Bulelwa Mdoda

From: info@firstplan.co.za
Sent: Wednesday, 18 March 2026 14:58
To: 'Firstplan'
Subject: [EX] Notice of Land Development Application - Erf 9219 & 9220 Stellenbosch

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To whom it may concern

Further to my previous correspondence on this matter of earlier today, please find below the description of the proposed application.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application is made in terms of Section 15 (2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 9219 & 9229 Stellenbosch for the following:

- Application in terms of Section 15 (2)(e) of the said By-law for the **consolidation** of Erf 9219 & 9229 Stellenbosch.
- Application in terms of Section 15 (2)(b) of the said By-law for a **departure** to provide 65 parking bays in lieu of 73 required and to allow a built-up coverage of 86.2% in lieu of maximum of 75% in terms of Section 266(4)(b) of the Techno Park Local Area Overlay zone.
- Application in terms of Section 15 (2)(g) of the said By-law for a **permission in terms of the zoning scheme** bylaw, to allow a 3rd storey in terms of Section 266(4)(c) of the Techno Park Local Area Overlay zone.

Please note that the closing date for comments or submissions is 17 April 2026 – 30 days from now onwards.

Thank you

Kind regards

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think green

APPLICATION FOR CONSOLIDATION, DEPARTURES, SPECIAL PERMISSION AND SITE DEVELOPMENT PLAN APPROVAL

ERF 9219 & 9220 STELLENBOSCH AT TECHNO PARK



Client: Campbell Scientific Africa Pty Ltd

Applicant: First Plan Town and Regional Planners

Reference: FP/1125/1164

Date: November 2025

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

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SECTION A
EXECUTIVE SUMMARY

1. SUMMARY OF PROPERTY DETAIL

Table 1: Property details

Property description	Erf 9219 & 9220 Stellenbosch at Techno Park
Property address	1 Meson Street, Techno Park, Stellenbosch, 7600
Application components/description	Applications in terms of the Stellenbosch Municipal Planning By-law of 2023 • Section 15(2)(b): Permanent departure from the development parameters of the zoning scheme: o Section 266(4)(b): Exceeding max coverage ("built upon area") o Section 266((4)(d): Relaxation of on-site parking requirements • Section 15(2)(e): Consolidation of land that is not exempted in terms of section 24: o Consolidation of erf 9219 & 9220 Stellenbosch. • Section 15(2)(g): Permission required in terms of the zoning scheme: o Permission for a 3rd floor • Other Applications o A Technical approval of a Site Development Plan
Site extent	• Erf 9219: 1136m² • Erf 9220: 822m² Total: 1958m²
Title Deed	• Erf 9219: T00882/2014 • Erf 9220: T28203/2008
Surveyor General ▪ **Erf Diagram**	• Erf 9219: T13354/1997 • Erf 9220: T27204/1997
Registered owner	Campbell Scientific Africa Pty Ltd
Current zoning	Techno Park Local Area Overlay Zone
Current land use	Science research and design offices
Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-law
Overlay Zone applicable	Techno Park Local Area Overlay Zone

SECTION B
BACKGROUND AND APPLICATION

2. BACKGROUND INFORMATION

The development of the Stellenbosch Techno Park was the fulfilment of a vision of the Stellenbosch Municipality to establish a specific area within Stellenbosch, a town widely recognised as an academic, research and innovation hub, where high-tech enterprises associated with research, development, design, and related activities can be accommodated in a park-like working environment.

For this purpose, the Techno Park Overlay Zone was created to govern the businesses that would be permitted in the area i.e. being laboratories, offices and other facilities for research, development and design, testing and consultation by any individual, corporation, partnership, business association or any other type of organisation, whether public or private, and the production and assembly of prototype products, but only on a scale necessary for the completion of research in connection of the product.

Our client, Campbell Scientific Africa (Pty) Ltd, specifically operates in this sphere of business, being a leading researcher, designer and manufacturer of data loggers, data acquisition systems, and measurement and control products, used worldwide in a variety of applications related to weather, water, energy, gas flux and turbulence, infrastructure, and soil.

As a leading researcher, designer and manufacturer of data systems and measurement and control products, the locality benefits of the Stellenbosch Techno Park were obvious, resulting in the establishment of their offices on erf 9219 & 9220 Stellenbosch at the Techno Park (hereafter referred to as the subject property) many years ago. Their successes resulted in continuous expansion, and they have now reached a stage where a redevelopment of their facilities is required to cater for their spatial needs, hence the necessity for the required applications to the Stellenbosch Municipality

3. APPLICATION COMPONENTS

In light of the proposed redevelopment of the subject property, a Pre-application Consultation was arranged with Stellenbosch Land Use Planning to discuss the proposals and to agree to the i) nature of an application to be submitted, ii) the

information that will be required for such application and iii) the process that will have to be followed. (Refer to Annexure 1: Minutes of the Pre-Application Consultation)

In light of the above-mentioned background information, our client, Campbell Scientific Africa (Pty) Ltd has appointed ***FIRST PLAN*** **Town and Regional Planners** under power of attorney to prepare and submit the following applications. (Refer to **Annexure 2**: **Power of Attorney/Resolution** and **Annexure 3: Application Forms**).

Applications in terms of the Stellenbosch Municipal Land Use Planning By-law of 2023

3.1. Section 15(2)(b): Permanent departure from the development parameters of the zoning scheme:

3.1.1. For a relaxation of on-site parking requirements to provide 65 parking bays in lieu of 73 bays.

3.1.2. For a relaxation of the maximum "built upon area" to allow 86,2% in lieu of a maximum of 75%.

3.2. Section 15(2)(e): Consolidation

3.2.1. Consolidation of land that is not exempted in terms of section 24, by the consolidation of erf 9219 & 9220 Stellenbosch. (Refer to Annexure 4: Consolidation Plan)

3.3. Section 15(2)(g): Permission required in terms of the zoning scheme.

3.3.1. Permission for a 3rd floor that requires special permission in terms of the provisions of Section 266(4)(a) of the Techno Park Local Area Overlay Zone

3.4. Other Applications:

3.4.1. A Technical Approval of a Site Development Plan as provided for in terms of Section 13.(6) of the Stellenbosch Zoning Scheme (Refer to Annexure 5: Site Development Plan Package)

SECTION C
SITE DESCRIPTION

4. DESCRIPTION OF THE AREA AND SURROUNDING LAND USES

4.1 Property description and locality

The subject property is officially known as Erf 9219 & 9220 Stellenbosch, measuring 1958m². It is within the Stellenbosch Techno Park, Division of Stellenbosch, Western Cape Province.

It is located at 1 Meson Street, Techno Park, Stellenbosch, 7600. Access to the subject property is enjoyed off Meson Street, a cul de sac off Electron Road and Techno Avenue towards the R44 connecting Somerset West with Stellenbosch. (Refer to Annexure 6: Locality Plan)



***Figure 1*: Locality plan (site demarcated in red)**

4.2 Zoning and land uses

The subject property is governed by the Techno Park Overlay Zone in terms of the Stellenbosch Zoning Scheme, an area specifically demarcated in terms of its zoning for laboratories, offices and other facilities for research, development and design, testing and consultation.

The area is fully developed with our client being an example of the type of businesses envisaged for the area and provided for in the Zoning Scheme. (Refer to Annexures 7 and 8: Zoning and Land Use Plans)

Erf 9219 & 9220: Extract from Stellenbosch Zoning Viewer 2025



***Figure 2*: Extract from the Stellenbosch Zoning Viewer**





***Figures 3 & 4*: Street View of the subject property**

4.3. Availability of Municipal Services

The subject property is currently fully serviced with all the necessary municipal services available including, water, sewerage, stormwater and electricity and no additional municipal services connections are foreseen to cater for the redevelopment of the subject property.

4.4. Legal status

The subject property is officially registered in the Cape Town Deeds Office as erf 9219 & 9220 Stellenbosch. It is registered in the name of Campbell Scientific Africa (Pty) Ltd in terms of title deed T28203/2008 (erf 9220) and T00882/2014 (erf 9219). (Refer to Annexure 9: Copy of the Title Deeds).

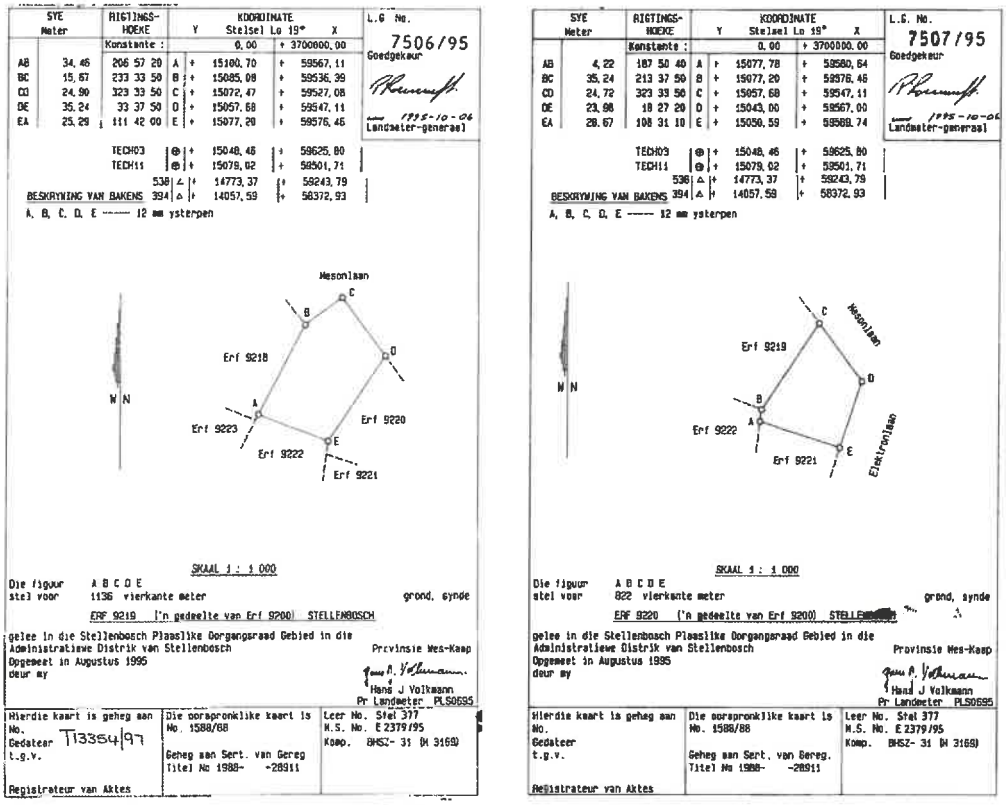


Figure 5 & 6: Copies of erf diagrams

The subject properties are further registered in the Cape Town Surveyor General's Office under diagram numbers T13354/1997 (Erf 9219) and T27204/1997 (Erf 9220). (Refer to Annexure 10: Copy of erf Diagrams)

SECTION D
DEVELOPMENT PROPOSAL

5. DETAIL DESIGN AND COMPONENTS OF APPLICATION

The redevelopment of the subject property comprises of the consolidation of erven 9219 & 9220 Stellenbosch to establish a single property that will ensure an integrated development to cater for the needs of our client Campbell Scientific Africa (Pty) Ltd. The various application and development components are described in more details below.

