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20 October 2026

NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Madam

SUBDIVISION OF ERF 8719 STELLENBOSCH, END OF KRIGE ROAD

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

Application Property Address: **Erf 8719, Stellenbosch**

Application Property Number: **End of Krige Road**

Applicant: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**

Owner: **Historiese Huise van Suid-Afrika Limited**

Application Reference: **TP1745/2026**

Description of land development proposal:

Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law, 2023 for the following on Erf 8719, Stellenbosch:

1. **For the Subdivision of Erf 8719, Stellenbosch into two portions namely the Remainder (±0.47ha) and Portion A (±0.17ha)**

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: carlien@archtownplanners.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 **20 November 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 **072 262 5304** during normal office hours.

Yours faithfully

Carlien Fourie

For Arch Town Planners (Pty) Ltd



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20 Oktober 2026

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Mnr./Me.

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

ONDERDELING VAN ERF 8719 STELLENBOSCH, EINDE VAN KRIGEWEG

Adres van aansoek eiendom: **Erf 8719, Stellenbosch**

Aansoek eiendom beskrywing: **Einde van Krigeweg**

Aansoeker: **Arch Town Planners (Pty) Ltd (Carlien Fourie, carlien@archtownplanners.co.za)**

Eienaar: **Historiese Huis van Suid-Afrika Limited**

Aansoek Verwysing: **TP1745/2026**

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(d) van die Stellenbosch Munisipaliteit se Beplanningsverordening (2023) ten einde voorsiening te maak vir die volgende op Erf 8719, Stellenbosch:

- 1. Vir die onderverdeling van Erf 8719, Stellenbosch in twee gedeeltes, naamlik die Restant (±0,47 ha) en Gedeelte A (±0,17 ha)**

Kennis word hiermee gegee in terme van die voorskrifte 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 tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. 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: Carlien Fourie, carlien@archtownplanners.co.za. Deur 'n beswaar, kommentaar of versoë 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 **20 November 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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 262 5304** gedurende normale kantoor ure.

Die uwe

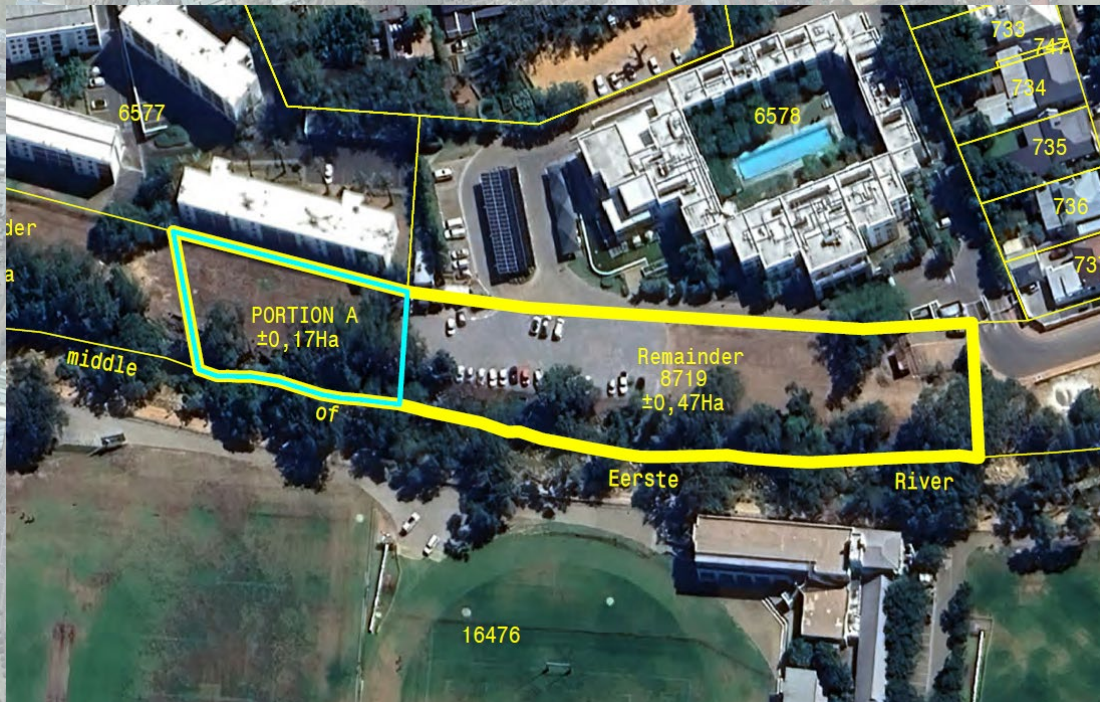
Carlien Fourie

Vir Arch Town Planners (Pty) Ltd

SUBDIVISION APPLICATION

ERF 8719 STELLENBOSCH

END OF KRIGE STREET, STELLENBOSCH



JULY 2026

SUBMITTED TO:

