

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

Dear sir/madam

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

Application Property Address: 111 Welgevonden Boulevard, Stellenbosch

Application Property Number: Erf 15476

Applicant: Elco Property Developments PO Box 1036, Cape Gate 7562, dewet@elcprop.co.za

Owner: Innovative Property Management 21 Stepping Stones Street, Eversdal 7550 christine@innoprop.co.za

Application Reference: LU/15165 (TP)235/2022)

Application Type: Consent use for commune and Departure of parking bays

Detailed description of land use or development proposal, including its intent and purpose:

Application in terms of Section 15(2)(o) of the Stellenbosch Municipal Planning By-Law, 2015 for consent use in order to use an existing dwelling house as a three (3) bedroom commune on erf 15476, Stellenbosch.

Application in terms of section 15(2)(b) of the Stellenbosch Municipal Planning By-Law, 2015 for permanent departure to permit 1 on-site parking bay in lieu of 3 on-site parking bays on erf 15476, Stellenbosch

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/documents/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;



KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Geagte Mnr/Me

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

Adres van aansoek eiendom: 111 Welgevonden Boulevard, Stellenbosch

Aansoek eiendom beskrywing: Erf 15476

Aansoeker: Elco Property Developments PO Box 1036, Cape Gate 7562, dewet@elcoprop.co.za

Eienaar: Innovative Property Management 21 Stepping Stones Street, Eversdal 7550 christine@innoprop.co.za

Aansoek Verwysing: LU/15165 (TP)235/2022)

Tipe Aansoek: Vergunning vir kommune en regulasie afwyking vir hoeveelheid parkeerplekke

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen vir toestemming vir die gebruik van 'n kommune ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruikbeplanningsbywet (2015) om 'n kommune wat 3 persone huisves, toe te laat. Aansoek word gedoen vir 'n regulasie afwyking ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanningsbywet (2015) om 1 parkeerplek in plaas van 3 parkeerplekke toe te laat.

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 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, 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 opsigte van die volgende aspekte:
 - □ Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - □ Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - □ Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - □ 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: Elco property Developments by email: dewet@elcoprop.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 **(04 Mei 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 021 979 0959 gedurende normale kantoor ure.

Die uwe

De Wet de Ridder
Elco Property Developments

District Manager

District Manager, District Municipality of Stellenbosch

Office
Address
Phone

District Manager, Matieland

□

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 15476, STELLENBOSCH

□

The Applicant, [Name], of [Address], hereby applies for consent use and departure for the proposed [Project Name] on Erf 15476, Stellenbosch, as detailed in the application form and the attached drawings and reports.

□

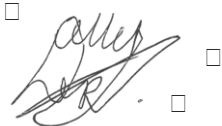
The Applicant hereby undertakes to comply with the following conditions:

- [Condition 1]
- [Condition 2]
- [Condition 3]
- [Condition 4]
- [Condition 5]
- [Condition 6]
- [Condition 7]
- [Condition 8]
- [Condition 9]

□

The Applicant hereby declares that the information provided is true and correct.

