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, 2015, refers:

Application Property Address: 100 Dorp Street, Stellenbosch

Application Property Number: Erf 645, Stellenbosch

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

Owner: Oukiep Beleggings BK – H Carew (contact details: 078 528 5263)

Application Reference: TP1543/2026

Description of Proposed Development:

- Pertaining to Erf 645, Stellenbosch, application is made in terms of Sections 15(2)(h) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for the amendment of condition of approval no. 4.3 to enlarge the place of entertainment (pub / tavern) floor area from ±15m² to ±139m² (inside the existing building) and ±13m² (undercover outdoor seating area).
- Pertaining to Erf 645, Stellenbosch, application is made in terms of Sections 15(2) (c) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for a permanent departure from the parking requirements, so as not to provide an additional on-site parking bay for the ±13m² undercover outdoor seating area (six bicycle stands will be provided in lieu of the parking bay).

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
    - 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 **18 May 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

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

16 April 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, 2015, verwys:

Adres van aansoek eiendom: Dorpstraat 100, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 645, Stellenbosch

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

Eienaar: Oukiep Beleggings BK – H Carew (kontak besonderhede: 078 528 5263)

Aansoek Verwysing: TP1543/2026

Tipe aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(h) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir die wysiging van die goedkeuringsvoorwaarde no. 4.3 om die plek van ontspanning (kroeg) se vloerarea te vergroot vanaf ±15m² na ±139m² (binne die bestaande gebou) en ±13m² (buite onder dak sit area) op Erf 645, Stellenbosch.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(c) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir 'n afwyking van die parkeer vereistes, deur nie die een addisionele parkeerplek te voorsien nie (ses fiets staanplekke sal voorsien word i.p.v. die parkeerplek) op Erf 645, Stellenbosch.

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 tydsduur 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 toeganglik 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 opsite van die volgende aspekte:
    - Die feite en omstandighede aantoon 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 inlgting 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 **18 Mei 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 April 2026

since 1991 tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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

Our Reference: 3980-P
Your Reference: TP1543/2026

7 April 2026

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

Attention: Ms. Nopinki Daveti

Madam

BLIX TAVERN: LAND USE PLANNING APPLICATIONS ON ERF 645, STELLENBOSCH

1. BACKGROUND TO THE APPLICATION

We refer to our pre-submission consultation with Mr. Gerrit Goosen (Directorate: Planning and Development Services) on 12 January 2026 regarding the enlargement of the Blix Tavern at 100 Dorp Street, Stellenbosch and the subsequent consultations with yourself.

On 28 May 2024 the Stellenbosch Municipality approved a consent use for place of entertainment (pub / tavern) and gave its permission i.t.o. a title deed condition for the applicant to establish a pub / tavern inside the office building on Erf 645, Stellenbosch. A copy of the municipal decision letter is included in this submission.

This approval was subject to *inter alia* condition of approval no. 4.3 which stated that the pub shall be limited to a floor area of ±15m². The applicant wishes to enlarge the pub's floor area from ±15m² to ±139m² (inside the existing building) and ±13m² (undercover outdoor seating area).

The Blix Tavern building on Erf 645, Stellenbosch has a total floor area of ±175m² and the development proposal entails the conversion of the building's ground floor (±91m²), the building's 1st floor (±84m²), and an undercover outdoor seating area (±13m²) into the Blix Tavern (pub / tavern). The pub / tavern will cover an area of ±139m² (inside the existing building) and ±13m² (undercover outdoor seating area). The remainder of the building (±36m²) will be used for associated infrastructure (kitchen, scullery, toilet, and circulation area).

Included in this submission is a Site Development Plan (SDP) illustrating the proposed conversion of the total existing office building into a place of entertainment.

The whole building will be used as a pub / tavern, but no additions to the building are proposed. It is only an internal change of the building's land use from office to pub / tavern and an undercover outdoor seating area (±13m²).

