NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: Permanent Departure

PROPERTY DESCRIPTION: Erf 9196, 20 Elektron Road, Techno Park, Stellenbosch

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

Application Property Address: Erf 9196, 20 Elektron Road, Techno Park, Stellenbosch

Applicant: Renier (DBM Architects)
Email: renier@dbmjhb.co.za | Tel: 011 467 5299

Owner: Elektron Properties (Pty) Ltd

Application Reference: **TP1197/2025**

Description of land development proposal
Application has been made in terms of the Stellenbosch Municipal Land Use Planning Bylaw for:

1. Section 15(2)(b) to increase the site coverage from 30% to 40%.
2. Section 15(2)(g) for permission to increase the building height from 2 storeys to 3 storeys.

The application is available for inspection on the Planning Portal at:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements

Written comments/objections (including reference **TP1197/2025**, your full name, physical address and reasons) must be submitted to the Applicant at renier@dbmjhb.co.za or telephonically at **011 467 5299** during office hours if assistance is required.

Publication date (served/published): 8 June 2026
Closing date for comments: 8 July 2026

Yours faithfully,

_____
RENIER (DBM ARCHITECTS) on behalf of Elektron Properties (Pty) Ltd

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEKTIPE: Permanente Afwyking

EIENDOMSBESKRYWING: Erf 9196, 20 Elektron Road, Techno Park, Stellenbosch

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

Adres van aansoek eiendom: Erf 9196, 20 Elektron Road, Techno Park, Stellenbosch

Aansoeker: Renier (DBM Architects)
E-pos: renier@dbmjhb.co.za | Tel: 011 467 5299

Eienaar: Elektron Properties (Pty) Ltd

Aansoek Verwysing: **TP1197/2025**

Besonderhede van die grondgebruiksaansoek
Aansoek word gedoen in terme van die Stellenbosch Munisipale Verordeninge op Grondgebruikbeplanning vir:

1. Artikel 15(2)(b) om die terreindekking te verhoog vanaf 30% na 40%.
2. Artikel 15(2)(g) vir toestemming om die gebouhoogte te verhoog vanaf 2 verdiepings na 3 verdiepings.

Die aansoek is beskikbaar vir insae op die Beplanningsportaal by:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements

Skriftelike kommentaar/besware (insluitend verwysing **TP1197/2025**, u volle naam, fisiese adres en redes) moet ingedien word by die Aansoeker by renier@dbmjhb.co.za of telefonies by **011 467 5299** gedurende kantoorure indien bystand benodig word.

Publikasiedatum (gepubliseer/bedien): 8 Junie 2026
Sluitingsdatum vir kommentaar: 8 Julie 2026

Die uwe,

_____

RENIER (DBM ARCHITECTS) namens Elektron Properties (Pty) Ltd

architects | jhb

address: 193 Bryanston Drive (cnr Winnie Mandela Drive), The BRAES Office Park, Project House – 1st Floor, Bryanston, 2191
P.O. Box 69535, Bryanston, 2021 tel no: +27 11 467-5299
e-mail: info@dbmjhb.co.za reg no: 2011/003885/07
web: www.dbmarchitects.co.za V.A.T. no: 4240258949

EXECUTIVE SUMMARY / MOTIVATION

Application Ref: TP1197/2025

Property: Erf 9196, 20 Elektron Road, Techno Park, Stellenbosch

Applicant: DBM Architects

Owner: Elektron Properties (Pty) Ltd

This application is submitted in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law in respect of Erf 9196, Stellenbosch.

The application is for:

a permanent departure to increase the site coverage from 30% to 40%; and

permission to increase the building height from 2 storeys to 3 storeys.

The property is located within the established Techno Park area, which is characterised by business and commercial development. The proposal is intended to optimise the use of the property within this existing urban context.

The application is supported for the following reasons:

it allows for more efficient use of the site;

it is compatible with the existing built character of Techno Park;

it supports continued investment and business activity in the area; and

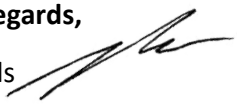
it does not introduce a new or incompatible land use.

The proposed departures are limited in extent and are not expected to create unacceptable impacts on surrounding properties. The development remains within an established business precinct and will make use of existing municipal infrastructure and services.

The proposal is therefore considered reasonable and desirable from a planning perspective, and it is respectfully requested that the application be supported.