Signature of Applicant



□□□□□□□□□□

District Manager, Matieland

FOR AND ON BEHALF OF ELCO PROPERTY DEVELOPMENT
Email: dewet@elcprop.co.za

SECTION A: HISTORY AND BACKGROUND INFORMATION

1. INTRODUCTION

Annexure I. Annexure B

Annexure I. Annexure B

Annexure I. Annexure B

2. HISTORY AND BACKGROUND

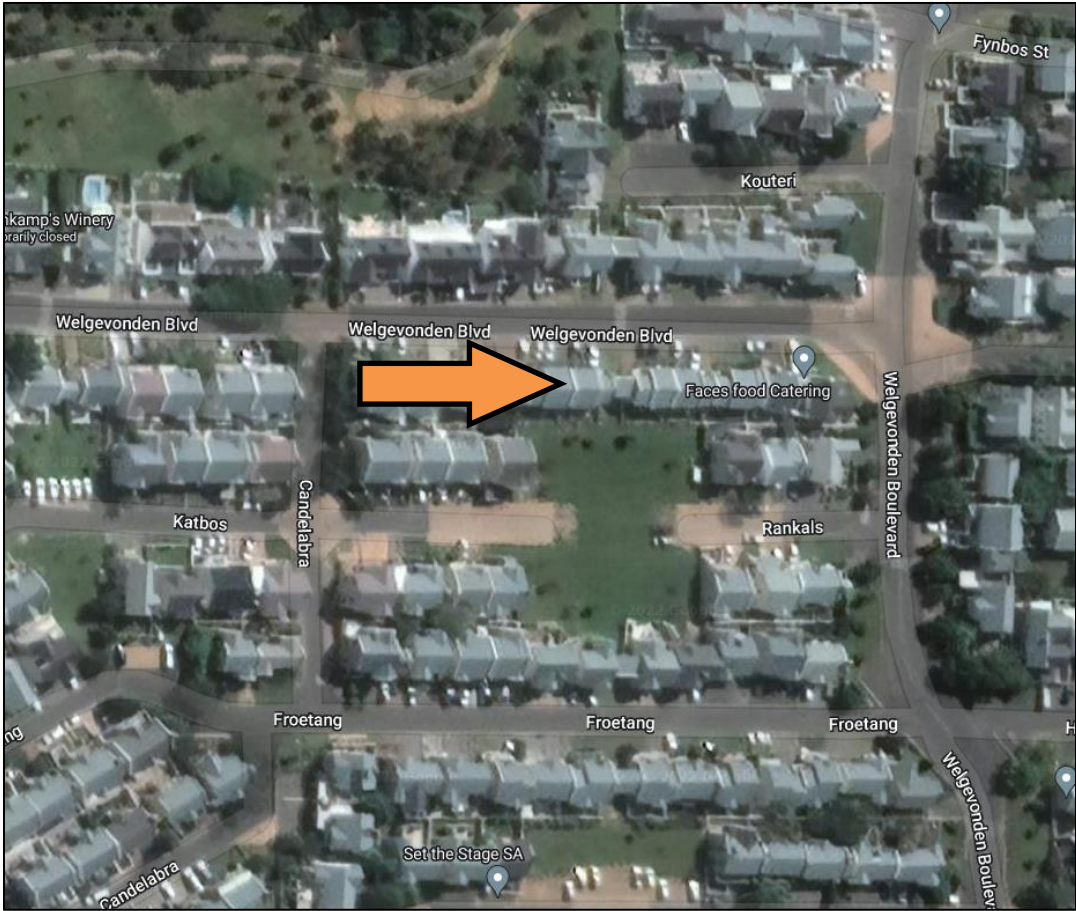


Fig. 1:

Annexure F

SECTION B: LAND USE MANAGEMENT APPLICATION

3. THE APPLICATION

- **Regulation Departure**
- **Consent use**

Annexure A

Annexure B

SECTION C: LEGAL AND GENERAL INFORMATION

4. TITLE ASPECTS

Annexure C

4.1. PROPERTY DESCRIPTION

“ERF 1547
MUNICIPALITY OF STELLENBOSCH PROVINCE OF THE WESTERN CAPE”

4.2. PROPERTY SIZE

4.3. REGISTERED OWNER

Annexure B

4.4. SERVITUDE

The proposed servitude is detailed in the plan attached as **Annexure D**.



5. GENERAL INFORMATION



5.1. LOCATION & ACCESSIBILITY

The proposed development is located at [Address] off [Road]. It is accessible via [Access Route]. The site is bounded by [Surrounding Features]. Detailed site location is shown in **Annexure D**.



5.2. EXISTING ZONING

The proposed development is situated within the [Zoning Category] zone as shown on the [Map/Plan]. The existing zoning is [Zoning Type].



The proposed development is shown in **Annexure D**.



5.3. EXISTING LAND USE

The proposed development is situated on a [Land Use] site.

5.4. SURROUNDING LAND USES & ZONING

The surrounding area includes [Surrounding Land Uses]. The proposed development is situated within the [Zoning Category].



The proposed development is shown in **Annexure D**.

SECTION D: DEVELOPMENT PROPOSAL & MOTIVATION



6. TOWN PLANNING PROPOSAL



6.1. PROPOSED DEVELOPMENT

The proposed development is [Description]. It consists of [Details]. The total area is [Area]. The proposed development is shown in **Annexure D**.

“the use of the entire dwelling house, a second dwelling if one is built on the same land unit or dwelling unit in flats for the accommodation of boarders. A dwelling unit is used for a commune if the dwelling house, second dwelling or dwelling unit in flats is not occupied by a family as defined. The accommodation may be rented to boarders furnished or unfurnished. In the case of a dwelling house or second dwelling, the scale of any one building may not exceed that of a dwelling house which would ordinarily accommodate one family and must be able to revert to a dwelling house. Boarders may make use of the dwelling unit’s kitchen facilities and separate kitchens may not be installed for each room in contravention of the permitted number of dwelling units in the zone. At least one communal bathroom, kitchen and lounge/eating area shall be provided for boarders on in each dwelling unit on the land unit;”

□

Annexure E

□

6.2. PROPOSED LAND USE & REGULATIONS

Required

Proposed

□

Required

Proposed

□

ASPECT	DEVELOPMENT	
	Required	Proposed
Parking	Required	Proposed
Street BL	Required	Proposed
Common BL	Required	Proposed
Coverage	Required	Proposed
Height	Required	Proposed

Table 1:

□

Required

Proposed

not “on site” parking for the road to be used for the purpose of parking for 2 “off site parkings” and regarded as the norm for the houses in the area and is part of the development.

