

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Sauvignon Street, Nooitgedacht Village, Koelpark

Application Property Number: Erven 276, 277, 278 & 279, Koelpark

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Sureship Investments (Pty) Ltd – B Swanepoel (contact details: 021 883 2616)

Application Reference: LU/14892

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2015 for the consolidation of Erven 276, 277 and 278, Koelpark.
- Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following permanent departures:
 - To provide 68 on-site parking bays (in lieu of 108 parking bays);
 - To increase the permissible floor factor from 0.75 to 1.4;
 - To relax the street boundary building line from 4.5m to 3.8m; and
 - To relax the 2nd and 3rd floors' common boundary building lines from 6m to 4.5m.
- Application is made i.t.o. Section 15.2(l) of the Stellenbosch Municipality Planning By-Law, 2015 for permission i.t.o. a condition of approval for the approval of the development's Site Development Plan.

Notice is hereby given in terms of the provisions of Section 46 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_portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can 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 with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **21 February 2023**.

It should be noted that 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 021 861 3800 during normal office hours.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Sauvignonstraat, Nooitgedacht Village, Koelpark

Aansoek eiendom beskrywing: Erwe 276, 277, 278 & 279, Koelpark

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Sureship Investments (Pty) Ltd – B Swanepoel (kontak besonderhede: 021 883 2616)

Aansoek Verwysing: LU/14892

Tipe aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(e) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die konsolidasie Erwe 276, 277 en 278, Koelpark.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die volgende permanente afwykings:
 - Om 68 parkeerplekke te voorsien (i.p.v. 108 parkeerplekke);
 - Om die vloerfaktor van 0.75 na 1.4 te verhoog;
 - Om die straat boulyn van 4.5m na 3.8m te verslap; en
 - Om die 2^{de} en 3^{de} vloere se gemeenskaplike boulyn van 6m na 4.5m te verslap.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(l) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die goedkeuring van die Terreinontwikkelingsplan.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 tydsduur van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan 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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;

- o Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
- o Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- o Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

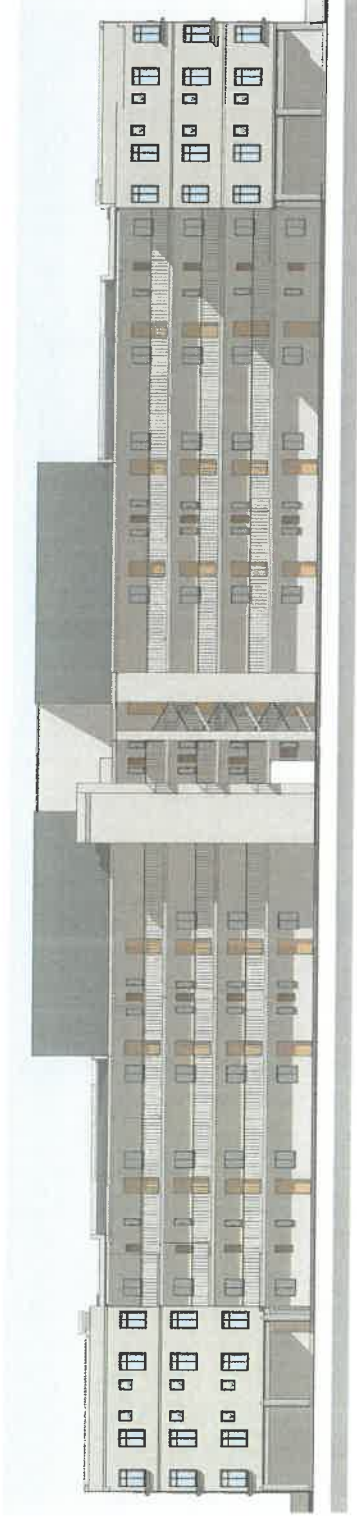
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **21 Februarie 2023**.