Kind regards,

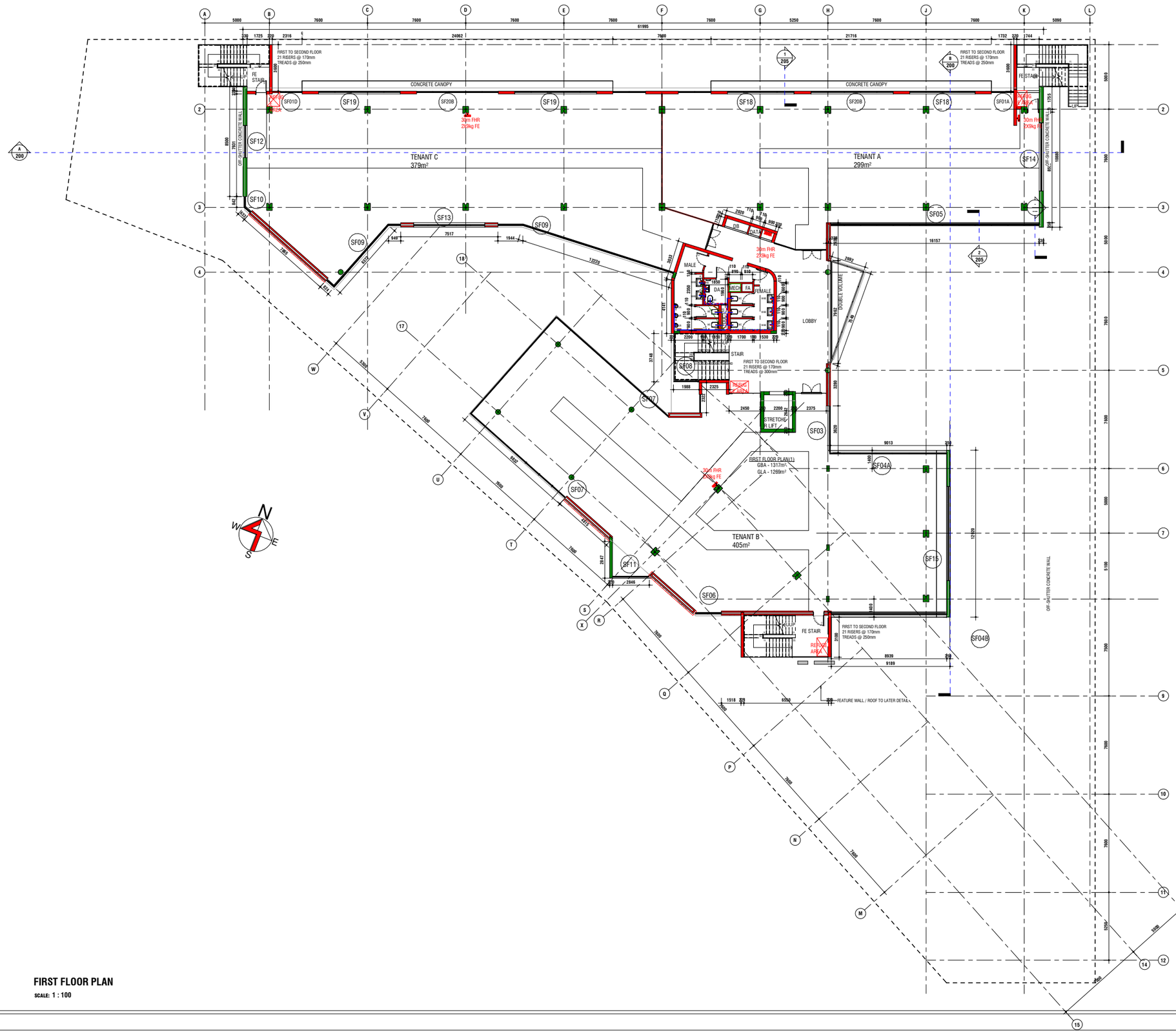
Regards



Renier

083 681 4373

Directors: | W.F. du Plessis (B.Arch-UP) | A. Hershensöhn (B.Tech-TUT) |
Senior Associates: | N. Mistry (B.Arch-KZN) | L. Witthuhn (M.Arch–UP) | D. Barnard (N.Dip Arch.Tech-Wits-Tech) |
Associates/HOD's : | S. Smuts : IMAGE-NATION | D. Rider : APPROVE-4-U | A. du Plessis : FINANCIAL | L. Oosthuysen (B.Arch–UFS) |



FIRST FLOOR PLAN

SCALE: 1 : 100

GENERAL NOTES:

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK
- ALLE DIMENSIES MOET OP TERREIN NAGEGAAN WORD
- ALVORENS WERK IN AANVANG NEEM.
- ALL WORK TO COMPLY TO LOCAL MUNICIPAL BY-LAWS.
- ALLE WERK MOET VOLDOEN AAN PLAASLIKE STADSRAADS
- COPYRIGHT RESERVED / KOPIEREG VOORBEHOU

REVISION RECORD / WYSIGINGSREKORD

No.	Description	Date
B	Design changes to reduce coverage to 40%	2026-03-30
C	Updated areas	2026-04-01
D	Updater coverage and areas	2026-04-16

APPROVAL

DBM ARCHITECTS

ARCHITECT | REG. NO.

SIGNATURE | DATE

KLS CONSULTING ENGINEERS

ENGINEER | REG. NO.

SIGNATURE | DATE

PROJECT TITLE:

PROPOSED NEW OFFICES ON ERF 9196 TECHNOPARK, STELLENBOSCH

dbm architects
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FAX: (011) 467 6067
e-mail: dbm@mweb.co.za
www.dbmarchitects.co.za
P.O.BOX 69535 BRYANSTON 2021

DRAWING TITLE: FIRST FLOOR

SCALE: As indicated

PROJECT ARCHITECT:	Author	DATE
Designer		

PROJECT NO.	DRAWING NO.	REV NO.
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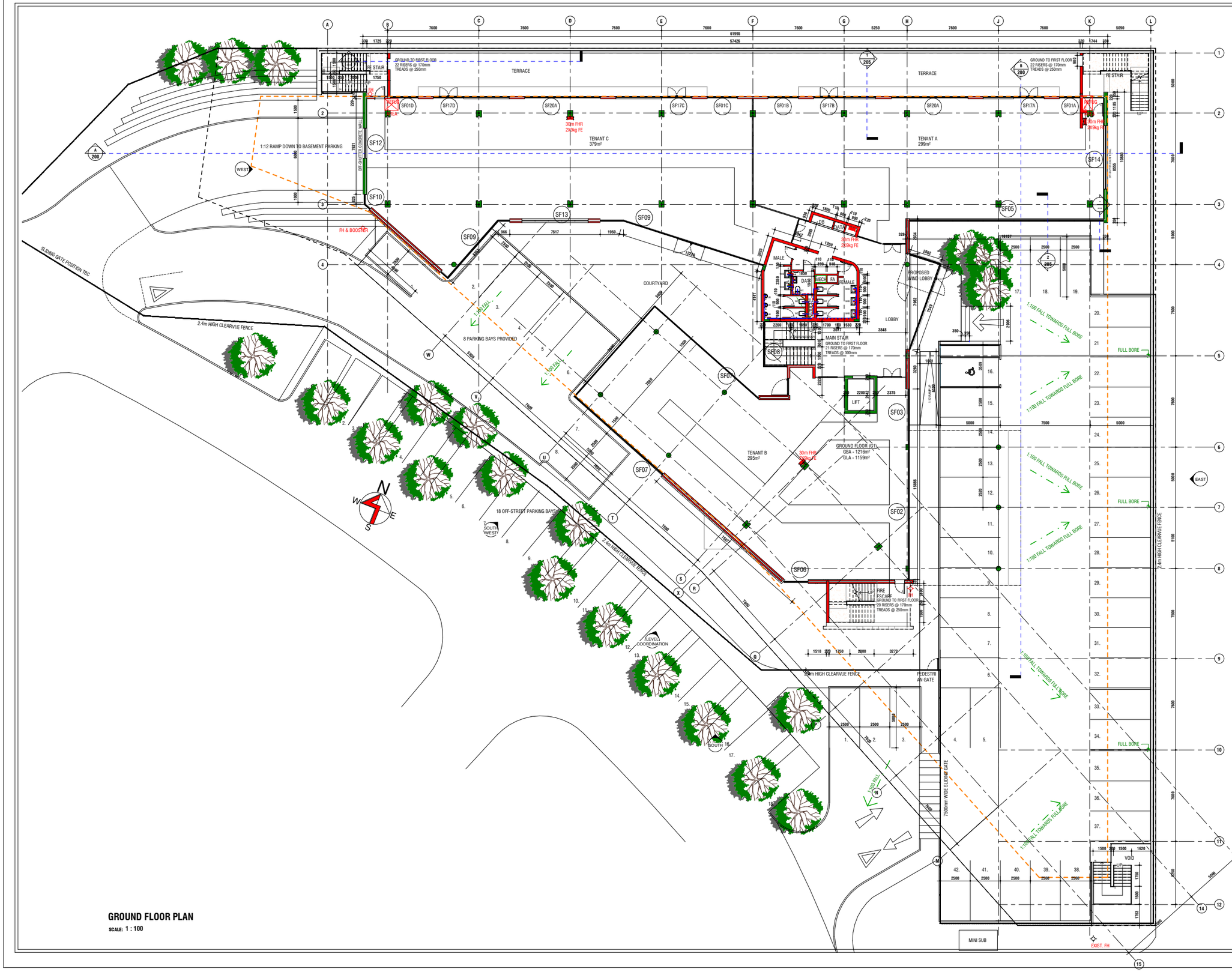

GROUND FLOOR PLAN

SCALE: 1 : 100

GENERAL NOTES:

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- ALLE WERKE BINNE OP TERREIN NAGEGAAN WORD
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APPROVAL

DBM ARCHITECTS

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SIGNATURE — DATE

KLS CONSULTING ENGINEERS

ENGINEER — REG. NO.

