



NOTICE OF LAND DEVELOPMENT APPLICATION

**Attention: Template
Address:**

**Date: 04/06/2026
Our Ref: 14785/ZN**

Sir/Madam,

**APPLICATION FOR CLOSURE OF PUBLIC PLACE, REZONING, SUBDIVISION
AND PERMANENT DEPARTURE OF ERF 7271, STELLEBOSCH RD**

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

Application Property Address:	Stellenbosch Municipality
Application Property Number:	Erf 7271, Stellenbosch
Applicant:	CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, tel. 022 482 1845
Owner:	Stellenbosch Municipality, 17 Plein Street, Stellenbosch, 7600, tel. 021 808 8111
Application Reference:	TP1566/2025

Description of land development proposal:

Application is made on Erf 7271, Stellenbosch, for **1)** Closure of a Public Place in terms of Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law 2023 to permanently close portion of the public road; **2)** Rezoning in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023 to rezone from Public Road and Public Parking Zone to Subdivisional Area to accommodate the following: (a) Utility Services (Substation) (±0.04ha in extent) and (b) Public Road and Public Parking Zone (±14.25ha in extent); **3)** Subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023 to subdivide Erf 7271, Stellenbosch, into: (a) Portion A (±0.04ha in extent) and (b) Remainder of Erf 7271 (±14.25 ha in extent); and **4)** Permanent Departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023 to allow the relaxation of 5m common building line to 2m.

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: Zanelle Nortje at zanelle@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 **8 July 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 076 721 1725 during normal office hours.

Yours faithfully

Zanelle Nortje
For CK Rumboll and Partners



KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Mevrouw/ Mejuffrou,

**AANSOEK OM SLUITING VAN OPENBARE PLEK, HERSONERING,
ONDERVERDELING EN PARMANENTE AFWYKING OP ERF 7271, STELLENBOSCH**

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

Adres van aansoek eiendom:	Stellenbosch Munisipaliteit
Aansoek eiendom beskrywing:	Erf 7271, Stellenbosch
Aansoeker:	CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845
Eienaar:	Stellenbosch Municipality, 17 Plein Street, Stellenbosch, 7600, tel. 021 808 8111
Aansoek Verwysing:	TP1566/2025

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen op Erf 7271, Stellenbosch, vir **1)** Sluiting van 'n Openbare Plek ingevolge Artikel 15(2)(n) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, om 'n gedeelte van die openbare pad permanent te sluit; **2)** Hersonering ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vanaf Openbare Pad- en Openbare Parkeringsone na Onderverdelingsgebied om die volgende te akkommodeer: (a) Nutsdienste (Substasie) (± 0.04 ha groot) en (b) Openbare Pad- en Openbare Parkeringsone (± 14.25 ha groot); **3)** Onderverdeling ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, om Erf 7271, Stellenbosch, te onderverdeel in: (a) Gedeelte A (± 0.04 ha groot) en (b) Restant van Erf 7271 (± 14.25 ha groot); en **4)** Permanente Afwyking ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, om die verslapping van die 5 m gemeenskaplike boulyn na 2 m 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: CK Rumboll and Partners: Zanelle Nortje op zanelle@rumboll.co.za. Deur 'n beswaar, kommentaar of versoë 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 **8 Julie 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 076 721 1725 gedurende normale kantoor ure.

Die uwe

Zanelle Nortje
Vir CK Rumboll en Vennote

EXECUTIVE SUMMARY: **PROPOSED CLOSURE, REZONING AND** **SUBDIVISION OF** **ERF 7271, STELLENBOSCH**

Our reference: STB/14785/ZN



REVISION 0

Compiled by:



CK RUMBOLL
& PARTNERS

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1. INTRODUCTION

CK Rumboll and Partners has been appointed by Neil Lyners and Associates (Pty) Ltd, acting on behalf of Stellenbosch Municipality, to assist with the procurement of a portion of land for the development of a new 11kV switching substation and to undertake the necessary land use applications in respect of a portion of Erf 7271, Stellenbosch. The land use applications comprise the closure of a portion of public road, rezoning, subdivision and a permanent departure, in order to create a separate land portion and establish appropriate development rights for the proposed switching station.

