

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: 107 Welgevonden Boulevard, Stellenbosch

Application Property Number: Erf 15478

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

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

Application Reference: LU/15167 (TP)236/2022)

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 15478, 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 15478, 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;

- o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Elco property Developments by email: dewet@elcoprop.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 **(04 May 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 021 979 0959 during normal office hours.

Yours faithfully

**De Wet de Ridder
Elco Property Developments**

- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - o Die feite en omstandighede aantoon wat 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: 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.

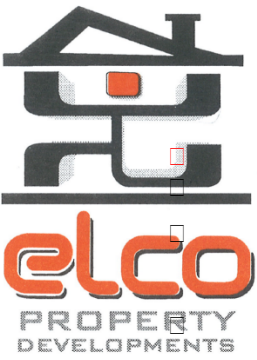
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(04 Mei 2023)**

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 voorsiening 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



XXXXXXXXXX

project management • town planning • development

District Manager

District Manager [Address]

[Address]

[Address]

[Address]

District Manager [Address]

[Address]

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 15478, STELLENBOSCH

[Address]

[Address]

[Address]

[Address]

[Address]

[Address]

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[Address]

[Address]

[Address]

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:

“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 for

□

6.2. PROPOSED LAND USE & REGULATIONS

Mr. R. D. ...
 ...
 ...

□

...
 ...

□

ASPECT	DEVELOPMENT	
	Required	Proposed
Parking
Street BL d
Common BL d
Coverage d
Height	...or	...or

Table 1: ...

□

D...
 ...

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 Councils are required to develop and implement a land use planning policy that is consistent with the national and provincial land use planning policies and the land use planning policy of the Western Cape.

The Council is required to develop and implement a land use planning policy that is consistent with the national and provincial land use planning policies and the land use planning policy of the Western Cape.

PRINCIPLE	DISCUSSION
<p>1.1.1</p>	<p>The Council is required to develop and implement a land use planning policy that is consistent with the national and provincial land use planning policies and the land use planning policy of the Western Cape.</p>
<p>1.1.2</p>	<p>The Council is required to develop and implement a land use planning policy that is consistent with the national and provincial land use planning policies and the land use planning policy of the Western Cape.</p>
<p>1.1.3</p>	<p>The Council is required to develop and implement a land use planning policy that is consistent with the national and provincial land use planning policies and the land use planning policy of the Western Cape.</p>

	<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.”