Annexure E

SECTION E: PLANNING POLICY & CONTEXT

E) 1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 & WESTERN CAPE LAND USE PLANNING ACT, 2014

Municipal Council of the Western Cape, 2014

Provisional

PRINCIPLE	DISCUSSION
Provisional	Provisional
Provisional	Provisional
Provisional	Provisional

	<p>o d o or</p> <p>r r r o o</p>
o o d r o	<p>r o d d o o d r o r r d</p> <p>r o d o r r o</p>

E) 2. STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK: 2019

“The town has grown significantly as a place of study, work, and tourism, while perhaps inadequately providing residential opportunity for all groups, and certainly lacking adequate provision of public transport and NMT options. Managing residential growth of the town, through providing more inclusive housing at higher densities than the norm, is vital.”

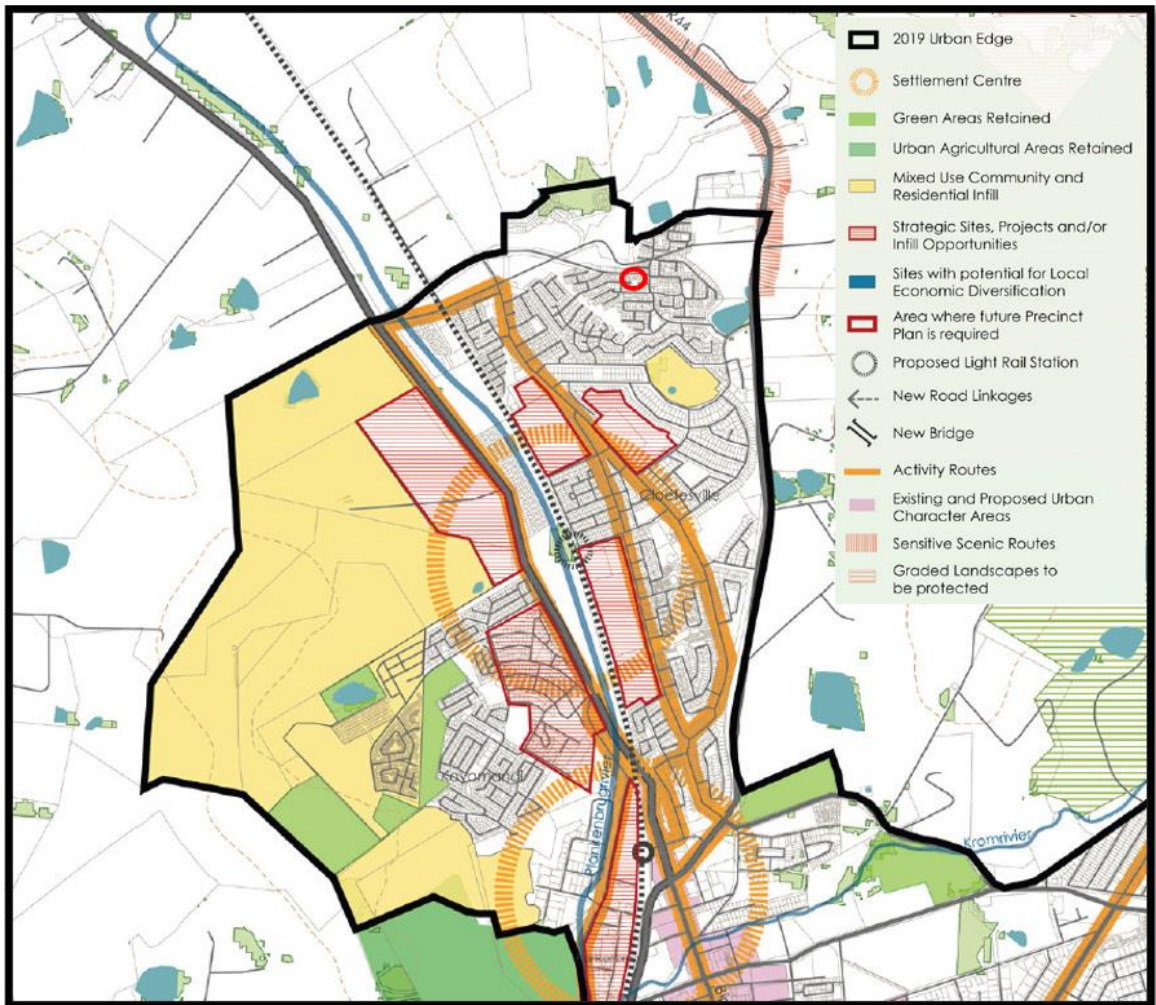


Figure 2: r r r o d

Existing housing demand:

Existing housing demand is defined as the total number of dwellings in the province, including those that are currently occupied and those that are vacant. It is a key indicator of the province's housing market and is used to inform policy and planning decisions. The demand is driven by a number of factors, including population growth, migration, and the need for affordable housing. The province's housing market is currently facing a number of challenges, including a shortage of affordable housing and a high level of homelessness. The government is committed to addressing these challenges and ensuring that everyone has access to safe and affordable housing.