2. BACKGROUND & PURPOSE

Stellenbosch Municipality is planning upgrades to the electricity distribution network serving the Kayamandi and Cloeteville areas to improve capacity, reliability and the long-term resilience of the municipal electricity supply system. As part of these upgrades, the existing 11kV switchgear at the Cloeteville Substation must be replaced. To accommodate this work and maintain service reliability, a new 11kV switching station is proposed adjacent to the Cloeteville Borehole Treatment Works and will be directly connected to the existing Cloeteville Substation.

A portion of Erf 7271, Stellenbosch, was identified as the most suitable location due to its proximity to the existing substation and municipal engineering services, allowing for efficient integration into the existing network. The purpose of this application is to obtain the required land use rights to enable the development of the proposed switching station.

The purpose of this document is to apply for the following:

1. **Closure** of a Public Place in terms of **Section 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law 2023** to permanently close portion of the public road.
2. Rezoning in terms of **Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023** to **rezone** from **Public Road and Parking Zone** to **Subdivisional Area** to accommodate the following uses:
 - Utility Services (Substation) (±0.04 ha in extent)
 - Public Road and Parking Zone (±14.25 ha in extent)
3. **Subdivision** in terms of **Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023** to subdivide Erf 7271 into:
 - Portion A (±0.04 ha in extent)
 - Remainder of Erf 7271 (±14.25 ha in extent)
4. Permanent Departure in terms of **Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2023** to allow :
 - Relaxation of 5m common building line to 2m.

3. PROPERTY DESCRIPTION

	Erf 7271 Stellenbosch
Extent	14.2985 ha
Registered Owner	Stellenbosch Municipality
Local Authority	Stellenbosch Municipality
Servitudes	None
Current Zoning	Public Roads and Parking
Current Land Use	Vacant/Road
Coordinates	33.905163°S 18.847003°E
Title Deed	T17056/2001
Title Deed Restrictions	None

4. LOCALITY

Erf 7271 is situated in the northern portion of Stellenbosch, within the established residential neighbourhood of Cloetesville. The subject property is located north of the Cloetesville Sports Grounds and is bordered by the Plankenberg River and the railway line that traverses Stellenbosch. The site is further positioned adjacent to existing municipal service infrastructure, including the Cloetesville Borehole Treatment Plant and an existing electrical substation. Access to the property is obtained via the internal public road network, including Lang Street, which connects the neighbourhood to the primary mobility route of the R304. The property is therefore strategically located within an established urban area and in close proximity to existing engineering infrastructure.



Figure 1: Locality of Erf 7271, Stellenbosch

5. THE PROPOSED DEVELOPMENT

5.1. GENERAL

The purpose of the application is to facilitate the construction of a new 11kV switching station (approximately 400m²) for Stellenbosch Municipality in order to strengthen and secure the electricity supply to the Kayamandi and Cloetesville areas. The proposed switching station will be located on Erf 7271, Stellenbosch, and will form an extension of the existing Cloetesville Substation complex.

In order to ensure continued operational reliability, improved network stability, and increased capacity within the local distribution network, a new dedicated 11kV switching station is required. The proposed property required will measure approximately 20m x 20m ($\pm 400\text{m}^2$) and will be positioned adjacent to the Cloetesville Borehole Treatment Plant, grouping municipal services at one place. The facility will be directly connected to the existing substation infrastructure, thereby integrating seamlessly into the established municipal electricity network.

The location of the proposed switching station has been strategically selected due to its proximity to existing utility infrastructure and its suitability for engineering service expansion. A Development Plan illustrating the proposed layout and positioning of the switching station (refer to Figure 4 below).



Figure 2: Proposed Substation

5.2 CLOSURE OF PUBLIC ROAD

In terms of *sections 9(4) and 15(2)(n) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, a proposed closure of a portion of Public Road on Erf 7271 is required to facilitate the subsequent rezoning and subdivision necessary for the establishment of the 11kV switching station. The portion of road proposed for closure is currently vacant and underutilised and does not serve a strategic circulation or mobility function within the broader road network.