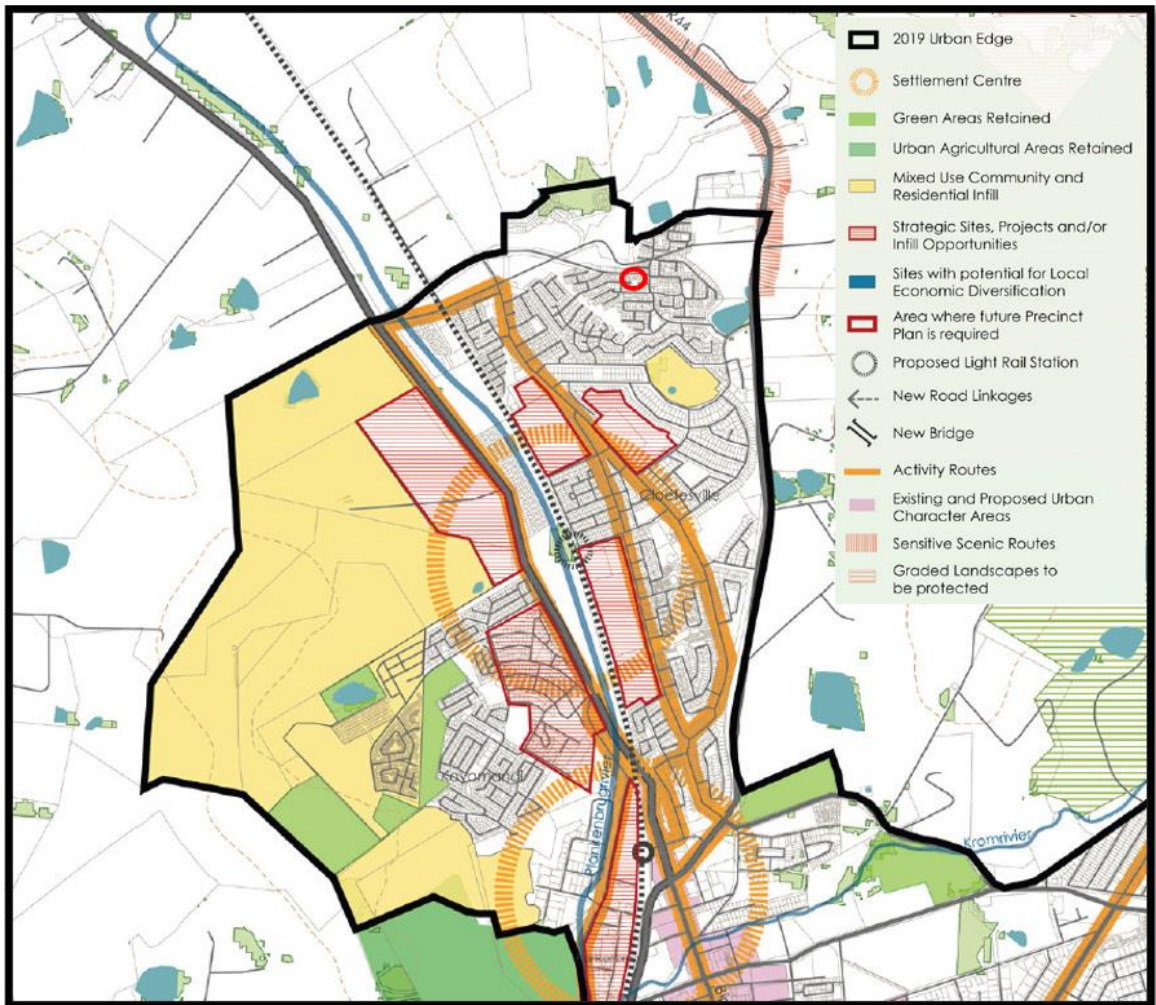


Figure 2: r r r o d

Existing housing demand:

Existing housing demand is determined by the total number of people in the province and the number of people per household. The population of the Western Cape is approximately 6.5 million, and the average household size is approximately 3.5 people. This results in a total housing demand of approximately 1.85 million units. This demand is met through a combination of new construction and existing stock. The existing stock is estimated to be approximately 1.5 million units, leaving a shortfall of approximately 0.35 million units.

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 primarily for agriculture and forestry. The PSDF also identifies the need for housing to be located in urban areas and close to public transport. This is to ensure that housing is sustainable and resilient to climate change. The PSDF also identifies the need for housing to be affordable and accessible to all.

Sustainability and Resilience

Sustainability and Resilience are key objectives of the PSDF. This is achieved through a range of measures, including the promotion of green building, the use of renewable energy, and the implementation of water-saving measures. The PSDF also identifies the need for housing to be located in areas that are resilient to climate change, such as coastal areas and areas with high rainfall.

Spatial Efficiency

Spatial Efficiency is a key objective of the PSDF. This is achieved through the promotion of compact development and the use of public transport. The PSDF also identifies the need for housing to be located in areas that are well-served by public transport and other services.

Access

Access is a key objective of the PSDF. This is achieved through the promotion of housing that is close to public transport and other services. The PSDF also identifies the need for housing to be located in areas that are well-served by public transport and other services.

Quality and Liveability

Quality and Liveability are key objectives of the PSDF. This is achieved through the promotion of housing that is safe, healthy, and comfortable. The PSDF also identifies the need for housing to be located in areas that are well-served by public transport and other services.

SECTION F: MOTIVATION

□

Motivation for the proposed development should be based on the following factors: (a) the need for the development; (b) the benefits of the development; (c) the desirability of the development; (d) the feasibility of the development; (e) the compatibility of the development with the surrounding land uses; and (f) the compatibility of the development with the surrounding environment. The motivation should be based on the following factors: (a) the need for the development; (b) the benefits of the development; (c) the desirability of the development; (d) the feasibility of the development; (e) the compatibility of the development with the surrounding land uses; and (f) the compatibility of the development with the surrounding environment.

