

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: 2 Dorp Street, Stellenbosch, 7600

Application Property Number: Erf 16442, Stellenbosch

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

Owner: Eikestad Prop (Pty) Ltd – D Ludditt (contact details: 021 886 5262)

Application Reference: TP1678/2026

Description of Proposed Development: Pertaining to Erf 16442, Stellenbosch

- Application is made i.t.o. Section 15.2.(0) of the Stellenbosch Municipality Planning By-Law, 2023 for a consent use contemplated in the zoning scheme to establish a commercial gymnasium ($\pm 101\text{m}^2$) on the building's ground floor.
- Application is made i.t.o. Section 15.2.(b) of the Stellenbosch Municipality Planning By-Law, 2023 for a permanent departure from the development parameters of the zoning scheme to depart from the off-street parking requirements by providing 0 additional parking bays (in lieu of 2 additional on-site parking bays).

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-notice/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw 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.

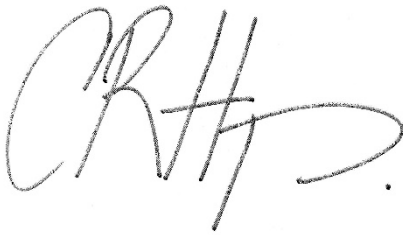
The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **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 long horizontal stroke and a small dot at the end.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

18 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: Dorpstraat 2, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 16442, Stellenbosch

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

Eienaar: Eikestad Prop (Pty) Ltd – D Ludditt (kontak besonderhede: 021 886 5262)

Aansoek Verwysing: TP1678/2026

Tipe aansoek: Insake Erf 16442, Stellenbosch.

- Aansoek i.t.v. Afdeling 15.(2)(o) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir 'n vergunningsgebruik vir 'n kommersiële gymnasium ($\pm 101\text{m}^2$) in die bestaande gebou se grondvloer.
- Aansoek i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet (2023) vir 'n afwyking van die parkeervereistes om 0 addisionele parkeerplekke te voorsien (i.p.v. 2 addisionele parkeerplekke).

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 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 inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

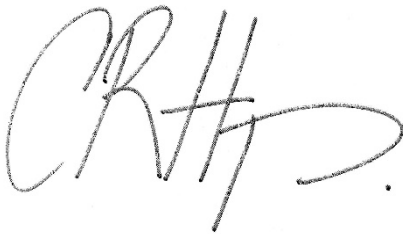
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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

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

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

18 September 2026

Our Reference: 3775-P

5 June 2026

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

Attention: Ms. Chrizelle Kriel

Madam

**RE: APPLICATION FOR A CONSENT USE (COMMERCIAL GYMNASIUM) AND
DEPARTURE ON ERF 16442, STELLENBOSCH**

1. Background to the Application

Erf 16442, Stellenbosch is located at 2 Dorp Street, Stellenbosch. The subject property is zoned Mixed-Use Zone and consist of the MySpace at Dorp Street mixed-use development – see image below



Figure 1: The MySpace at Dorp Street

The MySpace at Dorp Street consists of commercial space on the ground floor and student flats above. The purpose of this application is to establish a commercial gymnasium inside the existing MySpace building (on the ground floor next to Dorp Street).

2. Land Use Planning Applications

Pertaining to Erf 16442, Stellenbosch:

- Application is made i.t.o. Section 15.2.(0) of the Stellenbosch Municipality Planning By-Law, 2023 for a consent use contemplated in the zoning scheme to establish a commercial gymnasium ($\pm 101\text{m}^2$) on the building's ground floor.
- Application is made i.t.o. Section 15.2.(b) of the Stellenbosch Municipality Planning By-Law, 2023 for a permanent departure from the development parameters of the zoning scheme to depart from the off-street parking requirements by providing 0 additional parking bays (in lieu of 2 additional on-site parking bays).

3. Development Proposal

The proposed commercial land uses that will be established on the building's ground floor (on Dorp Street) will consist of:

- Coffee Shop: $\pm 43\text{m}^2$ GLA (permissible)
- Sports Recovery Centre: $\pm 97\text{m}^2$ GLA (permissible)
- Commercial Gymnasium: $\pm 101\text{m}^2$ GLA (consent required)

Below is a copy of the ground floor plan illustrating these commercial land uses – see image below.

