

29 March 2022

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

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

**Application Property Address:** Kruiskerk Stellenbosch, c/o Victoria- and Ryneveld Street

**Application Property Number:** Erf 1833, Stellenbosch

**Applicant:** Warren Petterson Planning - (021) 552 5255 – E-mail: corne@wpplanning.co.za

**Owner:** NEDERDUITSE GEREFORMEERDE KERK – STELLENBOSCH – (021) 883 3458

**Application Reference:** LU/ 13664

**Application Type:** Application for Departure and Consent Use: Erf 1833, Stellenbosch

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

Application is made in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 for the following:

- **A Consent Use in terms of Section 15(2)(o) of the said by-law in order to accommodate an equipment container (fibre optic node) on the western boundary of the subject property.**
- **A departure in terms of Section 15(2)(b) of the said by-law in order to relax the side building line (adjacent to remainder Erf 1961) from 5.0m to 0.0m, respectively in order to accommodate the proposed equipment container.**

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: **Corné Briedenhann (Warren Petterson Planning) E-mail: corne@wpplanning.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 **29 April 2022**.

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) 552 5255 during normal office hours.

Yours faithfully

  
.....  
**Corné Briedenhann (Warren Petterson Planning)**

29 April 2022

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEITRESEERDE EN GEAFFEKTERDE PARTYE VIR KOMMENTAAR.**

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

**Adres van aansoek eiendom:** Kruiskerk Stellenbosch, c/o Victoria- and Ryneveld Straat

**Aansoek eiendom beskrywing:** Erf 1833, Stellenbosch

**Aansoeker:** Warren Petterson Planning - (021) 552 5255 – E-mail: corne@wpplanning.co.za

**Eienaar:** NEDERDUITSE GEREFORMEERDE KERK – STELLENBOSCH – (021) 883 3458

**Aansoek Verwysing:** LU/ 13664

**Tipe Aansoek:** Boulynverslapping en grondgebruiksaansoek: Erf 1833, Stellenbosch

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word hiermee gemaak in terme van Afdeling 15(2) van die Stellenbosch Munisipaliteit Verordening op grongebruik beplanning, gepubliseer deur kennisgewing nommer 354/2015 en gedateer 20 October 2015 vir die volgende:

- 'n Vergunningsgebruik beoog in die soneringskema in terme van afdeling 15(2)(o) van die bogenoemde wetgewing om akkomodasie te maak vir 'n optieseveseltoerustingkabinet, geleë teen die westelike grens van die bogenoemde erf.
- 'n Permanent afwyking in terme van afdeling 15(2)b) van die bogenoemde wetgewing om die kant boulyne te verslap (aangresend teen die restant van Erf 1961) van 5.0m tot 0.0m om die bogenomde vergunningsgebruik te akkomodeer.

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/documents/planning-notice/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: **Corné Briedenhann (Warren Petterson Planning) E-pos: [corne@wpplanning.co.za](mailto:corne@wpplanning.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 **29 April 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 vermeldde elektroniese pos adres of telefonies by (021) 552 5255 gedurende normale kantoor ure.

Die uwe



.....  
**Corné Briedenhann (Warren Petterson Planning)**



**Frogfoot**  
PLANNING CONSULTANTS

**FROGFOOT SITE ID:** 6060

**FROGFOOT SITE NAME:** STELLENBOSCH CENTRAL

**PROPERTY DESCRIPTION:**

ERF 1833, STELLENBOSCH

**ADDRESS:**

VICTORIA STREET,  
STELLENBOSCH

**CO-ORDINATES:**

Lat. -33.934589°  
Long. 18.861865°

**ELEVATION:**

115m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Tel: (021) 522 5255  
Fax: (021) 537 9187  
Unit H, 3rd Floor  
Mentz Building, Bridgeway,  
Century City, Cape Town  
7446

