

NOTICE OF LAND USE APPLICATION

Dear Adjacent Property Land Owner,
Interested and Affected Party,
Government Departments

ERF 27, KLAPMUTS : APPLICATION FOR REZONING, CONSENT USE AND PERMANENT DEPARTURE

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

Application Property Address :	Corner of Main Road and Brounger Street, Klapmuts
Application Property Number :	Erf 27, Klapmuts
Applicant :	Alwi Theart t/a Urban Rural SA 082 411 7914 alwi@urbanrural.co.za
Owner:	MyMoney INV Pty Ltd Johann Joubert 071 444 8110 info@iamproperty.net
Application Reference :	TP 1635/2026

Description of land development proposal

1. Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **Rezoning** of the subject property from Conventional Residential Zone to Mixed Use Zone.
2. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **Consent Use** to utilise a portion of the building for purposes of a Warehouse (fruit retail and distribution facility) on Erf 27, Klapmuts.
3. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a **Permanent Departure** to relax the common building line adjacent to Erf 273, Klapmuts from 3.0m to 1.9m to accommodate the proposed building on Erf 27, Klapmuts

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-notice/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: **Alwi Theart t/a Urban Rural SA, alwi@urbanrural.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 **24 August 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 **082 411 7914** during normal office hours. **(8h00 – 17h00)**

Yours faithfully
Alwi Theart t/a Urban Rural South Africa



KENNISGEWING VAN GRONDGEBRUIKSAANSOEK

Geagte Aangrensende Grondeienaar,
Belanghebbende en Geaffekteerde Party,
Regeringsdepartemente

ERF 27, KLAPMUTS : AANSOEK OM HERSONERING, VERGUNNINGSGEBRUIK EN PERMANENTE AFWYKING

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruiksbeplanning verwys

Adres van aansoek eiendom	Hoek van Hoofstraat en Brounger Straat, Klapmuts
Aansoek eienddom beskrywing :	Erf 27 Klapmuts
Aansoeker :	Alwi Theart t/a Urban Rural SA, 082 411 7914 alwi@urbanrural.co.za
Eienaar:	MyMoney INV Pty Ltd Johann Joubert 071 444 8110 info@iamproperty.net
Aansoek Verwysing :	TP1635/2026

Besonderhede van die grondgebruiksaansoek

1. Aansoek word gedoen in terme van Artikel 15(2)(a) van die Stellenbosch Munisipaliteit se Beplanningsverordening, 2023, vir die **Hersonering** van die betrokke eiendom vanaf Konvensionele Residensiele Sone na Gemengde Gebruikdsone.
2. Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Beplanningsverordening, 2023, vir 'n **vergunningsgebruik** om 'n gedeelte van die voorgestelde gebou aan te wend vir die doeleindes as 'n Pakhuis (vrugte en verspreidingsfasiliteit) op Erf 27, Klapmuts.
3. Aansoek word gedoen in terme van Artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Beplanningsverordening, 2023 vir 'n **permanente verslapping** van die bouplan aangrensend tot Erf 273, Klapmuts, vanaf 3.0 na 1.9m op Erf 27, Klapmuts.

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-notice/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 de 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: **Alwi Theart t/a Urban Rural SA , alwi@urbanrural.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.

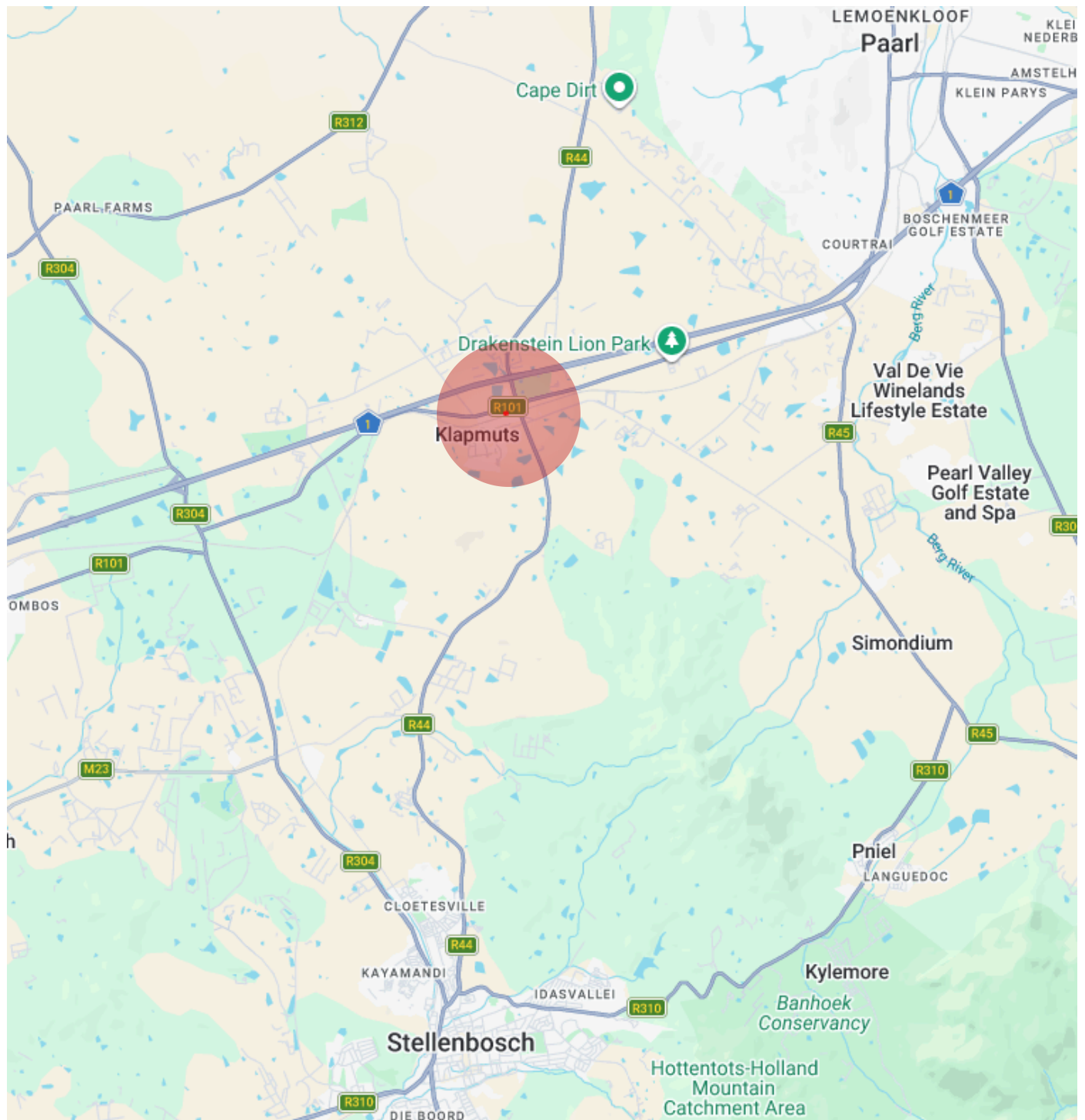
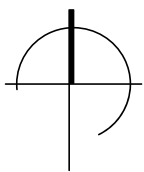
Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **24 Augustus 2026**.

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 **082 411 7914** gedurende normale kantoor ure (**8h00-17h00**)

