

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR THE REZONING, CONSENT USE AND DEPARTURE ON ERF 11188, STELLENBOSCH

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

Application Property Address: **112 Dorp Street**

Application Property Number: **Erf 11188, Stellenbosch**

Applicant: **CK Rumboll and Partners / planning2@rumboll.co.za / 022 482 1845**

Owner: **D-Street Gallery (PTY) LTD / dstreetgallery@gmail.com**

Application Reference: **TP1546/2026**

Description of land development proposal:

- Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for the Rezoning of a portion ($\pm 77\text{m}^2$) of the subject property from Multi-Unit Residential Zone to Mixed-Use Zone on Erf 11188, Stellenbosch.
- Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Consent Use to allow for a liquor store for off-site consumption of liquor on the mixed-use zone portion on Erf 11188, Stellenbosch.
- Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Consent Use to accommodate a place of entertainment for the on-site consumption of alcohol (wine tastings) on the mixed-use zone portion on Erf 11188, Stellenbosch.
- Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a Departure to allow the under-provision of parking (2 bays instead of 3 bays) for the business component on Erf 11188, Stellenbosch.

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: (NJ de Kock / planning2@rumboll.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 **(7 May 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 (022 482 1845) during normal office hours.

Yours faithfully

NJ de Kock

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM HERSONERING, VERGUNNINGSGEBRUIK EN AFWYKING OP ERF 11188, STELLENBOSCH

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

Adres van aansoek eiendom: **Dorp Straat 112**

Aansoek eiendom beskrywing: **Erf 11188, Stellenbosch**

Aansoeker: **CK Rumboll and Partners / planning2@rumboll.co.za / 022 482 1845**

Eienaar: **D-Street Gallery (PTY) LTD / dstreetgallery@gmail.com**

Aansoek Verwysing: **TP1546/2026**

Besonderhede van die grondgebruiksaansoek:

- Aansoek word gedoen ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vir die Hersonering van 'n gedeelte ($\pm 77\text{m}^2$) van die betrokke eiendom vanaf Multi-eenheid Residensiële Sone na Gemengde Gebruiksone op Erf 11188, Stellenbosch.
- Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vir 'n Vergunningsgebruik om 'n drankwinkel op Erf 11188, Stellenbosch, vir die verbruik van alkohol buite die perseel toe te laat.
- Aansoek word ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, gedoen vir 'n vergunningsgebruik ten einde 'n plek van vermaak, vir die verbruik van alkohol (wynproeë) op die gemengde gebruiksone-gedeelte van Erf 11188, Stellenbosch, toe te laat.
- Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vir 'n Afwyking om die ondervoorsiening van parkeerplekke (2 parkeerplekke in plaas van 3 parkeerplekke) vir die besigheidskomponent op Erf 11188, Stellenbosch, toe te laat.

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 tydskedule 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 terms 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: (NJ de Kock / planning2@rumboll.co.za). Deur 'n beswaar, kommentaar of verhoë 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 **(7 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 (022 482 1845) gedurende normale kantoor ure.

Die uwe

NJ de Kock



30 / 03 / 2026

Application number: TP1546/2026

EXECUTIVE SUMMARY OF DEVELOPMENT:

APPLICATION FOR THE REZONING, CONSENT USE AND DEPARTURE ON ERF 11188, STELLENBOSCH

CK Rumboll & Partners has submitted a land use application on behalf of D-Street Gallery (PTY) LTD for Erf 11188, specifically Unit 5 of the Merweda/Wag 'n Bietjie sectional title scheme in Stellenbosch. The application seeks to rezone a 77m² ground-floor portion of the property from Multi-Unit Residential to Mixed-Use Zone. This is accompanied by requests for consent uses to permit a liquor store, focused on off-site consumption of premium wines, and a place of entertainment to facilitate small-scale on-site wine tastings. Furthermore, a permanent departure is requested regarding on-site parking, as the unit is assigned two bays while the new zoning technically requires three.

The proposed use for the unit is an upmarket wine shop specializing in rare and exclusive bottled wines, creating a high-quality, low-impact retail environment. The interior is intended to function as a calm, lounge-style setting where clients can seek expert advice. To ensure the operation remains unobtrusive, all saleable stock will be stored off-site in a secure maturation facility, with only display bottles kept on the premises. This strategy significantly reduces on-site storage requirements and eliminates the need for intensive loading or delivery activities at the unit itself.

The motivation for this application is rooted in its alignment with the Stellenbosch Municipal Spatial Development Framework (MSDF), which promotes mixed-use intensification along activity corridors like Dorp Street. There is an established precedent for commercial activity on the site, as Unit 5 previously operated as a coffee shop and gallery under a temporary departure granted in 2012. That previous operation proved that low-impact commercial uses could coexist with the residential component of the property without creating a nuisance, and the current proposal is supported by the Body Corporate.