5.1 Proposed Consolidation

As mentioned before, the subject property currently comprises of two underlaying erven being erf 9219 & 9220 Stellenbosch. Development on site currently reflects this by virtue of two separate buildings that no longer serve the needs of our client, who, from an operational point of view, requires an integrated facility where research, development and design, testing, consultation and assembling can be accommodated in an integrated environment.

To facilitate such integrated redevelopment of the subject property, it is proposed to consolidate erf 9219 & 9220 Stellenbosch to create a single erf of 1958m². (Refer to Annexure 4: Proposed Consolidation Plan)

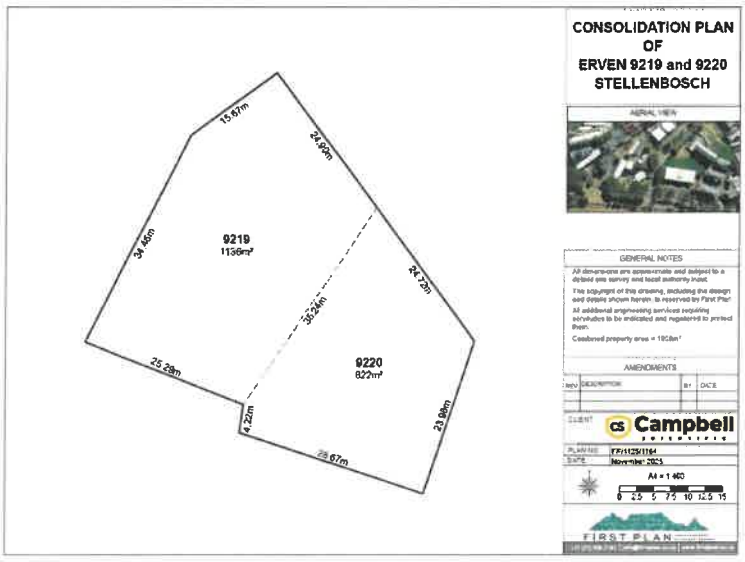


Figure 7: Copy of Proposed Consolidation Plan

5.2 Proposed Site Development Plan

The redevelopment of the subject property is based on a Site Development Package of Plans as received from Piet Dekker Architects, comprising of separate sheets detailing a Basement, Ground Floor, First Floor & Second Floor. (Refer to Annexure 5: Site Development Package of Plans)

5.2.1. Access and Parking

Ground Floor: The existing two access points to the subject property, will be replaced by a single entrance on Ground Floor Level off Meson Street. From the single entrance, ±7m wide, pedestrian access is obtained to the front door, entrance foyer, lift lobby and storage space while vehicular access is provided to 33 standard parking bays (5m x 2,5m) and 11 bicycle bays. Vehicular isle widths (driveways) are a minimum of 7,5m wide to ensure ease of on-site circulation and manoeuvring.

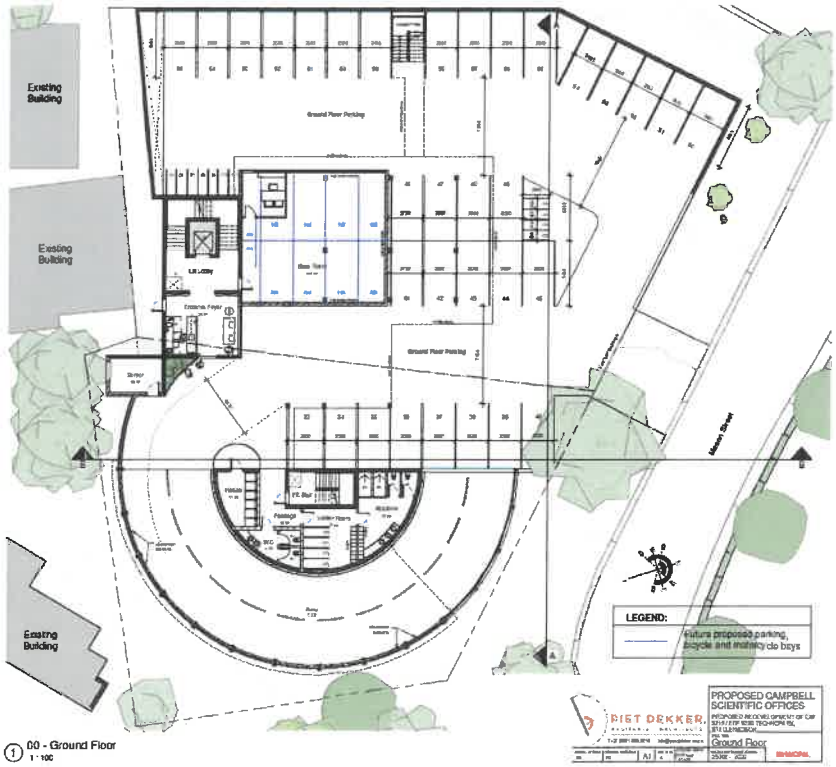


***Figure 8*: Extract from the Site Development Package of Plans: Ground Floor**

Basement: From the Ground Floor parking area, a ramp is provided into a basement parking area accommodating a further 31 standard parking bays (2,5m x 5m) and 1 disabled bay (3,5m x 5m) as well as 4 motorbike bays (1,5m x 2,5m) and 4 bicycle bays (0,8m x 2m). The basement parking also provides access for staff and visitors to a basement entrance and lift lobby to the building above.

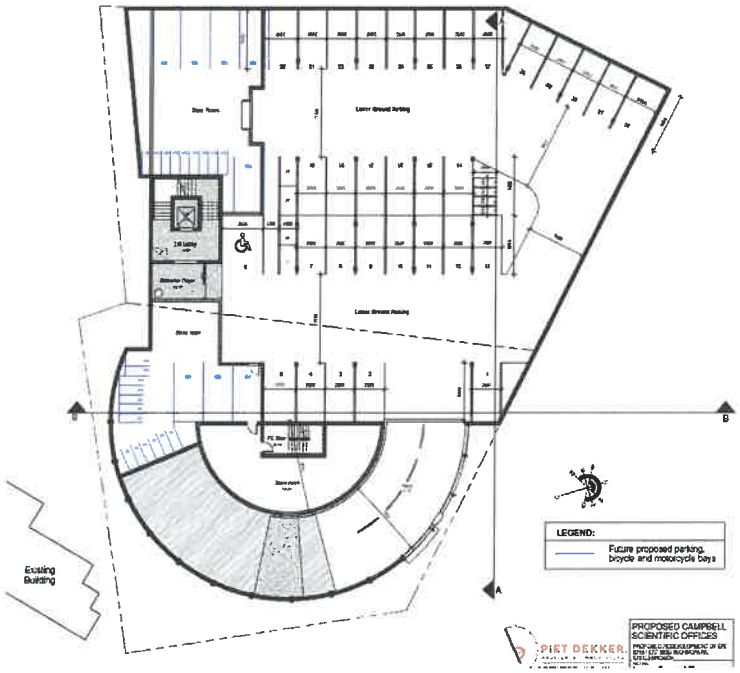


***Figure 9*: Extract from the Site Development Package of Plans: Basement**

A total of 65 on-site vehicular bays has thus been provided, plus 19 bicycle bays and 4 motorbike bays. A total on-site vehicular parking ratio of 3,56 bays/100m² (including the 355m² bona fides storage space), excluding the motorbike and bicycle bays has been provided.

Parking calculations as per standard zoning requirement:

Parking required for 1823 m² GLA:	4 bays/100m²	73 bays
Parking provided for 1823 m² GLA:	**3,56bays/100m²**	**65 bays**

(Calculations exclude 4 motorbike and 19 bicycle parking bays)

Parking calculation excluding storage space:

Parking required for 1468m² GLA (Excl. storage):	4 bays/100m²	59 bays
Parking provided for 1468m² GLA (Excl. storage):	**6 bays/100m²**	**65 bays**

(Calculations exclude 4 motorbike and 19 bicycle parking bays)

From the above it is clear that although the standard parking requirements call for 73 on-site parking bays at a ratio of 4/100m² GLA, the provision of 65 on-site parking bays will cater for more than enough parking for the bona fides office space at a generous parking ratio of 6 bays per 100m² of office space, taking the nature and operational specifics of Campbell Scientific Africa into account with **large areas exclusively used for storage of equipment, research materials and filing**.

Of importance is the fact that provision can be made in conditions of approval, that, if the property is in future to be sold, storage space can practically be converted into parking catering for up to an additional 16 parking bays to ensure that on-site parking provision will comply with parking requirements as per the zoning scheme.

5.2.2. Office Space

The Campbell Scientific Africa, office facilities for research, development and design, testing and consultation will mainly be accommodated on the 1st and 2nd floor levels above ground level.