□

□

F) 1. SOCIO-ECONOMIC IMPACT

The socio-economic impact of the proposed development should be assessed in terms of the following factors: (a) the need for the development; (b) the benefits of the development; (c) the desirability of the development; (d) the feasibility of the development; (e) the compatibility of the development with the surrounding land uses; and (f) the compatibility of the development with the surrounding environment.

□

F) 2. COMPATIBILITY WITH SURROUNDING LAND USES

The compatibility of the proposed development with surrounding land uses should be assessed in terms of the following factors: (a) the need for the development; (b) the benefits of the development; (c) the desirability of the development; (d) the feasibility of the development; (e) the compatibility of the development with the surrounding land uses; and (f) the compatibility of the development with the surrounding environment.

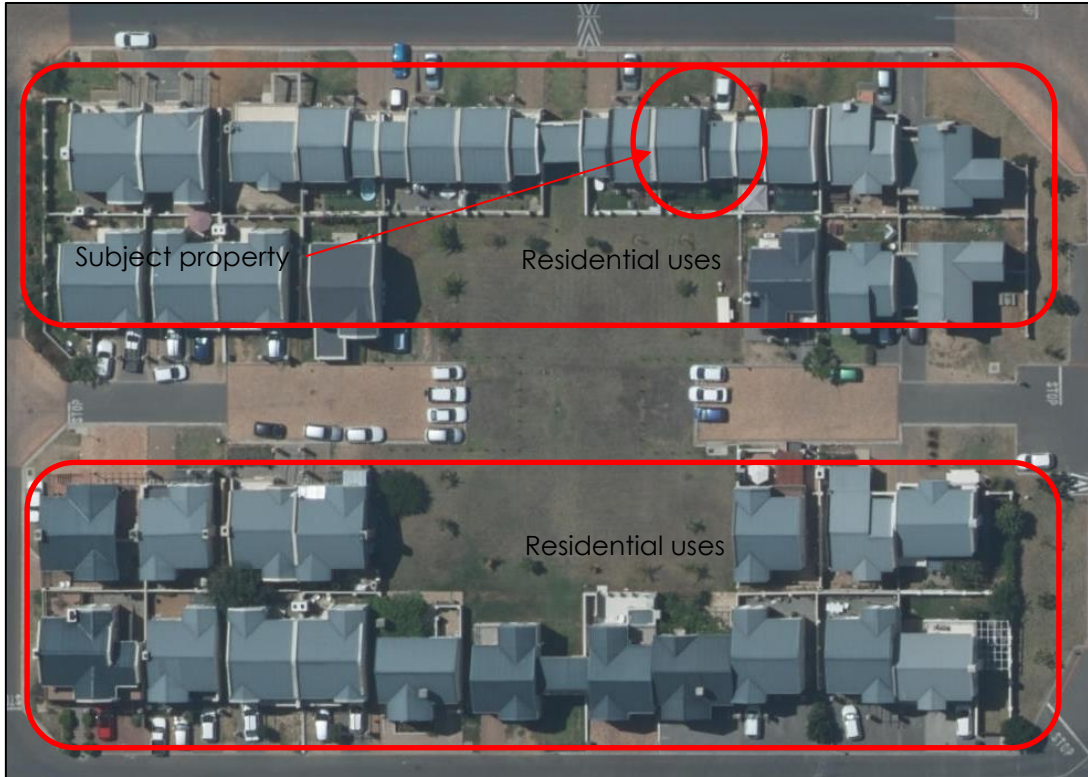


Fig. 3: Aerial view of the subject property and surrounding residential uses.

Corridor and surrounding residential uses. The subject property is located within the residential development.

□

F) 3. IMPACT ON EXTERNAL ENGINEERING SERVICES

The subject property is located within the residential development. The impact on external engineering services is minimal as the property is surrounded by residential uses. The impact on external engineering services is minimal as the property is surrounded by residential uses.

□

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

The subject property is located within the residential development. The impact on safety, health and wellbeing of the surrounding community is minimal as the property is surrounded by residential uses. The impact on safety, health and wellbeing of the surrounding community is minimal as the property is surrounded by residential uses.