Die uwe
Alwi Theart h/a Urban Rural SA





URBAN RURAL SOUTH AFRICA
PLANNING + LAND USE SPECIALISTS

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LOCALITY PLAN

PROPERTY : Erf 27, Klapmuts

DATE : April 2026

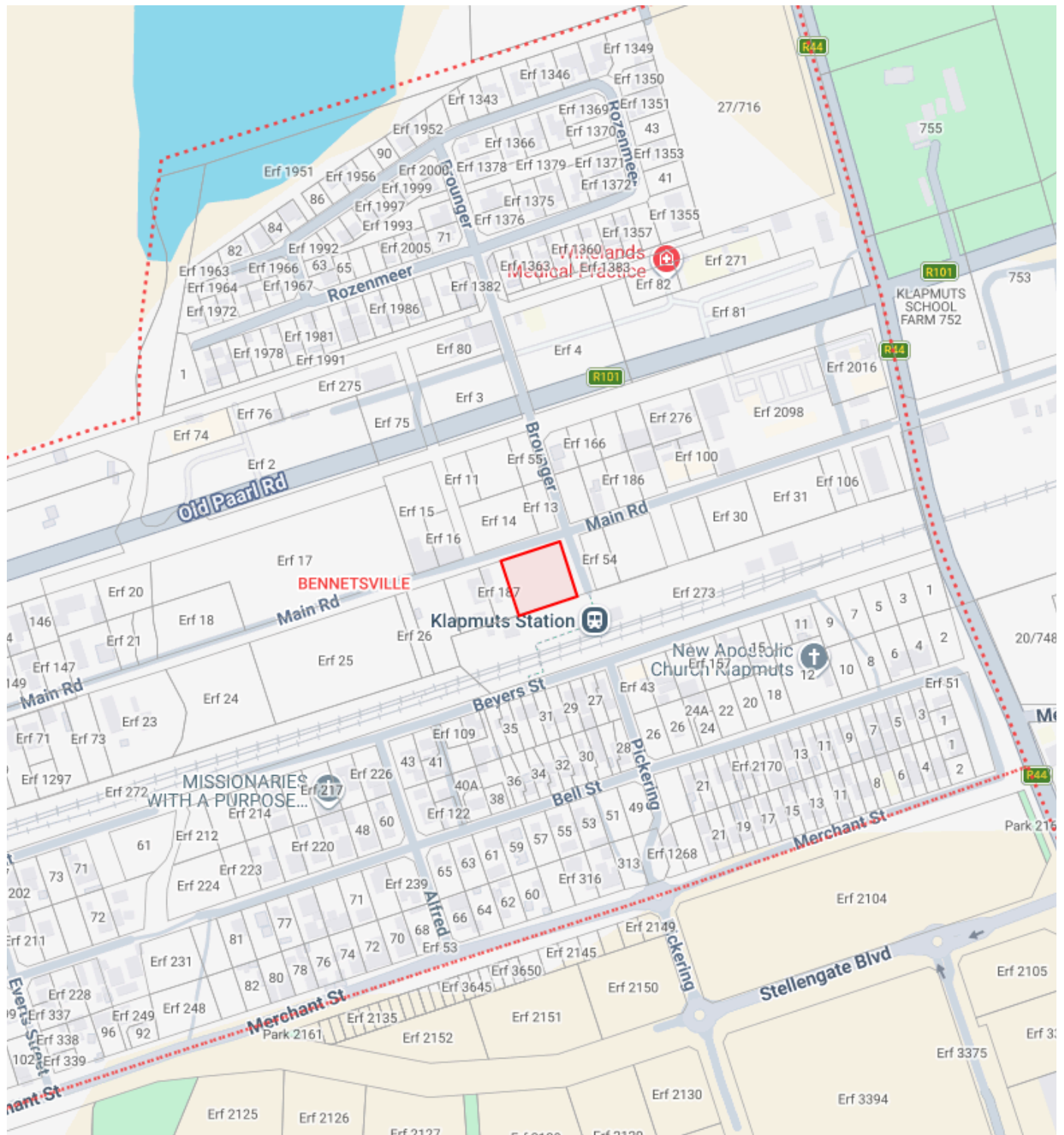
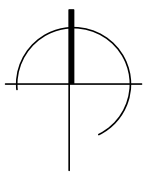
SCALE : Unknown or as Indicated

SOURCE : CMA Info

PROJECT NR. A433.2026

PLAN

B01



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CADASTRAL PLAN

PROPERTY : Erf 27, Klapmuts

DATE : April 2026

SCALE : Unknown or as Indicated

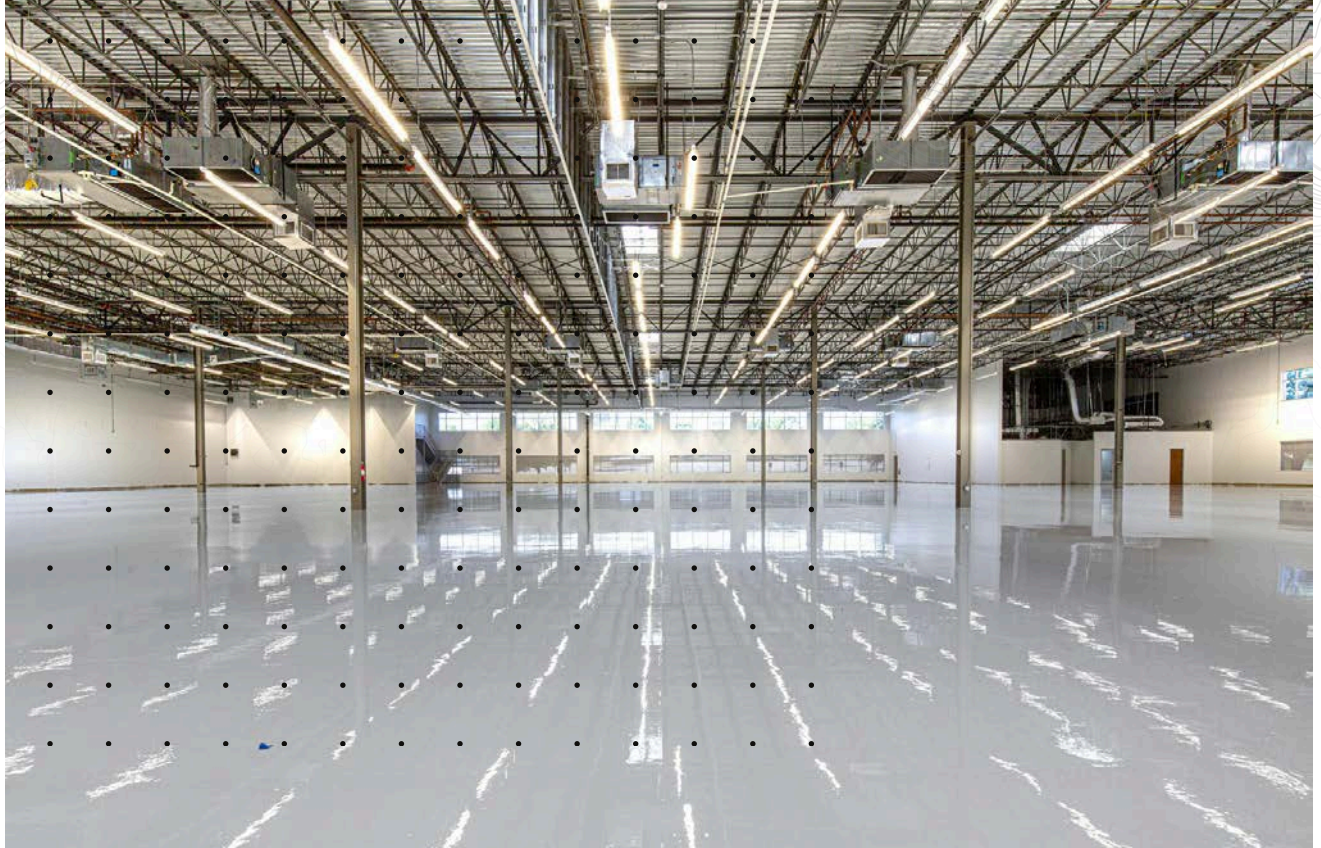
SOURCE : CMA Info

PROJECT NR. A433.2026

PLAN

B02

A.433.2026



LAND USE **APPLICATION**

PROPERTY : ERF 27 , KLAPMUTS (STELLENBOSCH MUNICIPALITY)

APPLICATION: REZONING | RESIDENTIAL TO MIXED USE + CONSENT USE + PERMANENT DEPARTURE + WAREHOUSE AND BUILDING LNE RELAXATION

PREPARED FOR : MYMONEY INVESTMENTS PTY LTD

APRIL 2026

**VISUALISE.
PLAN.
DO.**

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Site Visits & Assessments
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Development Rights Investigations
Development Strategies & Coordination

22 April 2026

Ref Nr. 433.2026.E27KLA

Stellenbosch Municipality
PO Box 17
Stellenbosch
7599

for attention : landuse.applications @stellenbosch.gov.za

LAND USE APPLICATION **ERF 27 KLAPMUTS, STELLENBOSCH** APPLICATION FOR REZONING, CONSENT USE AND PERMANENT DEPARTURE

1. Application is made
 - 1.1 **Section 15(2)(a)** of the Stellenbosch Municipal Planning By-law for the rezoning of Erf 27, Klappmuts, from Conventional Residential Zone to Mixed Use Zone to construct a Fruit Retail and Distribution Facility;
 - 1.2 **Section 15(2)(b)** of the Stellenbosch Municipal Planning By-law for a permanent departure to relax the southern property building line from 3m to 1,957m to accommodate the proposed building on Erf 27, Klappmuts
 - 1.3 **Section 15(2)(o)** of the Stellenbosch Municipal Planning By-law for a consent use to utilise a portion of the new building as a Warehouse where some of the fruit/products are stored before it is dispatched to clients.
2. Attached please find the following information for your perusal
 - Completed application form
 - Motivation Report
 - Relevant documentation as prescribed
3. We trust that the information provided will be sufficient to continue with the advertising and notification process and to make an informed decision in this regard.
4. We are looking forward to your response.

Yours sincerely



Alwi Theart | tch.pln(sa)
Principal Planner | Urban Rural SA
Planning + Land Use Specialists

**VISUALISE.
PLAN.
DO.**

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DISCLAIMER:

THE PHOTOGRAPH ON THE FRONT PAGE IS USED FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT REPRESENT THE SPECIFIC DEVELOPMENT REFERRED TO IN THIS DOCUMENT.

LAND USE APPLICATION

ERF 27 KLAPMUTS
REZONING

CONVENTIONAL RESIDENTIAL ZONE TO
MIXED USE ZONE

CONSENT USE : WAREHOUSE
PERMANENT DEPARTURE
BUILDING LINE RELAXATION



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1. PURPOSE OF APPLICATION

The purpose of this report is to motivate a land use application for the rezoning of Erf 27 from Conventional Residential Zone to Mixed Use Zone for a fruit retail and distribution facility and a consent use to utilise a portion of the proposed building as a Warehouse and at the same time to relax the southern property building line from 3m to 1,957m to accommodate the proposed building.