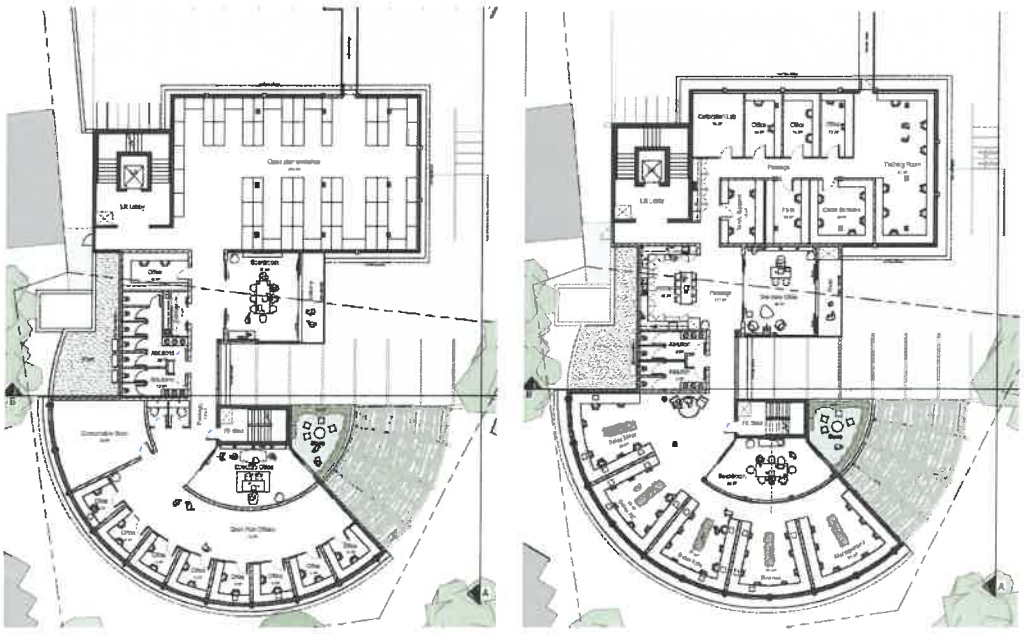


Figure 10 & 11: Extract from the Site Development Package of Plans: 1st & 2nd Floors

The 1st floor area will mainly accommodate an open plan office area, an open plan workshop area, an executive office and a board room supported by a small admin office, kitchen, ablution facilities, a store room and circulation space while the 2nd floor will

accommodate further open plan offices, some enclosed offices, another executive office, boardroom supported by ablution facilities, a kitchen/lounge area and circulation space.

5.2.3 Overall Height of Building

As indicated in para 5.2.2. above, the building comprises of a Basement, Ground Floor, 1st Floor and 2nd Floor, resulting in a 3rd storey above grond level. The provision of the 2nd Floor being a 3rd storey above ground level, requires special permission as provided for in terms of Section 266(4)(a) of the Techno Park Local Area Overlay Zone.

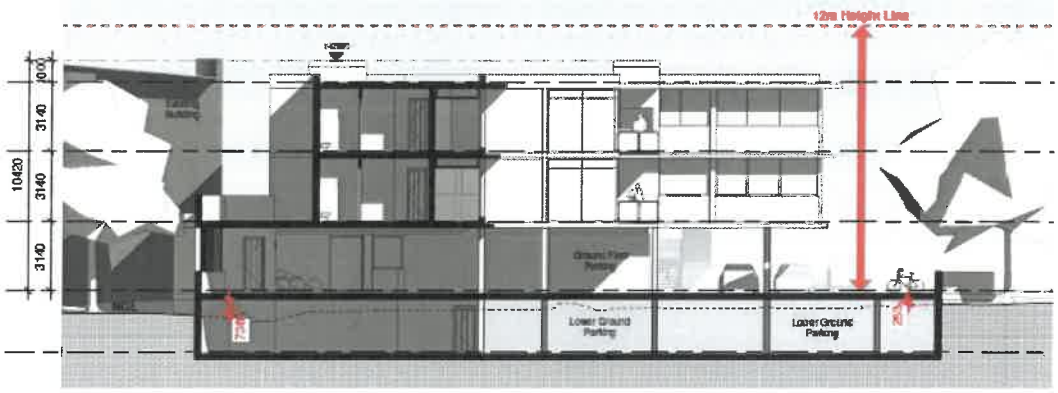


Figure 12: Extract from the Site Development Package of Plans: Sections



Figure 13: Perspective

A careful assessment of existing buildings within Techno Park, revealed the common occurrence of 3-storey buildings in the area, something that has clearly been assessed and found desirable from an urban design and operational perspective. Compared to the mediocre and now outdated built style of the existing buildings on site, the proposed redevelopment will introduce a modernistic style that will boost investor confidence in the area and support innovation and high-tech research and development that Techno Park stands for. (Refer to Annexure 11: Building Renders)



Figure 14: Existing Structures on site

5.2.4. Total Coverage/Built Upon Area

To accommodate the spatial requirements of our client, including their research facilities, workshops and storage, designs had to be optimised that caused the proposed building to extend over the maximum "built upon area" as stipulated in terms of Section 266(4)(b) of the Techno Park Local Area Overlay Zone. A relaxation of the maximum "built upon area" to allow 86,2% in lieu of a maximum of 75% has therefore been applied for.

It is however important to note that open areas have been retained along part of the northern, eastern and southern site boundaries while outside leisure areas have been provided at strategic positions on the First and Second Floors of the building for socialising and relaxation. (Refer to Annexure 12: Green Spaces)

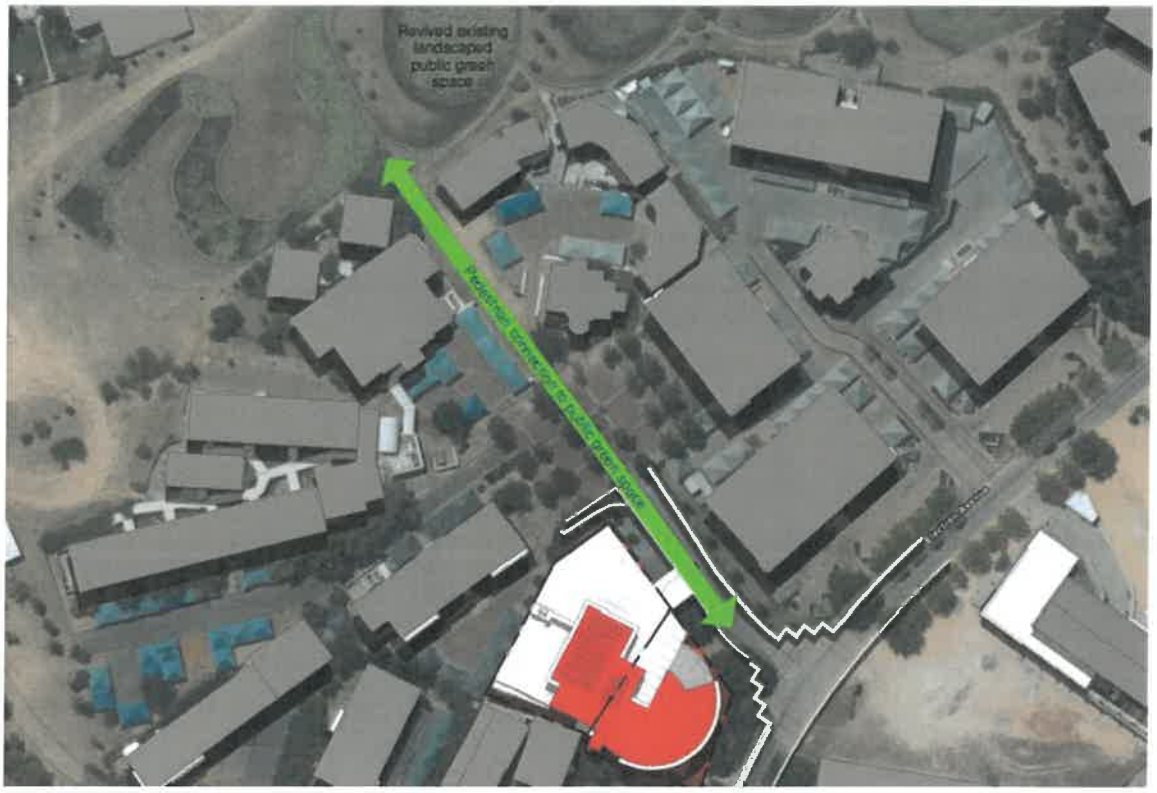


***Figure 15*: Easy access to central open space**

Of equal importance is the direct access the subject property enjoys to the landscaped open space just 100m to its northwest. Although for many years neglected, this area is now landscaped and provided with footpaths and seating areas and in so doing, it has become a popular area for leisure, recreation and meeting colleagues during breaks.





***Figure 16 & 17*: Leisure opportunities in central open space**



Figure 18 & 19: Landscaped walkways and seating areas

The above-mentioned central and well-developed open space just north of our client's property, is also not the only open space serving Techno Park. It is one of a few such open spaces located throughout the area serving all the adjacent erven and offices, ensuring the "park-like" business environment that was envisioned for Techno Park.



Figure 20: Central open spaces throughout techno Park

The principle of optimising development on erven within Techno Park is therefore not a foreign concept, as **many erven have been fully developed with coverage ("built**

upon area") exceeding the 75% limit placed on development as listed in terms of Section 266(4)(b) of the Techno Park Local Area Overlay Zone.



Figure 21 & 22: Existing fully developed erven within Techno Park

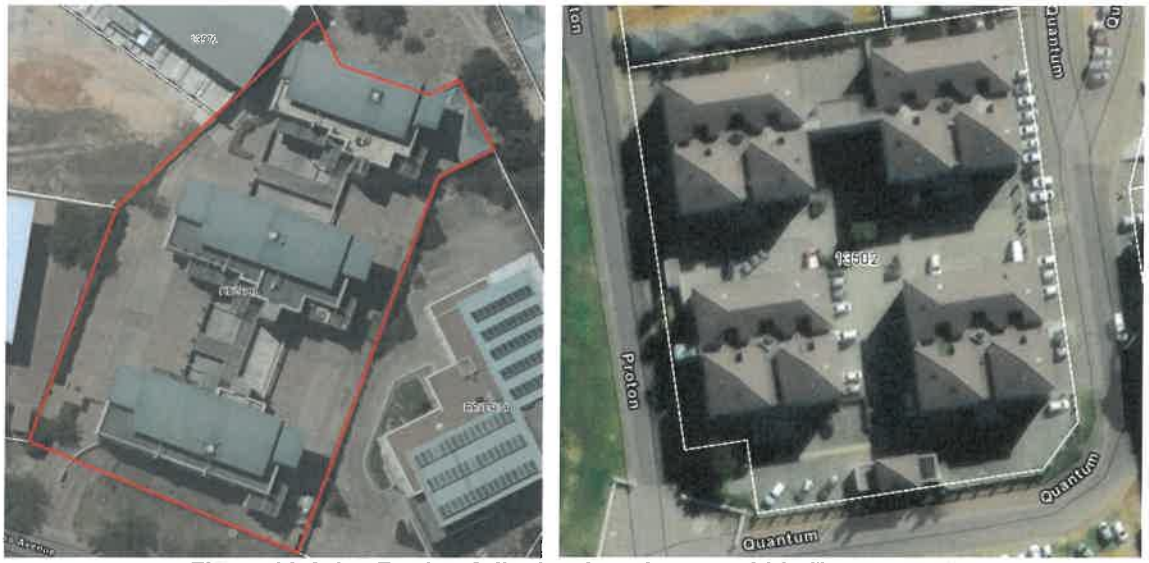


Figure 23 & 24: Further fully developed erven within Techno Park

It is therefore argued that **a departure from the 75% restriction on coverage (built upon area) will not create a negative precedent or undermine the urban design philosophy or vision for Techno Park** due to the ample provision of common open spaces accessible and to the enjoyment of all working in the area.