STELLENBOSCH MUNICIPALITY

PREPARED AND SUBMITTED BY:



Address:

152 Dorp Street
2nd Floor Bakkershuis
Stellenbosch, 7600

Email:

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1. INTRODUCTION

1.1 Background Information

Erf 8719, Stellenbosch (hereafter referred to as "the application site") is situated at the end of Krige Street, Stellenbosch, adjacent to the Eerste River and directly bordering Erf 6578 to the north. The application site is currently vacant land, used informally for parking, and is zoned Natural Environment Zone.

This application forms the first step in a two-step process. Erf 8719 is to be subdivided into Portion A and a Remainder, as set out in this report. Once the subdivision has been approved, the next application will be submitted for the consolidation of the Remainder of Erf 8719 with Erf 6578.

The reason for following a two-step process is that the Erf 6578 property has extensive existing approvals for its buildings and land use, and it is necessary to first ascertain the impact of the consolidation in terms of the correct proposed rezoning before the consolidation application is prepared and submitted.

This report deals only with Step 1, the subdivision of Erf 8719. No rezoning or consolidation is applied for as part of this application.

1.2 Planning Brief

In light of the above, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to allow for the subdivision of Erf 8719, Stellenbosch.

Please refer to **Annexure A** for the application form.

The power of attorney is attached to this report as **Annexure B**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially submits an application in terms of Sections 15(2)(d) the Stellenbosch Municipality Land Use By-Law, 2019 (amended 2024) (hereafter referred to as 'the By-Law') to allow for the following on Erf 8719 Stellenbosch:

- i. In terms of Section 15(2)(d) for the Subdivision of Erf 8719, Stellenbosch into Portion A (± 0.17 ha) and a Remainder (± 0.47 ha), with both portions retaining the current Natural Environment Zone zoning.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf Size	Title Deed	Title Deed Restrictions
Erf 8719, Stellenbosch	Historiese Huise van Suid-Afrika Limited	± 0.64 ha / 6 400 m ²	T49825/2022	None

Table 1 Property Details

The erf size of ±0,64ha reflected above is derived from the surveyor's subdivision diagram, being the combined extent of Portion A (±0,17ha) and the Remainder (±0,47ha) shown thereon. There are no restrictive title deed conditions applicable to Erf 8719.

Please refer to **Annexure C** for a copy of the Title Deed and Conveyancer Certificate which confirms that there are no restrictive title deed conditions.

2.2 Locality

The application site is located at the end of Krige Street, Stellenbosch and is bounded to the south by the Eerste River. Erf 8719 is directly adjacent to Erf 6578 to the north, and Erf 6577 to the north-west.

The surrounding area is a mix of institutional, residential, offices, and open space land uses along the Eerste River corridor. The site falls within the urban edge of Stellenbosch and is well served by existing engineering services in the surrounding road network.