The proposed closure will not negatively affect surrounding land uses or accessibility within the Cloetesville area, as an extensive public road network of approximately ± 14.3 hectares will remain available to serve the neighbourhood. The portion identified for closure represents a small and underutilised segment of the overall road reserve, and its removal is not expected to impact connectivity, traffic flow or public access. The closure will allow for the efficient use of the land for essential municipal engineering infrastructure, which will directly benefit the communities of Kayamandi and Cloetesville through improved electricity supply capacity and reliability. The public benefit associated with the proposed switching station is therefore considered to outweigh the limited loss of road reserve.

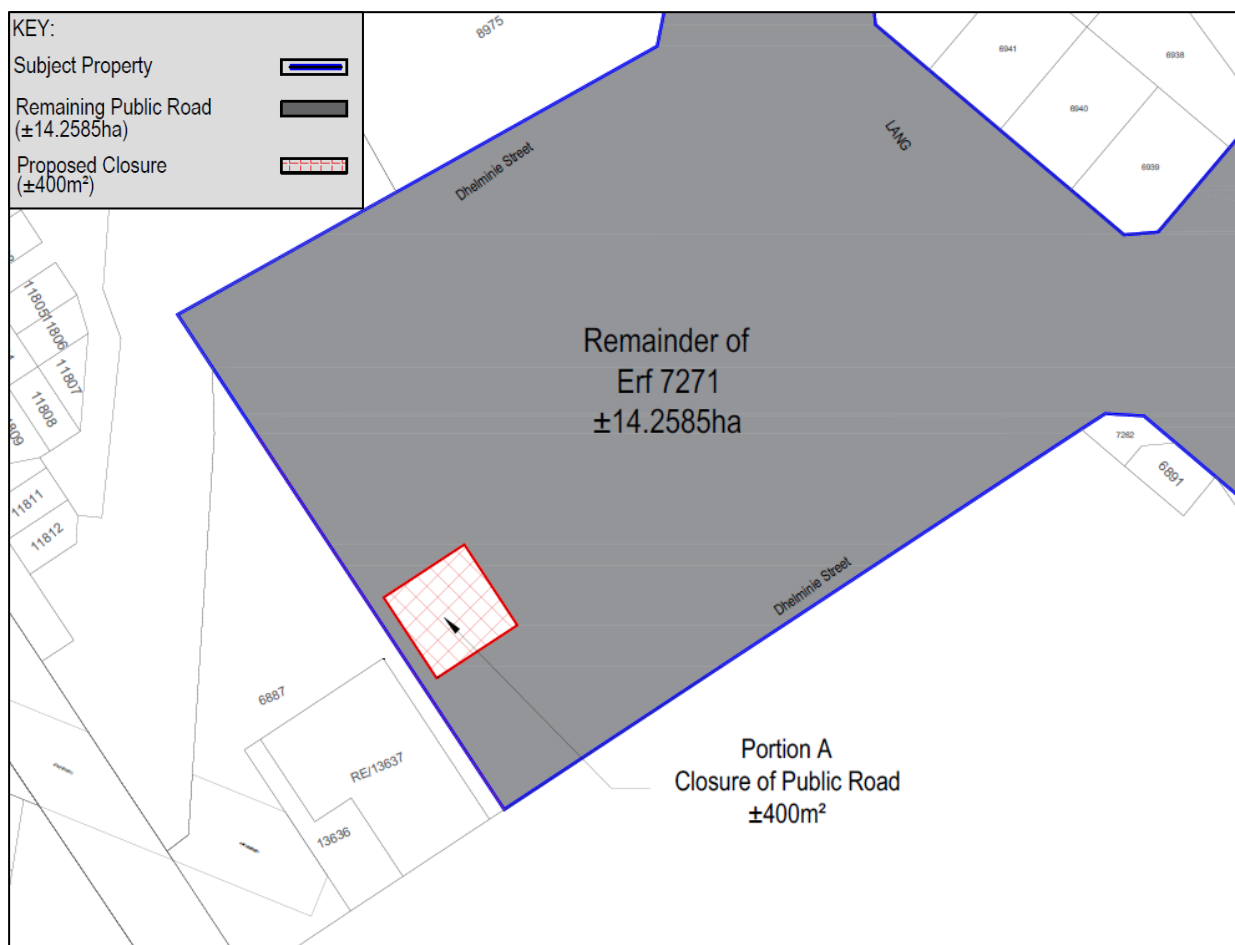


Figure 3: Proposed Closure of Public Road

5.3. REZONING

To allow for the subdivision of Erf 7217 Stellenbosch, the erf needs to be rezoned to **Subdivisional Area Zone** as required in Section 20(2) of the *Stellenbosch Land Use Planning By-Law 2023*. Application is thus being made for the proposed **rezoning of Erf 7271 , Stellenbosch** in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, from Public Roads and Parking Zone to **Subdivisional Area** to accommodate the following in order for the development of a substation:

- Public Roads and Parking Zone
- Utility Services Zone

Although Utility Services are currently permitted as a primary use within the Public Road and Parking Zone, it is considered more appropriate to establish a dedicated Utility Services Zone for the proposed 11kV switching station. The rezoning will align the land use rights with the long-term function of the property and ensure the continued operation and maintenance of this essential municipal infrastructure.

The proposed rezoning also serves as a proactive planning measure by safeguarding the use rights of the facility should the Zoning Scheme be amended in future. The proposed switching station will comply with the applicable development parameters of the Stellenbosch Zoning Scheme By-law, 2024, and building plans will be submitted for approval.