SIGNATURE — DATE

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DRAWING TITLE:

GROUND FLOOR

SCALE: As indicated

PROJECT ARCHITECT:	Author	DATE
Designer		

PROJECT NO.	DRAWING NO.	REV NO.
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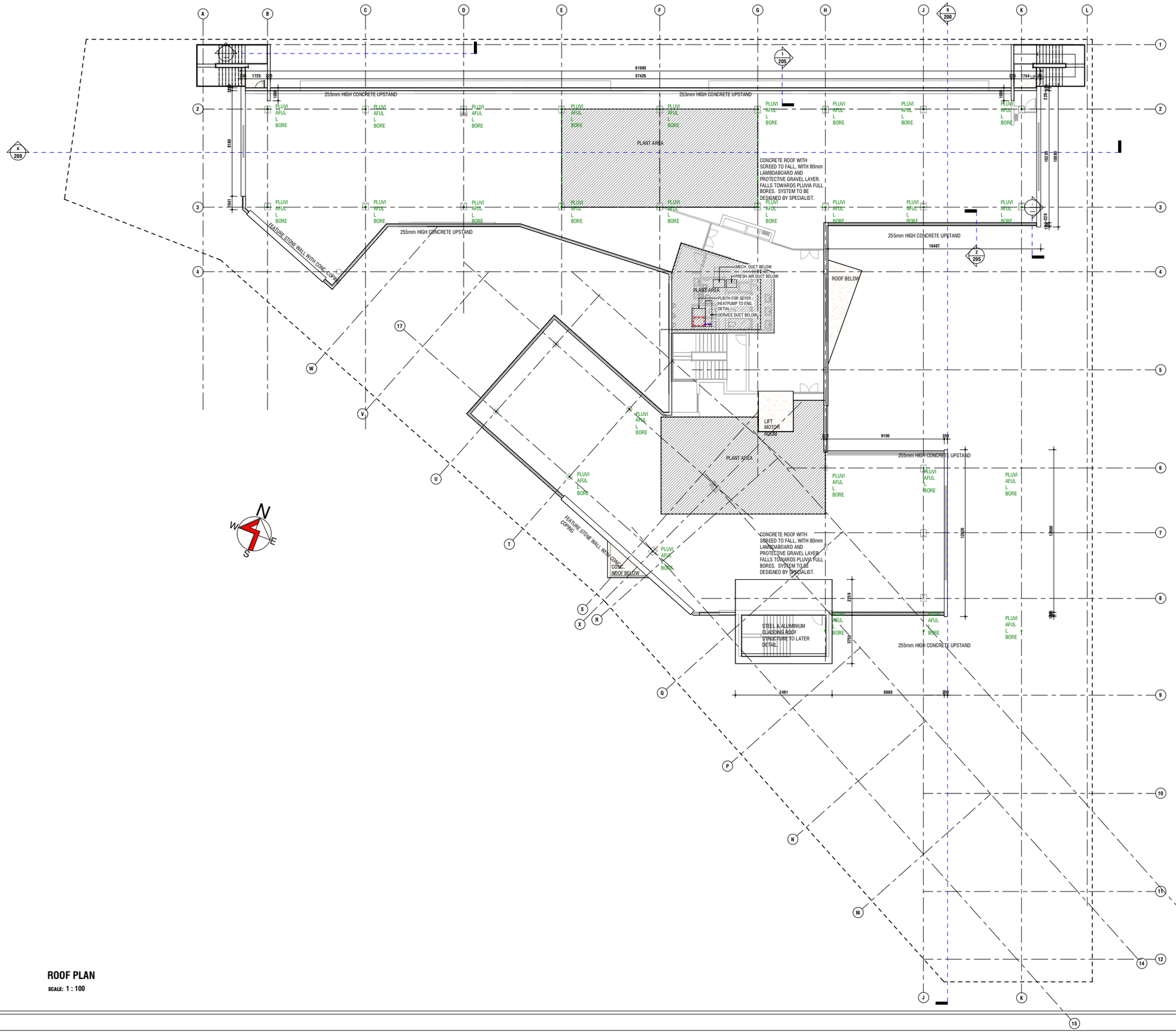

ROOF PLAN

SCALE: 1 : 100

GENERAL NOTES:

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS OTHERWISE STATED
- ALLE WERKE MOET OP TERREIN NAGEGAAN WORD
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No.	Description	Date
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D	Updater coverage and areas	2026-04-16