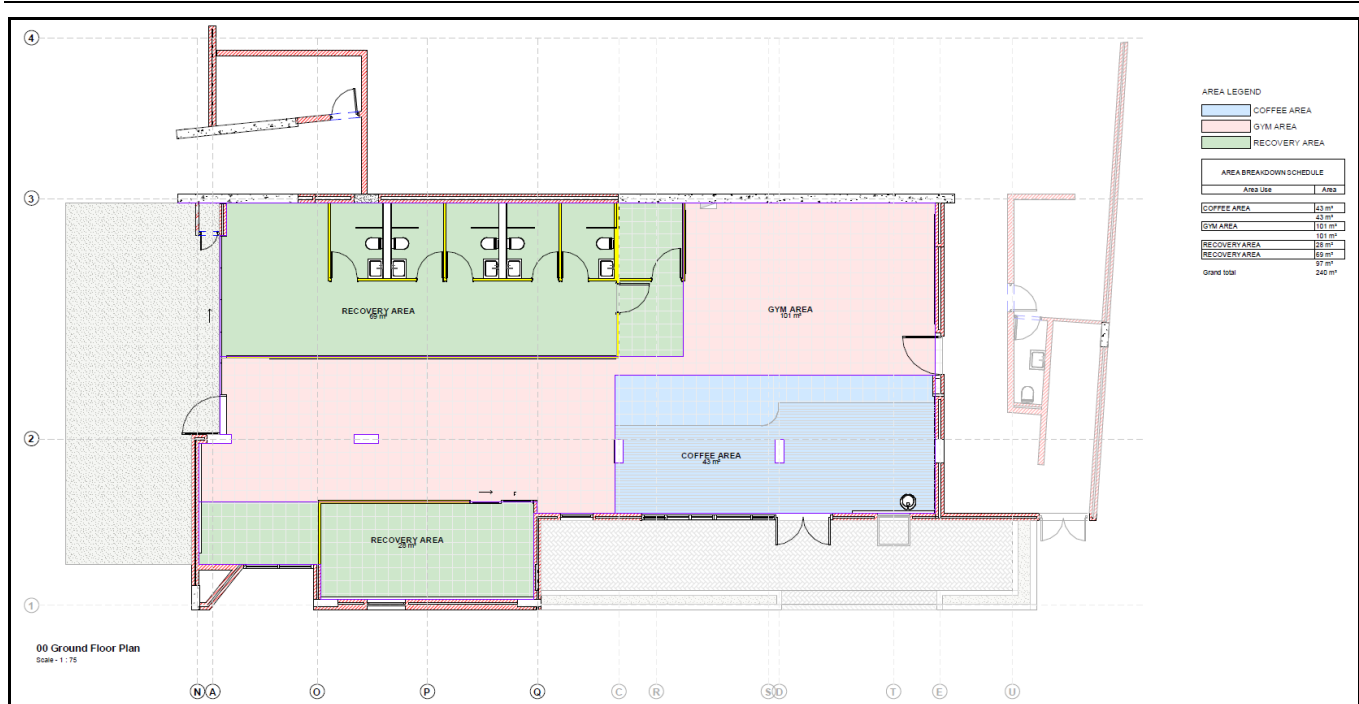


Figure 2: The commercial land uses on the building's ground floor

While a commercial gymnasium does require specific consent use (hence the consent use application), it is imperative to distinguish this facility from a traditional, large-scale commercial gymnasium (e.g., Virgin Active). The proposed gymnasium will operate exclusively on a pre-booked, class-specific basis. There is no open-access queuing for machines or mass influxes of members at peak times. The maximum staff complement on-site at any given time is capped at four individuals. Therefore, applying the standard, high-density commercial gymnasium traffic and parking regulations to this boutique facility would be disproportionate to its actual operational footprint (hence the parking departure application).

4. Motivation for a Parking Departure

The on-site parking requirement for the existing business premises is 4 bays per 100m² GLA. On-site parking for the commercial space is provided at 4 bays per 100m² GLA and the sports recovery centre and coffee shop aligns with this ratio. In other words, there is sufficient parking (on-site) for these uses.

The on-site parking requirement for a commercial gymnasium is 6 bays per 100m² GLA. This means that 2 additional on-site parking bays must be provided for the proposed commercial gymnasium. Application is made for a departure from the off-street parking requirements to provide 0 additional parking bays (in lieu of the 2 additional on-site

parking bays required). In other words, there is no space on-site for 2 additional parking bays – hence the parking departure application.