2. LAND USE APPLICATION

2.1 Application is made

2.1.1 **Section 15(2)(a)** of the Stellenbosch Municipal Planning By-law for the rezoning of Erf 27, Klappmuts, from Conventional Residential Zone to Mixed Use Zone to construct a Fruit Retail and Distribution Facility;

2.1.2 **Section 15(2)(b)** of the Stellenbosch Municipal Planning By-law for a permanent departure to relax the southern property building line from 3m to 1,957m to accommodate the proposed building on Erf 27, Klappmuts

2.1.3 **Section 15(2)(o)** of the Stellenbosch Municipal Planning By-law for a consent use to utilise a portion of the new building as a Warehouse where the fruit/products be stored before it is dispatched to clients.

3. PROPERTY INFORMATION

Land Owner	My Money Investments Pty Ltd 2018/610251/07
Power of Attorney	MyMoney Investments Pty Ltd, represented by Mr Pieter Johann Joubert, has appointed Alwi Theart t/a Urban Rural SA, Planning + Land Use Consultants to submit the relevant land use application to Stellenbosch Municipality in order to obtain the relevant land use rights as set out in the application. Find attached as Annexure C02 , the Special Power of Attorney and Company Resolution.
Description	Erf 27, Klappmuts
Extent	1954 sqm
Location	Corner of Main Street and Brounger Street, Klappmuts
Municipality	Stellenbosh Municipality
Zoning Scheme	Stellenbosch Municipal Zoning Scheme Bylaw, 2019(amended 2024)
Existing Primary Rights	Conventional Residential Zone
Additional Use Rights	None
Consent Uses	None
Existing Utilisation	Vacant
Title Deed	T8557/2024
SG Diagram	SG No 4962/2005
Servitudes	none

4. STELLENBOSCH MUNICIPALITY ZONING SCHEME

4.1 THE PURPOSE OF A MIXED-USE ZONE IS TO MAKE PROVISION FOR

- a variety of business uses (retail and office) and other related land uses within the central business areas of towns;
- a variety of higher density residential uses and tourist accommodation;
- a variety of community uses, creating a zone of mixed land uses that do not have a negative impact on each other.

Section 105 : Land Uses in this Zone

Primary Uses	Additional Uses	Consent Uses
<ul style="list-style-type: none"> • Commune • Business premises (including shops, markets, restaurants) • Clinic • Community residential building • Extramural facility • Flats • Guesthouse • Hostel • Hotel • Occasional use(one event/year) • Plant Nursery • Public institution • Public parking area • Private road • Tourist dwelling unit • Tourist accommodation establishment • Welfare institution 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Adult Entertainment • Builders yard • Commercial gymnasium • Conference facility • Day care • Freestanding base telecommunication station • Funeral parlour • Gambling place • Helicopter landing pad • Hospital • Indoor sport • Liquor store • Motor vehicle fitment centre • Motor showroom • Occasional use (> event/year) • Parking Garage • Place of assembly • Place of education • Place of entertainment • Renewable energy structure • Rooftop base telecommunication station • Tertiary educational institution • Warehouse

Section 107 : Business premises in this Zone*

1. A business premises, shop, restaurant, or pub may manufacture or package goods which are sold or consumed on the premises, for example wine, beer, baking, perishable goods, clothes
2. Such manufacturing and/or packaging shall remain subservient to the main retail activity on the premises and the area used for manufacturing and packaging products shall not exceed 75% of the area of the shop or a maximum of 250 sqm per shop.
3. A business premises may include a workshop on a portion of the premises where household appliances, electronic devices, clothes and household goods are repaired and serviced, provided that the area of such workshop may not exceed 50 sqm of the area of the shop

* Section 107 of the Stellenbosch Municipal Zoning Scheme (revised 2024)

4.2 BUILDING DEVELOPMENT PARAMETERS (SMZS)

Section 110 The following building lines, coverage and height shall apply to all buildings with this zone.

Building Type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Business Premises	0m	0m	85%	6 Storeys
Filling Station	3m	3m	85%	2 Storeys
Guesthouse, hostel, hotel, tourist accommodation	All levels 4,5m	Ground Floor : 4.5m First Floor : 4.5m Second Floor 6m	50%	6 Storeys
All other buildings	4,5m	4.5m	85%	6 Storeys

S110.2(i)

where a land unit zoned general business abuts a land unit zoned for any other zone except one of the business or industrial zones, a 3-meter building line shall apply to such common boundary. This building line shall be deemed to be automatically relaxed if the neighbouring owner of the land unit or land unit of the shared abutting common boundary grants permission in writing by signing both the relaxation form as prescribed by the Municipality and the accompanying building plan. If the proponent is unable to obtain the neighbour's written permission for any reason whatsoever, an application for a departure may be lodged.

4.3 DEFINITIONS (SMZS)

Warehouse

means a place used for the storage of goods, a building or structure in which storage units are rented out on an individual basis and / or where goods are received in bulk and dispatched again to purchasers without being re-packaged and/or processed (e.g. dispatched where sales occur over internet) and may include a point of sale and ancillary uses.

4.4 TABLE A : OFF-STREET PARKING REQUIREMENTS (SMZS)

Land use Category	Normal Parking	Additional parking reserve for visitors
Business Premises	4 bays/100sqm gross leasable area	
Warehouse	1 bay/100sqm gross leasable area	



5. ZONING + ZONING MAP CONTRADICTION

The architects previously submitted building plans for the proposed development to Stellenbosch Municipality for evaluation and approval. At the time, the municipal zoning map reflected the subject property, together with the surrounding properties along the main road, as being zoned for business purposes. Based on this zoning status and the information provided in the submitted plans, the relevant building plan application was duly prepared and lodged.

However, during a subsequent review of the municipal land use planning records by the municipal planner, it was established that the original Council resolution had approved the rezoning of the property to business zoning, subject to certain conditions. One of these conditions required that the approval be exercised within a period of one year from the date of approval.

As the subject property has remained undeveloped and vacant, it appears that the approved land use rights were not implemented within the prescribed timeframe. Consequently, the approval has lapsed, resulting in the property, together with the adjacent properties along the main road, reverting back to the underlying conventional residential zoning. A new zoning certificate was issued in November 2025, which indicates the zoning as Conventional Residential Zone. (attached as Annexure C06)

It is evident from the original Council decision that these properties along the main road were intended to function as a business precinct. However, due to this administrative oversight by the previous landowners, the current owners are now placed in a position where the existing business rights can only be reinstated through a formal rezoning application in terms of the applicable land use planning legislation. This application therefore seeks to regularise the land use rights and restore the intended business zoning of the property.



6. PROPOSED DEVELOPMENT

The proposed building will accommodate a combination of retail and distribution activities, structured to ensure efficient handling, storage, and sale of fresh produce. The area closest to the parking facilities, as indicated on the accompanying layout, will be utilised for retail purposes. Bulk fruit pallets received on site will be broken down in this section, allowing individual units to be sold directly to the public within the designated commercial space.

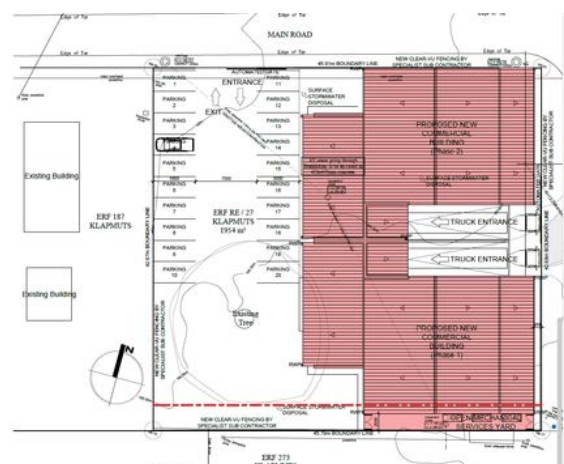
A separate, clearly defined area within the building will be dedicated to the storage of incoming fruit pallets from suppliers. These pallets will be temporarily stored until they are either unpacked and prepared for retail distribution or reloaded onto outbound vehicles for delivery to other destinations. Centrally located within the building is a retail staging and sorting area, which will function as the operational hub. Here, pallets will be sorted, repacked, and broken down into smaller quantities, facilitating the efficient movement of produce between the storage and retail components of the operation.

The facility will be managed by a compact and efficient team comprising 5/6 staff members to start with. A manager will oversee the overall operation, while 4/5 employees will be responsible for the retailing section and loading and offloading of pallets, as well as general stock handling within the warehouse environment.

In terms of logistics and transportation, the operation is expected to accommodate primarily 32-ton trucks, with a maximum of three truck movements per day, including both deliveries and dispatches. Delivery times will be managed with flexibility to align with prevailing traffic conditions; however, the preferred operating windows are early morning or late afternoon, when temperatures are more moderate and conducive to the handling of fresh produce.

The building line on the sothern property boundary will also be relaxed from 3m to 1.957m in order to accommodate the proposed building. This is necessary due to the fact that the adjacent property is zoned Transport Zone. (refer to Section 110.2(i) of Stellenbosch Zoning Scheme regulations)

PROJECT INFO	
Coverage:	40.4%
Site Area:	1954.5m ²
Building Total Area:	789.5m ²
Retail:	541m ²
Cold Storage Total Area:	187.9m ²
Office Total Area:	24.6m ²
Dock Area:	36m ²
Parking Bays:	30
Paraplegic Parking Bay:	1



7 TRAFFIC AND PARKING CONSIDERATIONS

7.1 Estimated Traffic Generation

The proposed development comprises a small-scale mixed-use facility, primarily focused on the retail of fresh fruit, supported by ancillary cold storage and limited office space. The retail component is specialised in nature and caters for convenience-based purchases, where customers typically visit for short, single-purpose transactions rather than extended shopping trips associated with larger supermarkets or shopping centres.