APPROVAL

DBM ARCHITECTS

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KLS CONSULTING ENGINEERS

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DRAWING TITLE: ROOF PLAN

SCALE: As indicated

PROJECT ARCHITECT:		
Designer	Author	DATE

PROJECT NO.	DRAWING NO.	REV NO.
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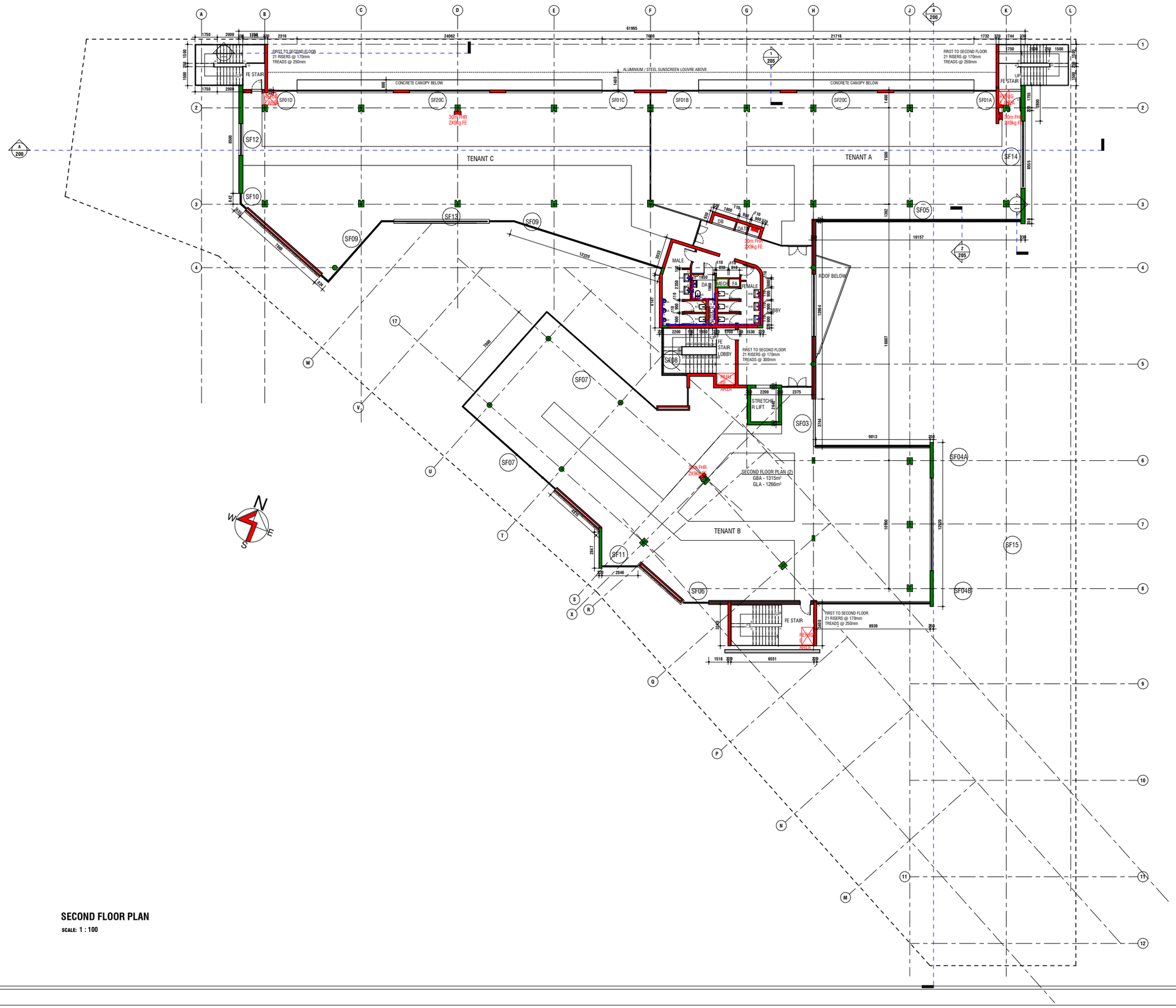

SECOND FLOOR PLAN

SCALE: 1 : 100

GENERAL NOTES:

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK
- ALLE LAAIING SE DETAILS BEDIET OP TERREIN NAGEGAAN WORD
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REVISION RECORD / WYSIGINGSREKORD

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B	Design changes to reduce coverage to 40%	2026-03-30
C	Updated areas	2026-04-01
D	Updater coverage and areas	2026-04-16

APPROVAL

DBM ARCHITECTS

ARCHITECT — REG. NO.

SIGNATURE — DATE

KLS CONSULTING ENGINEERS

ENGINEER — REG. NO.

SIGNATURE — DATE

PROJECT TITLE:

PROPOSED NEW OFFICES ON ERF 9196 TECHNOPARK, STELLENBOSCH

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DRAWING TITLE: SECOND FLOOR

SCALE: As indicated

PROJECT ARCHITECT:		
Designer	Author	DATE

PROJECT NO.	DRAWING NO.	REV NO.
15.35	103	D

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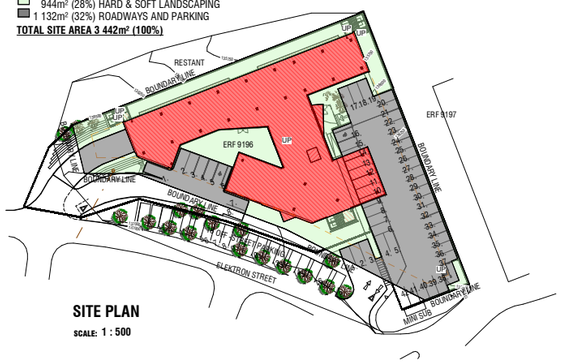
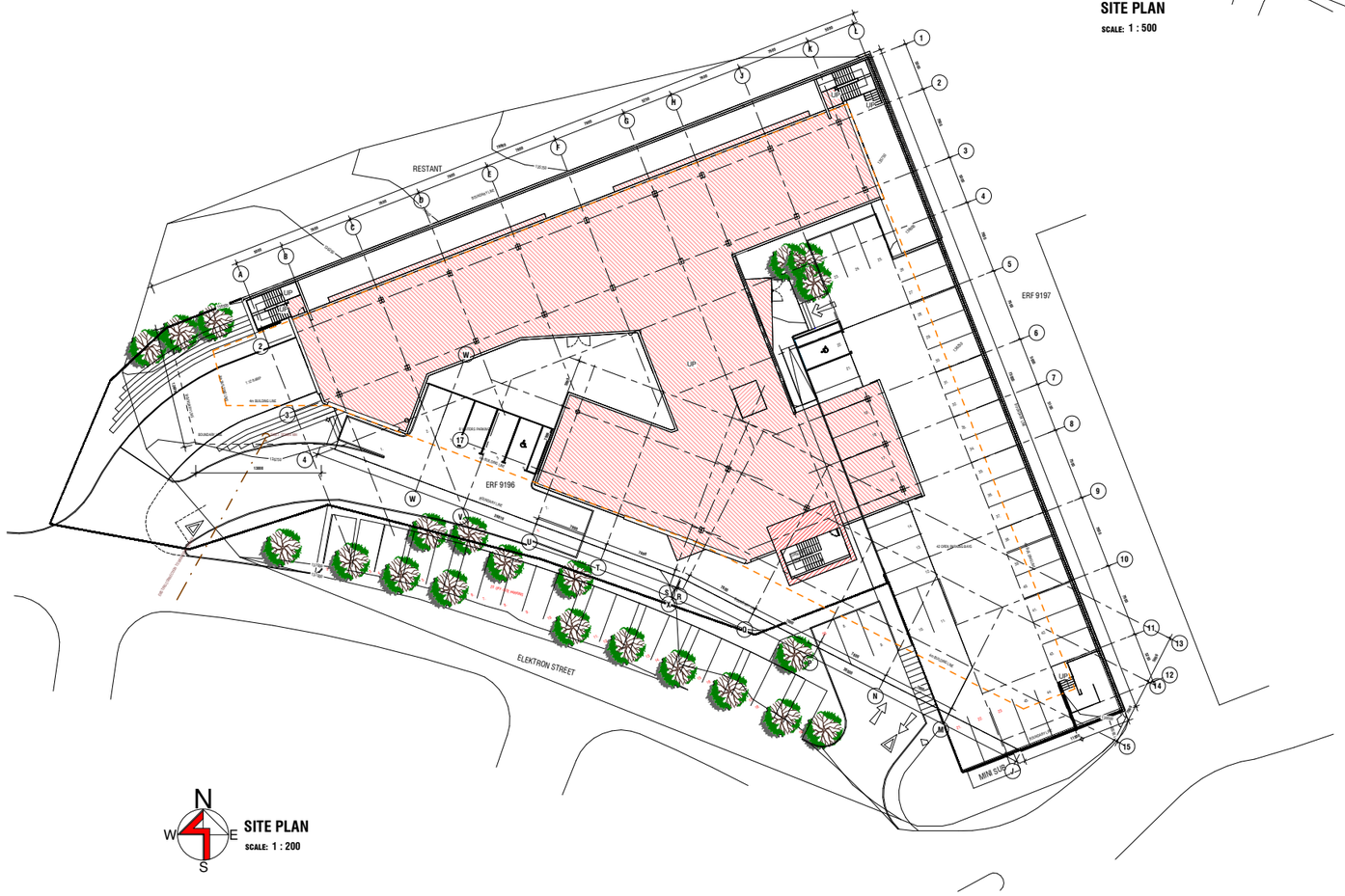
1 366m² (40%) BUILDING COVERAGE
944m² (28%) HARD & SOFT LANDSCAPING
1 132m² (32%) ROADWAYS AND PARKING
TOTAL SITE AREA 3 442m² (100%)