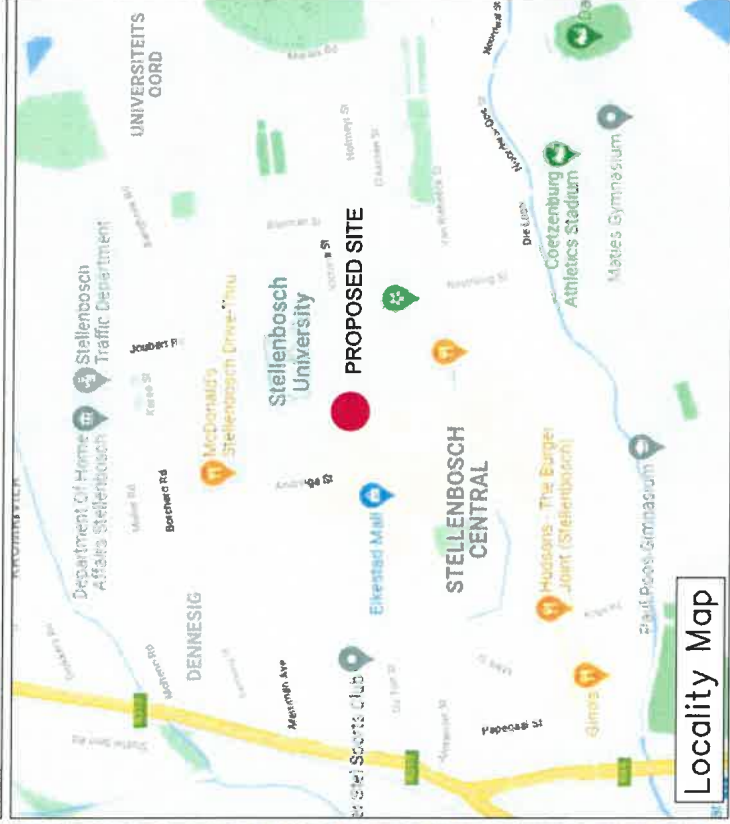
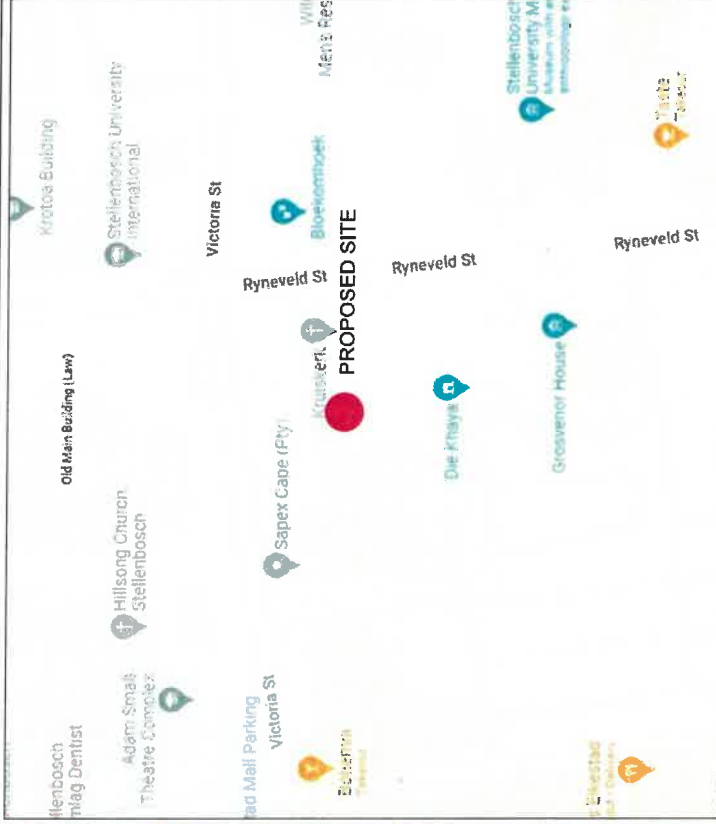
**PROJECT:**