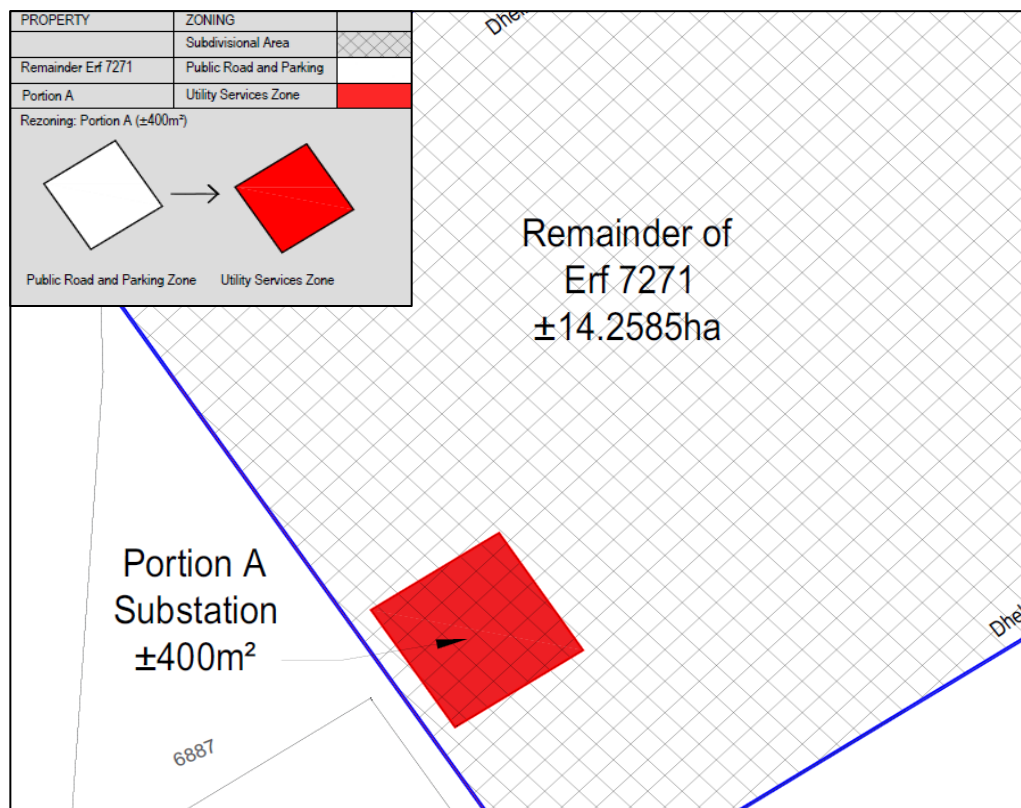


Figure 4: Proposed Rezoning

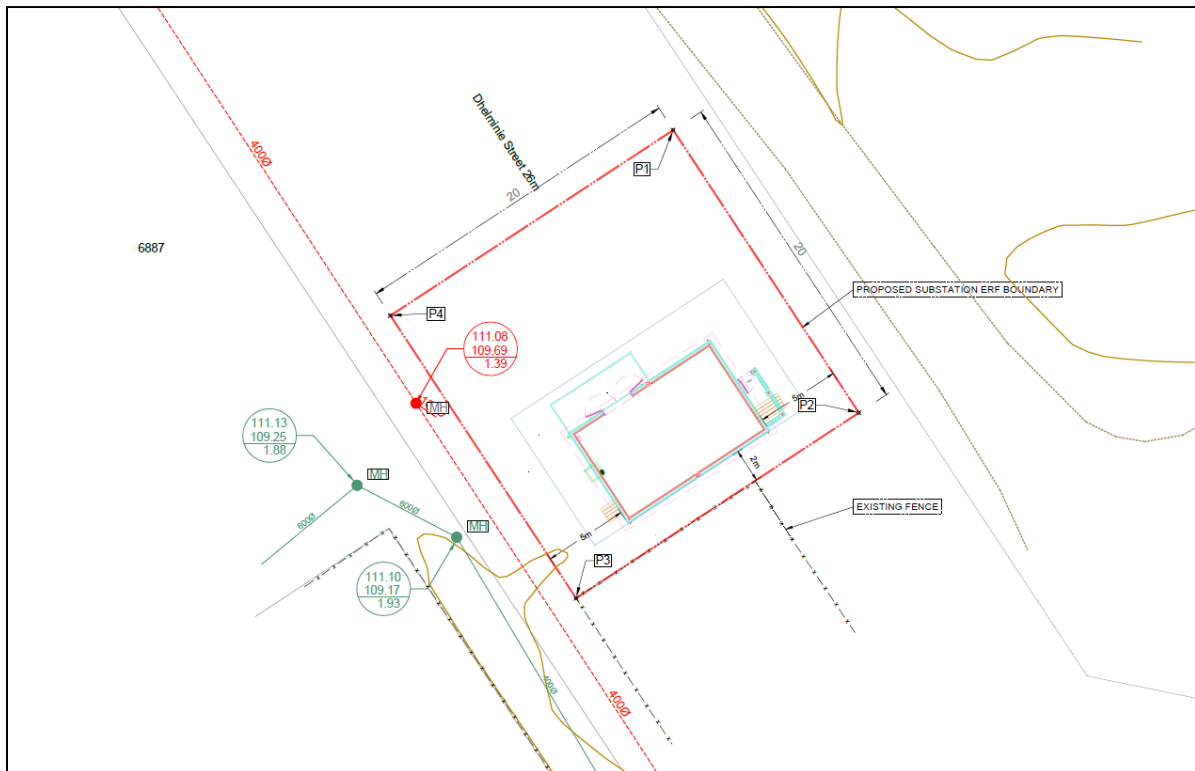


Figure 5: Draft Substation Layout

5.4. SUBDIVISION

To create a new portion for the substation, application is made for the proposed subdivision of Erf 7271, Stellenbosch in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023, into 2 portions and a remainder as follows:

Portion	Size	Proposed Zoning
Remainder	±14.25 ha	Public Road and Parking Zone
Portion A	±400m²	Utility Services Zone

The proposed subdivision of Erf 7271 can be seen in the figure below.

