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Application Number: TP 1416/2025
Our File Reference Number: Erf7592, Stellenbosch
Your Reference Number: 3252-P
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR THE SUBDIVISION AND REZONING OF A PORTION OF ERF 7592, STELLENBOSCH FROM LOCAL BUSINESS ZONE TO UTILITY ZONE.

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows.

3. That the following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-law,

   3.1 Subdivision of Erf 7592, Stellenbosch in terms of Section 15(2)(d) of the Stellenbosch Municipality Planning By-Law, 2023, into two portions, a **Portion A** (±25m²) and a **Remainder** (±9934m²).

   3.2 Rezoning of **Portion A** of erf 7592, Stellenbosch in terms of Section 15(2)(a) of the Stellenbosch Municipality Planning By-Law, 2023, from Mixed Use Zone to Utility Services Zone.

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said By-law:

   4.1. The approval only applies to the subdivision and rezoning under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

   4.2. The approval granted shall not exempt the applicant or landowner from complying with any other legal prescriptions or requirements that may have a bearing on the proposed development.

   4.3. The development be undertaken in accordance with the endorsed Subdivisional Plan with reference 3252-P and dated 20/10/2025 and attached as Annexure A.

4.4. The conditions relating to infrastructure services, as stipulated in the Electrical Services Department's comments dated 23 November 2026 and attached as **Annexure B**, be complied with to the satisfaction of the said Department.

4.5. An electronic copy (shp, dwg, dxf) of the approved Subdivision Plan be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:

(a) Newly allocated erf numbers
(b) Co-ordinates
(c) Survey dimensions

4.6. Portion A which is designated for the provision of municipal service infrastructure be transferred to the Municipality, of which the cost for the surveying and transfer of such public land will be for the account of the applicant/developer.

5. The reasons for the above decision are as follows:

5.1. The proposal will ensure continued provision and management of essential electrical infrastructure.
5.2. The substation will provide additional electrical capacity within the existing infrastructure network.
5.3. The proposal will have no impact on heritage, as confirmed by the Municipal Heritage Section.
5.4. The proposal will not generate additional traffic as the use of the property is for utility purposes only.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-law. Appeals must be addressed to the Municipal Manager and submitted to the following email address: **landuse.appeals@stellenbosch.gov.za**.

7. As applicant, you are hereby informed of your **right to appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: **municipal.manager@stellenbosch.gov.za** and copy to **landuse.appeals@stellenbosch.gov.za**.

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

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www.stellenbosch.gov.za

9. Any party (applicant or other) who lodges a Section 79(2) appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) appeal must also adhere to the following requirements stipulated in terms of Section 80(3) to (7) of the said By-law:
    (d) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (e) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (f) The notice must be served in accordance with Section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (g) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

SENIOR MANAGER DEVELOPMENT MANAGEMENT.