5.2.5. Technical Details

Table 2: Development Parameters

Category	Regulation	Proposal	Departure
Building Type	Research, development & design	Research, development & design	No
Building Lines			
• **Street**	0m	0m	No
• **Common**	0m	0m	No
Coverage	40%	39,8%	No
Height	2 storeys Permission for 3rd	3 storeys	**Permission for 3rd required**
Max Built Upon Area	75%	86,2%	**Yes**
Parking	4 bays/100m² GLA	3,56 bays/100m² GLA	**Yes**

SECTION E
COMPLIANCE WITH DECISION CRITERIA OF SECTION 65 OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW, 2023

6. COMPLIANCE WITH SECTION 65

6.1 Procedural requirements

The application complies with all the prescribed procedural requirements which were confirmed at the pre-application consultation meeting.

6.2 Compliance with the Stellenbosch Municipality Spatial Development Framework (2023)

The Stellenbosch MSDF 2023, prepared in accordance with the provisions of SPLUMA, was approved by the Stellenbosch Council in June 2023.

In terms of the MSDF the concept for spatial development and management of Stellenbosch Municipality comprises seven key principles.

i. **Maintain and grow our natural assets** - Valuable land areas, including critical biodiversity areas, agricultural land, land affecting the maintenance of water resources, etc. cannot be built upon extensively, it cannot be the focus for significantly accommodating existing or future settlement needs spatially.

ii. **Respect and grow our cultural heritage** - The areas and spaces – built and unbuilt – that embody the cultural heritage and opportunity of Stellenbosch Municipality, needs to be preserved and exposed further. Some areas and spaces need to be maintained intact, others provide the opportunity for new activity, in turn exposing and enabling new expressions of culture.

iii. **Direct growth to areas of lesser natural and cultural significance as well as movement opportunity** - Within areas of lesser natural and cultural significance, the focus should be on areas where different modes of transport intersect, specifically places where people on foot – or using non-motorised transport – can readily engage with public transport.

iv. **Clarify and respect the different roles and functions of settlements** - The role and potential of different settlements in Stellenbosch require clarification. In broad terms, the role of a settlement is determined by its relationship to natural and cultural assets and the capacity of existing infrastructure to accommodate change and growth.

v. **Clarify and respect the roles and functions of different elements of movement structure** - Ensure a balanced approach to transport in the Stellenbosch Municipality, appropriately serving regional mobility needs and local level accessibility improvements, aligned with the spatial concept.

vi. **Ensure balanced, sustainable communities** - Ensure that all settlements are balanced and sustainable, providing for different groups, maintaining minimal development footprints, walkability, etc.

vii. **Focus collective energy on critical lead projects** - Harness available energy and resources to focus on a few catalytic areas that offer extensive opportunity fastest and address present risk.

Managing residential growth of the town, through providing more inclusive housing at higher densities than the norm, is vital. This can and must bring significant reductions in commuting by private vehicles to and within Stellenbosch town and provide the preconditions for sustainable public transport and NMT to and within the town.

The most significant redevelopment opportunity within Stellenbosch town is the Adam Tas Corridor, stretching from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304 and Cloetesville in the north. Large industrial spaces - currently disused or to be vacated over time - exist here. Redevelopment offers the opportunity to accommodate many more residents within Stellenbosch town, without a negative impact on agricultural land, nature areas, historically significant precincts, or "choice" lower density residential areas. In many ways, the Adam Tas Corridor represents the key to protect and enhance what is special within Stellenbosch town, as well as the relationship between the town and surrounding nature and agricultural areas.

Other infill opportunities also exist in Stellenbosch town, specifically in Cloetesville, Idas Valley, Stellenbosch Central, and along the edges of Jamestown. There are also opportunities to change the nature of existing places to become more "balanced" as local districts.

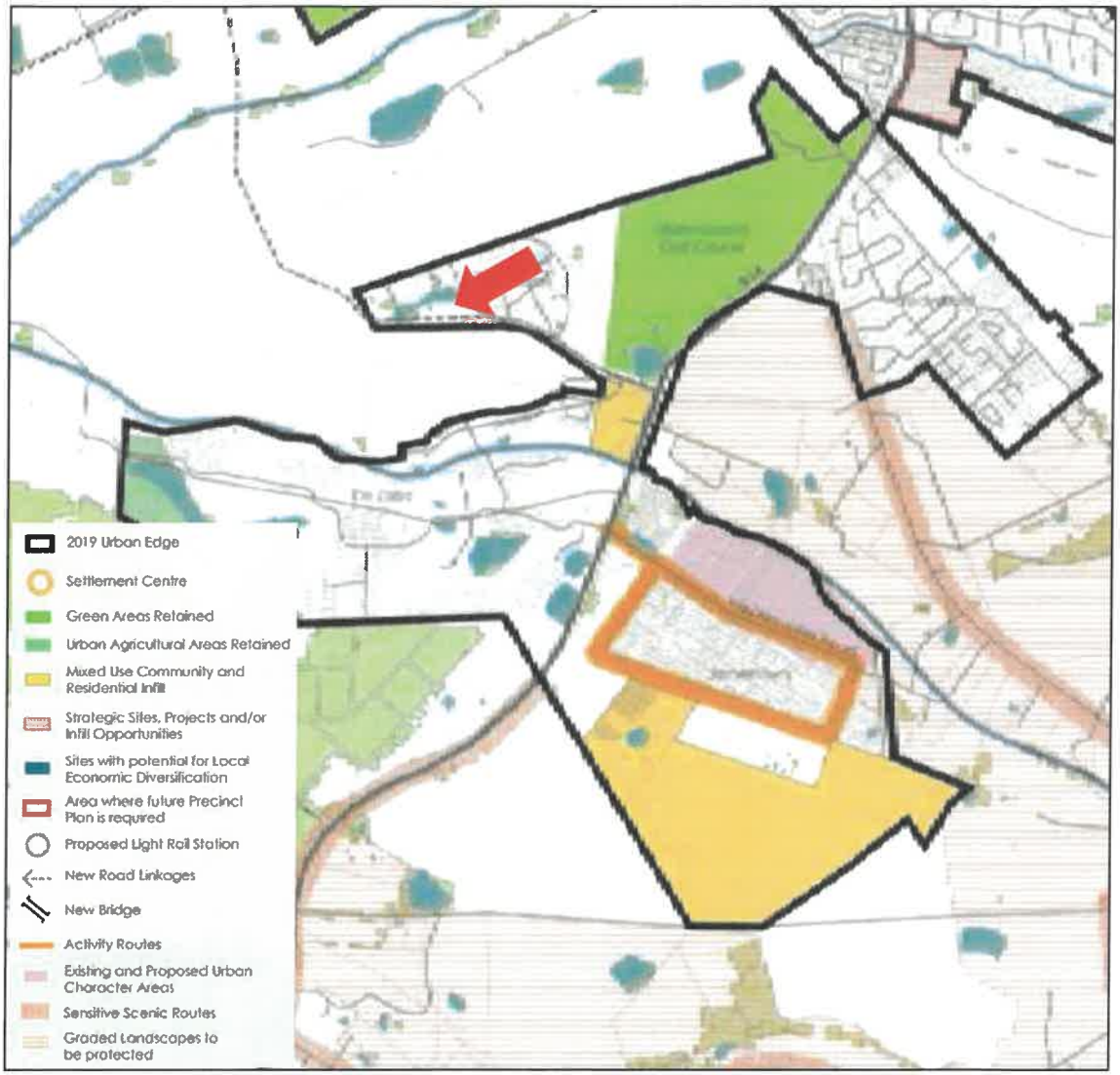


Figure 25: Extract from the Stellenbosch MSDF
(Position of subject property indicated with a red arrow)

6.3 Socio-economic impact

The proposed redevelopment of the subject property will have a positive socio-economic impact by creating temporary construction jobs and supporting local suppliers. It will provide 1823m² of GLA, helping to meet commercial demands in Techno Park while integrating with existing infrastructure and road access. The development's scale will also ensure that municipal services be used to its full potential. Overall, the project will stimulate the local economy, enhance property values and contribute to sustainable economic growth.

6.4 Compatibility with surrounding uses

The proposed redevelopment of the subject property is compatible with surrounding land uses where various 3-storey buildings are found. The layout and scale are also in keeping with the high-tech commercial character of the area.

6.5 Impact on the external engineering services

The proposed redevelopment of the subject property is expected to have a minimal impact on external engineering services, as municipal infrastructure has been provided to the area to accommodate and support development.

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

The proposed redevelopment of the subject property is expected to have a positive impact on the safety, health and wellbeing of the Stellenbosch community as a whole. Safe access will be provided to the consolidated property, while connection to the municipal water and sewer networks will provide reliable potable water and proper sanitation. The nature of the development, combined with compliance with municipal service standards, will ensure that it will integrate well into the surrounding environment without posing any risks to adjacent property owners and their employees.

6.7 Impact on heritage

The proposed redevelopment of the subject property is not expected to have any negative impact on heritage resources, as the site does not contain any structures or features of cultural or historical significance. The development's scale and design are furthermore in harmony with the character of Techno Park.

6.8 Impact on the biophysical environment

The proposed redevelopment of the subject property is not expected to have any adverse impact on the biophysical environment as it will entail the redevelopment of an already fully developed commercial property.