PROPOSED NEW FROGFOOT EQUIPMENT  
CONTAINER (NODE)

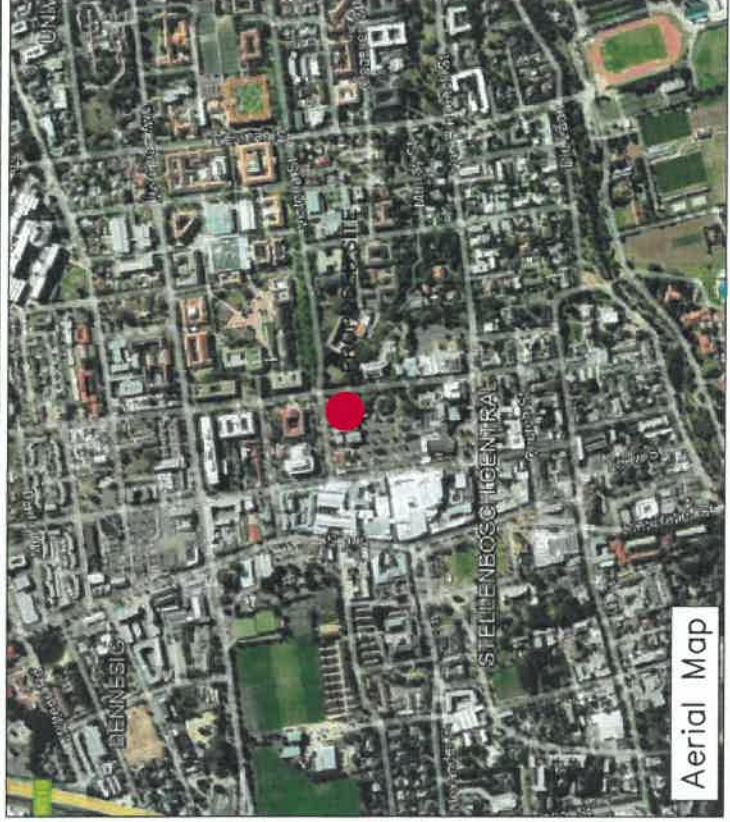
**NOTES:**

- A) NEW FROGFOOT EQUIPMENT CONTAINER NODE
- B) 2.4m PALISADE FENCE
- C) ZONING: COMMUNITY ZONE

DATE	DESCRIPTION	REVISION
17-09-2021	1st Issue	0
<b>DRAWING NUMBER:</b> 6060		<b>SHEET:</b> 1 OF 4
<b>DRAWING TITLE:</b> LOCALITY MAP		<b>SCALE:</b> NTS
<b>DRAWN:</b> C. BRIEDENHANN		<b>REVISION:</b> 0
<b>DATE:</b> 2021-09-17		



Locality Map



Aerial Map



**Frogfoot**  
APT CONNECT

**FROGFOOT SITE ID:** 6060

**FROGFOOT SITE NAME:** STELLENBOSCH CENTRAL

**PROPERTY DESCRIPTION:**

ERF 1833, STELLENBOSCH

**ADDRESS:**

VICTORIA STREET,  
STELLENBOSCH

**CO-ORDINATES:**

Lat: -33.934589°  
Long: 18.861865°

**ELEVATION:**

115m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Unit H, 3rd Floor  
Tel: (021) 522 5265  
Fax: 088 537 8187  
Matrix Building, Ridgeway,  
Century City, Cape Town 7448

**PROJECT:**

PROPOSED NEW FROGFOOT EQUIPMENT  
CONTAINER (NODE)