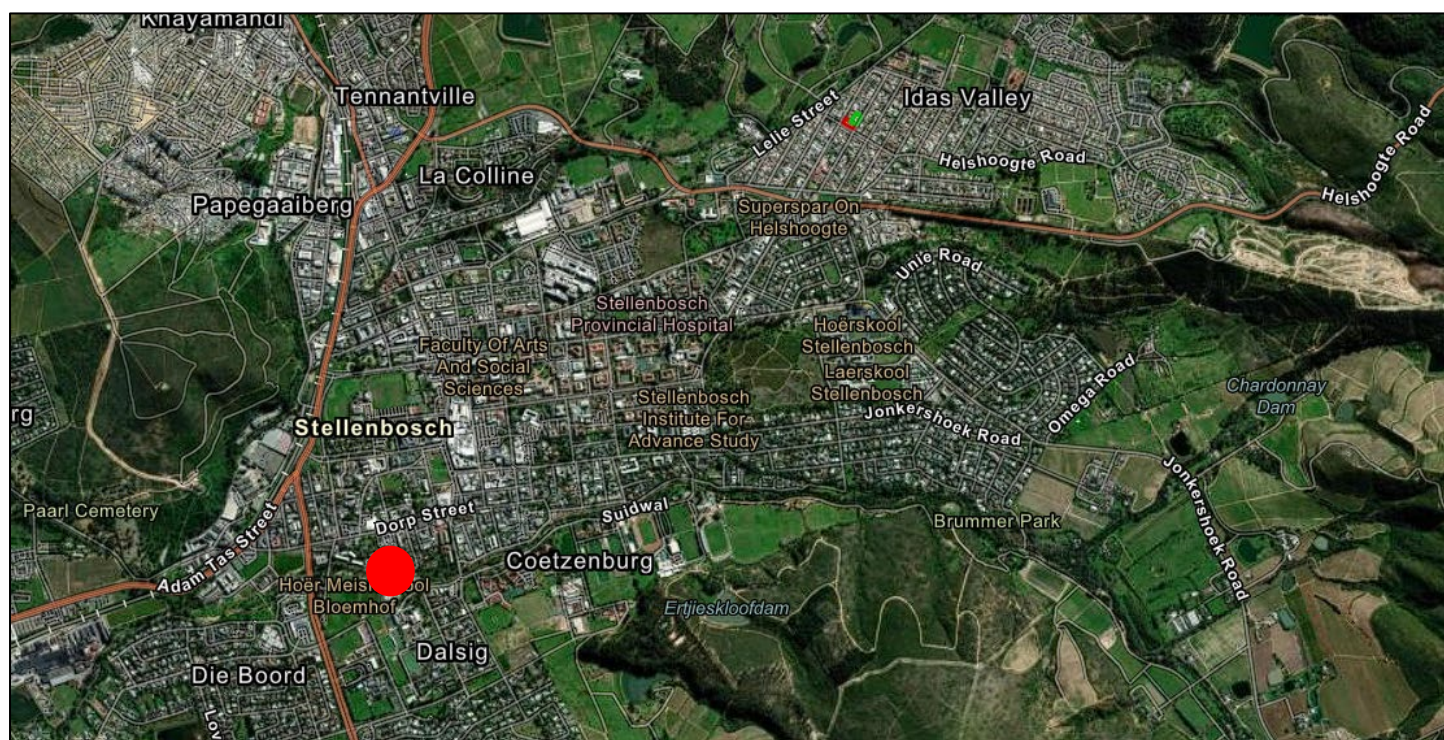


Figure 1: Locality within Stellenbosch



Figure 2: Local Context

2.3 Physical characteristics and existing land uses

Erf 8719 is vacant land, currently used informally for parking. There are no buildings or other permanent structures on the property. The site is characterised by mature trees along its southern boundary and open level ground toward the north.

2.4 Current zoning

Properties within the Stellenbosch Municipal Area are regulated in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023 (hereafter referred to as 'the Zoning Scheme').

Erf 8719 is currently zoned Natural Environment Zone. No rezoning is proposed as part of this application. Both Portion A and the Remainder created through the proposed subdivision will retain the existing Natural Environment Zone zoning.

3. DEVELOPMENT PROPOSAL

3.1 Subdivision

The proposal entails the subdivision of Erf 8719, Stellenbosch into two portions, as depicted on the surveyor's subdivision diagram attached as **Annexure D** and shown in Figure 3 below.



Figure 3: Subdivision Diagram

- Portion A: $\pm 0,17\text{ha}$, situated toward the western boundary of Erf 8719, adjacent to Erf 6577; and
- Remainder of Erf 8719: $\pm 0,47\text{ha}$, situated toward the eastern boundary, adjacent to Erf 6578.

No rezoning, departures, or changes to land use are proposed as part of this application. Both the newly created Portion A and the Remainder will retain the existing Natural Environment Zone zoning applicable to Erf 8719.

This subdivision represents the first step of a two-step process. Once the subdivision has been approved, a separate application will be submitted for the consolidation of the Remainder of Erf 8719 with the adjoining Erf 6578. The subdivision is required at this stage specifically to enable the impact of that future consolidation, and the associated rezoning proposal, to be properly assessed and motivated on its own merits, given the extensive existing approvals applicable to Erf 6578. The current application is solely for the subdivision of Erf 8719.