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 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD



ELEVATION: South1
SCALE 1:100



ELEVATION: West1
SCALE 1:50

03.11.2022

NO.	DATE	DESCRIPTION

PROJECT LOCATION:
NEW APARTMENT BLOCK 3 -
Noolgedacht Village
ERVEN 276, 277, 278 (279)
 PROJECT CLIENT:
Rémy Development

lv3 ARCHITECTS
 TOWN PLANNERS
 URBAN DESIGNERS
 FIRST FLOOR: 11A GRABATROUDE OFFICE BUILDING | 37 POEPLER STREET
 BILDERBERGCH 7400 | TEL: 471 011853 | 3000 | www.lv3.nl

DRAWING DESCRIPTION:
SOUTH & WEST ELEVATIONS
 DRAWING STATE CODE:
 A-001-15, 16-17, 18-19, 20-21, 22-23, 24-25, 26-27, 28-29, 30-31, 32-33, 34-35, 36-37, 38-39, 40-41, 42-43, 44-45, 46-47, 48-49, 50-51, 52-53, 54-55, 56-57, 58-59, 60-61, 62-63, 64-65, 66-67, 68-69, 70-71, 72-73, 74-75, 76-77, 78-79, 80-81, 82-83, 84-85, 86-87, 88-89, 90-91, 92-93, 94-95, 96-97, 98-99, 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 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**NOOITGEDACHT VILLAGE
NEW APARTMENT BUILDING – VILLAGE JUNCTION**

Erven 267, 277 and 288, Koelpark (3625-P)

25 November 2022



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
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PLANNING MOTIVATION REPORT

1. LAND USE PLANNING APPLICATIONS

Our pre-submission consultations has reference.

Pertaining to Erven 276, 277 and 278, Koelpark:

- Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2015 for the **consolidation** of Erven 276, 277 and 278, Koelpark. A Consolidation Plan is included in this submission for your approval.
- Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2015 for the following **permanent departures**:
 - To provide 68 on-site parking bays (in lieu of 108 parking bays);
 - To increase the permissible floor factor from 0.75 to 1.4;
 - To relax the street boundary building line from 4.5m to 3.8m; and
 - To relax the 2nd and 3rd floors' common boundary building lines from 6m to 4.5m.
- Application is made i.t.o. Section 15.2(l) of the Stellenbosch Municipality Planning By-Law, 2015 for **permission i.t.o. a condition of approval** for the approval of the development's Site Development Plan (SDP). A detailed SDP is included in this submission for your approval.

2. PURPOSE OF THE APPLICATIONS

The purpose of these land use planning applications is to obtain the Stellenbosch Municipality's planning approval to construct a new apartment building at Nooitgedacht Village that is consistent with the Nooitgedacht Village's approved "basket of rights" which allows *inter alia* the development of flats with a total bulk of 47 065m². The proposed apartment building will have a bulk of ±6 088m².

3. SUBJECT PROPERTY

The subject property is Erven 276, 277 and 278, Koelpark – see Table 1 below:

Table 1: Property ownership details

ERF NO.	TITLE DEED NO.	OWNERSHIP	SIZE
276	T45021/2022	Sureship Inv (Pty) Ltd	1 424m ²
277	T45021/2022	Sureship Inv (Pty) Ltd	1 407m ²
278	T45021/2022	Sureship Inv (Pty) Ltd	1 518m ²

Copies of the erven's Title Deeds and General Plan are included in this submission.

Included in this submission is a Conveyancer Certificate confirming that there are no title conditions that will restrict the proposed general residential development.

4. LOCALITY

The subject property is located in Sauvignon Street, in Nooitgedacht Village, at Koelenhof – see Figures 1 and 2 below (and the locality plan included in this submission).