6.9 Traffic impacts, parking, access and other transport related considerations

The proposed redevelopment of the subject property is anticipated to have a minimal impact on traffic volumes due to its relatively small scale. The proposed new single access point will also replace the existing two entrances reducing access points onto the road improving safe and efficient vehicle movement. The development's location within Techno Park also provides for convenient connectivity to Stellenbosch and surrounding areas.

SECTION F
REASONS FOR SUPPORT

7 SUMMARY OF MOTIVATION/REASONS FOR SUPPORT

- The application for the proposed redevelopment of the subject property complies with the criteria for decision making and desirability as set out in Section 65 of the Stellenbosch Municipality Land Use Planning By-law of 2023.

- The proposed redevelopment of the subject property is in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) which promote sensitive and appropriate development.

- The subject property is located within the approved urban edge for Stellenbosch (and Techno Park) as identified by the Stellenbosch Municipality's Spatial Development Framework (2023).

- The proposed redevelopment of the subject property will not result in an undesirable development footprint or a GLA inconsistent to that found in the surrounding area.

- The proposed redevelopment of the subject property will not create a negative precedent in the area.

- The proposed redevelopment of the subject property will not have any negative impact on abutting properties or the surrounding area.

- The proposed redevelopment of the subject property will create employment opportunities and thus socio-economic upliftment.

- The proposed redevelopment of the subject property will have no negative impact on existing municipal infrastructure and additional traffic can be accommodated in the local road network.

SECTION G
CLOSING STATEMENT

8 CONCLUSION

It is the opinion of *FIRST PLAN* that approving this application will ensure the optimum use of the subject property in line with the criteria for decision making and desirability as set out in Section 65 of the Stellenbosch Municipal Planning By-law of 2023. The development proposal is in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014).

9 RECOMMENDATION

Due to the above-mentioned ***FIRST PLAN* Town and Regional Planners** therefore believes that the approval of the proposed redevelopment of the subject property will ensure that valuable land within the urban edge will be used to its full potential within the recommendations of the applicable forward planning policies.

We therefore submit that there is no reason to believe that this proposal will impede on anybody's rights as it will lead the way for the redevelopment and enhancement of the subject property to the long-term benefit of all.

The relevant decision body of the Stellenbosch Municipality is therefore respectfully requested to support this application for approval.

NOTICE OF LAND DEVELOPMENT APPLICATION

Natasha Du Toit

Prontuit Belleggings 4 (PTY) LTD
Erf 9223
PO BOX 7336
Stellenbosch
7599

Mrs. Natasha Du Toit

Erf 9219 & 9220 Stellenbosch

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

Application Property Address: 1 Meson Street, Techno Park, Stellenbosch, 7600

Application Property Number: Erf 9219 & 9220 Stellenbosch

Applicant: First Plan Town & Regional Planners

Owner: Cambell Scientific Africa Pty Ltd

Application Reference: LU/TP: TP1446/2025

Description of land development proposal:
Redevelopment of the subject property by way of a consolidation of erf 9219 & 9220 Stellenbosch at Techno Park, comprising of:

- A 3-storey building
- Parking basement
- Ground floor parking and foyer/reception, and
- Two floors above

Departure required from the built upon area and standard on-site parking provision, but justified by significant storage areas that do not generate any parking requirements.

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 to First Plan at "info@firstplan.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 **Friday 17th April 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 021 9307183 during normal office hours.

Yours faithfully

First Plan Town & Regional Planners

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Natasha Du Toit

Prontuit Belleggings 4 (PTY) LTD
Erf 9223
PO BOX 7336
Stellenbosch
7599

Mev. Natasha Du Toit

Erf 9219 & 9220 Stellenbosch

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

Adres van aansoek eiendom: 1 Meson Street, Techno Park, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 9219 & 9220 Stellenbosch

Aansoeker: First Plan Stads-en Streek Beplanners

Eienaar: Campbell Scientfic Africa Edms. Bpk.

Aansoek Verwysing: LU/TP: TP1446/2025

Besonderhede van die grondgebruiksaansoek:
Herontwikkeling van die betrokke eiendom deur 'n konsolidasie van erf 9219 & 9220 Stellenbosch te Techno Park, bestaande uit:

- 'n 3-verdieping gebou
- Parkeer kelder
- Parkering op die grondvloer met voorportaal/ontvangs, en
- Twee verdiepings daarbo

Afwyking van die standaard bou-oppervlakte en parkeer vereistes, maar geregverdig deur beduidende stoorareas wat geen parkeer behoeftes genereer nie.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordening dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanning 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/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 verwysingsnommer 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 aan First Plan by info@firstplan.co.za. Deur 'n beswaar, kommentaar of vertoë 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 sluitings datum van **Vrydag 17 April 2026.**

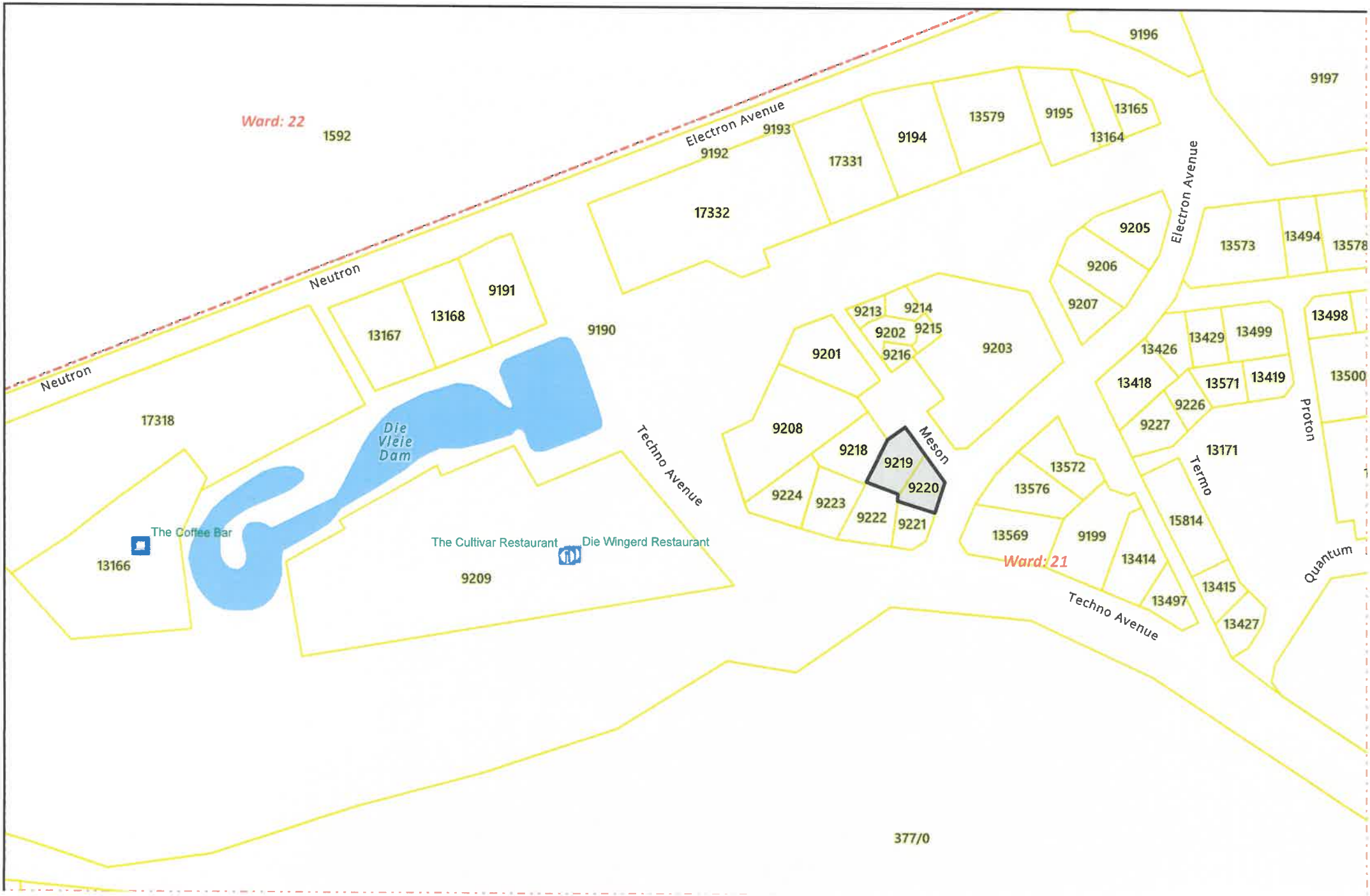
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordening, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 021 930 7183 gedurende normale kantoor ure.