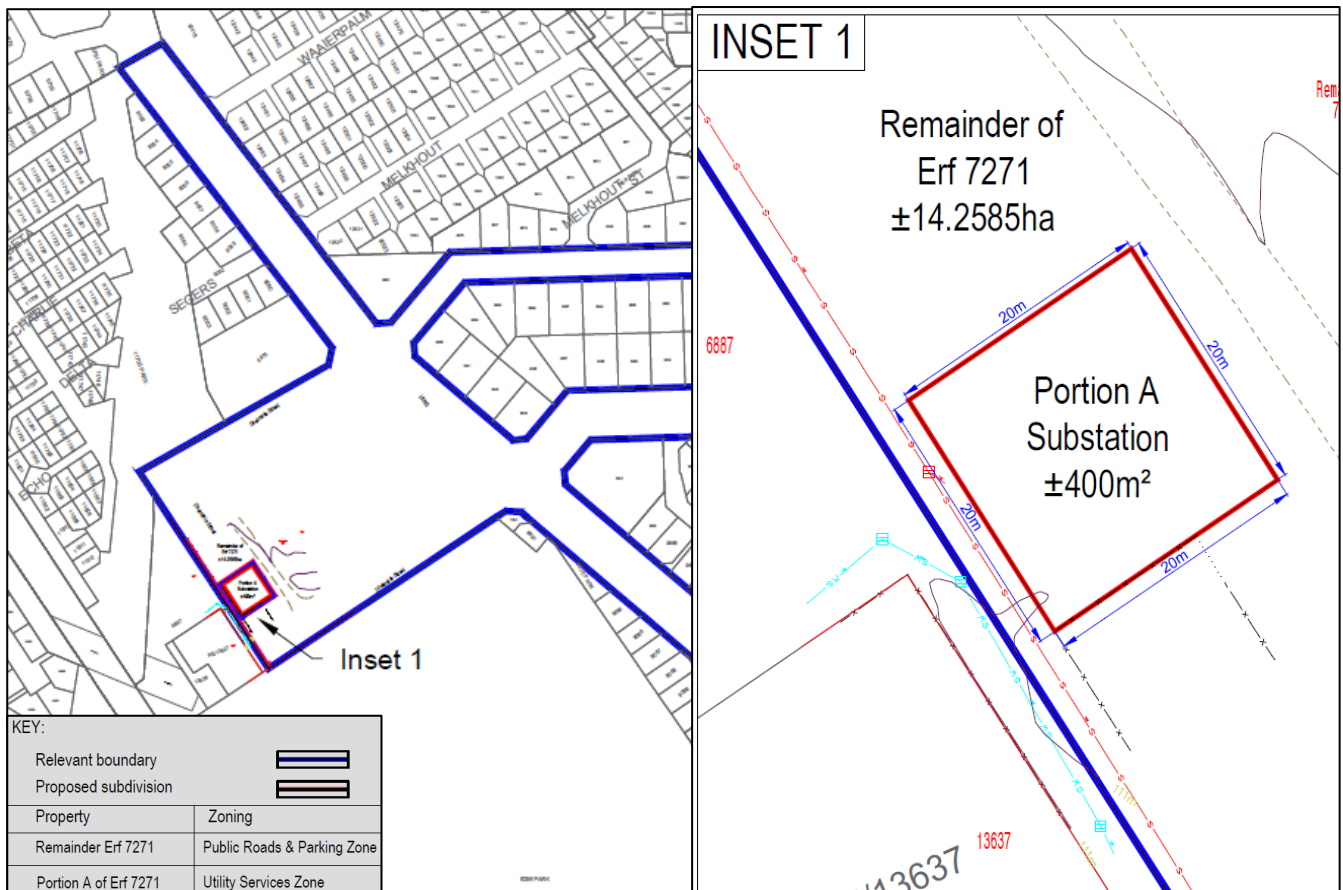


Figure 6: Proposed Subdivision

5.5. PERMANENT DEPARTURE

The proposed 11kV Switching Station encroaches upon the common 5 metre building line applicable to the south-eastern boundary of the proposed Portion A. In terms of Section 18(1)(a) of the Stellenbosch Municipal Land Use Planning By-Law, compliance with the development parameters of the Utility Services Zone is required. As such, application is hereby made for a permanent departure in terms of Section 15(2)(b) to permit:

- The relaxation of the south-eastern 5 metre building line to 2 metres.