E) 3. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2014

The "PSDF", identifies densification as one of the provincial's key objectives while specifying that rural areas should be used for agriculture and tourism. The framework also emphasizes the need for sustainable and resilient development, which includes addressing the needs of vulnerable populations and promoting social equity. The framework is a key policy document that guides the province's spatial development and is used to inform planning and investment decisions. The government is committed to implementing the framework and ensuring that the province's development is sustainable and resilient for the future.

Sustainability and Resilience

Sustainability and resilience are key objectives of the PSDF. The framework emphasizes the need for development that is socially, economically, and environmentally sustainable. This includes addressing the needs of vulnerable populations, promoting social equity, and protecting the environment. Resilience is defined as the ability of a system to absorb shocks and stresses and still maintain its essential functions. The framework provides guidance on how to build resilience in the province's development, including through improved infrastructure, disaster preparedness, and social support networks.

Spatial Efficiency

Spatial efficiency is a key objective of the PSDF. The framework emphasizes the need for development that is efficient in its use of land and resources. This includes promoting compact development, reducing sprawl, and improving infrastructure. The framework provides guidance on how to achieve spatial efficiency, including through improved land use planning, infrastructure investment, and public transport. The government is committed to implementing the framework and ensuring that the province's development is spatially efficient and sustainable.

Access

Access is a key objective of the PSDF. The framework emphasizes the need for development that is accessible to all people, regardless of their income, age, or ability. This includes improving infrastructure, public transport, and social services. The framework provides guidance on how to improve access, including through improved infrastructure investment, public transport, and social support networks. The government is committed to implementing the framework and ensuring that everyone has access to the services and opportunities they need to thrive.

Quality and Liveability

Quality and liveability are key objectives of the PSDF. The framework emphasizes the need for development that is high quality and provides a good quality of life for all people. This includes improving infrastructure, public transport, and social services. The framework provides guidance on how to improve quality and liveability, including through improved infrastructure investment, public transport, and social support networks. The government is committed to implementing the framework and ensuring that the province's development is high quality and provides a good quality of life for all people.

SECTION F: MOTIVATION



Motivation for the proposed development should be based on the following factors: (a) the need for the proposed development; (b) the desirability of the proposed development; (c) the need for the proposed development; and (d) the desirability of the proposed development. The need for the proposed development is based on the current and future needs of the community. The desirability of the proposed development is based on the benefits that the proposed development will bring to the community. The need for the proposed development is based on the current and future needs of the community. The desirability of the proposed development is based on the benefits that the proposed development will bring to the community.



F) 1. SOCIO-ECONOMIC IMPACT

The socio-economic impact of the proposed development is expected to be positive. The proposed development will create new jobs and provide a source of income for the community. It will also provide a source of tax revenue for the local government. The proposed development will also provide a source of services for the community. The socio-economic impact of the proposed development is expected to be positive.



F) 2. COMPATIBILITY WITH SURROUNDING LAND USES

The proposed development is compatible with the surrounding land uses. The proposed development is located in an area that is designated for commercial and industrial uses. The proposed development will provide a source of services for the community. The proposed development is compatible with the surrounding land uses.