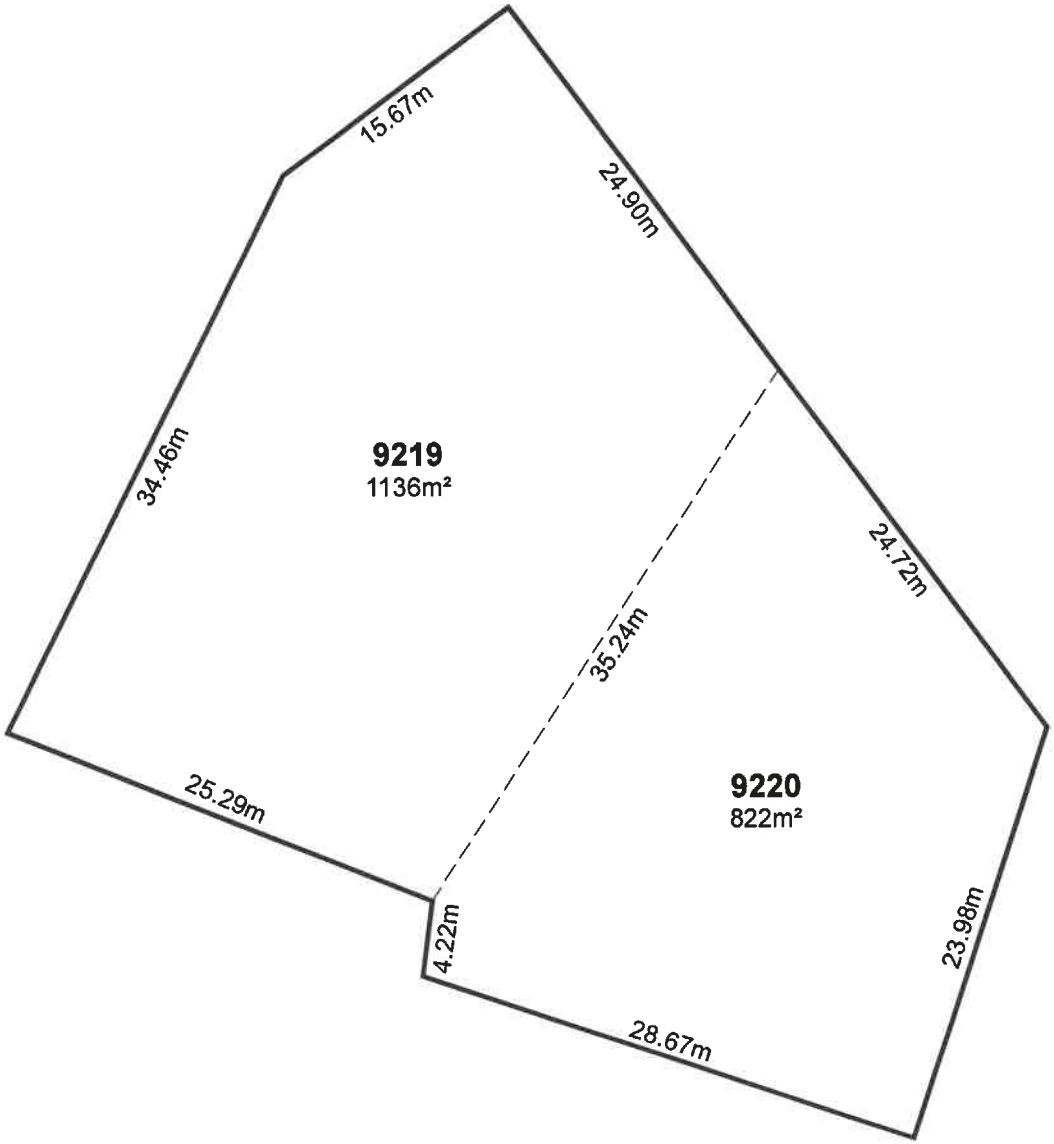
Die uwe

First Plan Stads-en Streek Beplanners

Locality Plan: Erf 9219 & 9220 Stellenbosch at Tec



CONSOLIDATION PLAN OF ERVEN 9219 and 9220 STELLENBOSCH



AERIAL VIEW



GENERAL NOTES

All dimensions are approximate and subject to a detaild site survey and local authority input.

The copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

All additional engineering services requiring servitudes to be indicated and registered to protect them.

Combined property area = 1958m²

AMENDMENTS

REV.	DESCRIPTION	BY	DATE

CLIENT: Campbell Scientific

PLAN NO	FP/1125/1164
DATE	November 2025

A4 = 1:400

0 2.5 5 7.5 10 12.5 15

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za



1 Existing Site Layout
1 : 200

NO	DATE	DESCRIPTION
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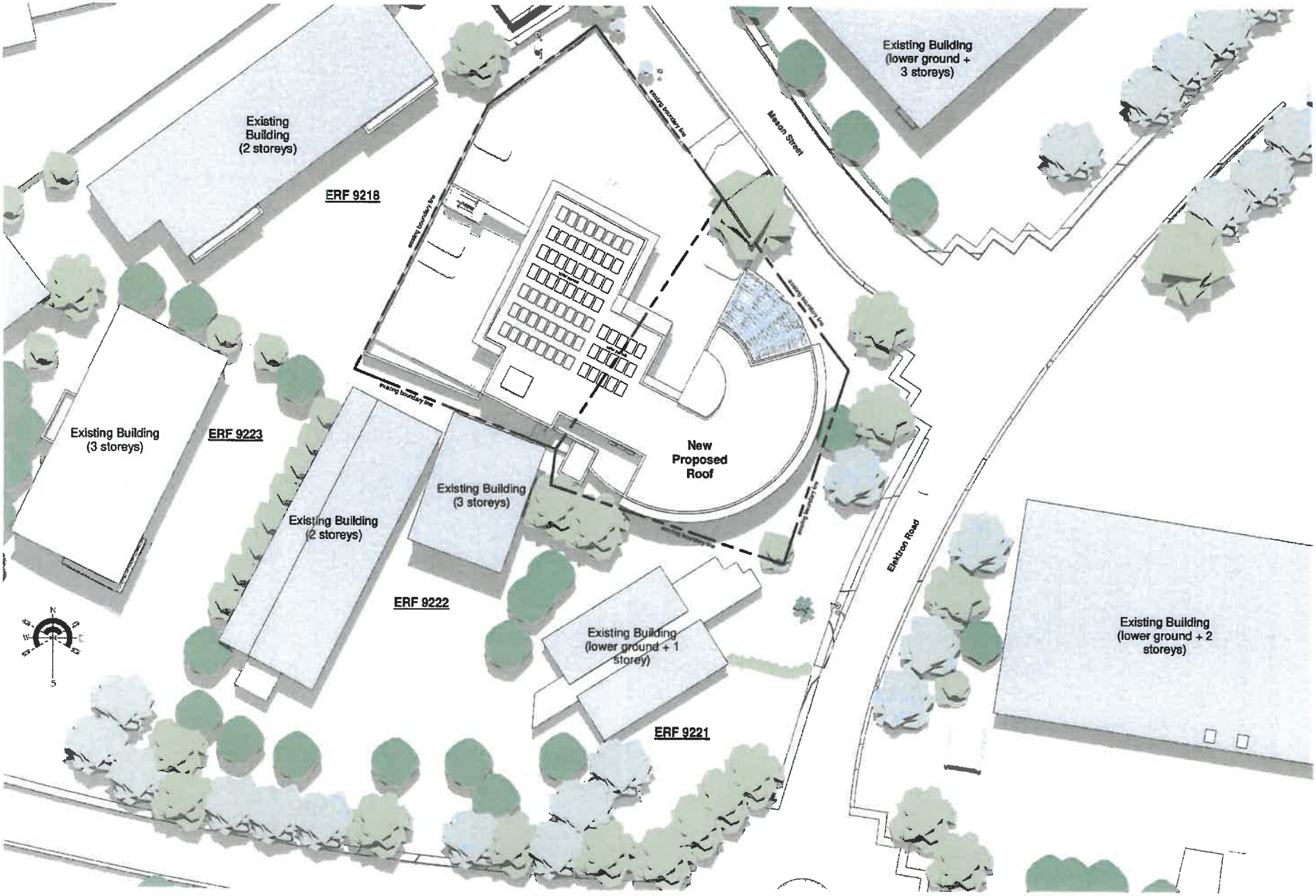
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PROPOSED CAMPBELL SCIENTIFIC OFFICES
PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH

Existing Site Layout Plan

DRAWN	CHECKED	SIZE	REV	PROJECT NO.
SW	PD	A1	A	2500Z - 1003

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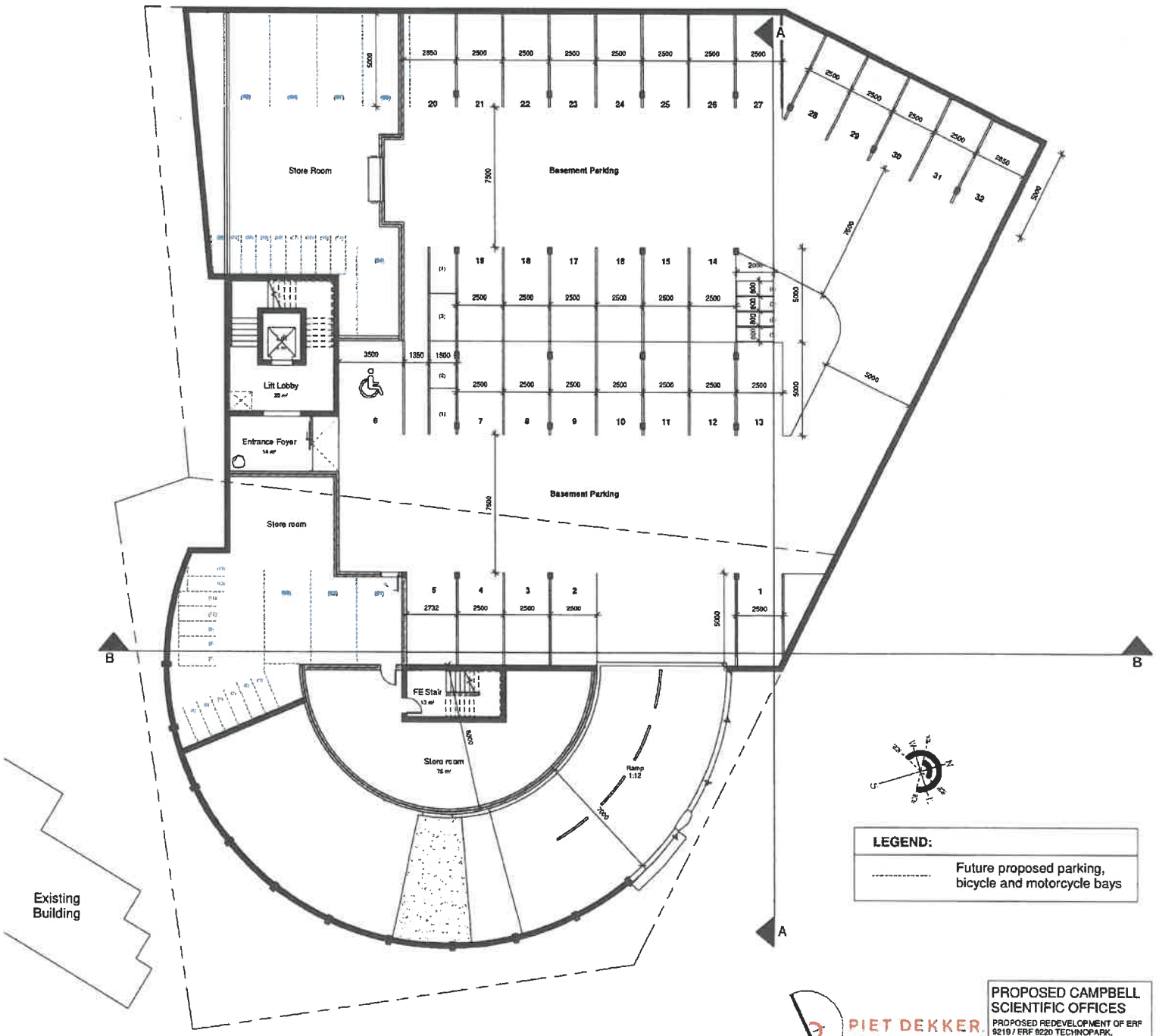
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SW	PD	A1	A	2025/11/04 14:50:07