SITE PLAN
SCALE: 1 : 500



SITE PLAN
SCALE: 1 : 200

GENERAL NOTES:

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- IN GEVAL VAN TWYFEL OMTRENT ENIGE DETAIL OF TERREIN NAGEGAAN WORD ALVORENS WERK IN AANVANG NEEM.
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REVISION RECORD / WYSIGINGSREKORD

No.	Description	Date
A	BUILDING PLAN SUBMISSION	2018.06.13
B	Design changes to reduce coverage to 40%	2026-03-30
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D	Updater coverage and areas	2026-04-16

Sanitary Population Schedule

COMMUNITY	Area 3139 m²		Office Population 243					
			Male 122		Female 122			
REQUIRED								
MALE					FEMALE			DISABLED
WC	U	WHB	S		WC	WHB	S	
3	6	5	0		9	5	0	0
PROVIDED								
MALE					FEMALE			DISABLED
WC	U	WHB	S		WC	WHB	S	
6	9	6	0		9	9	0	3

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION:

Erf / Portion: ERF 9196, Technopark
Township: Stellenbosch
Site Area: 3442m²
Title Deed No: T 081136/08

ZONING INFORMATION:

Town Planning Scheme: Stellenbosch
Amendment Scheme No:
Use Zone: Special Zone 1 : Technology or Science Park

DEVELOPMENT CONTROL MEASURES:

Permissible	Control	Actual (Consent)
11m (2 Storeys)	Height of Buildings	3 storeys (15m above GF level to be applied for)
30% = 1032.6m²	Building Coverage	40% = 1375.5m² (40% to be applied for)
1.2 (4130.4m²)	Floor Area Ratio	1.0958 (3 772m²)
	Floor Area (GBA)	7001m²
4m	Building Line	4m

PARKING

Parkings Provided = 156		Area per Use	Parking Bays Required = 113	
3	Parking bays per 100m² G1 Floor area	3772 m²	113	parking bays
Ground Floor Open Parking Bays Provided			45	parking bays
Basement Parking Bays Provided			111	parking bays
Total Parking bays (excl. Tandem & Off Street Parking)			156	**parking bays (surplus 43)**
Extra over Parking bays				
Basement Tandem Parking Bays Provided			9	parking bays
Basement Motorcycle Parking Bays Provided			3	parking bays
Off Site / street parking Bays Provided			23	parking bays

APPROVAL

DBM ARCHITECTS

ARCHITECT REG. NO.
SIGNATURE DATE

KLS CONSULTING ENGINEERS

ENGINEER REG. NO.
SIGNATURE DATE

LINE LEGEND

- 110 / 160 DIA SEWER AS PER CIVIL ENGINEER SPECIFICATION
- STORMWATER WATER AS PER CIVIL ENG. SPECIFICATION.
- HOT WATER
- COLD WATER SUPPLY
- FIRE SUPPLY

REFUSE AREA CALCULATIONOFFICE

Volume generated per week = f(q) x FA/100=Volume m³/week
F(q) = 0.2258 (isoneration factor for offices)
FA = 3432.00m²
f(m) = FA/100= m³/week
0.2258 x 3432.00m² /100 =77.49m³

x4 240 litre bins = 1m³
77.49m³ / Ltr wheeled bins =0.24m³ 310 litre bins
Bin area = 74.40m² x 1 bins/m² =

Area for refuse 74.40m²
Area provided to 20m²

AREA SCHEDULE (GBA)	
BASEMENT	3208m²
GROUND FLOOR	1216m²
FIRST FLOOR	1317m²
SECOND FLOOR	1315m²
TOTAL	7056m²

AREA SCHEDULE (FAR)	
BASEMENT	42m²
GROUND FLOOR	1183m²
FIRST FLOOR	1294m²
SECOND FLOOR	1294m²
TOTAL	3772m²

AREA SCHEDULE (GLA)	A	B	C	COM.	TOTAL
BASEMENT LOBBY				42m²	42m²
GROUND FLOOR	298m²	356m²	376m²	129m²	1159m²
FIRST FLOOR	298m²	474m²	378m²	119m²	1269m²
SECOND FLOOR	299m²	472m²	379m²	116m²	1266m²
TOTAL					3736m²

PROJECT TITLE:
PROPOSED NEW OFFICES ON ERF 9196 TECHNOPARK, STELLENBOSCH

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e-mail: dbm@mweb.co.za
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DRAWING TITLE: SITE PLAN
SCALE: As indicated
PROJECT ARCHITECT: Designer | Author | DATE
PROJECT NO: 15.35 | DRAWING NO.: 099 | REV NO.: D

