

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR THE SUBDIVISION OF ERF 547, FRANSCHHOEK

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

Application Property Address: **3 Malherbe Street, Franschhoek, 7690**

Application Property Number: **Erf 547, Franschhoek**

Applicant: **CK Rumboll and Partners, planning1@rumboll.co.za, 022 482 1845**

Owner: **Louine Els and Nicolas Christiaan Petrus Els, louine@dr-els.co.za, 021 876 2561**

Application Reference: **TP1496/2025**

Description of land development proposal:

- Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning (PG 8768 of 9 June 2023), for the Subdivision of Erf 547 (2128m²), Franschhoek, into a Portion A (±845m²) and a Remainder (±1283m²).

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: (CK Rumboll and Partners, planning1@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

CK Rumboll and Partners

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM ONDERVERDELING VAN ERF 547, FRANSCHHOEK

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

Adres van aansoek eiendom: **Malherbestraat 3, Franschhoek, 7690**

Aansoek eiendom beskrywing: **Erf 547, Franschhoek**

Aansoeker: **CK Rumboll en Vennote, planning1@rumboll.co.za, 022 482 1845**

Eienaar: **Louine Els and Nicolas Christiaan Petrus Els, louine@dr-els.co.za, 021 876 2561**

Aansoek Verwysing: **TP1496/2025**

Besonderhede van die grondgebruiksaansoek:

- Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit: Verordening insake Munisipale Grondgebruikbeplanning (PK 8768 van 9 Junie 2023) vir die Onderverdeling van Erf 547 (2128m²), Franschhoek, in 'n Gedeelte A (845m²) en 'n Restant (±1283m²).

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 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: (CK Rumboll en Vennote, planning1@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)**.

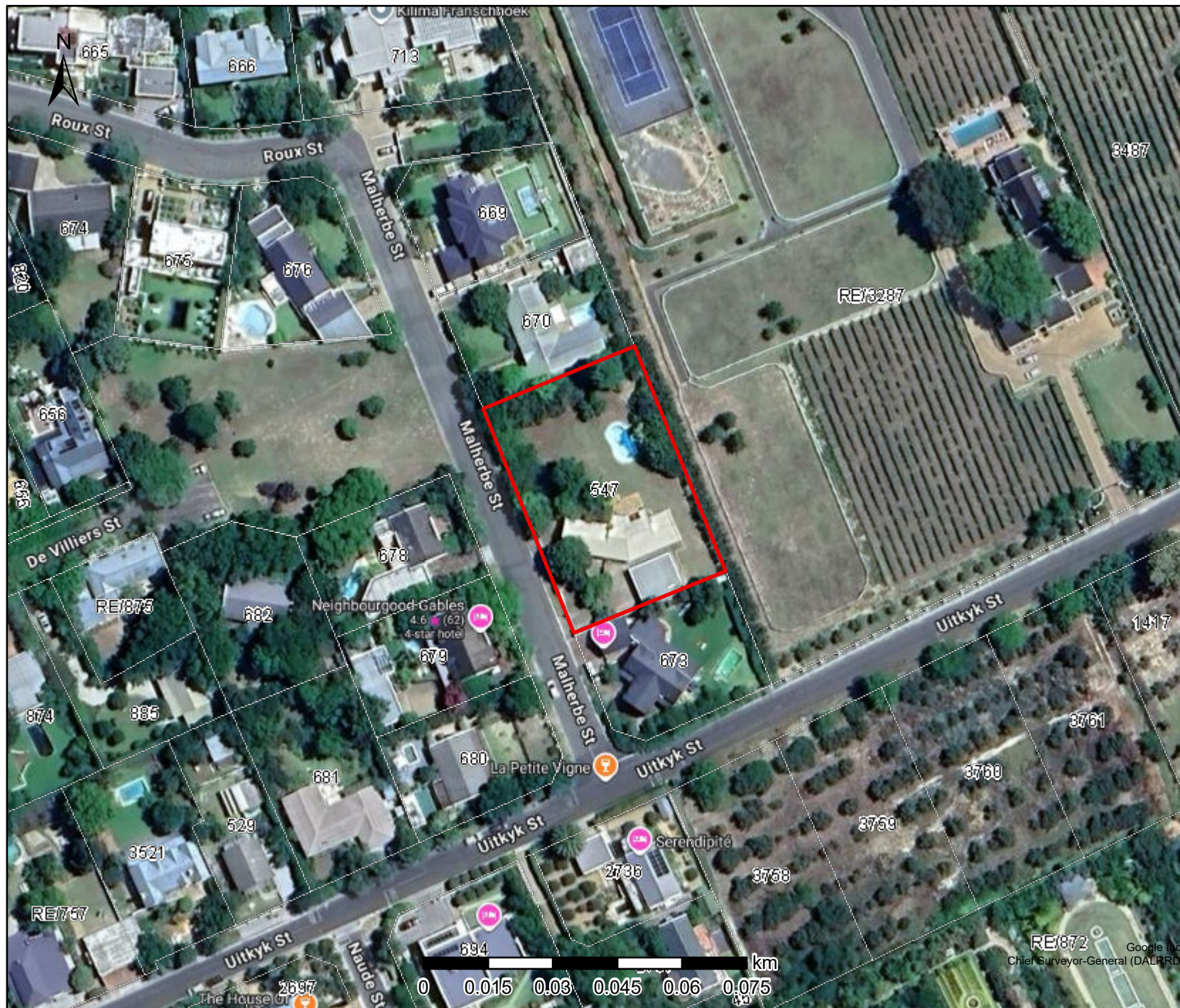
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 voorsiening 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.