4. MOTIVATION

4.1 Stellenbosch Municipality Land Use By-Law (2019) (amended 2024)

As set out in Section 65(1) of the By-law, certain criteria need to be met in consideration of an application by the decision-making authorities. In line with this section, Table 2, below, sets out the criteria and assesses the application accordingly:

Section 65(1) Criteria	Assessment of Proposal
a. Desirability of land use	<p>The proposed subdivision is desirable as it is a necessary preparatory step to enable the future consolidation of the Remainder of Erf 8719 with Erf 6578 to be properly assessed. The subdivision does not in itself involve any change of land use, zoning, or development intensity; both resulting portions will retain the existing Natural Environment Zone zoning.</p> <p>Impact on Surrounding Land Uses:</p> <p>The subdivision does not introduce any new land use or increase the intensity of development on the site. The application site will remain vacant, with no change to its current informal use for parking. There will therefore be no negative impact on the surrounding land uses or the character of the area along the Eerste River.</p> <p>Engineering Services and Traffic:</p> <p>No additional demand will be placed on engineering services or the road network as a result of the subdivision, as no development or change in land use is proposed at this stage.</p>

Table 2 Assessment of Application in terms of Section 65 (1) of the By-Law

4.2 Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the application against these principles:

SPLUMA Principles	Compliance of Proposed Application
Spatial Justice	The subdivision will not result in the displacement of any existing residents or uses, as the application site is vacant land. The subdivision creates no immediate change in land use or access to the property.
Spatial Sustainability	The application site is situated within the urban edge of Stellenbosch. The proposed subdivision does not extend the urban footprint or require new engineering services, and both resulting portions retain their existing zoning, consistent with the principle of spatial sustainability.
Efficiency	The subdivision enables a phased and orderly planning process, whereby the future consolidation of the Remainder with Erf 6578 can be properly motivated and assessed on its own merits, given the extensive existing approvals on Erf 6578. This supports an efficient and considered approach to land use decision-making,

	rather than combining the subdivision and consolidation into a single, more complex application.
Good Administration	The application is submitted in accordance with the requirements of the Stellenbosch Municipality Land Use By-Law, 2019 (amended 2024), and LUPA. The phased approach of subdivision followed by consolidation allows the Municipality to properly consider each step of the process, supported by the appropriate motivation at each stage.
Spatial Resilience	The proposed subdivision does not involve any construction, land disturbance, or change in land use, and will not introduce any new risk to the resilience of the surrounding environment, including the adjoining Eerste River corridor.

Table 3 Assessment of Application in terms of Section 59 of LUPA

5. CONCLUSION

The proposed subdivision of Erf 8719, Stellenbosch into Portion A ($\pm 0,17$ ha) and a Remainder ($\pm 0,47$ ha) is motivated as the first step of a two-step process, intended to ultimately enable the consolidation of the Remainder with the adjoining Erf 6578. This staged approach is necessary to allow the impact of the future consolidation and associated rezoning to be properly assessed, given the extensive existing approvals applicable to Erf 6578.

No rezoning, departures, or changes in land use are proposed as part of this application. Both Portion A and the Remainder will retain the current Natural Environment Zone zoning, and the application site will remain vacant land, with no change to its current informal use.

The application complies with the relevant provisions of the Stellenbosch Municipality Land Use By-Law, 2019 (amended 2024), and the Land Use Planning Act, 2014, and will have no negative impact on the surrounding area. It is therefore respectfully requested that the following application be approved:

- i. Subdivision of Erf 8719, Stellenbosch into Portion A ($\pm 0,17$ ha) and a Remainder ($\pm 0,47$ ha) in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use By-Law, 2019 (amended

Report compiled by:

Carlien Coetzee (C/9982/2024)