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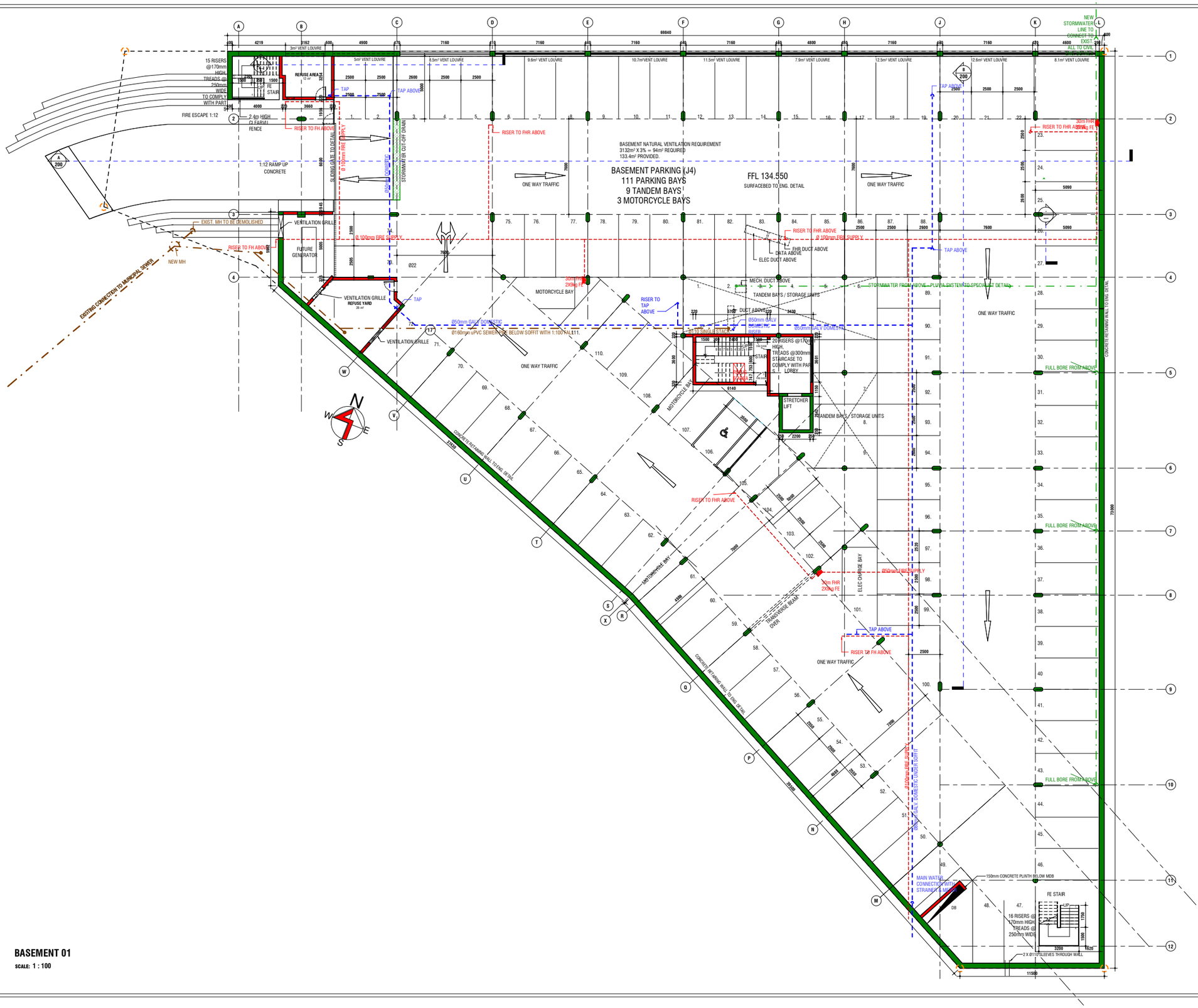

BASEMENT 01

SCALE: 1 : 100

GENERAL NOTES:

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REVISION RECORD / WYSIGINGSREKORD

No.	Description	Date
B	Design changes to reduce coverage to 40%	2026-03-30
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APPROVAL

DBM ARCHITECTS

ARCHITECT — REG. NO.

SIGNATURE — DATE

KLS CONSULTING ENGINEERS

ENGINEER — REG. NO.

SIGNATURE — DATE

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DRAWING TITLE: BASEMENT

SCALE: As indicated

PROJECT ARCHITECT:		
IB	AKV	DATE

PROJECT NO.	DRAWING NO.	REV NO.
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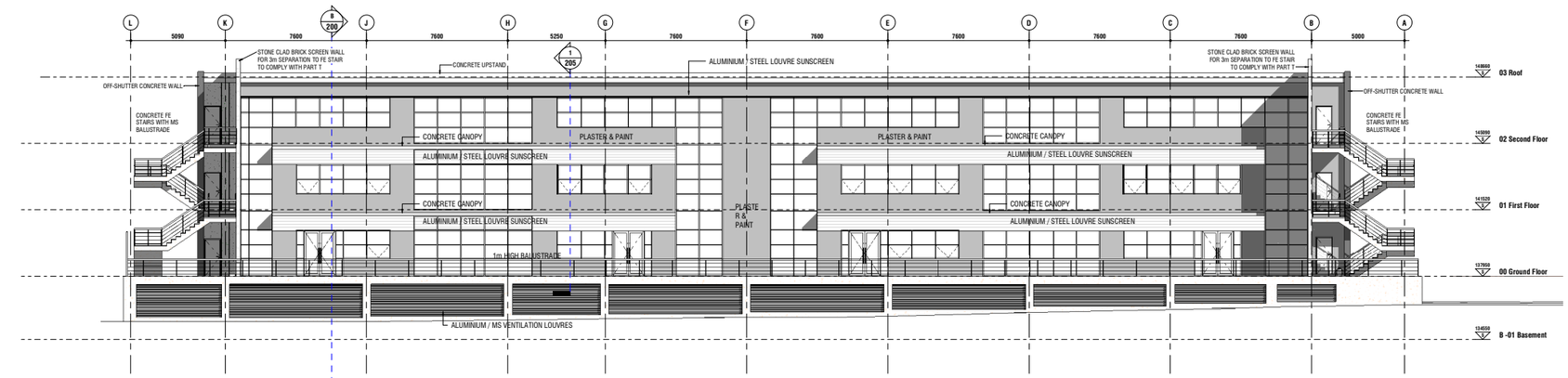
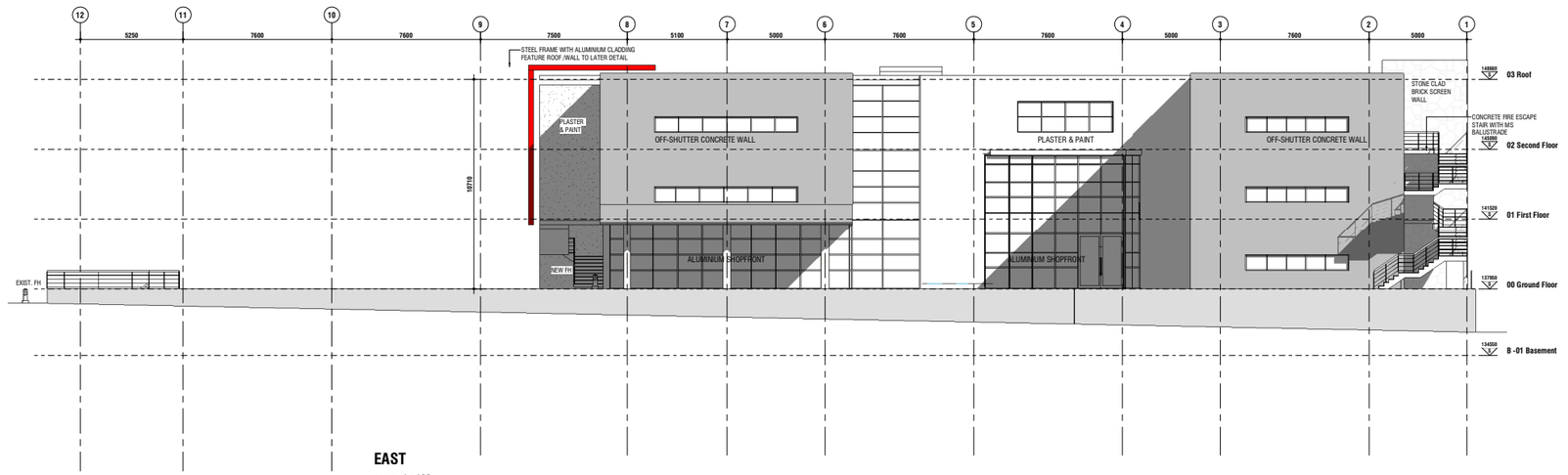