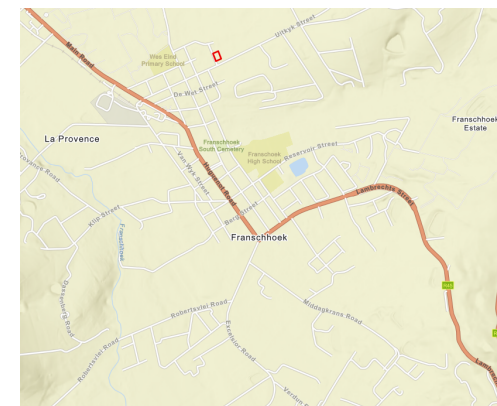
Die uwe

CK Rumboll en Vennote

Locality Map: Erf 547, Franschhoek



Legend



Map Center: Lon: 19°7'10.4"E
Lat: 33°54'11"S

Scale: 1:1,500

Date created: 2025/28/11



**Western Cape
Government**
FOR YOU



Date: 31 March 2026

Application Number: TP1496/2025

EXECUTIVE SUMMARY OF DEVELOPMENT: APPLICATION FOR THE PROPOSED SUBDIVISION OF ERF 547, FRANSCHHOEK

The purpose of this executive summary is to provide a concise overview of the application submitted to the Stellenbosch Municipality for the subdivision of Erf 547, Franschhoek. The application is made in terms of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning (2023) and proposes the subdivision of the property, which is 2128m² in extent, into two portions, namely Portion A measuring ±845m² and a Remainder measuring ±1283m². The property is currently zoned Conventional Residential Zone and is utilised for residential purposes by the use of a dwelling house. The application does not involve any rezoning.

Erf 547 is located within the established urban edge of Franschhoek along Malherbe Street and is surrounded predominantly by low-density residential land uses, with some agricultural zoning to the west. It is situated within a fully serviced area where adequate municipal infrastructure, including water, sewerage, electricity, stormwater, and refuse removal, is readily available to support the proposed subdivision. Access to the property is obtained from Malherbe Street, and provision will be made for an additional access point to serve the newly created portion.

The proposed subdivision is considered appropriate given the size of the property and the surrounding context. Both proposed portions exceed the minimum subdivision requirements and are consistent with the prevailing erf sizes in the area. The existing dwelling and outbuilding will be retained on the Remainder, while future development on Portion A will be subject to the submission and approval of building plans in accordance with the applicable zoning scheme regulations. The existing structures comply with the relevant development parameters, and no departures are required.

From a policy perspective, the proposal aligns with the Stellenbosch Municipal Spatial Development Framework (2019), which promotes infill development and densification within the urban edge in order to optimise the use of existing infrastructure and limit urban sprawl. Furthermore, the application supports the principles of the Spatial Planning and Land Use Management Act (Act 16 of 2013) and the Land Use Planning Act (Act 3 of 2014), including spatial justice, sustainability, efficiency, resilience, and good administration, by facilitating the more efficient use of well-located land and creating an additional residential opportunity within an established urban area.