As a result, the anticipated traffic associated with the development is expected to be moderate and lower in intensity than that of conventional retail uses of a similar floor area. Customer visits are likely to be brief, with a steady flow of activity throughout the day rather than pronounced peak surges. In addition, a portion of the trips to the site will comprise pass-by traffic, where motorists already travelling along the surrounding road network make opportunistic stops without generating entirely new trips.

Based on typical trip generation characteristics for small-scale, convenience-oriented retail facilities, the development is expected to generate approximately **150 to 180 vehicle trips per day**, with peak hour volumes in the order of **30 vehicle trips per hour**. Taking into account the pass-by nature of a portion of these trips, the net increase in traffic on the surrounding road network is considered to be low.

The operation will also involve a limited number of delivery and distribution vehicles. It is anticipated that approximately **three trucks per day** will access the site, resulting in **six heavy vehicle movements per day**. This level of activity is modest and consistent with small-scale commercial operations of this nature.

Given the relatively low traffic volumes and the nature of the activity, the proposed development is not expected to have a material impact on the functioning of the surrounding road network. The traffic generated can be comfortably accommodated within the capacity of typical local and collector roads in the area, subject to appropriate access arrangements and compliance with municipal requirements.

While it is our considered opinion that a formal traffic statement or traffic impact assessment is not required for a development of this scale and nature, the applicant remains willing to appoint a suitably qualified traffic engineer to prepare such a report, should the Municipality deem it necessary as part of the application process.

7.2 Parking Provision

A total of 31 on-site parking bays will be provided, as indicated on the Site Development Plan. The parking requirement has been determined in accordance with typical municipal parking standards applicable to retail and warehouse uses, and is calculated as follows:

- Retail Component (including office):
 - $(541 \text{ m}^2 + 24.6 \text{ m}^2) / 100 = 5.66$
 - $5.66 \times 4 = 22.64 \text{ bays} \rightarrow 23 \text{ bays required}$
- Warehouse / Cold Storage Component:
 - $187.9 \text{ m}^2 / 100 = 1.88$
 - $1.88 \times 1 = 1.88 \text{ bays} \rightarrow 2 \text{ bays required}$

The total parking requirement for the development is therefore 25 parking bays.

With 31 parking bays provided on site, the development exceeds the minimum parking requirement. This surplus provision will comfortably accommodate both customers and staff, while also allowing for operational flexibility during peak periods.

In light of the above, the proposed parking provision is considered more than adequate to serve the development and is not expected to result in any spill-over parking impacts on surrounding properties or the adjacent road network.

8. LEGISLATION + POLICIES

8.1 STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK

The Klapmuts area is specifically addressed in the Stellenbosch Spatial Development Framework, and it is identified as a strategic growth node with both opportunity and risk.

The Stellenbosch SDF recognises Klapmuts as a strategically located settlement at the intersection of major regional routes, including the N1 and R44. This positioning gives it strong potential to function as an important gateway and service node within the broader Stellenbosch municipal area, linking Stellenbosch, Paarl, and surrounding agricultural regions.

However, the SDF highlights that Klapmuts has historically developed in a fragmented and inefficient manner, **with growth occurring mainly on the periphery rather than within a consolidated town centre**. This has resulted in what is described as a “doughnut” development pattern, where the core remains underdeveloped while edge developments expand outward.

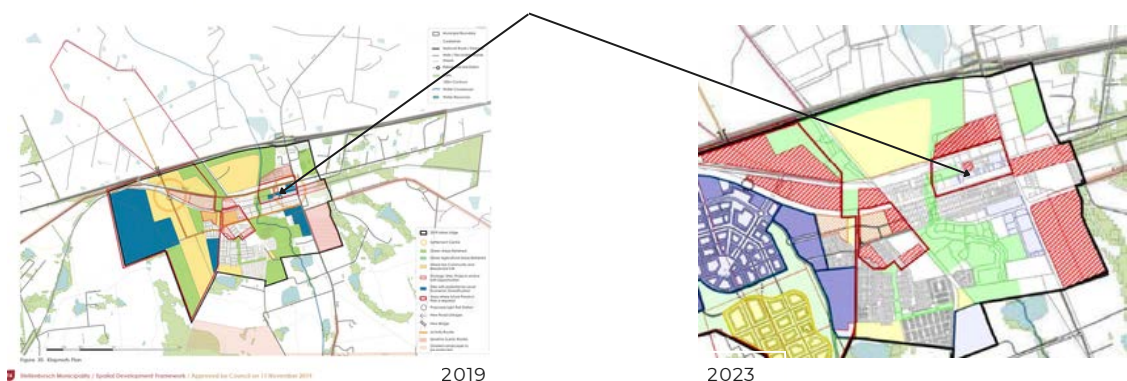
To address this, the Stellenbosch SDF strongly **promotes a shift toward infill development, urban consolidation, and the strengthening of the town centre**. The intention is to create a more integrated, balanced, and functional settlement, where residential, commercial, and economic activities are better aligned and accessible and more suitable for mixed-use intensification.

The framework also emphasises the importance of **economic development and local job creation, encouraging investment in activities that can support both the local population and the surrounding agricultural economy**. Klapmuts is seen as a place where urban and rural economies should integrate, **with opportunities for agri-processing, services, and small-scale enterprise development**.

In addition, the SDF promotes improved mobility, walkability, and internal connectivity, including the upgrading of key routes and the creation of pedestrian and non-motorised transport networks. These interventions are intended to support a more accessible and vibrant town structure, reducing reliance on peripheral development and strengthening the role of the central node.

The Stellenbosch SDF views Klapmuts as a high-potential growth node that must transition from fragmented, edge-based development into a compact, mixed-use, economically active town centred around a strengthened core.

The subject property is located in an area which is earmarked for **Local Economic Diversification** as set out on the adjacent maps extracted from the Stellenbosch Spatial Development Framework Document, 2019 and revised 2023 document



8.2 STELLENBOSCH ZONING SCHEME

The purpose of the application is to rezoning Erf 27, Klapmuts from Conventional Residential Zone to Mixed Use Zone with a consent to utilise a section of the facility as a Warehouse.

In terms of the applicable provisions of the Stellenbosch Zoning Scheme, manufacturing and/or packaging activities associated with a retail use are permitted only where such activities remain clearly subservient to the primary retail function conducted on the premises. Furthermore, the scheme stipulates that the floor area allocated to manufacturing or packaging may not exceed 75% of the retail (shop) area, subject to an absolute maximum of 250 m² per shop, whichever is the lesser.

The proposed development includes a retail component of 541 m², supported by an ancillary cold storage and distribution area of 187.9 m², which accommodates the packaging and handling of fresh produce. In assessing compliance, 75% of the retail area equates to 405.75 m²; however, the zoning scheme imposes a stricter upper limit of 250 m², which becomes the governing threshold in this instance.

The proposed ancillary component, at 187.9 m², falls well below both the proportional limit and the maximum allowable cap. It is therefore evident that the packaging and storage activities remain subordinate in scale and function to the primary retail use, and can be regarded as clearly incidental thereto.

It is further noted that a portion of the facility will function as a **warehouse component**, where certain products will be received in bulk and dispatched to purchasers without undergoing repackaging or processing on site. In order to appropriately accommodate and regularise this aspect of the operation, a **consent use application** has been included as part of this submission.

Due to the location of the property next to a property which is zoned Transport Zone (and not business or industrial the building line on the southern boundary needs to be relaxed from 3m to 1.957m to accommodate the proposed building. (refer Section 110.2(i) of Stellenbosch Zoning Scheme)

Accordingly, the development complies with the relevant provisions of the Stellenbosch Zoning Scheme, with the ancillary activities remaining supportive of the primary retail use, while the additional warehouse function is addressed through the inclusion of the necessary consent use application.

8.3 DEVELOPMENT PRINCIPLES IN TERMS OF CHAPTER 2, SECTION 7 OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013

The proposed rezoning application has been assessed against the development principles contained in Section 7 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), which guides all spatial planning, land development and land use management decisions in South Africa. These principles include **spatial justice, spatial sustainability, efficiency, spatial resilience and good administration**, and must inform all land use decisions by the Municipality.

8.3.1 Spatial Justice

The principle of spatial justice requires that past spatial and regulatory imbalances be addressed through improved access to land and economic opportunities.

The subject property was historically zoned for business purposes, but due to an administrative lapse, the zoning reverted to residential. The property is vacant and was never developed/used as residential. The proposed rezoning therefore seeks to restore the intended development rights and reinstate the property's role within the economic fabric of Klapmuts.

Furthermore, the proposed fruit distribution and retail facility will:

- Improve access to goods and services within the local community
- Create employment opportunities
- Support emerging and existing agricultural and wholesale networks based on the central location of Klapmuts and its close proximity to the N1 and R44 roads.

In this regard, the development contributes to redressing inefficiencies and missed opportunities created by the previous administrative outcome, while reinforcing Klapmuts as an emerging mixed-use node.