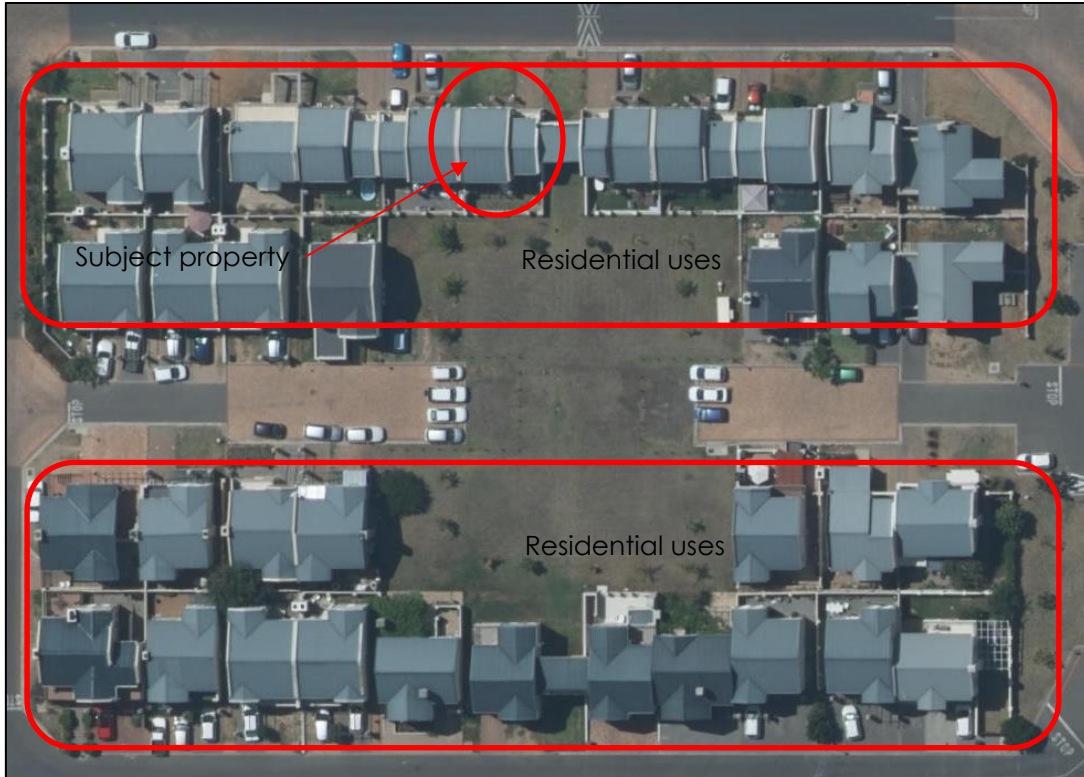


Fig. 3: Aerial view of the subject property and surrounding residential uses.

Corridor and surrounding residential uses. The subject property is located within a residential corridor. The surrounding area is primarily residential, with some commercial uses. The subject property is a residential use, and the surrounding area is also primarily residential.

□

F) 3. IMPACT ON EXTERNAL ENGINEERING SERVICES

The subject property is located within a residential corridor. The surrounding area is primarily residential, with some commercial uses. The subject property is a residential use, and the surrounding area is also primarily residential. The impact on external engineering services is minimal, as the subject property is a residential use and the surrounding area is also primarily residential.

□

F) 4. IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The subject property is located within a residential corridor. The surrounding area is primarily residential, with some commercial uses. The subject property is a residential use, and the surrounding area is also primarily residential. The impact on safety, health and wellbeing of the surrounding community is minimal, as the subject property is a residential use and the surrounding area is also primarily residential.

F) 5. IMPACT ON HERITAGE

Placeholder text for Impact on Heritage section.

F) 6. IMPACT ON THE BIO-PHYSICAL ENVIRONMENT

Placeholder text for Impact on the Bio-physical Environment section.

F) 7. TRAFFIC IMPACT, PARKING ACCESS, OTHER TRANSPORT RELATED CONSIDERATIONS

Placeholder text for Traffic Impact, Parking Access, Other Transport Related Considerations section.



Fig. 4: Placeholder caption text for the aerial photograph.

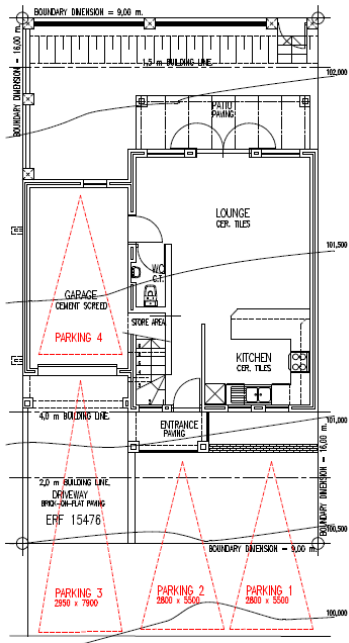


Figure 5: [Placeholder]

[Placeholder]

[Placeholder]

[Placeholder]



Figure 6: [Placeholder]

[Placeholder]

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'ilse@capefruits.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 65934 LU/15165 TP235/2022
Attachments: 65929_Notice.pdf; 65930_Notice.pdf; 65931_Notice.pdf; 65932_Notice.pdf; 65934_Notice.pdf

Good day,

Please find attached for you attention. The notices are the same, just for the different properties.

Regards,



dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'delange.billy@gmail.com'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 73474 LU/15165 TP235/2022
Attachments: 73474_Notice.pdf

Good day,

Please find attached for you attention.

Regards,

De Wet de Ridder

021 979 0959

Unit 1, Heritage Square, c/o Vrede & Gladstone Street,
Durbanville, 7550

PO Box 1036,
Cape Gate,
7562

[VISIT WEBSITE](#) [ABOUT US](#)

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'info@neelsieeiendomme.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 77828 LU/15165 TP235/2022
Attachments: 77828_Notice.pdf

Good day,

Please find attached for you attention.

Regards,

elco
PROPERTY DEVELOPMENTS

De Wet de Ridder

☎ 021 979 0959

🏠 Unit 1, Heritage Square, c/o Vrede & Gladstone Street,
Durbanville, 7550

✉ PO Box 1036,
Cape Gate,
7562

VISIT WEBSITE ABOUT US

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'tommie@breede.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 80924 LU/15165 TP235/2022
Attachments: 80924_Notice.pdf

Good day,

Please find attached for you attention.

Regards,



dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'tumi.motedi@gmail.com'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 83811 LU/15165 TP235/2022
Attachments: 83811_Notice.pdf

Good day,

Please find attached for you attention.