2. LAND USE PLANNING APPLICATIONS

Pertaining to Erf 645, Stellenbosch, application is made in terms of Sections 15(2)(h) and (c) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for:

- The amendment of condition of approval no. 4.3 to enlarge the place of entertainment (pub / tavern) floor area from ±15m² to ±139m² (inside the existing building) and ±13m² (undercover outdoor seating area); and
- A permanent departure from the parking requirements, so as not to provide an additional on-site parking bay for the ±13m² undercover outdoor seating area.

3. SUBJCT PROPERTY

The subject property is described in the Deed of Transfer No. T19927/1999 as Erf 645, Stellenbosch. A copy of the subject property's Title Deed is included in this submission.

The subject property is 1 125m² in extent.

Oukiep Beleggings BK is the registered owner of the subject property.

4. LOCALITY

The subject property is located at 100 Dorp Street, Stellenbosch. See image below and the locality plan included in this submission.

Figure 1: Locality of Erf 645, Stellenbosch

5. CURRENT ZONING AND LAND USES

The subject property is zoned Mixed-Use Zone and is used accordingly for commercial purposes (offices and a pub).

As mentioned above, the Blix Tavern is located on a ±15m² portion of the ground floor of the existing building – see image below.

Figure 2: The Blix Tavern on Erf 645, Stellenbosch (interior and exterior)

6. MOTIVATION FOR THE ENLARGEMENT OF THE BLIX TAVERN

The application to enlarge the place of entertainment (i.e. to enlarge the Blix Tavern) is motivated as follows:

- The very popular Blix Tavern is located inside the existing building at 100 Dorp Street. Owing to its popularity the applicant wishes to enlarge the pub / tavern by expanding into the remainder of the ground floor and into the 1st floor. The building has a total floor area of ±175m² and the development proposal entails the conversion of the building's ground floor (±91m²) and the building's 1st floor (±84m²) into the Blix Tavern (pub / tavern). The pub / tavern will cover an area of ±139m² (inside the existing building) and ±13m² (undercover outdoor seating area), and the remainder of the building (±36m²) will be used for associated infrastructure (kitchen, scullery, toilet, and circulation areas). Included in this submission is an SDP illustrating the proposed conversion and below is an image of the floor plans – see image below.