We submit that this nominal shortfall is comprehensively mitigated by the following factors, justifying a reduction in standard parking requirements:

- **Non-Motorised Transport (NMT) substitution:** The applicant is willing to install dedicated bicycle parking bays for the gymnasium. By applying the standard municipal substitution ratio of 6 bicycle bays to 1 motor vehicle parking bay, the 2-bay shortfall can be offset.
- **Location:** The facility is located within the Central Business District (CBD). Established municipal planning principles support the reduction of off-street parking requirements in CBD nodes to promote pedestrianisation and NMT.
- **Pedestrian and Shuttle Integration:** The subject property is within immediate walking distance of major amenities and is strategically positioned near the public pathway along the Eerste River. This provides a direct NMT linkage to the Stellenbosch Academy of Sport (SAS), whose national and international athletes will be the primary patrons of the sports recovery centre. Furthermore, a dedicated shuttle service may be utilised to transport these athletes, further negating the need for individual private vehicle parking.

5. Motivation for the Commercial Gymnasium

The desirability of the proposed commercial gymnasium is motivated as follows:

- The proposed commercial gymnasium will activate vacant commercial space, which aligns with the Municipality's goals for sustainable, integrated urban development. It repurposes existing built infrastructure efficiently.
- In terms of the Mixed-Use Zone, a gymnasium is generally a welcome consent use as it generates high foot traffic, which will support and complement surrounding retail and service businesses.
- The gymnasium will promote economic inclusivity by creating service, administrative, and wellness industry employment opportunities. It aligns with the spatial transformation objectives of the region.
- Introducing a physical fitness facility meets the community's demand for accessible health and lifestyle services, contributing to a better quality of life and holistic living

environments.

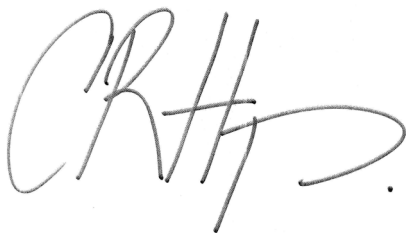
- The integration of the coffee shop component actively supports the Municipality's strategic urban design goals by promoting pedestrian engagement and street-level vibrancy. The internal and external seating areas effectively bridge the private/public interface, creating a secure, active, and welcoming environment.
- To accommodate the proposed commercial gymnasium, ±101m² of an existing business premises will be converted into a gymnasium. The impact thereof on civil engineering services will be negligible.

6. Conclusion

The proposed internal fit-out and associated consent use represents a highly positive, low-impact addition to the Stellenbosch CBD. The operational model ensures low peak traffic, the minor parking calculation discrepancy is easily resolved through bicycle infrastructure and NMT synergies, and the street-facing coffee shop actively enhances the urban fabric. We therefore respectfully request that the Stellenbosch Planning Department support and approve these applications.

We trust the information will suffice in processing our 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