The requested departure is considered reasonable and justifiable on the basis that the encroachment is minor in extent and will not give rise to any adverse land use impacts. The affected boundary is located in close proximity to the existing Borehole Treatment Works and associated municipal engineering infrastructure. The proposal therefore represents a logical intensification of infrastructure-related land uses within an already established service node and limits the unnecessary sterilisation of land by allowing for the efficient use of the property.

Furthermore, the positioning of the switching station has been carefully designed to ensure the most efficient and direct connection to the existing Cloeteville Substation. The relaxation of the building line is therefore

functionally driven by engineering requirements rather than arbitrary placement. The departure will not negatively impact neighbouring properties, public safety, or the character of the area, and is accordingly considered desirable. The proposed departure can be seen in the figure below.

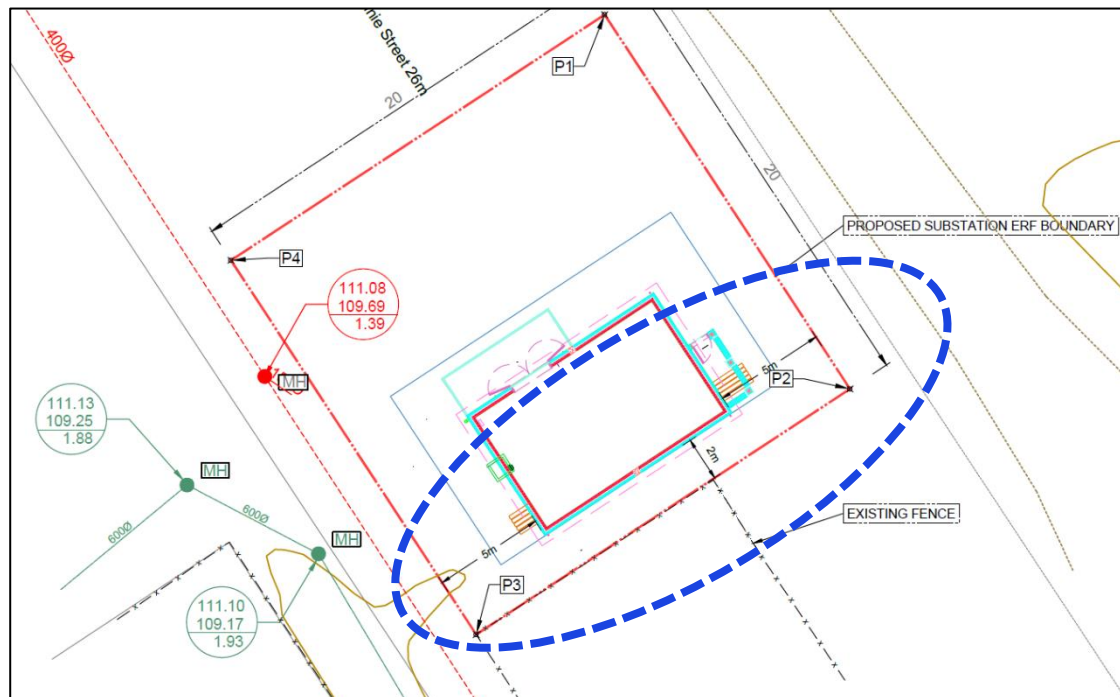


Figure 7: Proposed Permanent Departure

6. SERVICES

The proposed substation will only require a rudimentary water connection and no sewage connection, as there will not be any facilities for bathrooms or uses that will create water waste. Any solid waste generated will be disposed of by the workers when leaving the site.

7. ACCESS

Access to the substation will be from the Remainder Portion Erf 7271, Stellenbosch, as utilised currently. Erf 7271 connects with Lang Rd that connects to the Welgevonden Rd (R304 connection) to the north and to the R44 to the east. The trip generation will only increase during construction, and after commissioning of the substation and powerline trip generation will not be constant and limited to 1-3 vehicles when maintenance is needed.

8. PLANNING POLICY

PROVINCIAL POLICY CONTEXT

The Western Cape Provincial Spatial Development Framework (PSDF) promotes spatial justice, sustainability, resilience, efficiency, accessibility and liveability, while supporting the objectives of the

National Development Plan and OneCape 2040. Key priorities include integrated neighbourhoods, improved service delivery, sustainable settlements and accessible, multi-opportunity communities.