Regards,

De Wet de Ridder

021 979 0959

Unit 1, Heritage Square, c/o Vrede & Gladstone Street,
Durbanville, 7550

PO Box 1036,
Cape Gate,
7562

[VISIT WEBSITE](#) [ABOUT US](#)

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'rentals@annabasson.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 67503 LU/15165 TP235/2022
Attachments: 67503_Notice.pdf

Good day,

Please find attached for you attention.

Regards,

De Wet de Ridder

021 979 0959

Unit 1, Heritage Square, c/o Vrede & Gladstone Street,
Durbanville, 7550

PO Box 1036,
Cape Gate,
7562

[VISIT WEBSITE](#) [ABOUT US](#)

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'louisenigrini@live.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 51928 LU/15165 TP235/2022
Attachments: 51928_Notice.pdf

Regards,



The banner features the Elco Property Developments logo on the left, which includes a stylized house icon and the text 'elco PROPERTY DEVELOPMENTS'. Below the logo are two orange buttons: 'VISIT WEBSITE' and 'ABOUT US'. To the right of the logo, the project name 'De Wet de Ridder' is displayed in a large, orange font. Below the project name, contact information is provided in three lines, each preceded by a circular icon: a telephone icon for the phone number '021 979 0959', a location pin icon for the address 'Unit 1, Heritage Square, c/o Vrede & Gladstone Street, Durbanville, 7550', and an envelope icon for the postal address 'PO Box 1036, Cape Gate, 7562'. The background of the banner shows a faint architectural site plan and a stylized mountain range in shades of grey and orange.

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'marize@capefruits.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 65860 LU/15165 TP235/2022
Attachments: 65860_Notice.pdf

Good day,

Please find attached for you attention.

Regards,

De Wet de Ridder

021 979 0959

Unit 1, Heritage Square, c/o Vrede & Gladstone Street,
Durbanville, 7550

PO Box 1036,
Cape Gate,
7562

[VISIT WEBSITE](#) [ABOUT US](#)

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'Christine Oosthuizen'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 51977 LU/15165 TP235/2022
Attachments: 51977_Notice.pdf; 51977_2_Notice.pdf; 51977_3_Notice.pdf; 51977_4_Notice.pdf; 51977_5_Notice.pdf

Good day,

Please find attached for you attention.

All 5 attachments are the same notice, just for the different properties.

Regards,



dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:55
To: 'brigitbrandao@gmail.com'
Subject: Notice of Land Development Application - Stellenbosch Erf 15476 79141 LU/15165 TP235/2022
Attachments: 79141_Notice.pdf

Good day,

Please find attached for you attention.