Finally, the development is expected to provide positive socio-economic impacts by strengthening Stellenbosch's reputation as a premier wine and tourism destination. The minor shortfall in on-site parking is justified by the fact that many visitors are expected to use Non-Motorized Transport (NMT) or e-hailing services, which aligns with responsible tourism practices.

Overall, the application represents a desirable and sustainable infill project that supports local economic vitality while respecting the area's residential and historical character.

DIREKTEURE / DIRECTORS:

IHJ Rumboll GPr LS0737 | AP Steyl GPr LS0761 | J Linneman Pr Pln A/206/2010 | WA Hoffman GPr LS1223 | CR Taljaard GTc ES2672

Locality of Erf 11188, Stellenbosch

Legend



Map Center: Lon: 18°51'43.1"E
Lat: 33°56'9.6"S

Scale: 1:72,224

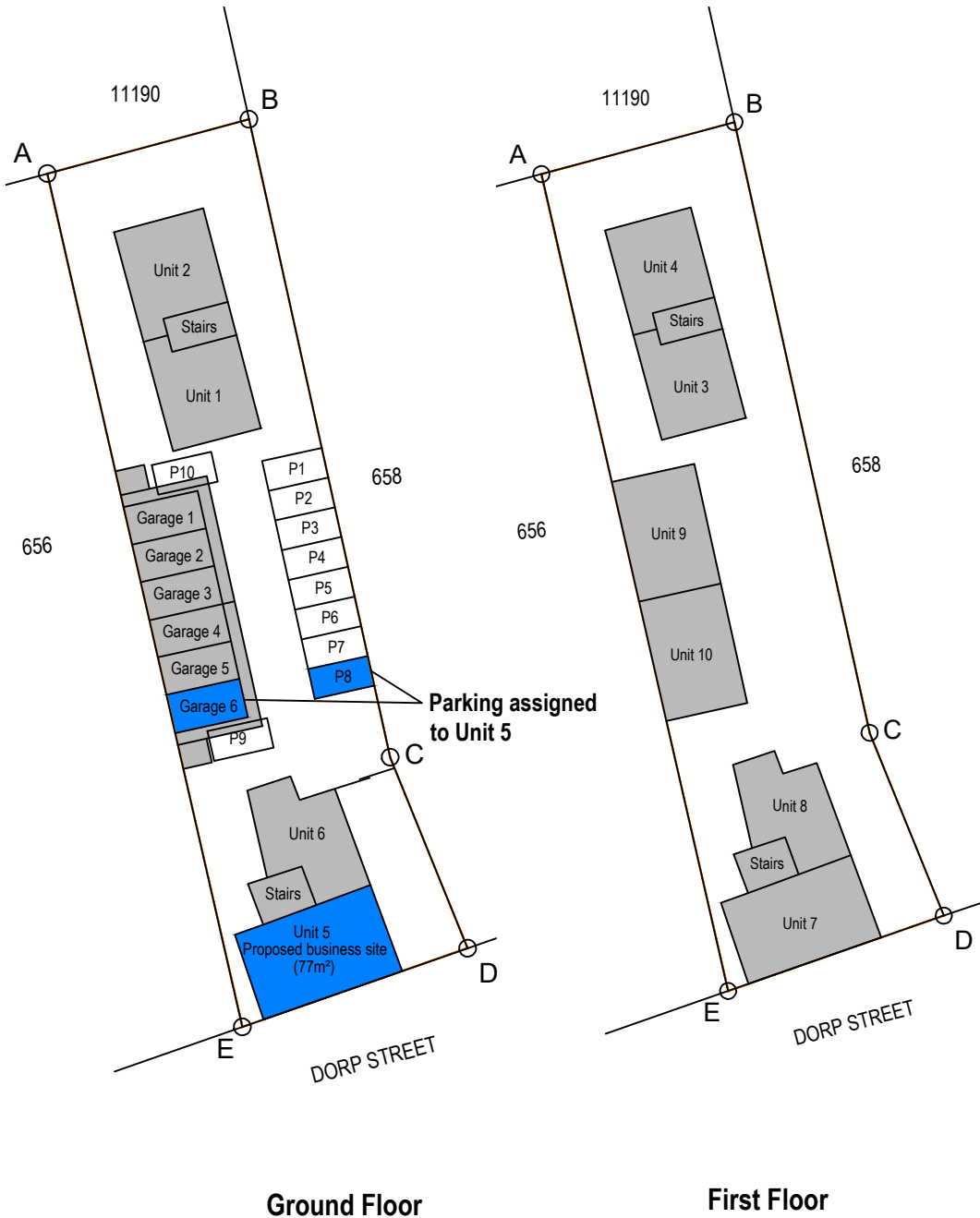
Date created: 2025/11/12

Google Inc.