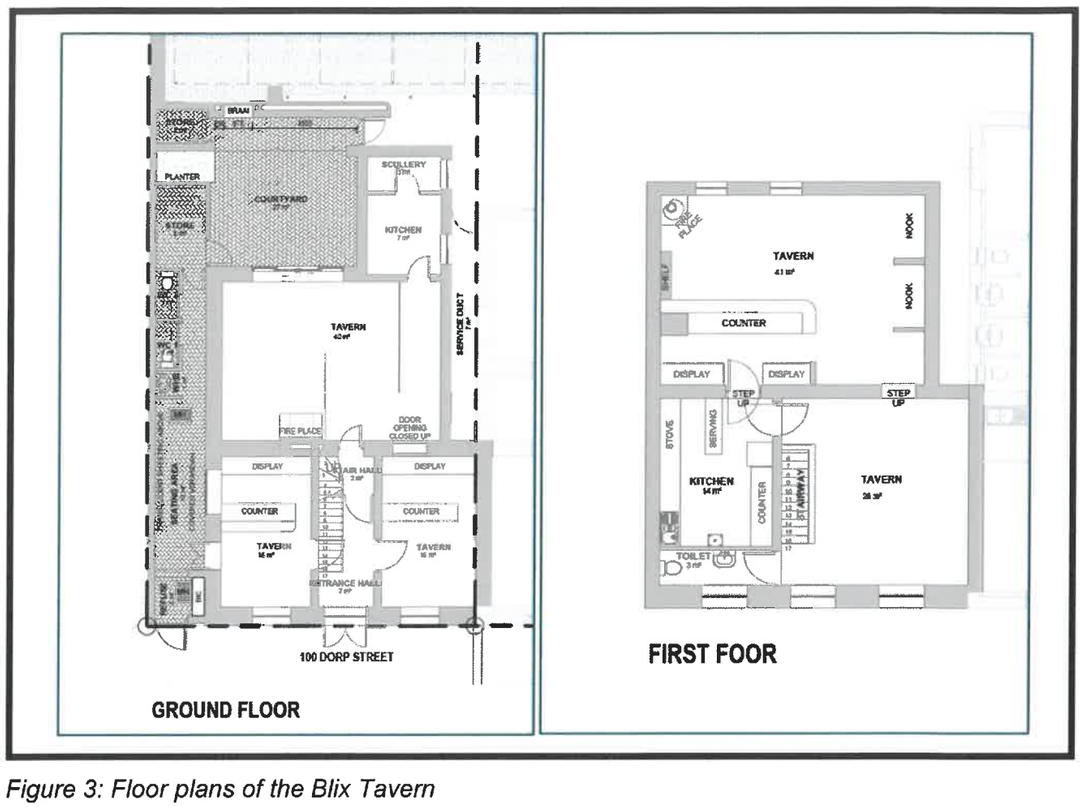


Figure 3: Floor plans of the Blix Tavern

- This application for the amendment of a condition of approval is only an administrative action to expand the subject property's place of entertainment development rights. It will not lead to an increase in the building's floor space, gross lettable area, bulk, coverage, height, etc.

- Dorp Street is an activity corridor, and the subject property is surrounded by similar places of entertainment, such as the Kapstadt Brauhaus, De Akker, Petites Bulles Champagne Lounge, Hudsons, The Meeting Place, De Vleis Paleis, Casa Cerveza, etc. The proposed enlargement of the Blix Tavern (on Dorp Street) can therefore be seen as positive change as it will further promote tourist activities along Dorp Street.

- Since no new land uses, buildings, or structures are proposed, the proposal will not adversely affect any of the surrounding landowners.

- The (approved and existing) building will not be changed and for this reason it will have no additional impact on bulk infrastructure.

7. MOTIVATION FOR THE PARKING DEPARTURE

Application is also made for a permanent departure from the parking requirements, so as not to provide an additional on-site parking bay for the ±13m² undercover outdoor seating area – see image below.

Figure 4: The outdoor seating area

According to the Stellenbosch Municipaity Zoning Scheme By-Law, 2024 on-site parking for a pub / tavern must be provided at 1 bay per 25m² GLA. On-site parking is provided for the existing building and pub / tavern. However, we are adding an outdoor seating area of ±13m² for the pub / tavern.

We have been informed by the municipal planners that on-site parking must also be provided for outdoor seating areas. Unfortunately, there is no space on the subject property for an additional parking bay to comply with the municipal planners' requirement. Hence our departure application.

It is our opinion that the impact of a ±13m² outdoor seating area for a pub will likely have a negligible impact on vehicular traffic. The ±13m² outdoor seating area will primarily boosts foot traffic, but as it is in an alleyway, it will not create pedestrian congestion.

Typically, such a small area does not trigger significant traffic disruptions and the approval of the parking departure is considered desirable.