Regards,

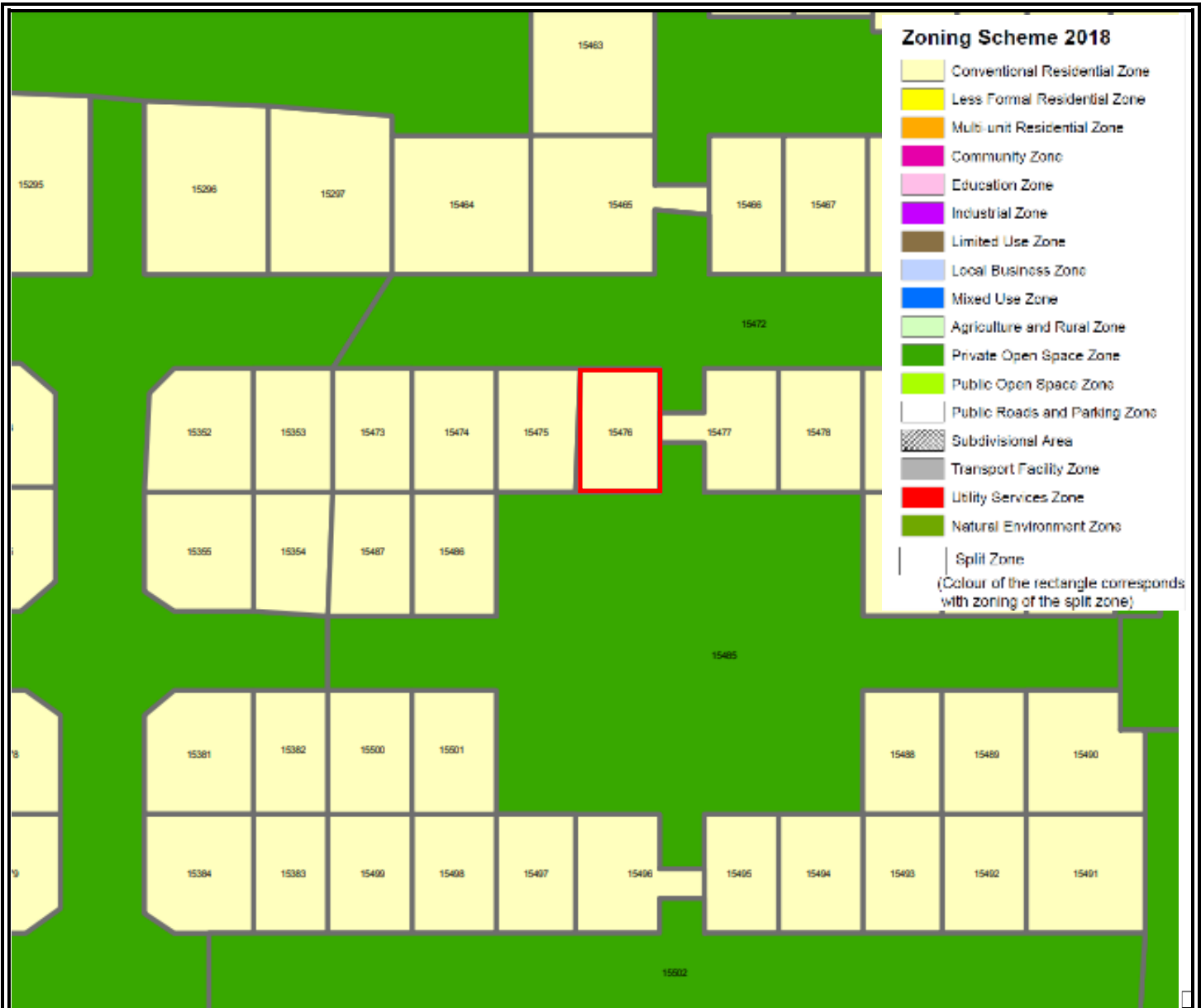
De Wet de Ridder

021 979 0959

Unit 1, Heritage Square, c/o Vrede & Gladstone Street,
Durbanville, 7550

PO Box 1036,
Cape Gate,
7562

[VISIT WEBSITE](#) [ABOUT US](#)



- ### Zoning Scheme 2018
- Conventional Residential Zone
 - Less Formal Residential Zone
 - Multi-unit Residential Zone
 - Community Zone
 - Education Zone
 - Industrial Zone
 - Limited Use Zone
 - Local Business Zone
 - Mixed Use Zone
 - Agriculture and Rural Zone
 - Private Open Space Zone
 - Public Open Space Zone
 - Public Roads and Parking Zone
 - Subdivisional Area
 - Transport Facility Zone
 - Utility Services Zone
 - Natural Environment Zone
 - Split Zone
(Colour of the rectangle corresponds with zoning of the split zone)