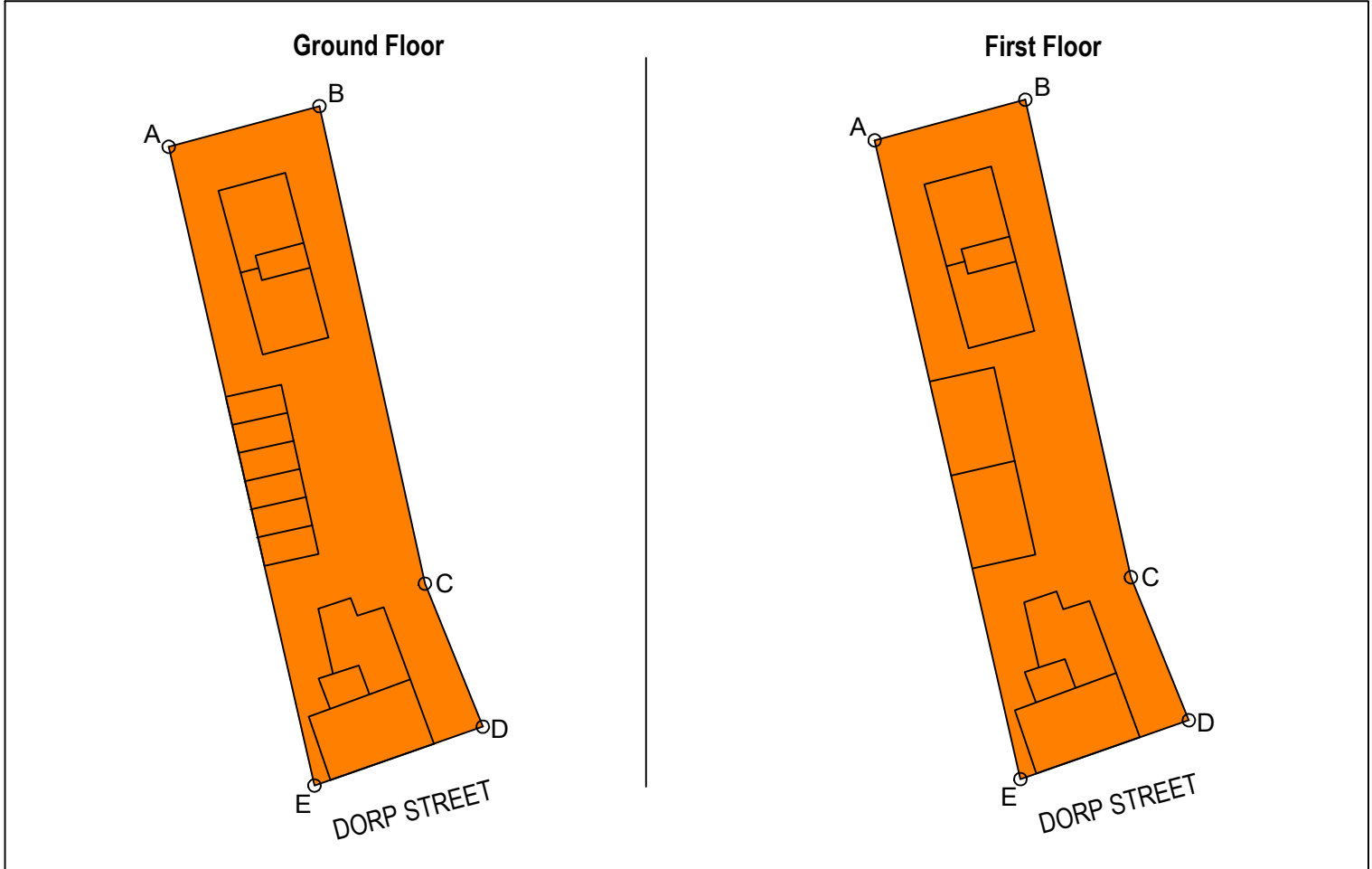


**Western Cape
Government**
FOR YOU

SITE DEVELOPMENT PLAN: ERF 11188, STELLENBOSCH



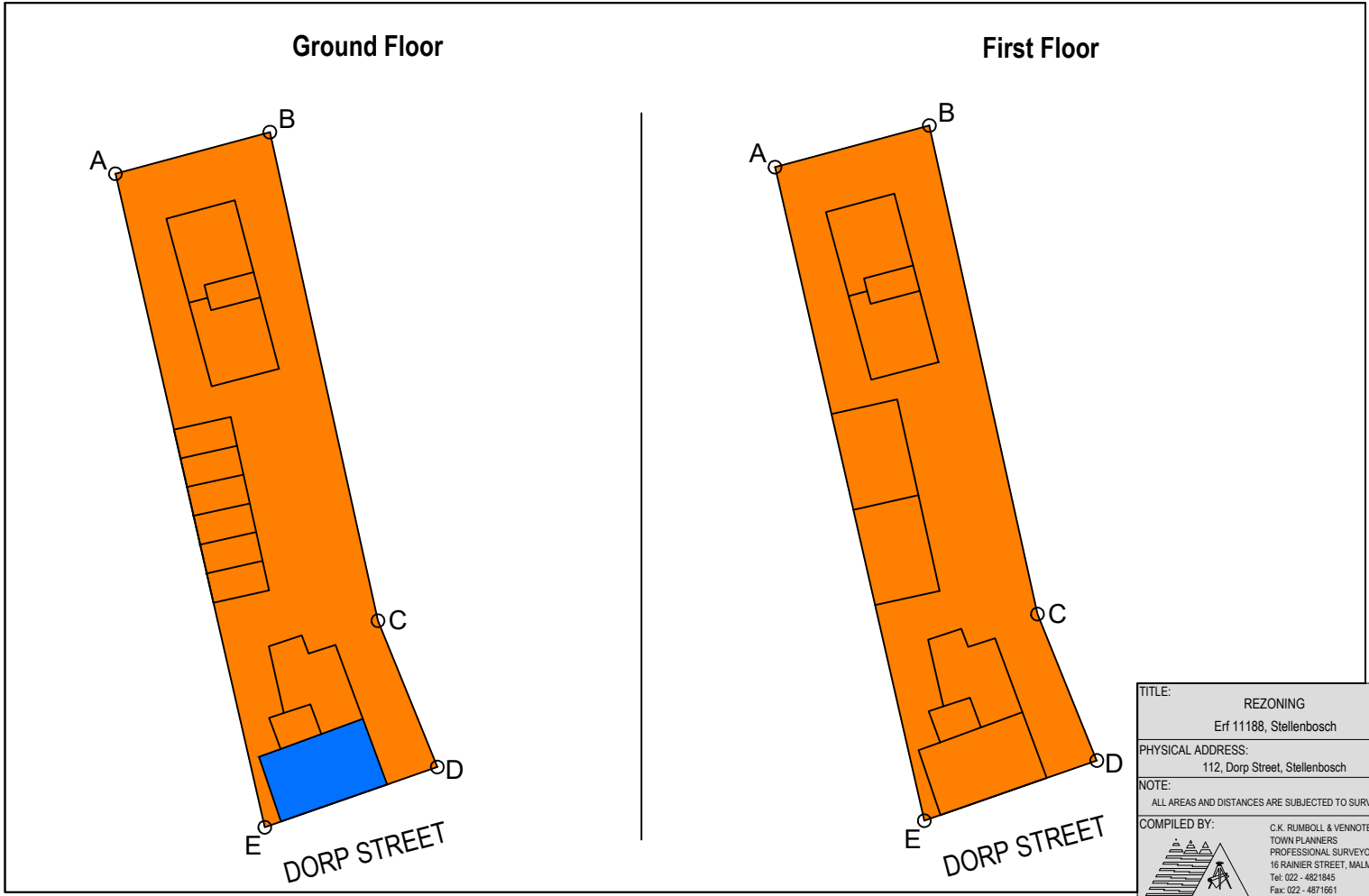
TITLE: SITE DEVELOPMENT PLAN: Erf 11188, Stellenbosch	
PHYSICAL ADDRESS: 112, Dorp Street, Stellenbosch	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 15 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: panning2@rumboll.co.za
DATE: February 2026	AUTHORITY: Stellenbosch Municipality
REF: STELL/14964/NJdk	



BEFORE REZONING

Multi-unit Residential Zoning

Mixed-use Zone



AFTER REZONING

Multi-unit Residential Zoning

Mixed-use Zone

TITLE: REZONING	
Erf 11188, Stellenbosch	
PHYSICAL ADDRESS: 112, Dorp Street, Stellenbosch	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY:	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871861 Email: panning2@rumboll.co.za
DATE: December 2025	AUTHORITY: Stellenbosch Municipality
REF: STELL/14964/NJdK	