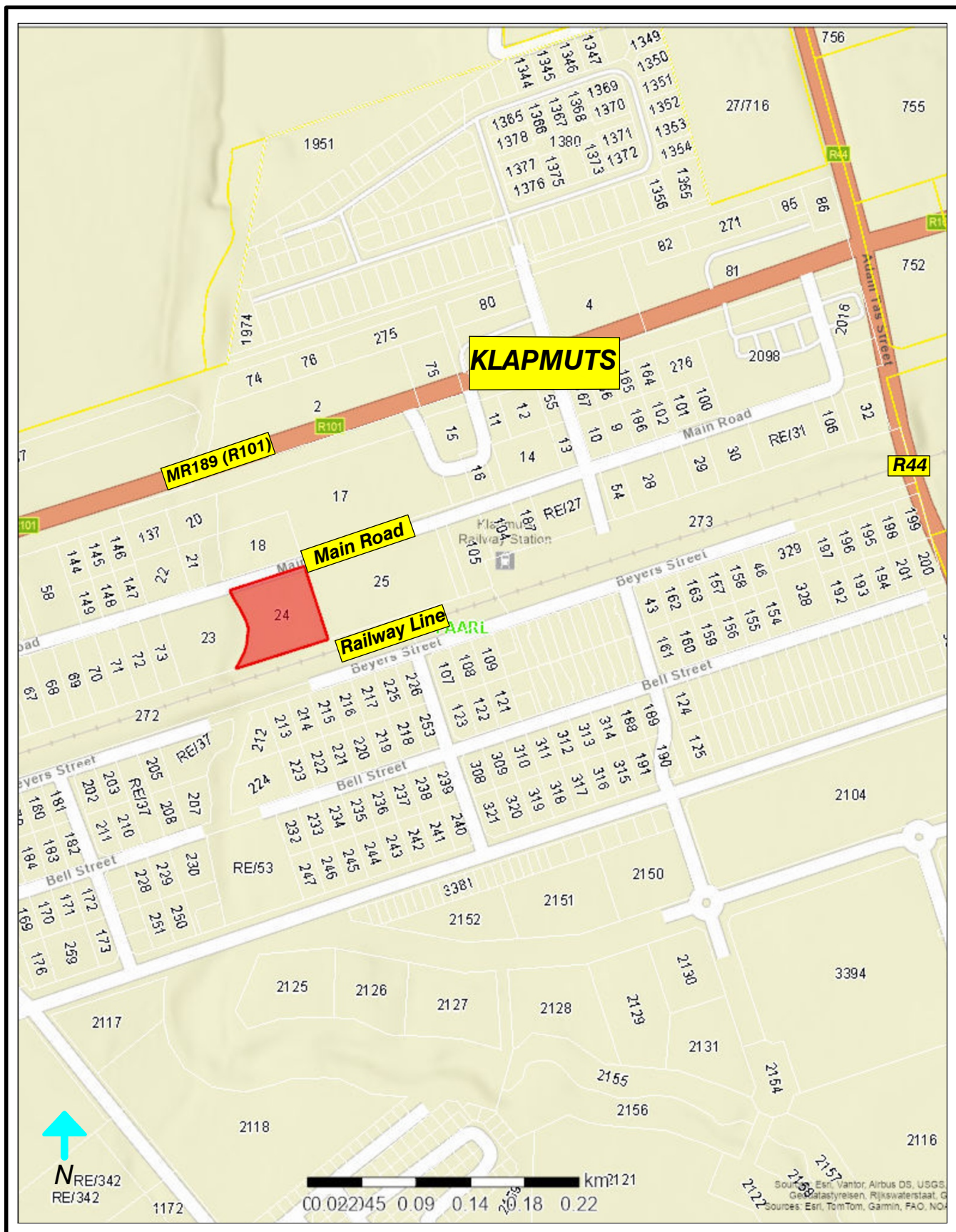
**Application for
Consent Use:
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Description:

Aerial Photo

MCB EXCAVATIONS

Skaal	N.T.S.	Leer nr.	V 30-162
Teken	PJLR	Datum	APRIL 2026
Keur	PJLR	Tekening nr.	2



Project:

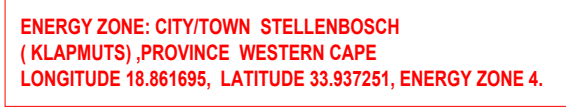
**Application for
 Consent Use:
 Erf 24
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Description:

Locality Plan

MCB EXCAVATIONS

Skaal	N.T.S.	Leer nr.	V 30-162
Teken	PJLR	Datum	APRIL 2026
Keur	PJLR	Tekening nr.	1



SITE INFORMATION:	
• ERF	24, OLD MAIN ROAD, KLAPMUTS, 7625
• SITE AREA:	4113.8 m ²
• ZONING:	USE ZONE: MIXED USE ZONE
COVERAGE:	
• NEW WAREHOUSE	991 m
PARKING BAYS REQUIRED:	
PARKING BAYS PROVIDED:	1/100 m ² = (1/991) = 10 16
LOADING BAYS REQUIRED:	
LOADING BAYS PROVIDED:	1/250 m ² = (991/250) = 4 4

Building Areas & Coverage			
Name	Area	Area Type	New
GROUND LVL			
OFFICE 1	27 m ²	Gross Building Area	Yes
OFFICE 2	27 m ²	Gross Building Area	Yes
OFFICE 3	27 m ²	Gross Building Area	Yes
OFFICE 4	27 m ²	Gross Building Area	Yes
WAREHOUSE 1	152 m ²	Gross Building Area	Yes
WAREHOUSE 2	239 m ²	Gross Building Area	Yes
WAREHOUSE 3	238 m ²	Gross Building Area	Yes
WAREHOUSE 4	242 m ²	Gross Building Area	Yes
	980 m ²		
Grand total	980 m ²		

Room Areas by Occupancy		
Name	Area	Occupancy
J2		
OFFICE 1	23 m²	J2
OFFICE 2	23 m²	J2
OFFICE 3	23 m²	J2
OFFICE 4	23 m²	J2
WAREHOUSE 1	143 m²	J2
WAREHOUSE 2	230 m²	J2
WAREHOUSE 3	230 m²	J2
WAREHOUSE 4	230 m²	J2
	926 m²	
	926 m²	

Name	Property	Buildings	Coverage
ERF 24	3,207 m ²	980 m ²	31%

LIGHT & VENTILATION:
ALL HABITABLE ROOMS TO HAVE 10% OF FLOOR AREA
NATURAL LIGHT AND 5% OF FLOOR AREA NATURAL VENTILATION.

 **PSP
CONSULT**
STRUCTURES | FUEL | FIRE | CIVIL

14 Piet Retief Street
Duxfin Building
Wellington
Tel: 021-020 1634
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PROJECT TITLE	PSP REF: 250401
PROPOSED UPGRADE OF EXISTING FUEL STATION, ERF 14419, PAARL - ASTRON PAARL DALVALE	CONTRACT NO.
EMPLOYER	EMPLOYER ADDRESS
MCB EXCAVATIONS	FREDERICKSBURG FARM R45 KLAPMUTS-SIMONDIUM ROAD, SIMONDIUM 7670

DRAWING TITLE		DRAWING NO.	
SITE PLAN		250401-03	
PROJECT PHASE		SHEET: 1 of 1	
COUNCIL	TENDER	CONSTRUCT	AS-BUILT
DRAWING APPROVAL (EMPLOYER)		SHEET DATE: 2026-04-13	
SIGNATORY NAME:		REVIS.: 01	
IN CAPACITY AS:		SCALE: AS SHOWN	
DATE APPROVED:		SIGNATURE	
		SIGN.:	

INTERNAL APPROVAL				
DWG APPROVAL		DESIGN APPROVAL		DATE COMPLETED
DRAWING BY:	BK	DESIGNED BY:	JVZ	DESIGN: 2025-11-18
CHECKED BY:	TE	APPROVD BY:	TE	APPRVD: 2025-11-18
CHECKED BY:		ECSA NR.:	201370026	DRAWN: 2025-11-18
SIGN.:		SIGN.:		APPRVD: 2025-11-18

DRAWING REVISION LIST		
00	2025-11-18	ISSUED FOR COUNCIL APPROVAL
01	2026-04-13	REVISED BUILDING FOOTPRINT