The proposed switching station will strengthen the electricity network serving Kayamandi and Cloeteville, improving service reliability, supporting future growth and enabling additional development opportunities. The proposal aligns with the PSDF's objectives of improving infrastructure, promoting spatial efficiency, addressing historical service disparities and supporting sustainable, resilient urban development. The development therefore supports the broader spatial, economic and infrastructure objectives of the PSDF.

LOCAL POLICY CONTEXT

The proposed 11kV switching station aligns with the objectives of the Stellenbosch Municipal Spatial Development Framework (MSDF), the Integrated Development Plan (IDP) and the Municipality's Electrical Masterplan. These policy documents recognise the importance of maintaining and expanding engineering services infrastructure to support sustainable growth, reliable service delivery and economic development within the municipal area. The MSDF specifically promotes infrastructure investment that supports growing communities, strengthens urban nodes and ensures that infrastructure provision keeps pace with development demands.

The proposed switching station will increase electrical capacity and improve network reliability for the Kayamandi and Cloeteville areas, supporting both existing communities and future growth. The facility is strategically located adjacent to the existing Cloeteville Substation and Borehole Treatment Works, creating a consolidated municipal services node and allowing for efficient integration into the existing electrical network without the need for extensive new infrastructure. This approach limits environmental impacts, reduces construction costs and promotes sustainable infrastructure planning.

The proposal further supports the IDP and Electrical Masterplan objectives of strengthening the municipal electricity network, improving service reliability and ensuring long-term operational resilience. By providing additional capacity to meet growing demand, the development will support economic activity, improve service delivery and contribute to the Municipality's broader goal of creating sustainable, well-served communities.

9. CONCLUSION

The proposed application for the Closure, Rezoning, Subdivision and Departure on Erf 7271 Stellenbosch to accommodate the said switching substation complies with the goals of the Local and Provincial Planning Policies with regards to service provision as follows:

- The implementation of this proposed development will effectively integrate with the existing infrastructure to ensure the sustainability of the proposal and contribute to the viability of the area.

- The development supports and complies with the Western Cape Provincial Spatial Development Framework and Stellenbosch MSDF spatial goals and objectives for infrastructure upgrading.
- The development also supports and complies with the criteria for the assessment of an application as per the Land Use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013).
- The development is accessible and there will be no major negative effects on the surrounding built environment, natural environment or economic environment.
- The development improves access to services to Kayamandi and Cloetesville.
- The proposed development represents a spatially compact development that fully considered the opportunities provided by the site and addressed the potential impacts and restrictions that was identified with the required mitigation measures to ensure sustainable development.
- This development will promote and support smart growth by ensuring the efficient use of land and infrastructure.

This office supports the proposed development of the 11kV switching substation, providing for better and more effective utilisation of land, infrastructure and services within the designated area with a design concept to effectively address the impact. In light of the above, we herewith respectfully request the application to be consider favourably.



Zanelle Nortjé

For CK Rumboll and Partners

Locality Map: Erf 7271 Stellenbosch



Legend

- Farm Portions
- Erf

Map Center: Lon: 18°50'50.2"E
Lat: 33°54'17.8"S

Scale: 1:2,257

Date created: October 8, 2025



SCALEBAR

0 6 12

Meters 1:200

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All dimensions must be verified on site before the works commence. Refer any discrepancies to the Engineer.

The reference made to Engineer will also refer to Employer's Agent for GCC 2015 Contracts

				DESIGNED	HB			CONSULTING ENGINEERS LYNERS PO Box 4901 TYGERVALLEY 7530 Tel: 021 914 0300/Fax: 021 914 0437 email: belville@lyners.co.za		CLIENT STELLENBOSCH STELLENBOSCH • PNEL • FRANSCHHOEK MUNISIPALITEIT • UMASIPALA • MUNICIPALITY	PROJECT BULK ELECTRICITY INFRASTRUCTURE FOR KAYAMANDI NORTH		SCALE on A2 AS SHOWN	SHEET 1 OF 1
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REVISIONS														