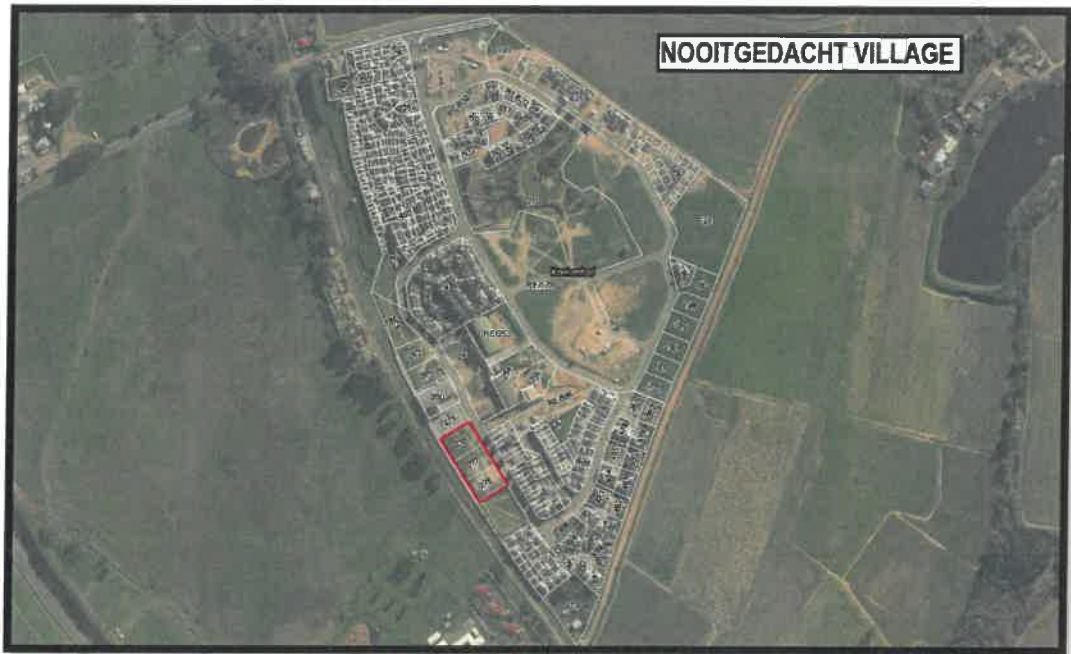


Figure 1: Nooitgedacht Village, Koelenhof



Figure 2: Locality of Erven 276 - 278, Koelpark

5. CURRENT ZONINGS AND LAND USES

The subject property is zoned Multi-Unit Residential Zone which allows flats as a primary land use. A copy of the municipal zoning certificate is included in this submission.

The subject property is currently vacant.

6. DEVELOPMENT PROPOSAL

The development proposal entails the construction of a new apartment building on the subject property – named Village Junction. The new apartment building will consist of 72 flats and will be notarially tied with the abutting Erf 279, Koelpark to accommodate the additional parking bays required for the flats.

The development details (floor factor, coverage, height, parking, etc.) of the proposed apartment building is indicated on the SDP (included in this submission for your approval) and on the table below.

MULTI-UNIT RESIDENTIAL:		
	COVERAGE (m²):	BULK (m²):
PROVIDED:	39.75%	139.62%
ALLOWED:	50%	75%
HEIGHT:		
PROVIDED:	4 STOREYS	
ALLOWED:	4 STOREYS	
PARKING LEGEND:		
PARKING:		
PARKING REQUIRED:	1:1.5	108 Bays
PARKING PROVIDED:	1:1.6	115 Bays
ERF:	TOTAL BAYS:	BAY NUMBERS:
ERF 279	47	069-115
(7 BAYS TO BE ALLOCATED TO COMMERCIAL BUILDING)		
ERF 278	25	021-032; 056-068
ERF 277	19	013-020; 045-055
ERF 276	24	001-012; 033-044

Architects have prepared 3D images of the proposed apartment building to illustrate the building’s scale and impact, and the building’s compatibility with the surrounding land uses in Nooitgedacht Village.

From these images it is clear that the proposed development will be a desirable addition to Nooitgedacht Village – see Figures 3 - 6 below.