8.3.2 Spatial Sustainability

Spatial sustainability promotes development that is viable within environmental, institutional and infrastructural limits, while limiting urban sprawl and protecting valuable land resources.

The proposed development is located within an existing built-up area of Klapmuts, in proximity to other mixed-use and commercial activities. The property is currently undeveloped. Most of the properties surrounding the application site is also undeveloped. The development therefore:

- Utilises already serviced land and existing infrastructure
- Reinforces a compact urban form
- Avoids unnecessary expansion into agricultural or environmentally sensitive areas

The nature of the facility—combining retail and distribution—also supports local food systems and reduces travel distances between suppliers, distributors and consumers, contributing to long-term sustainability.

8.3.3 Efficiency

The principle of efficiency requires that land development optimises the use of existing infrastructure and resources, and minimises negative financial, social and environmental impacts.

The proposed development is highly efficient in that it:

- Capitalises on an already strategically located property within Klapmuts
- Integrates multiple functions (storage, distribution and retail) within a single site
- Reduces duplication of facilities and transport movements within the broader area

Given the increasing growth and development pressures in Klapmuts, particularly its role as a strategic corridor settlement between Paarl and Stellenbosch, the proposal supports the efficient functioning of the local economy and infrastructure network.

8.3.4 Spatial Resilience

Spatial resilience promotes flexibility and adaptability in land use to respond to changing economic and social conditions. Klapmuts is currently undergoing noticeable transformation, with increased mixed-use development, logistics-related activities, and residential expansion.

The proposed fruit retail and distribution facility:

- Responds directly to evolving economic trends in the area
- Enhances local supply chain resilience
- Provides infrastructure that can adapt to future market demands

The mixed-use zoning further allows flexibility over time, ensuring the long-term viability of the property.

8.3.5 Good Administration

The principle of good administration requires transparent, consistent and coordinated decision-making processes in land use management.

This application is supported by:

- A clear planning rationale aligned with municipal policies
- The correction of a historical administrative anomaly
- A development proposal that is consistent with surrounding land uses

The approval of this application will therefore represent a rational and fair administrative outcome, aligned with both policy intent and on-the-ground realities in Klapmuts.

8.3.6 Conclusion

The proposed rezoning from Residential to Mixed Use is fully aligned with the Section 7 principles of SPLUMA. It restores appropriate development rights, supports the evolving economic role of Klapmuts, promotes efficient and sustainable land use, and contributes positively to the local community and broader regional economy.

9. MOTIVATION BASED ON THE CRITERIA OF DECISION MAKING AS SET OUT IN SECTION 65 OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW

9.1. We do believe that the application submitted will all the necessary documentation and motivations as prescribed in the relevant legislation, which will put the municipality in a position to evaluate the application based on Section 65 of the Stellenbosch Municipality Planning By-law, 2015. The section refers to the following aspects that need to be considered.

- Socio-Economic Impact
- Compatibility with the surrounding uses
- Impact on external engineering services
- Impact on the safety, health and well being of the surrounding community
- Impact on heritage
- Impact on the Biophysical environment
- Traffic impacts, parking and access and other transport related considerations
- Imposing conditions that can mitigate an adverse impact of the proposed use or development of the land.

9.1.1 Socio-Economic Impact

The proposed development will have a positive socio-economic impact on the surrounding area. The introduction of a small-scale fruit distribution and retail facility will contribute to local economic activity by improving access to fresh produce within the central area of Klapmuts. Although modest in scale, the operation will create 5/6 employment opportunities, with potential for future job expansion as the business grows.

Furthermore, the development supports local supply chains by facilitating the distribution of agricultural products, thereby strengthening the broader agri-economy of the region. The utilisation of a currently vacant property also represents an efficient use of land, contributing to the economic activation of the area.

9.1.2 Compatibility with Surrounding Land Uses

The proposed mixed-use activity is considered compatible with the surrounding land use context. The subject property is located within the central area of Klapmuts, where a transition toward mixed-use and commercial activities is anticipated over time. Currently most of the property adjacent to the subject property is vacant.

Given that many surrounding properties are currently undeveloped, the proposed development will not conflict with existing uses. Instead, it is likely to act as a catalyst for further appropriate development in the area. The scale and nature of the operation—comprising a limited retail component supported by storage and distribution—remain low intensity and are unlikely to generate land use conflicts.

9.1.3 Impact on Existing Engineering Services

The property is already serviced by the municipality, and the proposed development is of a scale that is not expected to place undue strain on existing engineering infrastructure. Water and electricity demand associated with the facility will be relatively low, given the operational footprint. Similarly, waste generation will be manageable and can be accommodated within existing municipal systems. (see annexure B10)

As such, no significant upgrades to bulk engineering services are anticipated as a result of the proposed development.

9.1.4 Impact on Safety, Health, and Well-being of the Surrounding Community

The development is not expected to have any negative impact on the safety, health, or well-being of the surrounding community. The handling and storage of fresh produce is a low-risk activity, with no hazardous materials involved.

Operational activities within the building—such as sorting, packing, and storage—are contained and controlled, limiting external impacts such as noise or dust. The limited number of staff and controlled truck movements further reduce any potential disturbance. Additionally, improved access to fresh produce may have a positive contribution to the well-being of the local community.

9.1.5 Impact on Heritage

There are no known heritage resources on the site, and the property is currently vacant. The proposed development does not involve the alteration or demolition of any structures of historical or cultural significance.

Given the absence of heritage-sensitive elements, the development is not expected to have any impact on the cultural landscape or heritage resources of the area.

9.1.6 Impact on the Biophysical Environment

The proposed development will have minimal impact on the biophysical environment. The site is vacant and located within a developing urban area, and no sensitive ecological features have been identified.

The scale of the development is modest, and the activities associated with the operation—primarily storage and retail of agricultural produce—do not pose significant environmental risks.

Standard good practice in waste management and site maintenance will further ensure that environmental impacts remain negligible.

9.1.7 Traffic and Parking Impact

The traffic impact associated with the proposed development is expected to be low. The operation will accommodate a maximum of three 32-ton truck movements per day, including both deliveries and dispatches. These movements will be scheduled during off-peak periods, such as early morning or late afternoon, thereby minimising any impact on local traffic conditions.

Retail activity is expected to generate limited, short-duration trips, as the facility caters primarily for convenience-based purchases rather than high-volume shopping. Adequate on-site parking has been provided (more than required) in accordance with municipal requirements, ensuring that no spill-over parking will occur on surrounding roads. The internal layout of the site allows for safe and efficient vehicle circulation, including the manoeuvring of larger delivery vehicles.

9.1.8 Mitigation measures

No specific mitigation measures are proposed at this stage, as no significant negative impacts have been identified with the proposed development.

10. CONCLUSION

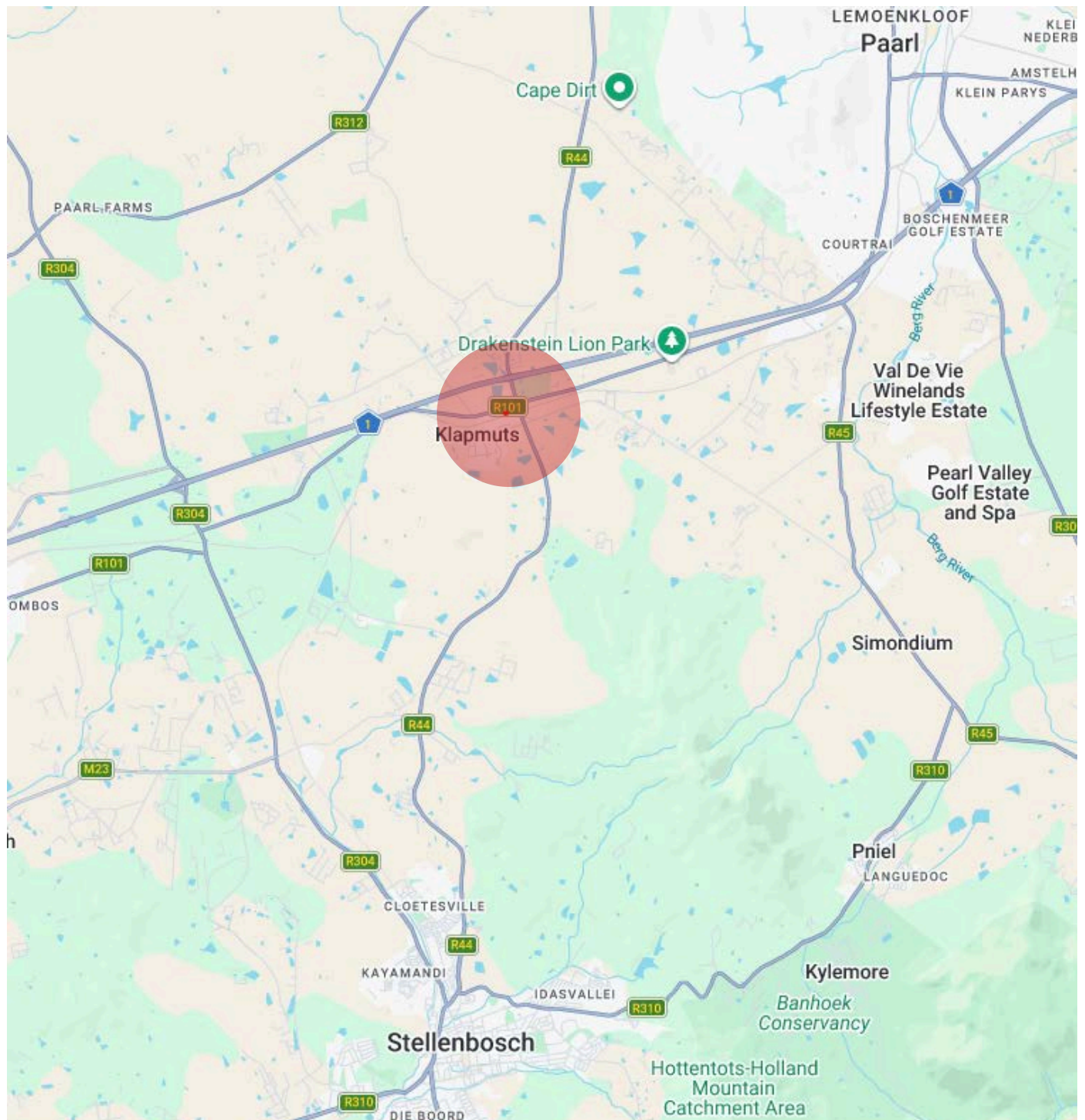
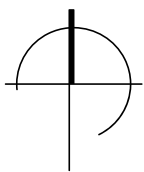
In light of the motivation and supporting arguments presented in this report, it is our considered opinion that the proposed rezoning with associated consent use of the property is both appropriate and desirable. The rezoning will enable the landowner to utilise the property to its full potential in a manner that is aligned with the surrounding land use context and the broader development objectives of the area.