Project

Date

Legend

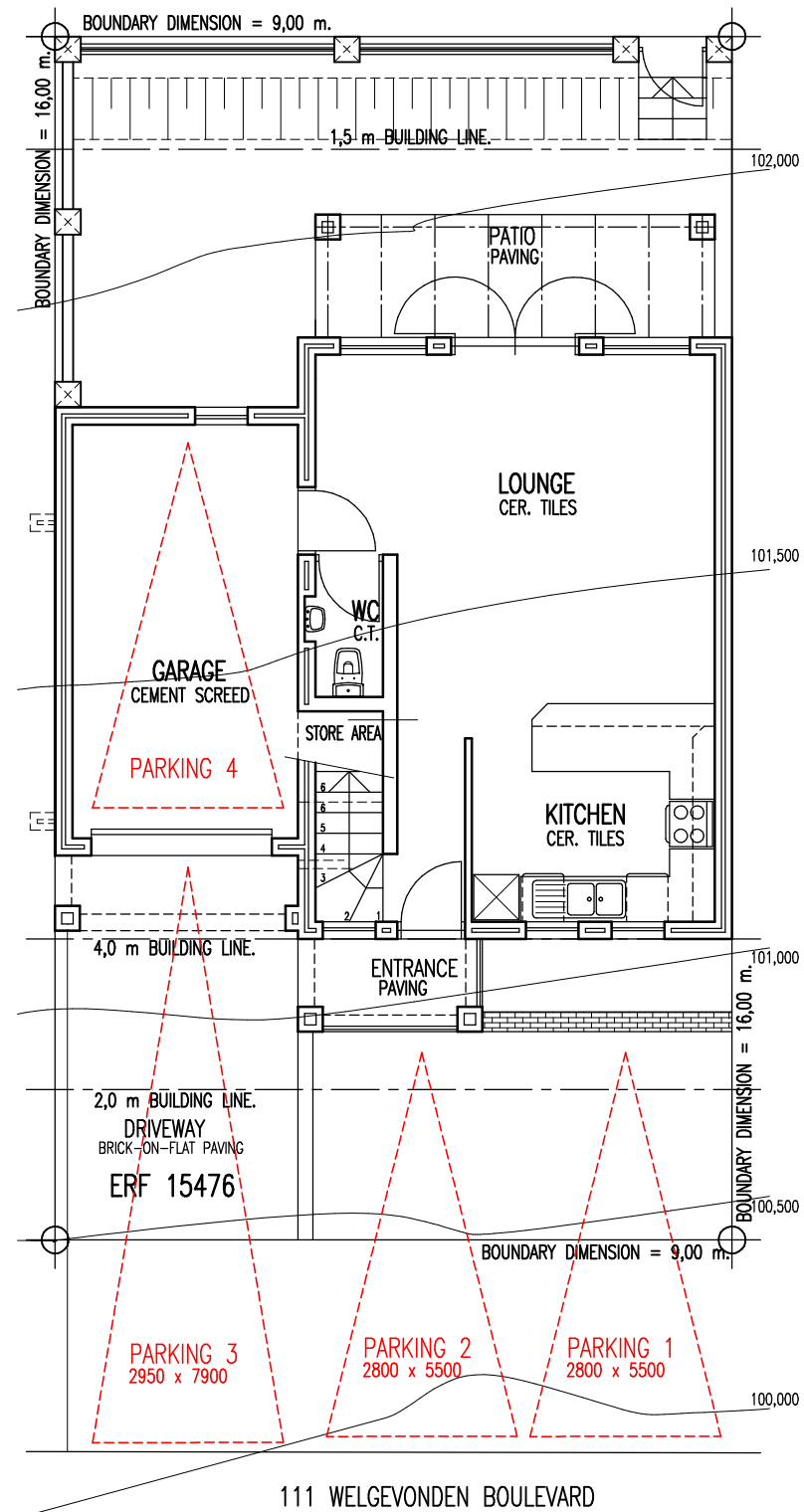
Title

Scale

Drw No.

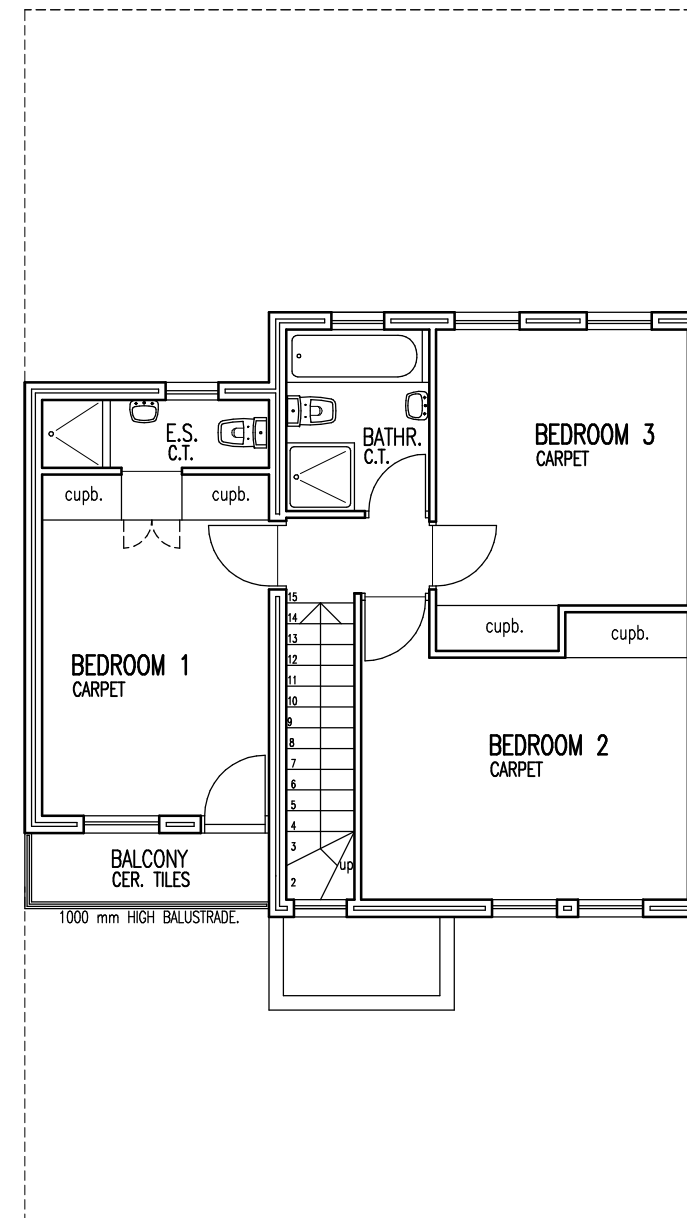
Figure

2



GROUND FLOOR AND SITE LAYOUT:
SCALE 1:100

Parking of Commune = 1 bay per bedroom:
 Required = 3 bays
 Provided = 1 bay
 (Please note 4 bays are provided of which 2 is in tandem and 2 is off-site, thus only 1 bay is regarded adequate).



FIRST FLOOR LAYOUT:
SCALE 1:100

ERF 15476

danie de wet
- building designs -

SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION - T1144
 VILLA SONDRIO 6 P.O. BOX 4342
 ROSEDALE ESTATE TYGERVALLEY
 DURBANVILLE BELLVILLE 7536

TEL. (021) 975 7002

CELL. 082-8686 219