NORTH
SCALE: 1 : 100



EAST
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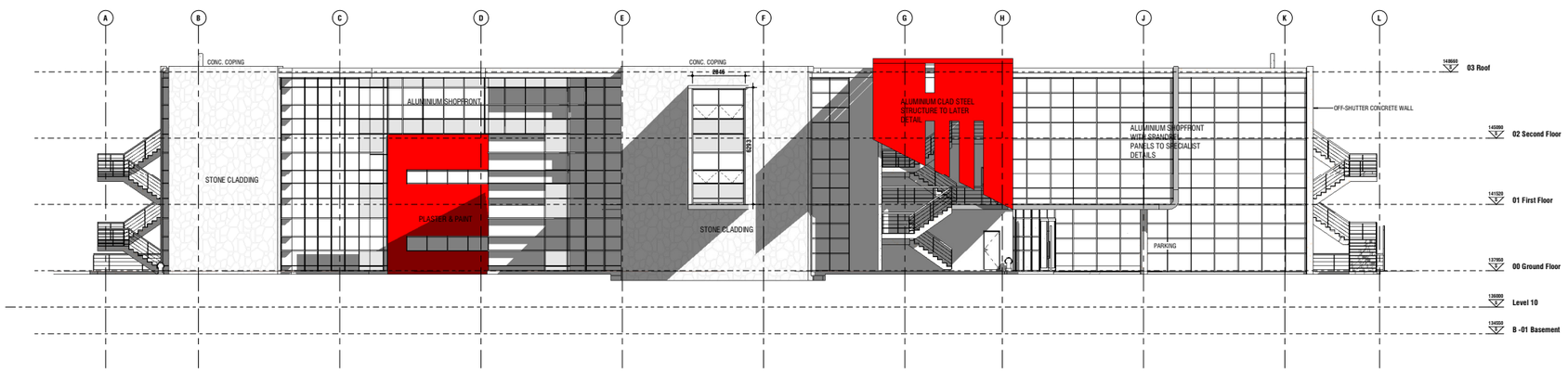

SOUTH
SCALE: 1 : 100

GENERAL NOTES:

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APPROVAL

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SIGNATURE — DATE

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DRAWING TITLE: ELEVATIONS

SCALE: As indicated

PROJECT ARCHITECT: Designer | Author | DATE:

PROJECT NO. 15.35 | DRAWING NO. 300 | REV NO. B

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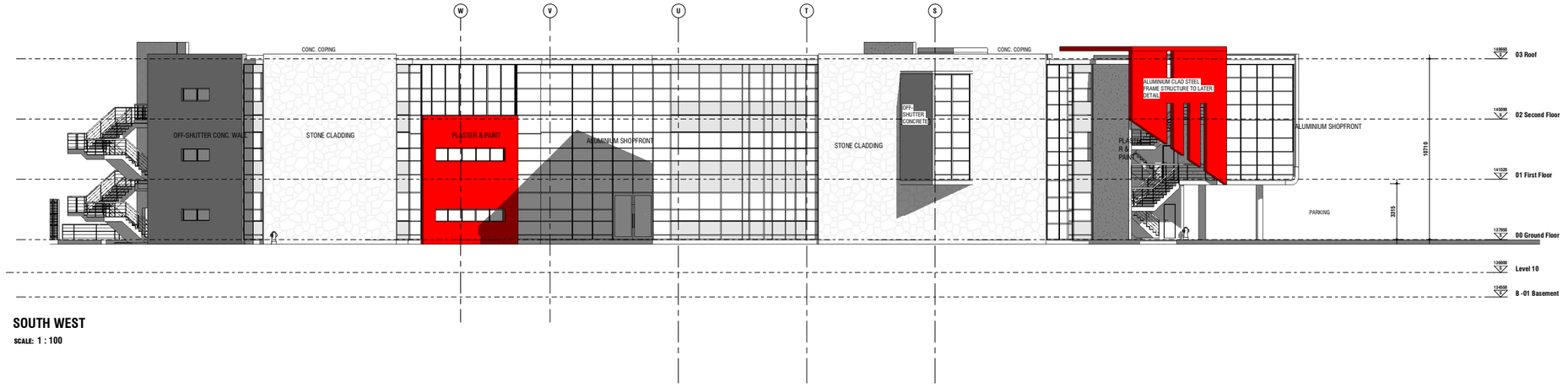
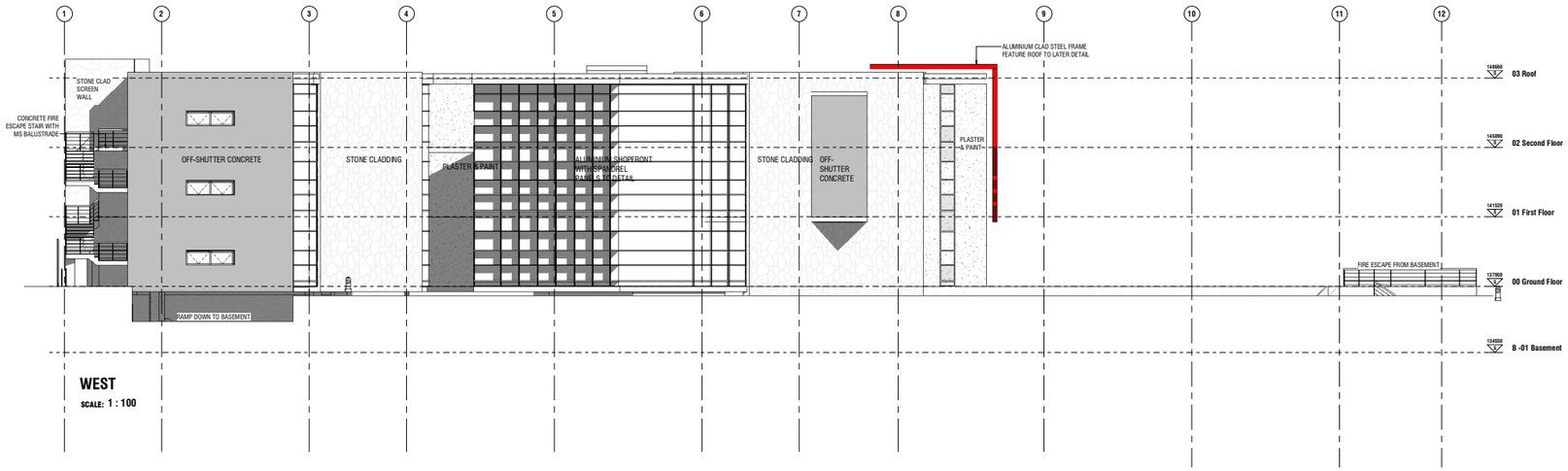