PROPOSED CAMPBELL SCIENTIFIC OFFICES
PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH
Site Layout Plan
PROJECT AND DRAWING NUMBER 25002 - 1002
MUNICIPAL

Site Developement Data	
ERF 9219 size:	1136 m²
ERF 9220 size:	822 m²
Consolidated ERF Size:	1958 m²
COVERAGE:	
Permissible coverage:	40% (783.2 m²)
Proposed coverage:	39.8% (780 m²)
GLA:	
Basement:	**143m²**
Store:	248 m²
Ground Floor:	**115 m²**
Store:	107 m²
First Floor:	**605 m²**
Stoep :	32 m²
Second Floor:	**605 m²**
Stoep :	32 m²
Total GLA (excl. stores):	**1468 m²**
Total store area:	355 m²
PARKING:	
Vehicular parking bays:	**65 bays**
(Future) vehicular parking bays:	16 bays
Bicycle bays:	**(19) 3 Bays**
(Future) bicycle bays:	(24) 4 Bays
Motorbike bays:	**(4) 1 Bays**
(Future) motorbike bays:	(0) 0 Bays
Total Parking bays required (excl. stores): *(4 bays / 100m²)*	**59 Bays**
Total Parking bays provided:	**69 Bays**
Total future parking bays provided: (in place of store rooms) :	**20 Bays**
GREEN SPACES:	
Total Green Space provided:	(271 m²) **13.8%**

DRAWING DOCUMENT DATE:		08/TO/25
REVISIONS		
NO	DATE	DESCRIPTION
A	OCTOBER 2025	Issued for municipal approval - SDP



LEGEND:

----------	Future proposed parking, bicycle and motorcycle bays

1 -01 - Basement
1 : 100

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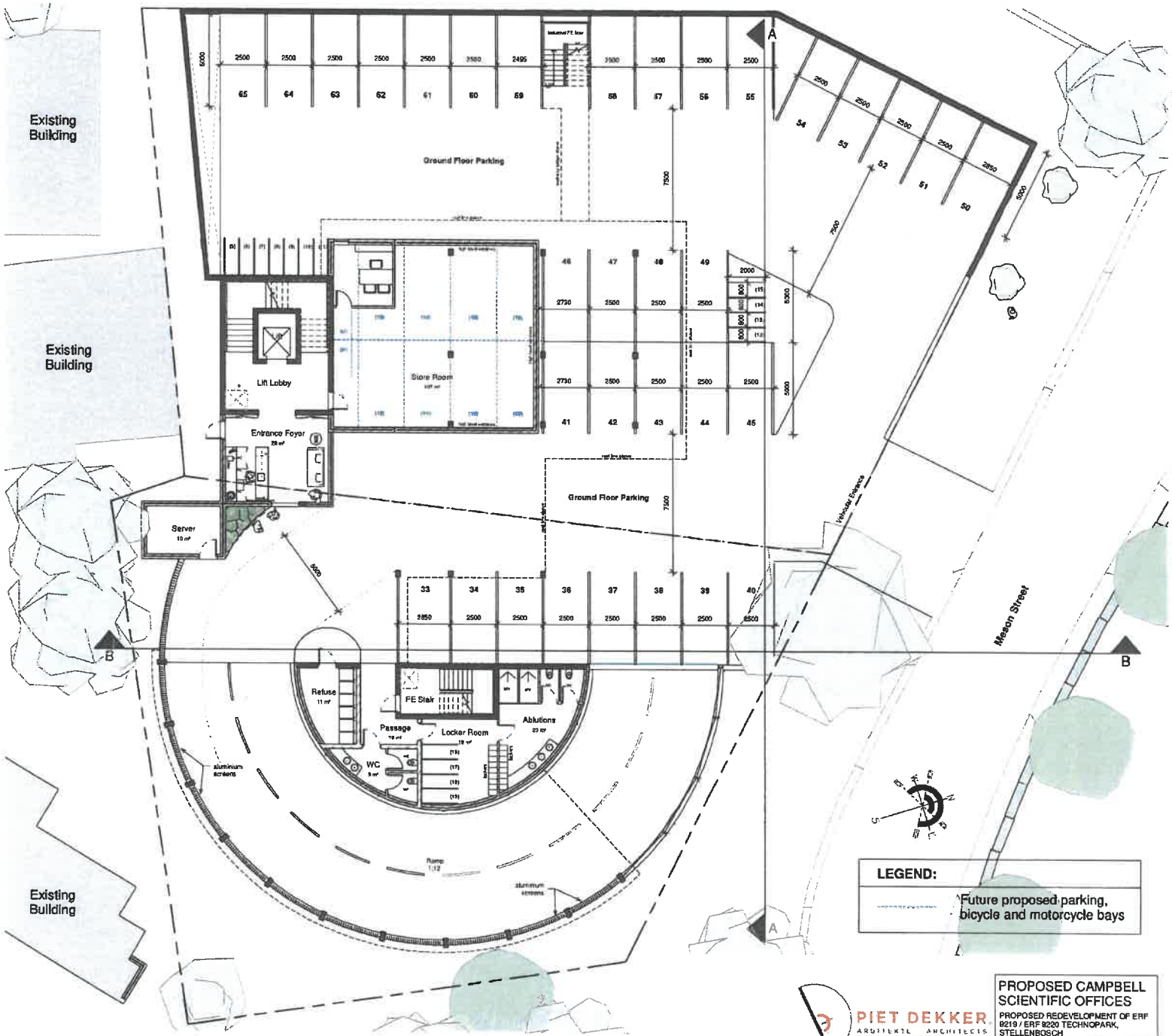
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PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH	
Basement	
DRAWN: SW · CHECKED: PD · A1 · REV: A · 20251104 1450.10	PROJECT AND DRAWING NUMBER: 25002 - 2001 · MUNICIPAL

Site Developement Data	
ERF 9219 size:	1136 m²
ERF 9220 size:	822 m²
Consolidated ERF Size:	1958 m²
COVERAGE:	
Permissible coverage:	40% (783.2 m²)
Proposed coverage:	39.8% (780 m²)
GLA:	
Basement:	**143m²**
Store:	248 m²
Ground Floor:	**115 m²**
Store:	107 m²
First Floor:	**605 m²**
Stoep :	32 m²
Second Floor:	**605 m²**
Stoep :	32 m²
Total GLA (excl. stores):	**1468 m²**
Total store area:	355 m²
PARKING:	
Vehicular parking bays:	**65 bays**
(Future) vehicular parking bays:	16 bays
Bicycle bays:	**(19) 3 Bays**
(Future) bicycle bays:	(24) 4 Bays
Motorbike bays:	**(4) 1 Bays**
(Future) motorbike bays:	(0) 0 Bays
Total Parking bays required (excl. stores): *(4 bays / 100m²)*	**59 Bays**
Total Parking bays provided:	**69 Bays**
Total future parking bays provided: (in place of store rooms) :	**20 Bays**
GREEN SPACES:	
Total Green Space provided:	(271 m²) **13.6%**

ORIGINAL DOCUMENT DATE: 08/2025

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NO	DATE	DESCRIPTION
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1 00 - Ground Floor
1 : 100

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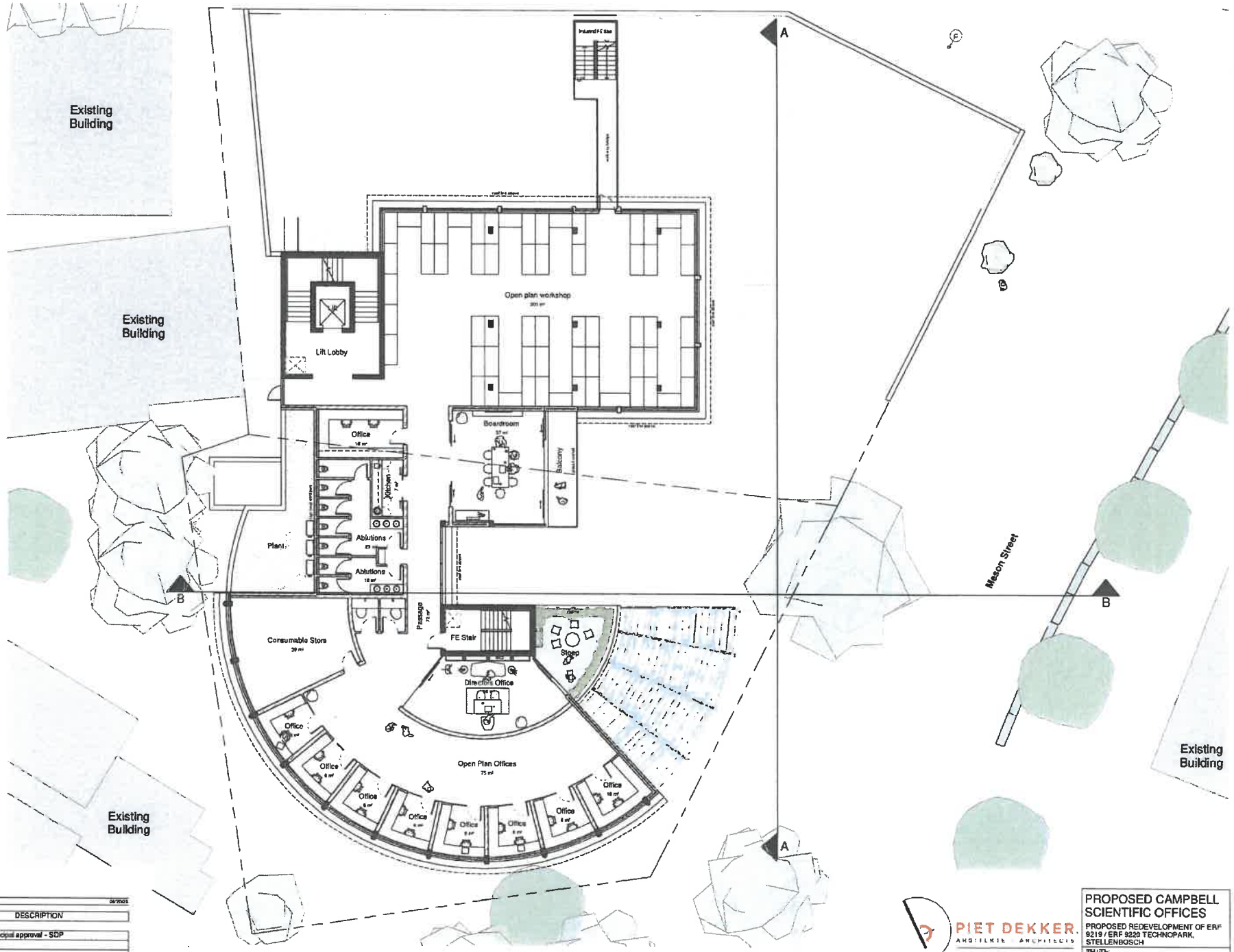
PROPOSED CAMPBELL SCIENTIFIC OFFICES

PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH

TITLE / REF.: Ground Floor

PROJECT AND DRAWING NUMBER: 25002 - 2002

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1 01 - First Floor
1 : 100

DOCUMENT DATE:		08/2025
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A	OCTOBER 2025	Issued for municipal approval - SDP

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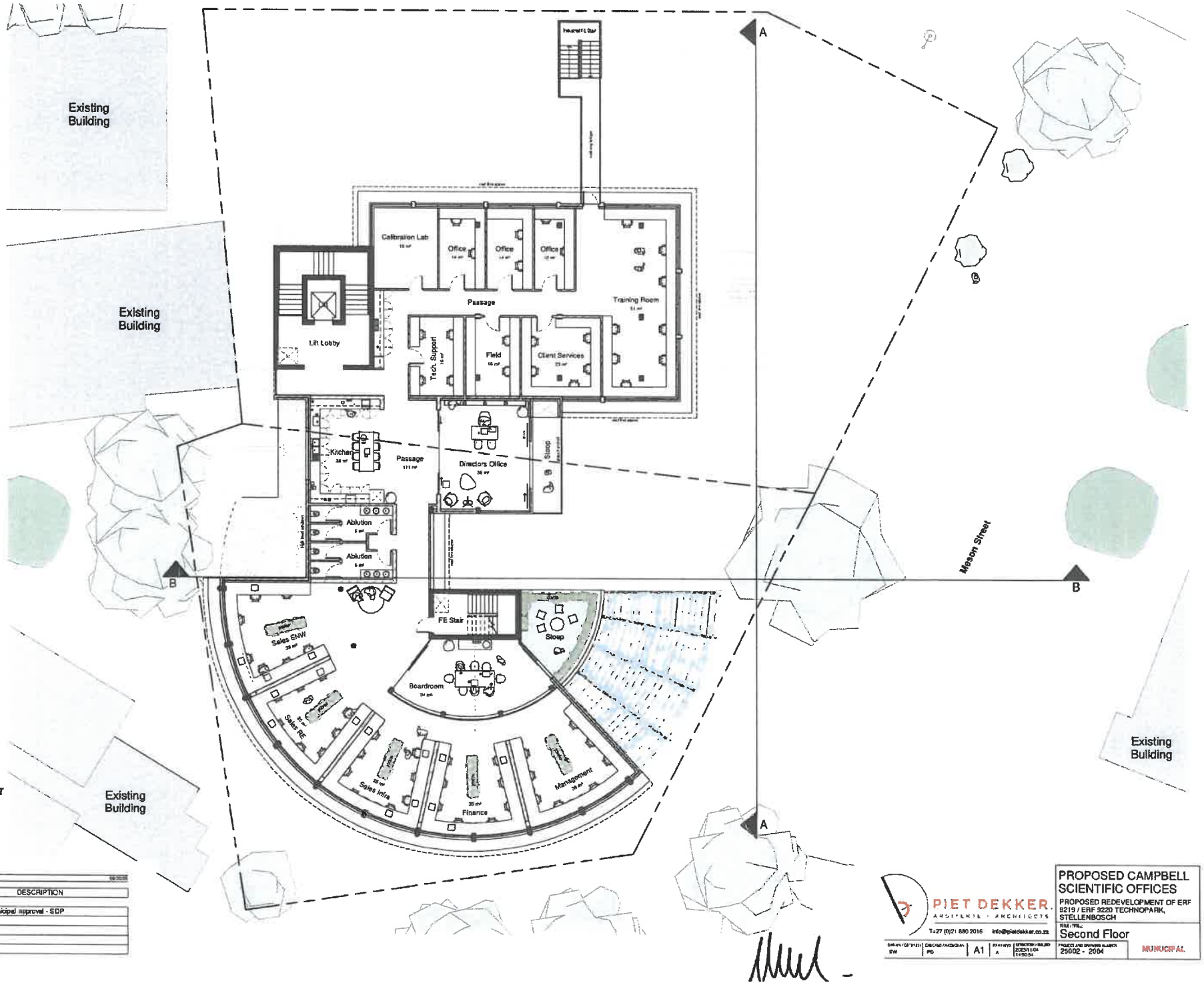
PROJECT AND DRAWING NUMBER: 25002 - 2003

PROPOSED CAMPBELL SCIENTIFIC OFFICES

PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH

TITLE / TITEL: First Floor

MUNICIPAL



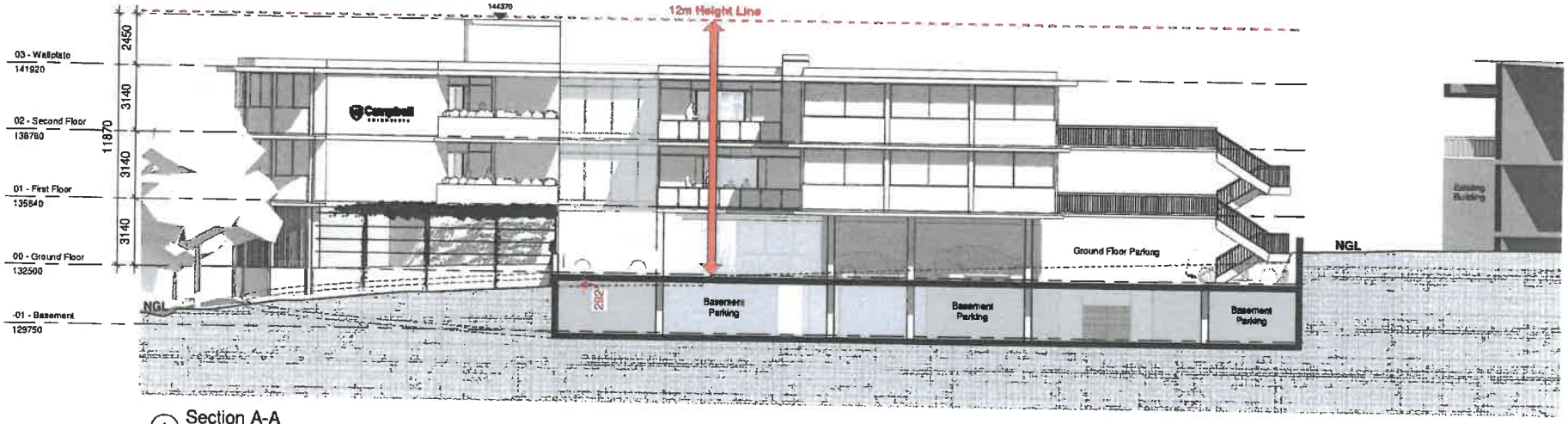
1 02 - Second Floor
1 : 100

NO	DATE	DESCRIPTION
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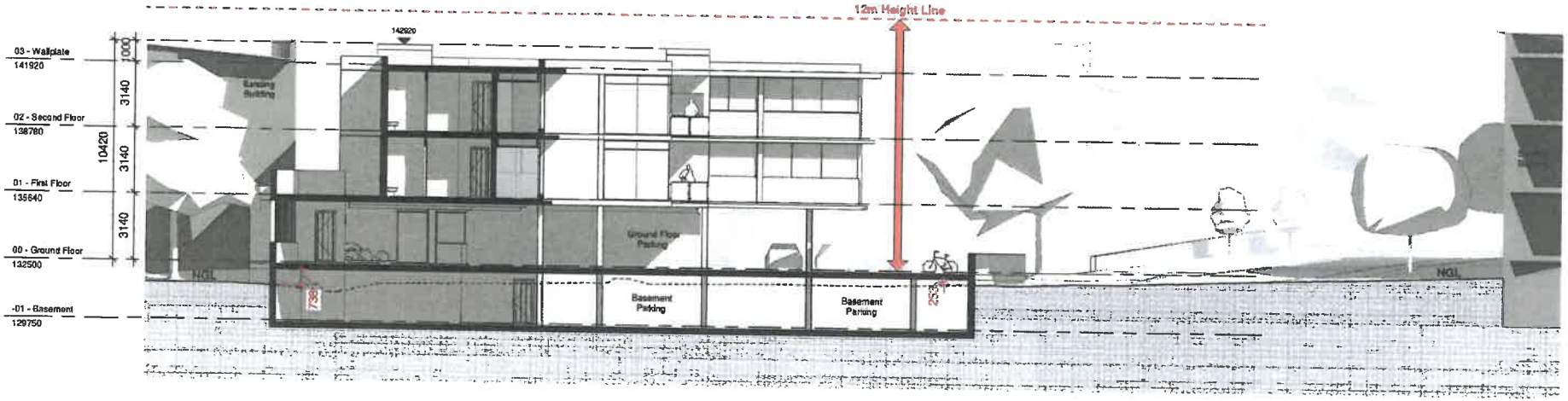
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SW	PD	A1	A

PROPOSED CAMPBELL SCIENTIFIC OFFICES
PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH
Second Floor
25002 - 2004
MUNICIPAL



1 Section A-A
1 : 100



2 Section B-B
1 : 100

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PROPOSED CAMPBELL SCIENTIFIC OFFICES
PROPOSED REDEVELOPMENT OF ERF 9219 / ERF 9220 TECHNOPARK, STELLENBOSCH
TITLE
Elevations
PROJECT AND DRAWING NUMBER
25002 - 3001
MUNICIPAL