Furthermore, the proposal represents a valuable opportunity to contribute to the economic growth and functional development of Klapmuts, while supporting local business activity and improving service accessibility within the town. Importantly, the development has been carefully considered to ensure that it will not result in any adverse impacts on the natural environment, adjacent properties, or the general public.

It is therefore respectfully submitted that the Municipality give favourable consideration to this application and approve the proposed rezoning.

B.00

PLANS



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LOCALITY PLAN

PROPERTY : Erf 27, Klapmuts

DATE : April 2026

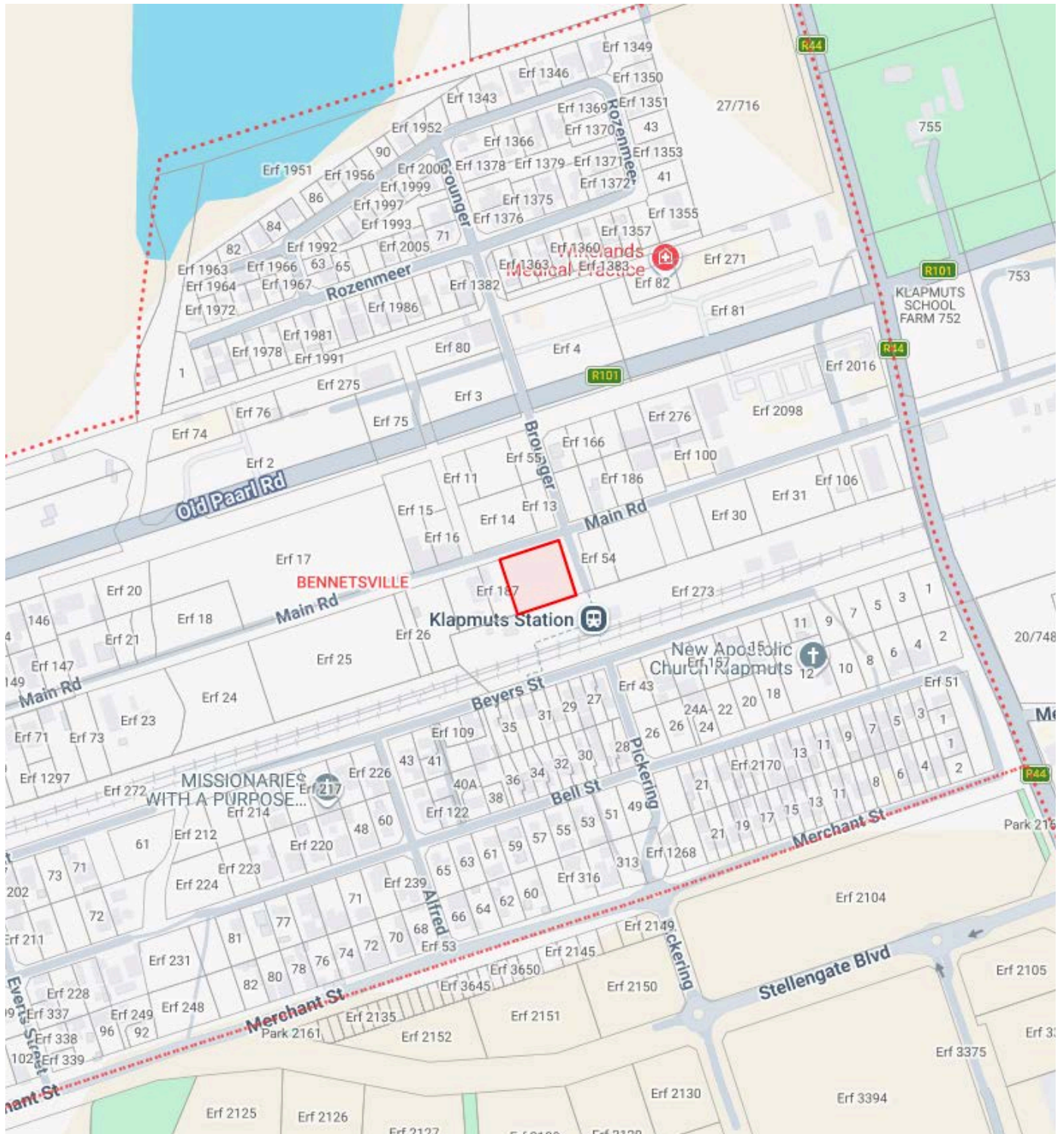
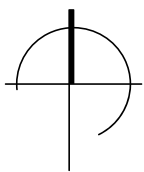
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SOURCE : CMA Info

PROJECT NR. A433.2026

PLAN

B01



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CADASTRAL PLAN

PROPERTY : Erf 27, Klapmuts

DATE : April 2026

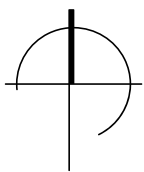
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SOURCE : CMA Info

PROJECT NR. A433.2026

PLAN

B02



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AERIAL VIEW

PROPERTY : Erf 27, Klapmuts

DATE : April 2026

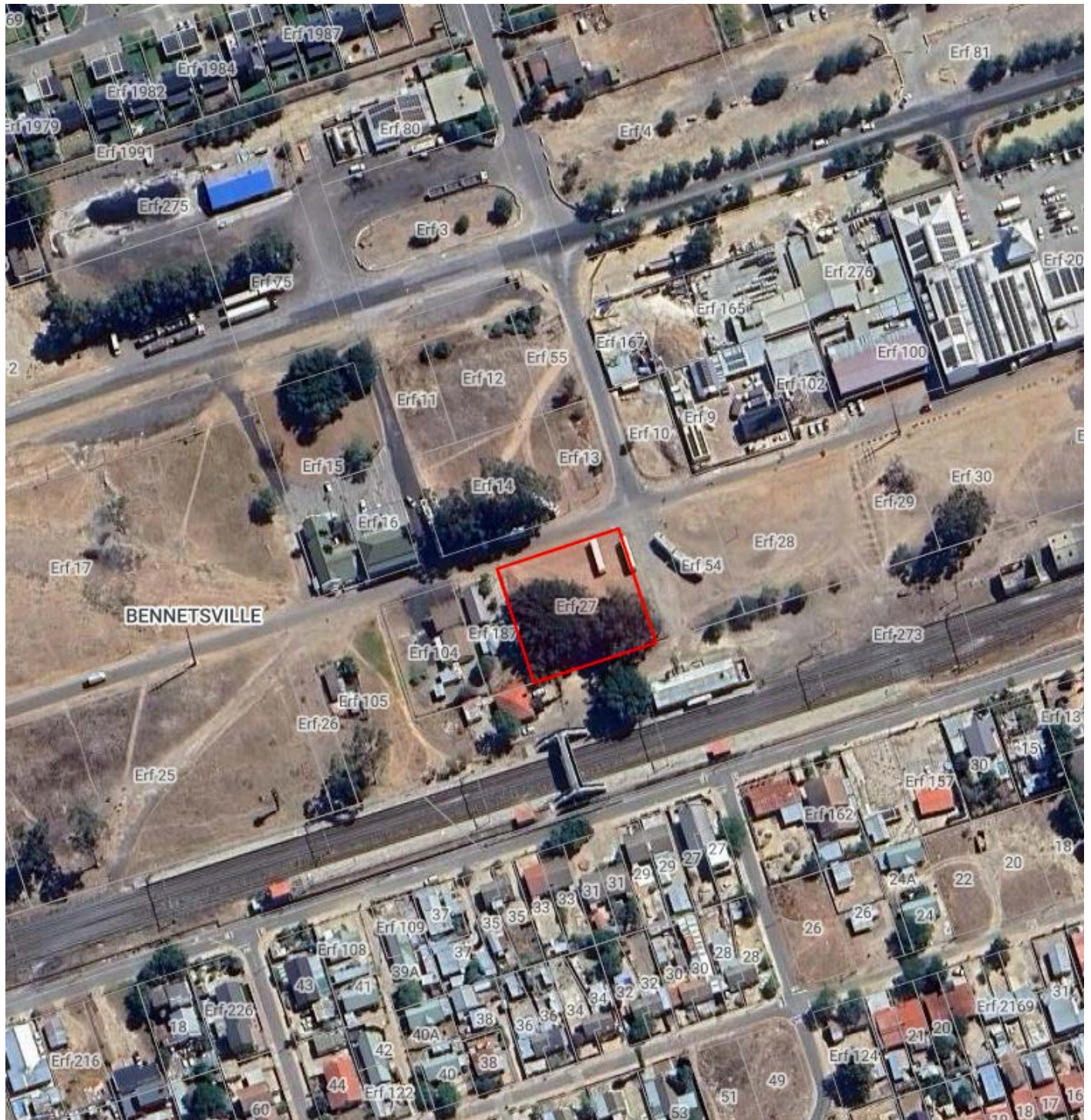
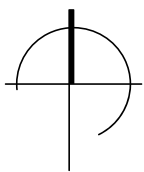
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SOURCE : CMA Info