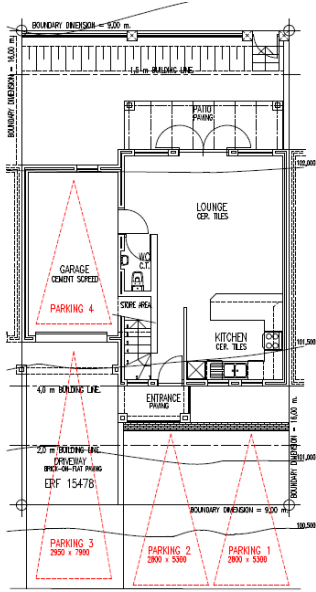


Figure 5: [Placeholder]

[Placeholder]

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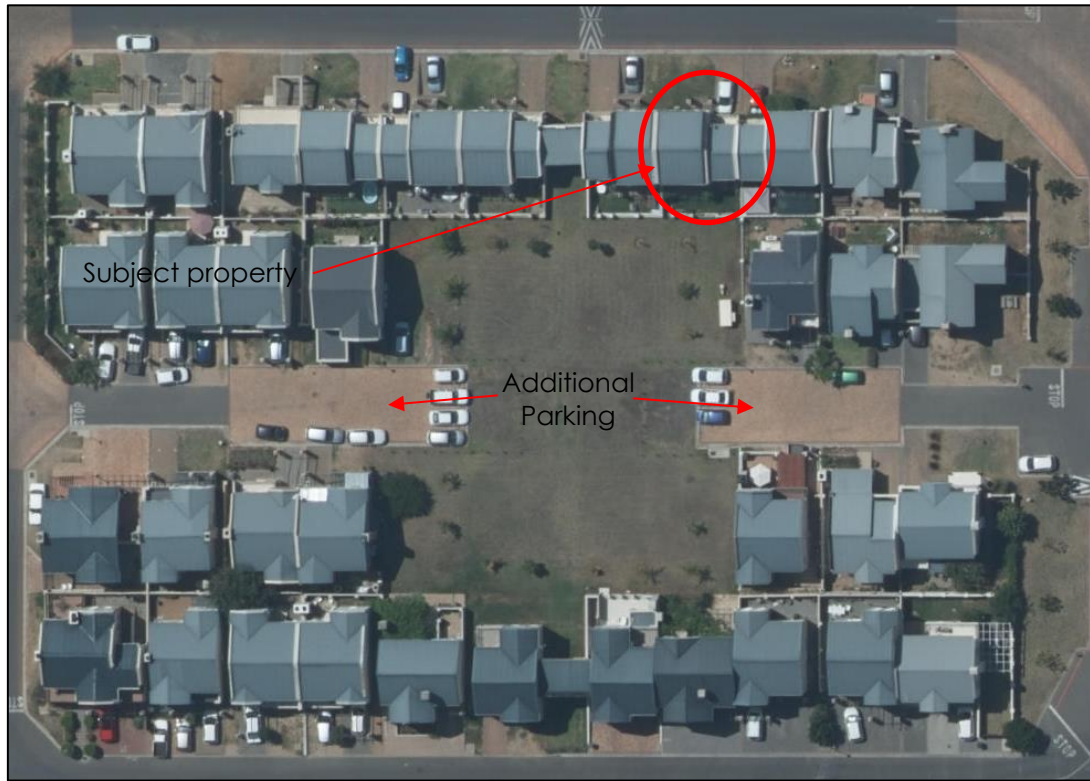


Figure 6: [Placeholder]

[Placeholder]

[Placeholder] Annexure E [Placeholder]

[Placeholder]



SECTION F: SUMMARY AND CONCLUSION



The first part of the report discusses the background and objectives of the study. It highlights the importance of understanding the current state of the industry and the challenges it faces. The second part of the report presents the methodology used in the study, including the data sources and the analytical techniques employed. The third part of the report discusses the findings of the study, which show that there are significant opportunities for growth and innovation in the industry. The fourth part of the report provides recommendations for the industry and the government to address the challenges and seize the opportunities.