Figure 3: A 3D illustration of the building's eastern elevation



Figure 4: A 3D illustration of the building's eastern elevation



Figure 5: A 3D illustration of the building's northern elevation

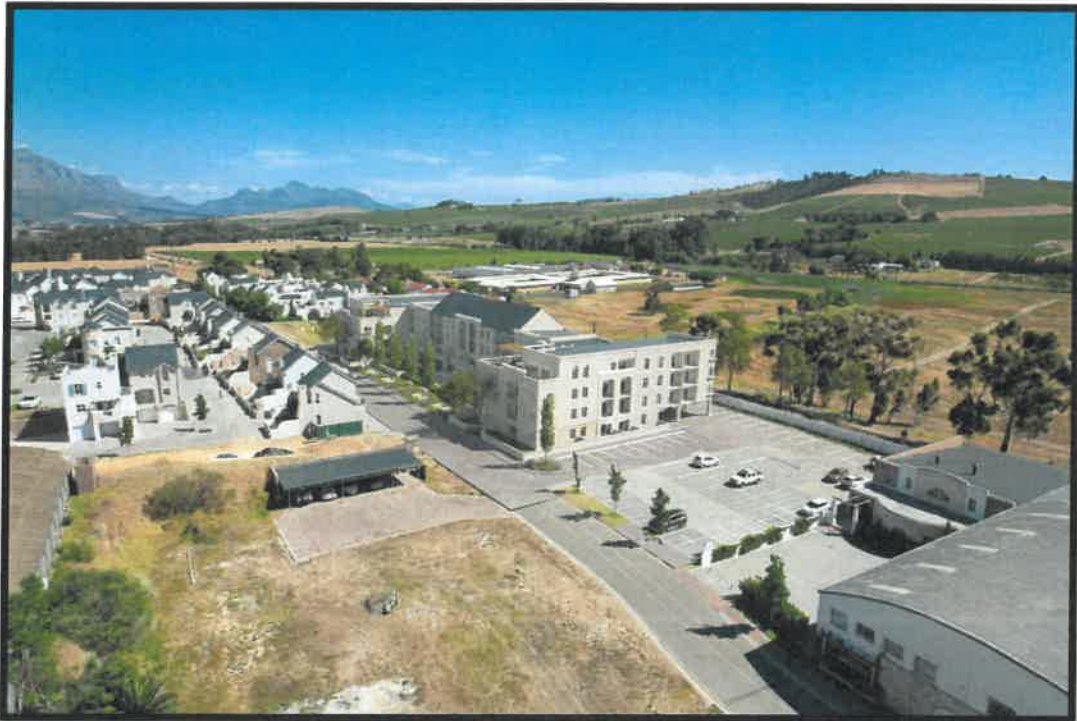


Figure 6: A 3D illustration of the building's northern elevation

7. PLANNING MOTIVATION FOR THE PROPOSED FLATS

Application is made for the Stellenbosch Municipality's planning approval for the development of a new apartment building on the subject property. The general residential development proposal is motivated as follows (to illustrate need and desirability):

- The proposed apartment building is a permissible land use i.t.o. the subject property's Multi-Unit Residential zoning (i.e. flats is a primary land use).
- The proposed apartment building is in line with the Nooitgedacht Village's approved "basket of rights" which allows *inter alia* the development of flats with a total bulk of 47 065m².
- The proposed development will create 72 additional housing opportunities that will be more affordable in a Stellenbosch housing market context.
- Erf 279, Koelpark will be notarially tied to the subject property to provide additional parking bays for the apartments.
- Visitors of the commercial building on Erf 280, Koelpark will still be able to use the parking bays on Erf 279, Koelpark.
- Bulk engineering services are available for the proposed development
- The proposed development will continue the redevelopment of the old Koelpark quarry – which has now become the Nooitgedacht Village – in line with the historic master plans that was submitted to the Stellenbosch Municipality to illustrate the developer's urban design vision for Nooitgedacht Village.