PROJECT NR. A433.2026

PLAN

B03



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AERIAL VIEW

PROPERTY : Erf 27, Klapmuts

DATE : April 2026

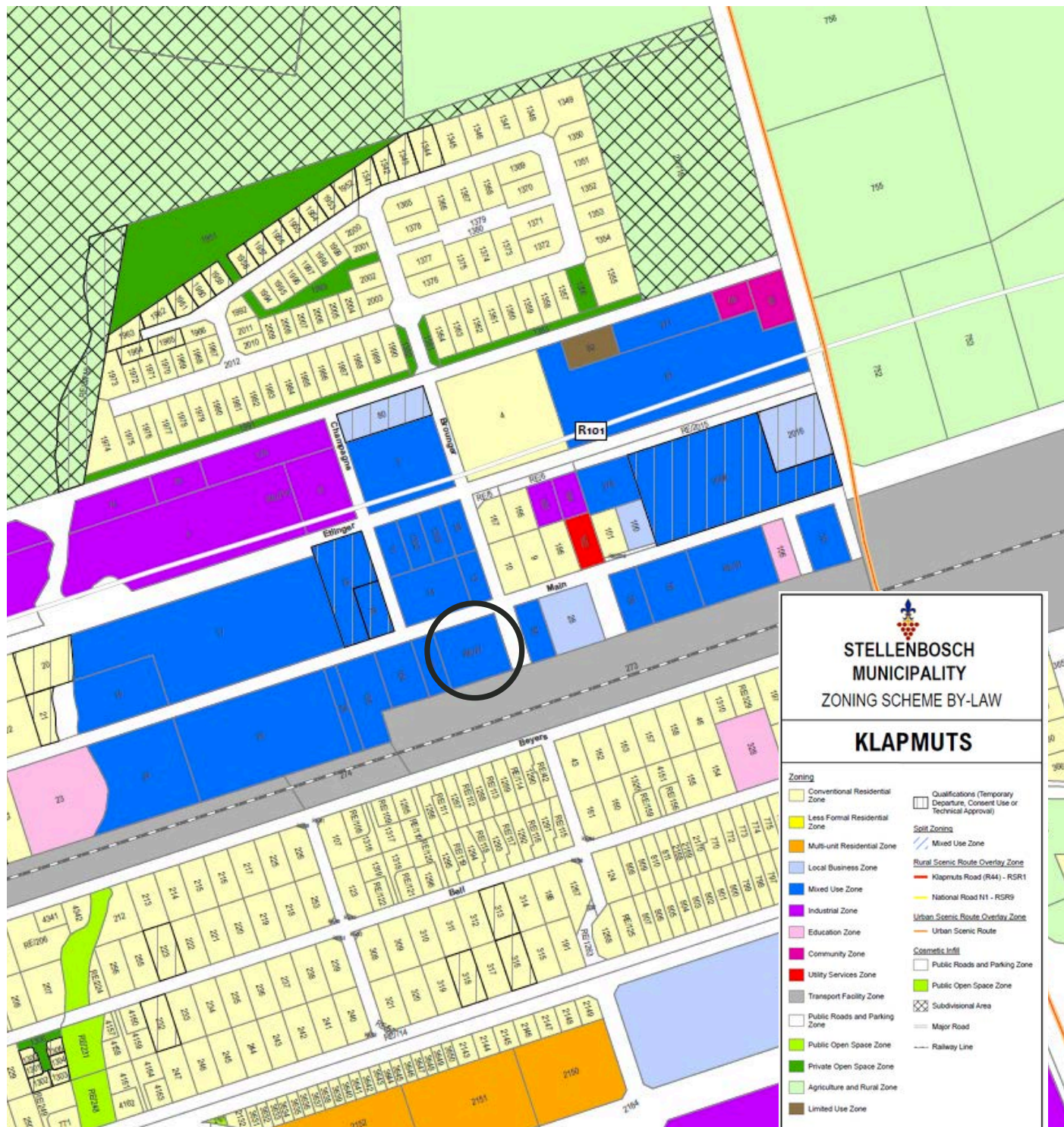
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SOURCE : CMA Info

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PLAN

B04



STELLENBOSCH MUNICIPALITY

ZONING SCHEME BY-LAW

KLAPMUTS

Zoning	Qualifications (Temporary Departure, Consent Use or Technical Approval)
Conventional Residential Zone	
Less Formal Residential Zone	
Multi-unit Residential Zone	
Local Business Zone	
Mixed Use Zone	
Industrial Zone	
Education Zone	
Community Zone	
Utility Services Zone	
Transport Facility Zone	
Public Roads and Parking Zone	
Public Open Space Zone	
Private Open Space Zone	
Agriculture and Rural Zone	
Limited Use Zone	
	Split Zoning
	Mixed Use Zone
	Rural Scenic Route Overlay Zone
	Klapmuts Road (R44) - RSR1
	National Road N1 - RSR9
	Urban Scenic Route Overlay Zone
	Urban Scenic Route
	Cosmetic Infill
	Public Roads and Parking Zone
	Public Open Space Zone
	Subdivisional Area
	Major Road
	Railway Line

ZONING PLAN

PROPERTY : Erf 27 Klapmuts (Stellenbosch)

DATE : April 2026

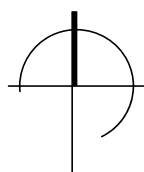
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SOURCE : Stellenbosch Municipality

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PLAN

B05



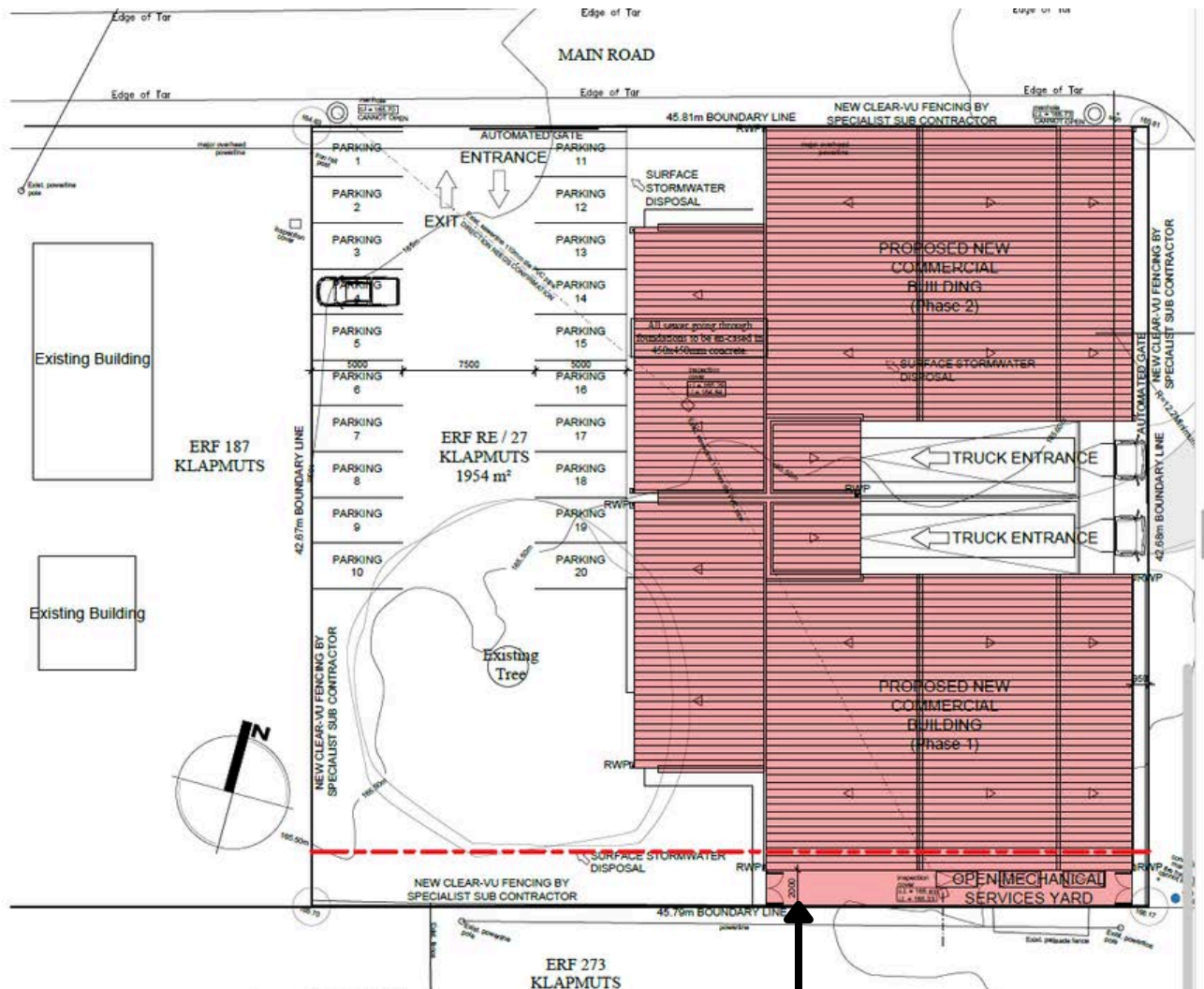
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PROJECT INFO