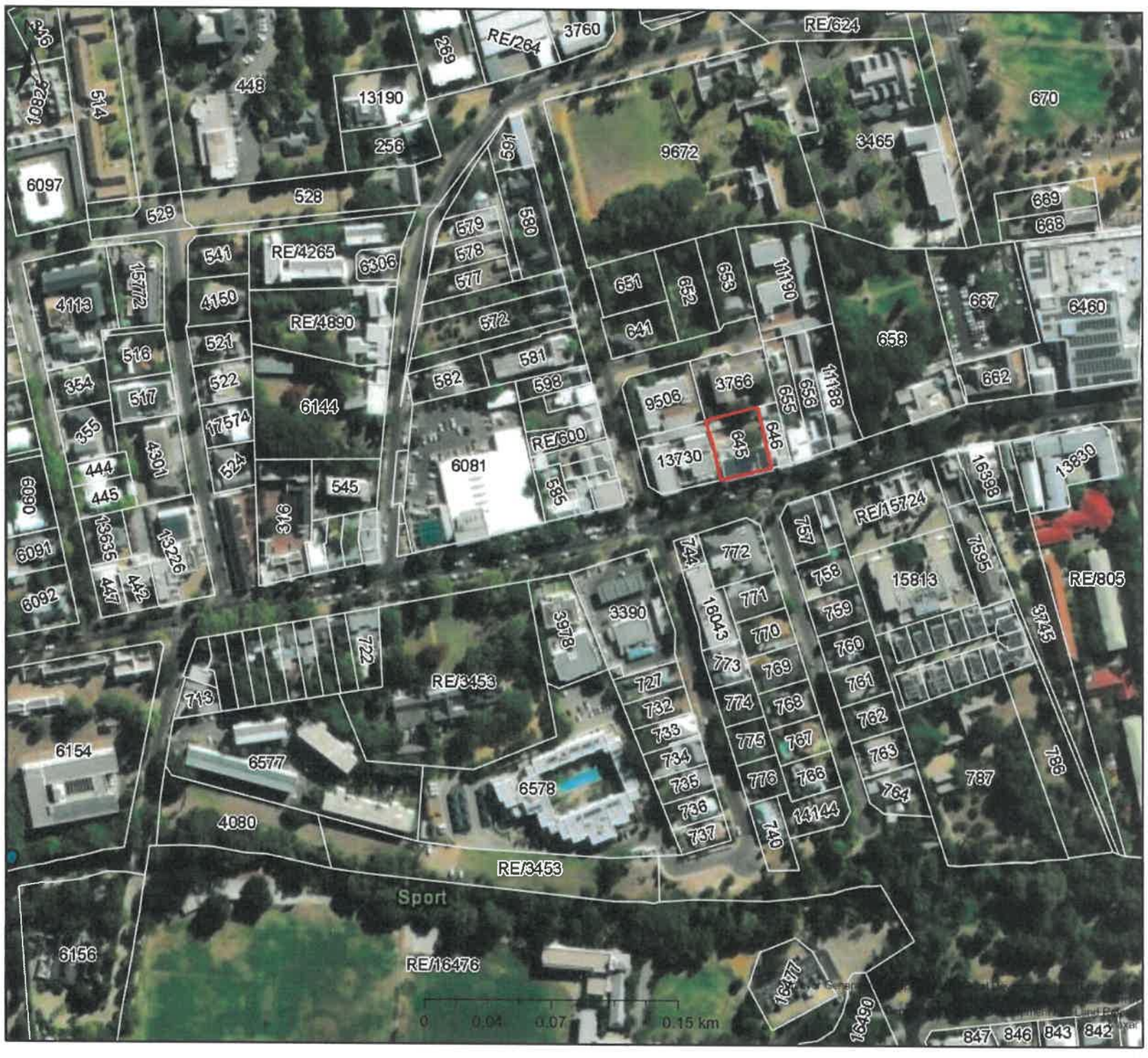
8. CONCLUSION

Based on the above motivation we consider the development proposal – which is permissible i.t.o. the subject property's commercial zoning – to be desirable. For this reason, we respectfully request the consent land use application be granted.

We trust the information provided will suffice in processing the land use planning application. However, 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 to process the application.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD



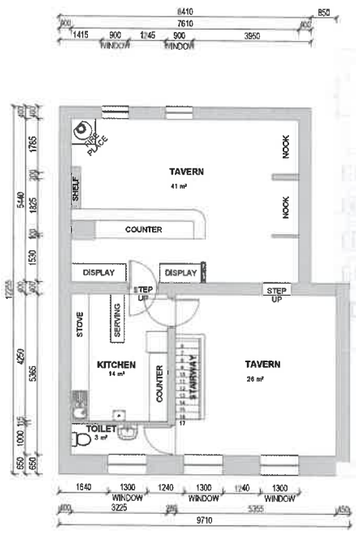
LOCALITY MAP

Blix Tavern @ 100
Dorp Street
Erf 645, Stellenbosch

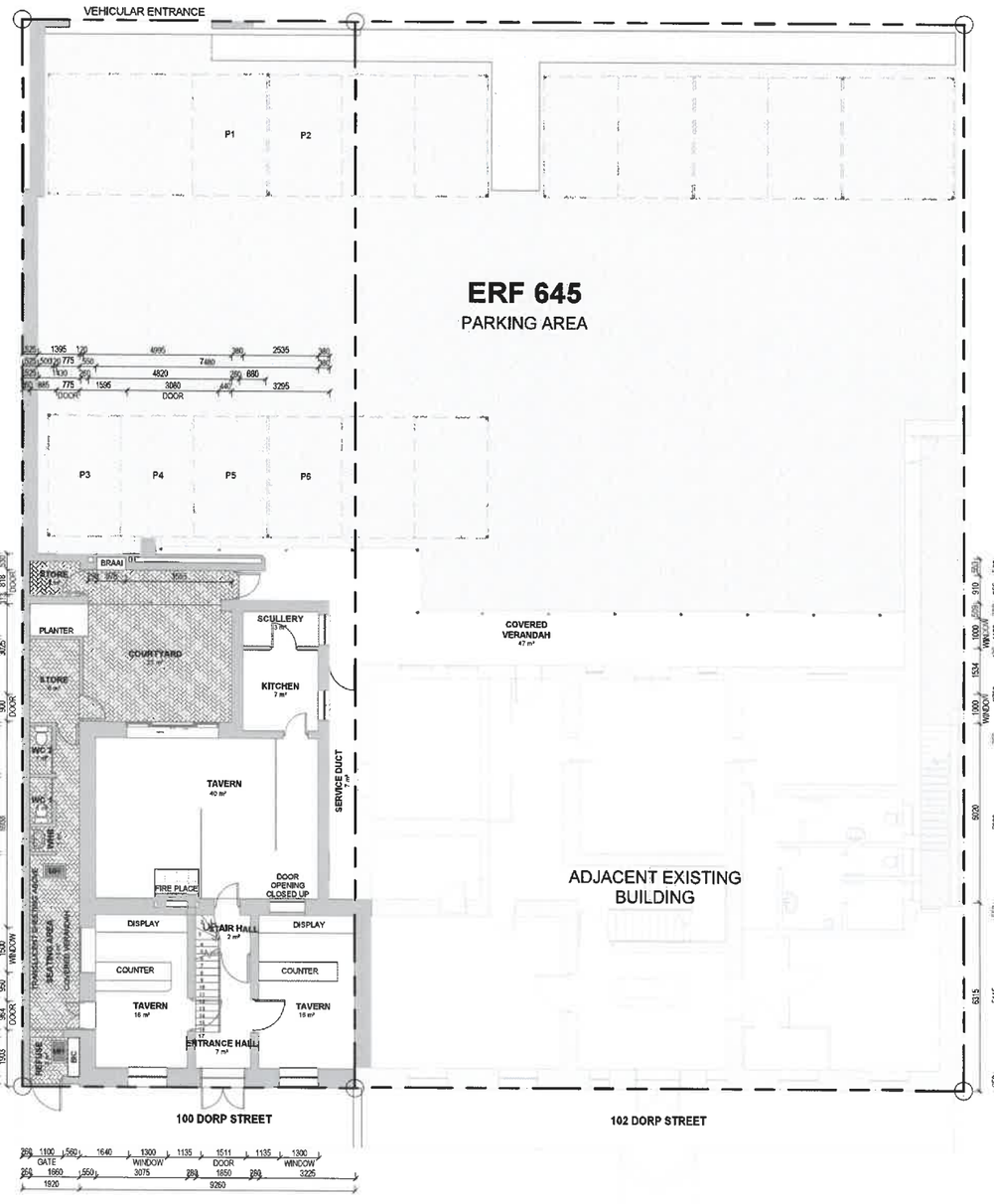
COUNCIL STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT
Company: Dorpstraat Capital Growth Fund (Pty) Ltd	Company: GASS Architecture Studios
Name: Sam Kelbrick	Name: Timus van der Westhuizen Pr.Arch.6713
Signature:	Signature:



FIRST FLOOR PLAN _ BLIX TAVERN
Scale - 1 : 100



GROUND FLOOR PLAN _ BLIX TAVERN
Scale - 1 : 100

GLAZING NOTE
ALL GLAZING TO COMPLY WITH SANS 10400 PART 'N'

MECHANICAL SYSTEMS
ALL MECHANICAL SYSTEMS TO BE DESIGNED & IMPLEMENTED BY MECHANICAL ENGINEER

ALL MECHANICAL SYSTEMS & FIXTURES TO COMPLY WITH SANS 10400 PART 'O' AS WELL AS SANS 10400 'XA'

SIZING NOTE
ALL MEASUREMENTS OF DOOR OPENINGS AND ALL DUCT CUPBOARD OPENINGS TO BE VERIFIED ON SITE PRIOR TO MANUFACTURE.

ANY DISCREPANCIES TO BE DISCUSSED WITH THE ARCHITECT AS SOON AS THEY BECOME APPARENT.

ALL QUANTITIES TO BE CHECKED BY CONTRACTOR.

WALL NOTE
ALL WALLS TO BE REVIEWED BY STRUCTURAL ENGINEER AND TO COMPLY WITH SANS 10400 PART 'K'.

ELECTRICAL SYSTEMS
ALL ELECTRICAL SYSTEMS TO BE DESIGNED & IMPLEMENTED BY ELECTRICAL ENGINEER

FIRE PROTECTION
ALL FIRE PROTECTION SYSTEMS TO BE DESIGNED & IMPLEMENTED BY A CERTIFIED FIRE CONSULTANT

ALL FIRE PROTECTION SYSTEMS & FIXTURES TO COMPLY WITH SANS 10400 PART 'T' AS WELL AS SANS 10400 PART 'D'

'XA' NOTE
AREAS MECHANICALLY VENTILATED DEEM TO SATISFY SANS 10400 PART 'XA'

AREAS WITH A GLAZED AREA FLOOR AREA RATIO OF LESS THAN 15% DEEM TO SATISFY SANS 10400 PART 'XA'

WET SERVICES
ALL WET SERVICES TO BE DESIGNED & IMPLEMENTED BY WET SERVICES ENGINEER

ALL WET SERVICE SYSTEMS & FIXTURES TO COMPLY WITH SANS 10400 PART 'P'

NOTES
SITE DIAGRAM INDICATIVE AND NEED TO BE CONFIRMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR

GASS
ARCHITECTURE STUDIOS
JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

REVISIONS

Number	Revision Description	Date	Issued by
A	AS-BUILT DOCUMENTATION _ ISSUED FOR INFORMATION - BLIX TAVERN AS-BUILTS	26.01.24	GR

ISSUED FOR AS BUILT

PROJECT DETAILS
PROJECT NAME
GASS Architecture Studios

PROJECT ADDRESS
102 DORP STREET,
CENTRAL,
STELLENBOSCH,
7600
CLIENT
Dorpstraat Capital Growth Fund (Pty) Ltd

GASS PROJECT NUMBER: 000

DRAWING TITLE
GROUND & FIRST STOREY PLANS

DRAWING INFO
DATE: 26.01.24
SCALE: AS indicated @ A1

DRAWING NUMBER
PROJECT CODE - ORIG. - ZONE - LEVEL - TYPE - ROLE - NUMBER: 01PL0003
REV: A

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Autodesk Docs://102 Dorp St/102-25P.rvt
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