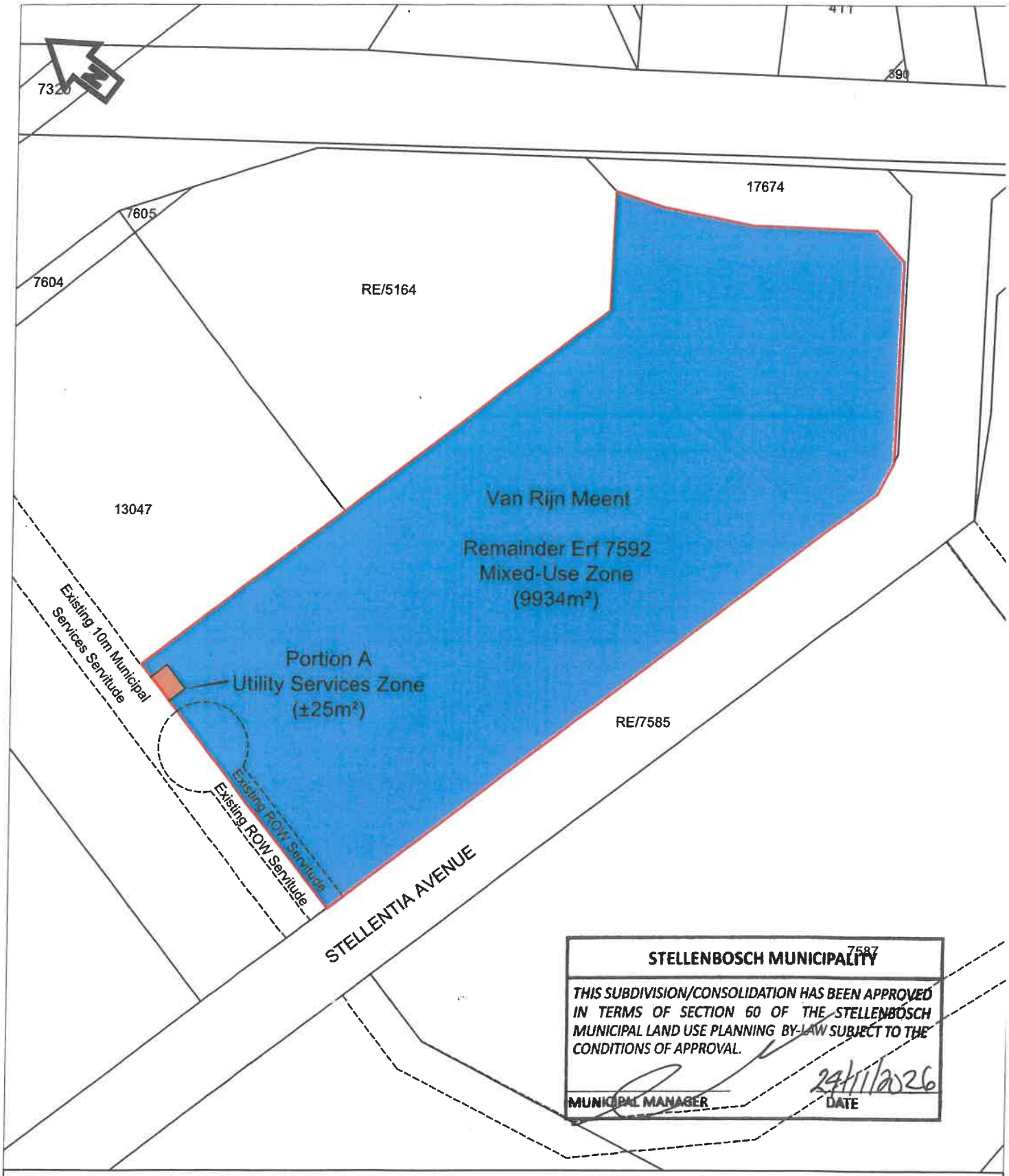
DATE: 29/11/2026

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ANNEXURE A



STELLENBOSCH MUNICIPALITY

THIS SUBDIVISION/CONSOLIDATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW SUBJECT TO THE CONDITIONS OF APPROVAL.

MUNICIPAL MANAGER — DATE 24/11/2026

Notation:

Portion A to be subdivided from Erf 7592, Stellenbosch and rezoned to Utility Services Zone.

Cadastral information obtained from Surveys and Mapping (DRDLR).

All areas and dimensions are approximate and should be verified by a professional land surveyor.

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

[redacted]

Erf 7592, Stellenbosch

Drawing:		Plan no.:
Subdivision & Rezoning Plan		1
Date:	Scale:	
20/10/2025	1:1000 (A4)	
Project no.:	Drawn:	Checked:
3252-P	WH	JvR

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ANNEXURE B

STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Bulelwa Mdoda**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**2 Feb 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3026**
Town Planning Ref:	**TP1416/2025**
Re ▫ Insake:	**Erf 7592, Stellenbosch: 1) Application is made in terms of Section 15.2(d) of the Stellenbosch Municipality Planning By-Law, 2023, for the subdivision of Erf 7592, Stellenbosch into a Remainder (±9934m²) and a Portion A (±25m²), the latter to be transferred to Stellenbosch Municipality.2) Application is made in terms of Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023, for the rezoning of Portion A from Mixed-Use Zone to Utility Services Zone to permit the installation of an electrical substation.**

No objection.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\3026 (TK) Remgro Dorp Street\3026 (TK) Erf 7592 Stellenbosch (TP1416-2025), Substation\3026 () Erf 7592 Stellenbosch (TP1416-2025).doc

ELETRICITY SERVICES: CONDITIONS OF APPROVAL ERF 7592 SB
GENERAL COMMENT:
1. Recommended for approval
CONDITIONS
2.Caution to be taken close to the 66kV oil filled cable
3.No construction or excavations must take place over 66kV cable with in 5m both sides of cables (servitude area). No machinery excavation area
2.If connecting a generator for backup, the generator needs to comply to OHS Act SANS10142-1

Signature

23/11/2026

Date