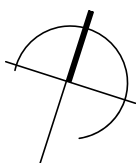
Coverage: 40.4%
 Site Area: 1954.5m²
 Building Total Area: 789.5m²
 Retail: 541m²
 Cold Storage Total Area: 187.9m²
 Office Total Area: 24.6m²
 Dock Area: 36m²

Parking Bays: 30
 Paraplegic Parking Bay: 1



Permanent Departure

Relaxation of southern building line from 3m to 1,957m to accommodate the proposed building



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SITE PLAN

PROPERTY : Erf 27 Klapmuts (Stellenbosch)

DATE : April 2026

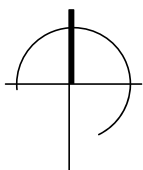
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SOURCE : i2 Architects

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PLAN

B06



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FLOOR PLAN

PROPERTY : Erf 27 Klapmuts (Stellenbosch)

DATE : April 2026

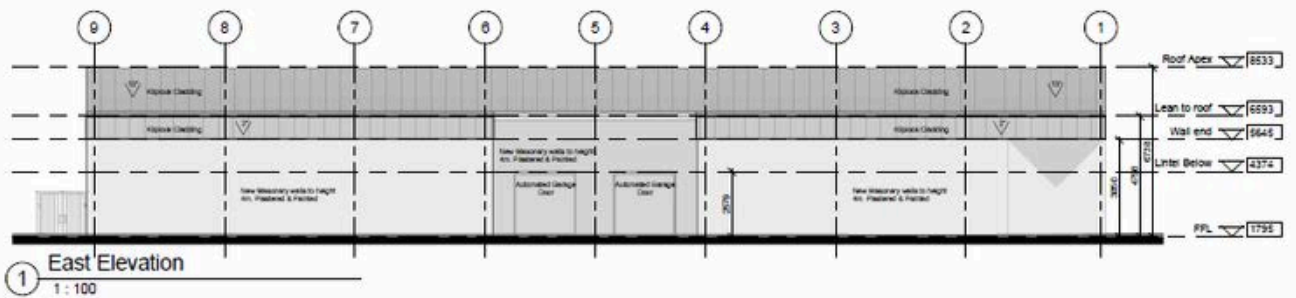
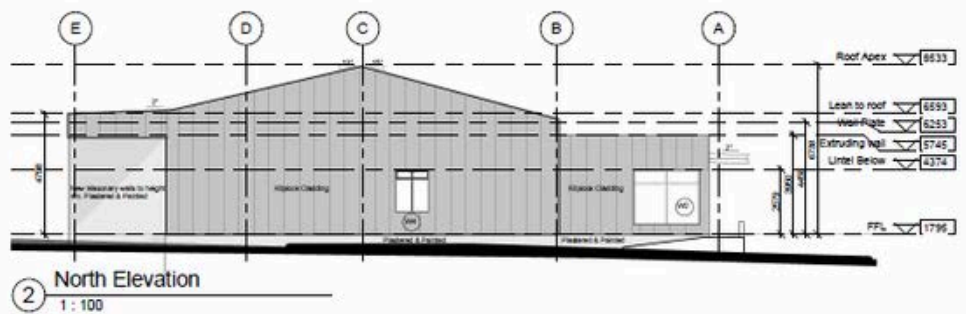
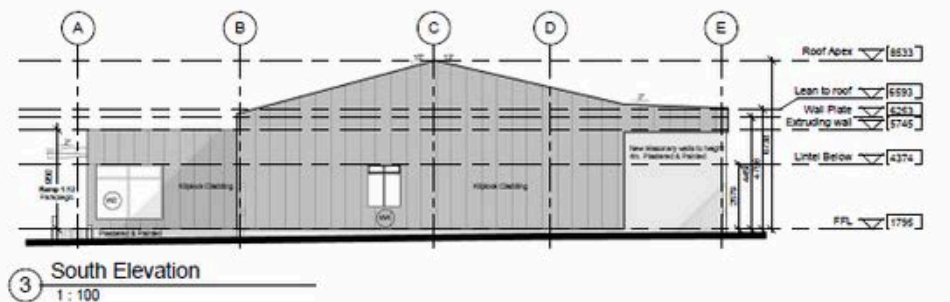
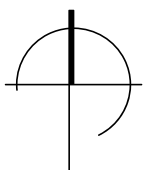
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SOURCE : i2 Architects

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PLAN

B07



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ELEVATION PLANS

PROPERTY : Erf 27 Klapmuts (Stellenbosch)

DATE : April 2026

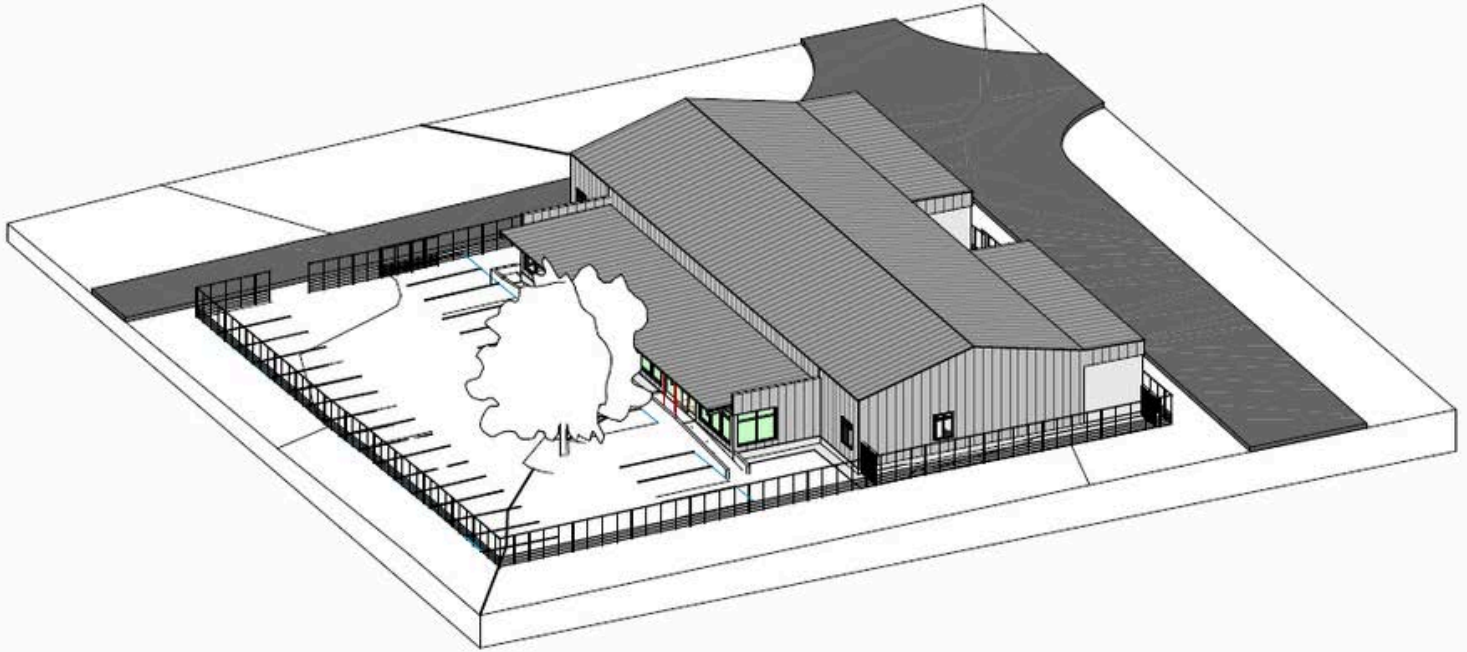
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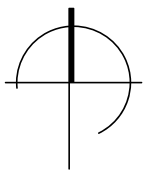
PLAN

B08



3

3D Perspective



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PERSPECTIVE

PROPERTY : Erf 27 Klapmuts (Stellenbosch)

DATE : April 2026

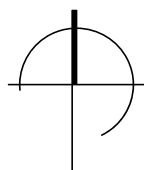
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SOURCE : i2 Architects

PROJECT NR. A433.2026

PLAN

B09



**URBAN RURAL SOUTH AFRICA
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SERVICES

PROJECT NR. A433.2026

B10