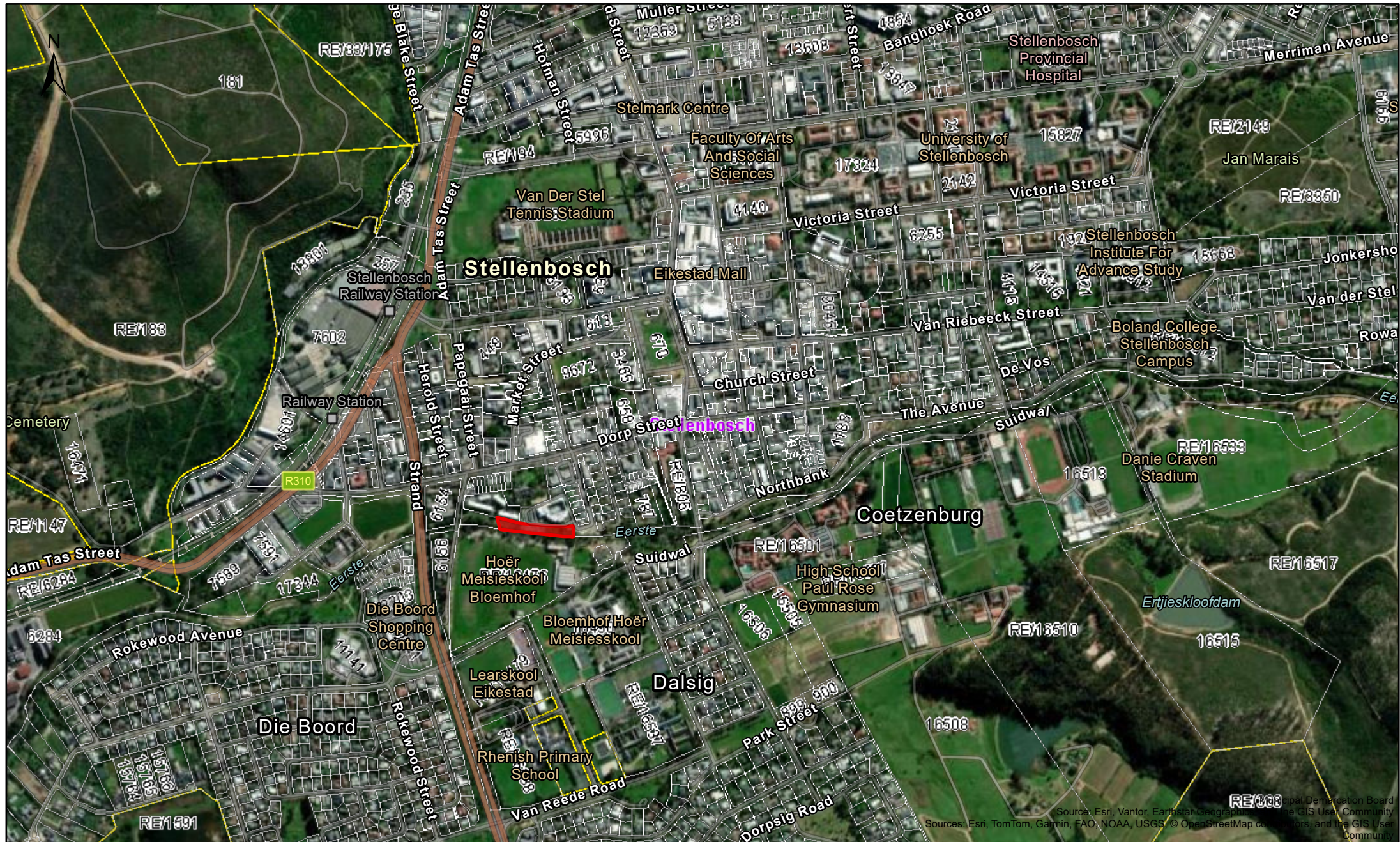
Reviewed by:

Marike Bolz (Director)



for Arch Town Planners (Pty) Ltd

Erf 8719, Stellenbosch - Locality Plan

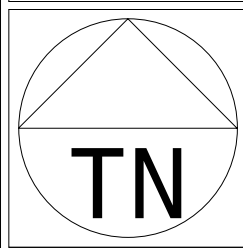


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Note:

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		<p>PROPOSED SUBDIVISION ERF 8719 STELLENBOSCH</p> <p>Ref:ERF8719 Dwg:PROP_SUB-REV1</p>		<p>fbv friedlaender, burger & volkmann PROFESSIONAL LAND SURVEYORS, SECTIONAL TITLE CONSULTANTS, MAPPING CONSULTANTS <small>Stellenbosch House 4, Parysme, 7600 T +27 21 8591401 Cape Town 1503F George's Vale 5200 T +27 21 0071861 Rivierbosch Kasteel 3, Berging, Vrederijksweg, 7600 T +27 21 426 1511 www.friedlaenderburger.com www.fbv.co.za</small></p>