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

CLIFFORD HEYS

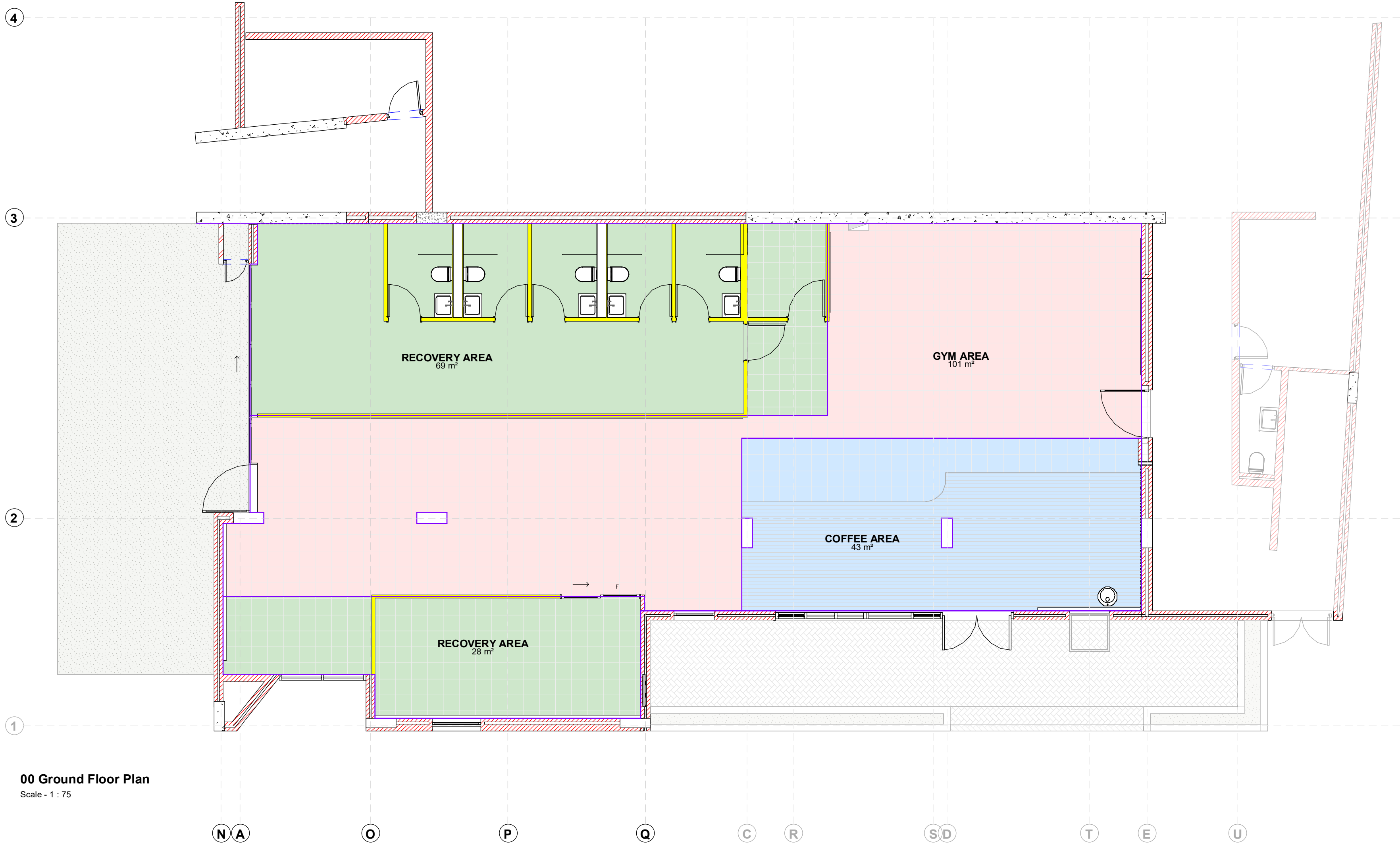
TV3 PROJECTS (PTY) LTD



LOCALITY PLAN

ERF 16442, STELLENBOSCH
LOCATED AT 2 DORP STREET

Autodesk Docs://MySpace Dorp SW/MSDS-GSS-SW-L00-M03-AR_4.mt 2026/06/03 15:23:46



AREA LEGEND

	COFFEE AREA
	GYM AREA
	RECOVERY AREA

AREA BREAKDOWN SCHEDULE	
Area Use	Area
COFFEE AREA	43 m²
GYM AREA	101 m²
RECOVERY AREA	28 m²
RECOVERY AREA	69 m²
Grand total	240 m²

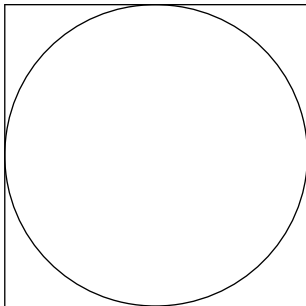
00 Ground Floor Plan
Scale - 1 : 75

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
1	First Issue	2025-12-03	



ISSUED FOR
INFORMATION

PROJECT DETAILS

PROJECT NAME
MJ Elite @ Myspace Dorpstreet

PROJECT ADDRESS
ERF 16442 STELLENBOSCH

CLIENT
MJ Elite

GASS PROJECT NUMBER: PP-25109

DRAWING TITLE

AREA BREAKDOWN SHEET

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
Author	GP	2025-12-03	1 : 75 @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
MSDS	-GSS	-SW	-L00	-DR	-AR	-PL 107	- 1

COPYRIGHT

IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

1.ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. 2.ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. 3.THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. 4.THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. 5.ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.