The subdivision will contribute positively to the local housing market by introducing an additional residential erf without altering the character of the surrounding neighbourhood or placing undue pressure on municipal

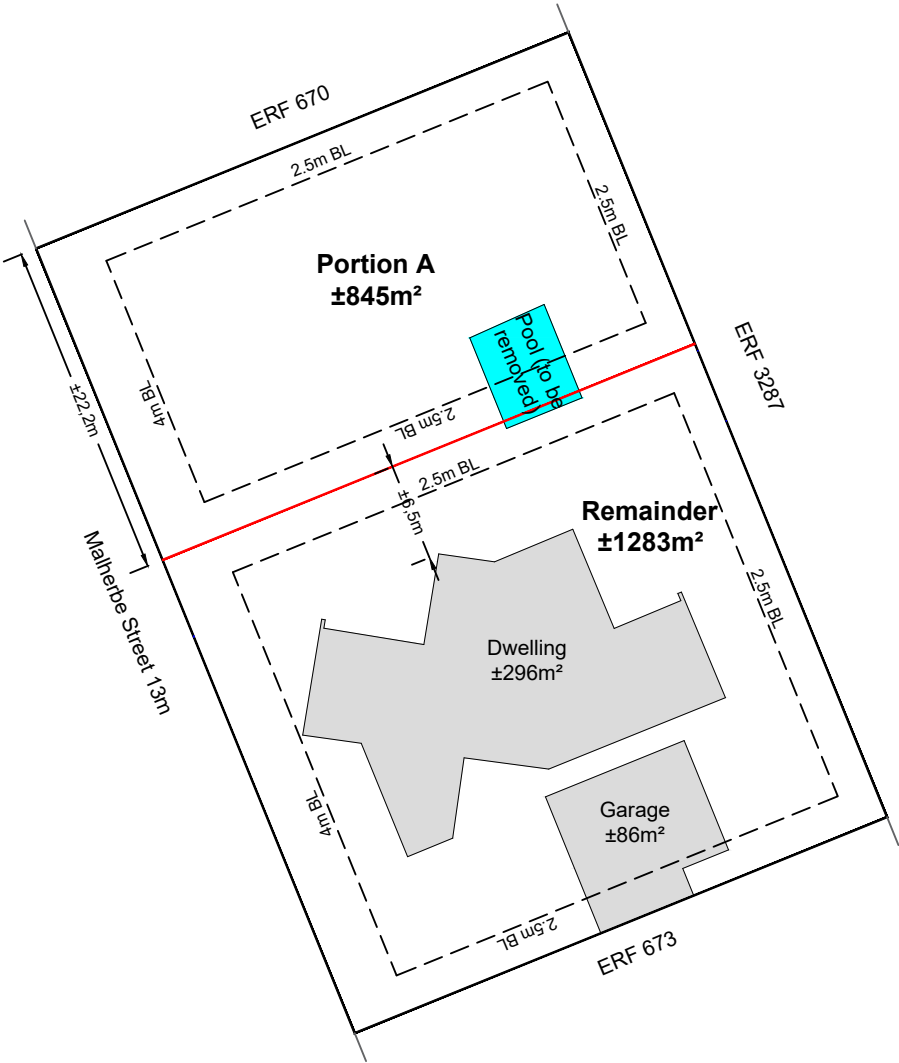
DIREKTEURE / DIRECTORS:

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

services. No environmental, heritage, or agricultural impacts have been identified, and there are no restrictive title conditions or servitudes that would impede the proposed development. In addition, the proposal presents a potential economic benefit to the landowner through the creation of a separate, marketable erf.

In conclusion, the proposed subdivision of Erf 547, Franschhoek, is considered to be desirable, contextually appropriate, and fully compliant with applicable planning policies and legislation.

SUBDIVISION PLAN: ERF 547, FRANSCHHOEK



LEGEND:

- Subject property
- Existing cadastral boundaries
- Proposed Subdivision Line



ZONING I.T.O. THE ZONING SCHEME:

Conventional Residential Zone

DRAWING:
SUBDIVISION PLAN

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS

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Email: reception@rumboll.co.za

DATE:
5 DECEMBER 2025

AUTHORITY:
STELLENBOSCH MUNICIPALITY

SCALE:
1:2000 (A4)

REF:
FRA/14655/MV