- The design of the proposed apartment building is compatible with Nooitgedacht Village's architecture and urban design, and is supported by the Nooitgedacht Village's building design committee – see Figure 7 below.



Figure 7: Nooitgedacht Village's building design committee's letter of support

8. PLANNING MOTIVATION FOR THE PROPOSED DEPARTURES

Application is also made for the approval of the following permanent departures from the subject property's development rules to permit the proposed

apartment building:

- **To relax the parking requirement:**

The proposed development will consist of 72 flats which requires the provision of 108 on-site parking bays. Only 68 parking bays will be provided on site. The shortfall of 40 parking bays will be provided on the abutting Erf 279, Koelpark. Erf 279, Koelpark will be notarially tied to the consolidated erf.

An additional 7 parking bays will be provided on Erf 279, Koelpark to service the commercial building. Visitors of the commercial building will also be able to use the apartments' visitors parking bays on Erf 279, Koelpark which will most likely be empty during the day when the apartments' residents are at work.

Furthermore, additional communal parking bays for the Nooitgedacht Village are planned on Erf 251, Koelpark (directly opposite the commercial building).

- **To increase the floor factor:**

Application is made to increase the apartment building's permissible floor factor from 0.75 to 1.4. However, the apartment building will comply with the height restriction of 4 storeys and the coverage restriction of 50%. In other words, the additional floor factor will not lead to a bigger building or development envelope (i.t.o. height and coverage) that is permissible on the subject property.

Furthermore, the 1.4 floor factor may seem excessive, but only because the notarially tied Erf 279, Koelpark is not taken into consideration with the

calculation of the floor factor.

- **To relax the building lines:**

Application is made to relax the street boundary building line from 4.5m to 3.8m and to relax the 2nd and 3rd floors' common boundary building lines from 6m to 4.5m.

The relaxation of the street building line with ± 70 cm will allow for a sensible parking layout behind the apartment building, which complies with the municipal engineering requirements for parking layouts. The alternative – which is an undesirable option – will be to place the parking area in front of the building (on the street). For this reason, we feel that the proposed (small) relaxation of the street building line is desirable as it will lead to a better urban design for Nooitgedacht Village without adversely affecting any of the surrounding landowners.

The relaxation of the north and south common boundary building lines – only on the 2nd and 3rd floors – from 6m to 4.5m will lead to a better designed apartment building that complies with the Nooitgedacht Village's design guidelines. The erven that will be impacted by the proposed relaxation is a parking area (to the north) that will be notarially tied to the subject property, and an open space / retention pond (to the south) – see Figure 8 below.



Figure 8: The land uses to the north and south of the subject property

For this reason, we feel that the proposed relaxation of the common boundary building lines will lead to a better urban design for Nooitgedacht Village without adversely affecting any of the surrounding landowners.

9. ORDERLY PLANNING

The impact of the proposed development on bulk municipal infrastructure was assessed by independent specialist consultants:

- **Civil engineering services:**

Bart Senekal Inc. civil engineers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed general residential development. According to their civil engineering services report all bulk engineering services are available to accommodate the proposed development. A copy of their civil engineering services report is included in this submission.

- **Traffic impact assessment:**

ITS traffic engineers were instructed to undertake a transport impact study for the proposed development. According to their transport impact study report the proposed development is supported from a traffic point of view. A copy of their transport impact study is included in this submission.

10. CONCLUSION

The proposed general residential development is a permissible land use i.t.o. the subject property's Multi-Unit Residential zoning and i.t.o. the Nooitgedacht Village's approved "basket of rights". For this reason, the development proposal is deemed to be desirable and we respectfully request the land use applications be granted so that we may proceed with the submission of building plans.

We trust the information provided with this submission will suffice in processing the land use planning application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

11. SIGNATURE OF APPLICANT

A handwritten signature in black ink, appearing to read 'CH', with a stylized flourish extending to the right.

CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000



LOCALITY MAP

Erven 267, 277 & 288,
Nooitgedacht Village,
Koelpark