SOUTH WEST

SCALE: 1 : 100



WEST

SCALE: 1 : 100

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SCALE: As indicated

PROJECT ARCHITECT:	Author	DATE
Designer		

PROJECT NO.	DRAWING NO.	REV NO.
15.35	301	B

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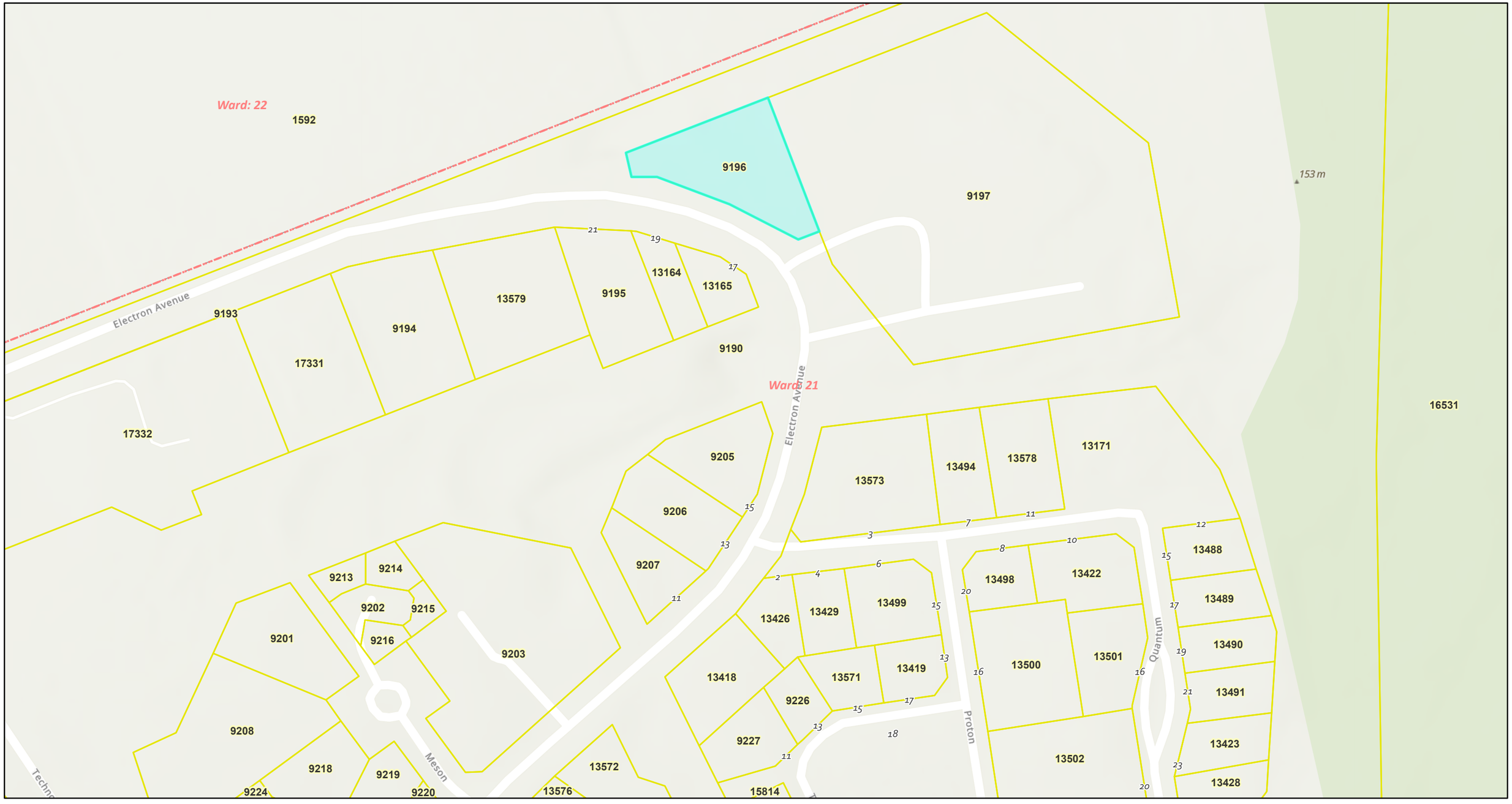
Please insert Map Title



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0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

Automotive
- Automobile Dealership
- Automobile Dealership - Used Cars
- Petrol/Gasoline Station
- Motorcycle Dealership
- Automobile Service
- Automobile Club
- Truck Stop/Plaza
- Weigh Station
- Truck Dealership

Community Service Centres
- Civic/Community Center
- City Hall
- Court
- Police Station
- Government Office
- Post Office
- Place of Worship
- Embassy
- County Council

Restauarants
- Restaurant
- Coffee Shop

Travel Destinations
- Winery
- Historical Monument
- Hotel
- Ski Resort
- Guest House
- Ski Lift
- Tourist Information
- Rental Car Agencies
- Rest Area
- Convention/Exhibiton Center
- Tourist Attraction

Transportation Hubs
- Train Station
- Commuter Rail Station
- Bus Station
- Ferry Terminal
- Airport
- Transportation Service
- Transit Stop
- Transit Access
- Cargo Centre
- Taxi Stand

Miscellaneous
- Public Restroom
- Residential Area/Building
- Cemetery
- Highway Exit
- Military Base

Shopping
- Grocery
- Shopping
- Convenience Store
- Clothing Store
- Dept. Store
- Home Speciality Store
- Pharmacy
- Speciality Store
- Sporting Goods Store
- Hardware Store
- Consumer Electronics Store
- Office Supply Store
- Bookstore

Educational Institutions
- Higher Education
- School

Entertainment
- Nightlife
- Cinema
- Performing Arts
- Bar or Pub

Medical
- Hospital
- Library

Business Facilities
- Business
- Industrial Zone

Parks and Recreation
- Marina
- Public Sports Airport
- Border Crossing
- Medical Services
- Bowling Centre
- Sports Complex
- Park/Recreation Area
- Casino
- Golf Course
- Amusement Park
- Sports Centre
- Ice Skating Rink
- Museum
- Campground
- Animal Park

Parking
- Parking Lot
- Parking Garage/House
- Park and Ride

Financial Institutions
- Truck Parking
- ATM
- Bank

Street Address
- Registered Property
- Airfields
- Railway
- Wards
- District Boundary

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,