The following are the key findings of the study:

- The industry is growing rapidly, driven by increasing demand for high-quality products and services.
- There are significant opportunities for growth and innovation in the industry, particularly in the areas of research and development and marketing.
- The industry faces several challenges, including increasing competition, rising costs, and changing consumer preferences.
- The government should provide support for the industry, particularly in the areas of research and development and marketing.
- The industry should focus on improving the quality of its products and services and increasing its marketing efforts.
- The industry should also focus on addressing the environmental and social challenges it faces.



dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:54
To: 'Christine Oosthuizen'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 51977 LU/15167 TP236/2022
Attachments: 51977 4_ Notice.pdf; 51977 5_ Notice.pdf; 51977 1_ Notice.pdf; 51977 2_ Notice.pdf; 51977 3_ 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 09:54
To: 'marize@capefruits.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 65860 LU/15167 TP236/2022
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](#)

dewet@elcoprop.co.za

From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:54
To: 'louisenigrini@live.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 51928 LU/15167 TP236/2022
Attachments: 51928_Notice.pdf

Good day

Please find attached for your 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 09:54
To: 'rentals@annabasson.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 67503 LU/15167 TP236/2022
Attachments: 67503_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 09:54
To: 'tumi.motedi@gmail.com'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 83811 LU/15167 TP236/2022
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 09:54
To: 'tommie@breede.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 80924 LU/15167 TP236/2022
Attachments: 80924_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 09:54
To: 'info@neelsieeiendomme.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 77828 LU/15167 TP236/2022
Attachments: 77828_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 09:53
To: 'delange.billy@gmail.com'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 73474 LU/15167 TP236/2022
Attachments: 73474_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 09:53
To: 'brigitbrandao@gmail.com'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 79141 LU/15167 TP236/2022
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](#)

dewet@elcoprop.co.za

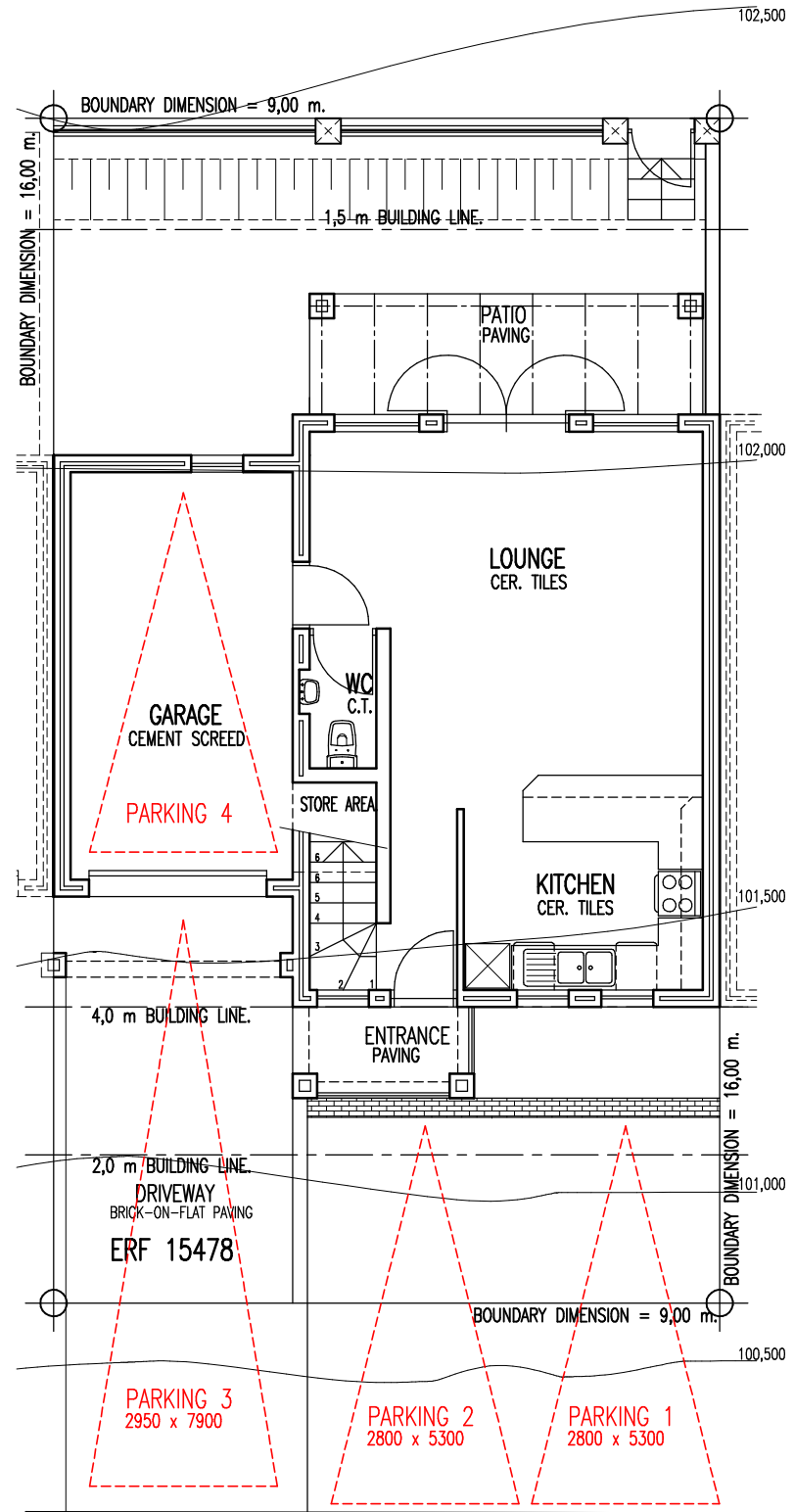
From: dewet@elcoprop.co.za
Sent: Monday, 03 April 2023 09:53
To: 'ilse@capefruits.co.za'
Subject: Notice of Land Development Application - Stellenbosch Erf 15478 65934 LU/15167 TP236/2022
Attachments: 65934_Notice.pdf; 65929_Notice.pdf; 65930_Notice.pdf; 65931_Notice.pdf; 65932_Notice.pdf

Good day,

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

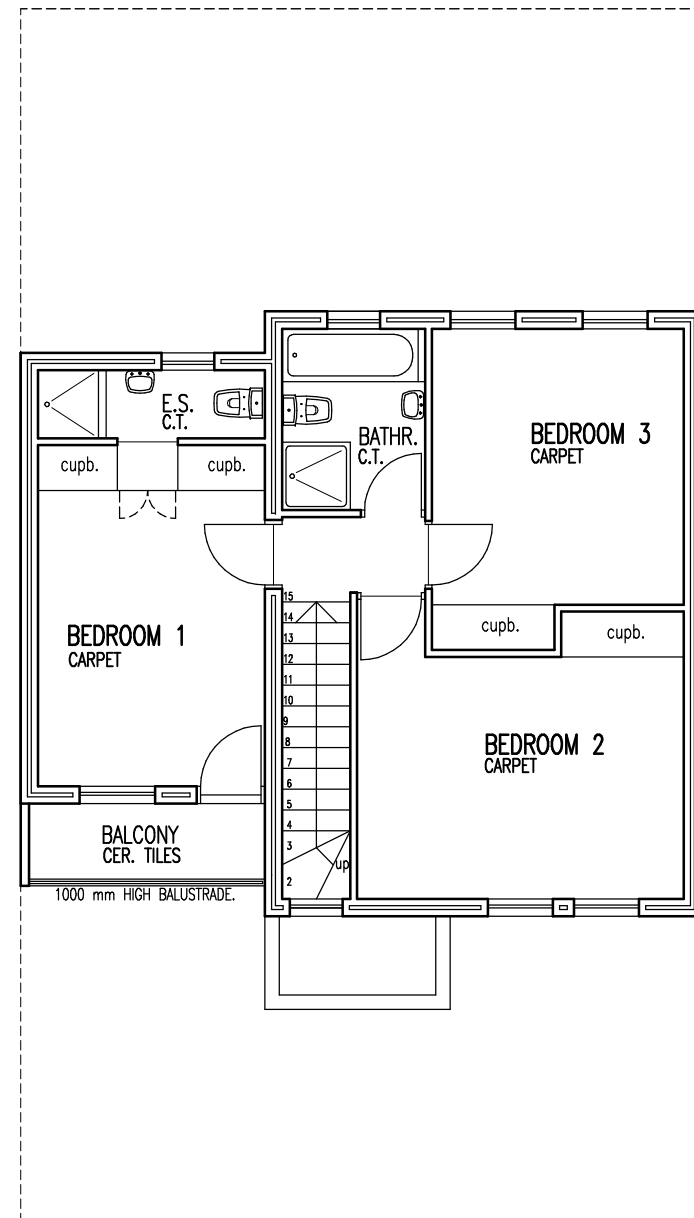
Regards,





107 WELGEVONDEN BOULEVARD
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 15478

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