**NOTES:**

A) NEW FROGFOOT EQUIPMENT CONTAINER/NODE  
B) 2.4m PALISADE FENCE  
C) ZONING: COMMUNITY ZONE

DATE	DESCRIPTION	REVISION
17-09-2021	1st Issue	0

**DRAWING NUMBER:** 6060

**SHEET:**  
2 OF 4

**DRAWING TITLE:** SITE PLAN

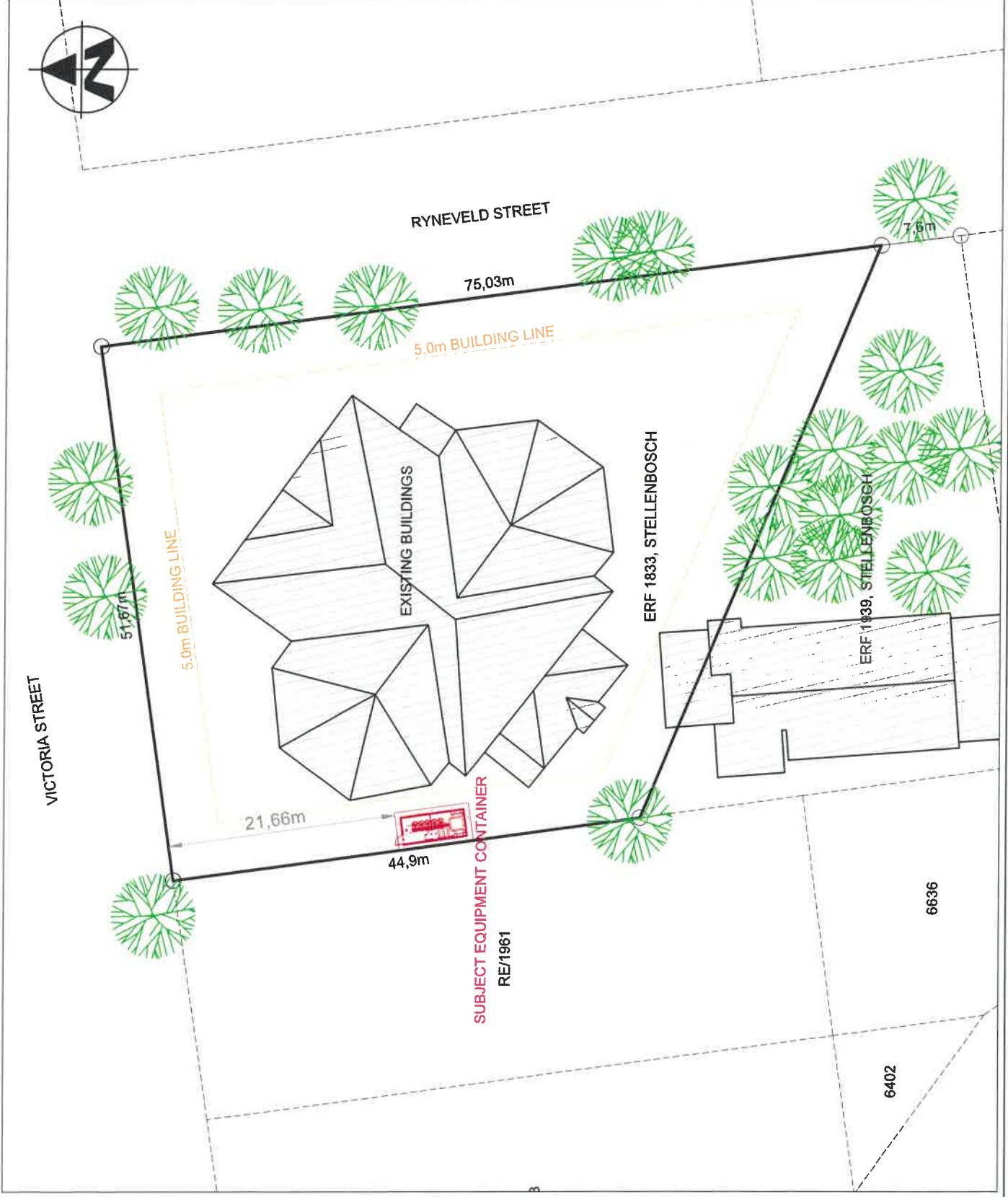
**DRAWN:** C. BRIEDENHANN

**SCALE:**  
1:500

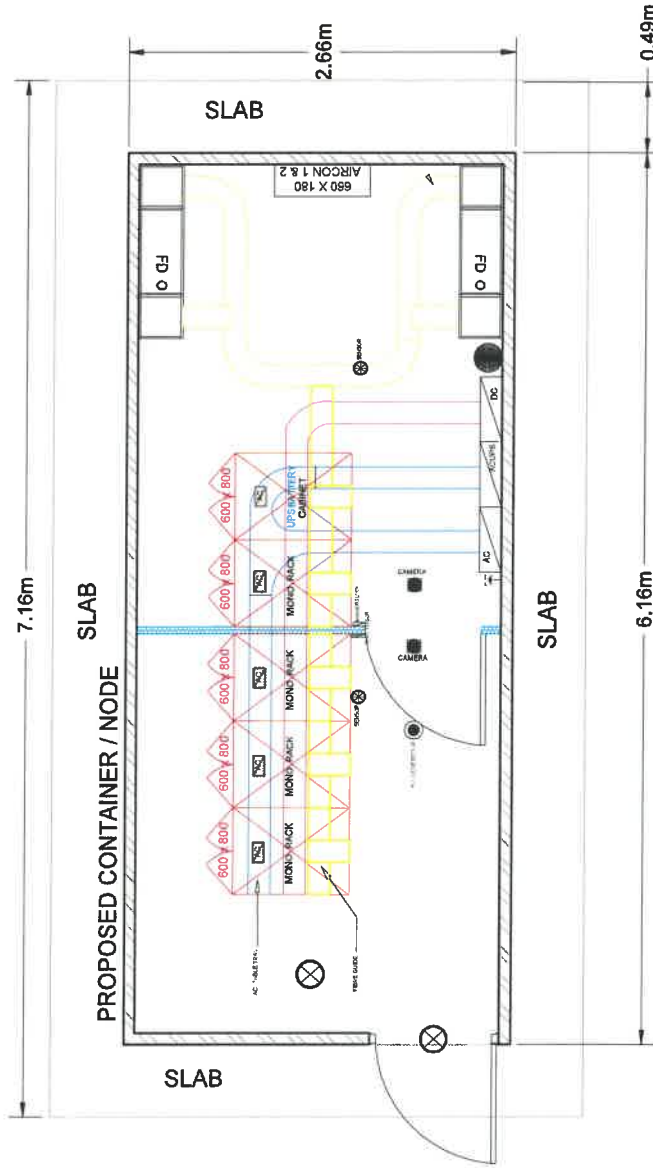
**DATE:** 2021-09-17

**REVISION:**  
0

Site Plan



Top View



**FROGFOOT SITE ID:** 6060  
**FROGFOOT SITE NAME:** STELLENBOSCH CENTRAL  
**PROPERTY DESCRIPTION:** ERF 1833, STELLENBOSCH

**ADDRESS:** VICTORIA STREET, STELLENBOSCH

**CO-ORDINATES:** Lat: -33.934589° Long: 18.861865°  
**ELEVATION:** 115m



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
 Unit H, 3rd Floor  
 Main Building, Bridgeway,  
 Century City, Cape Town 7448  
 Tel: 081 552 5255  
 Fax: 081 557 6187

**PROJECT:** PROPOSED NEW FROGFOOT EQUIPMENT CONTAINER (NODE)

**NOTES:**  
 A) NEW FROGFOOT EQUIPMENT CONTAINER(NODE)  
 B) 2.4m PALISADE FENCE  
 C) ZONING: COMMUNITY ZONE

DATE	DESCRIPTION	REVISION
17-09-2021	1st Issue	0

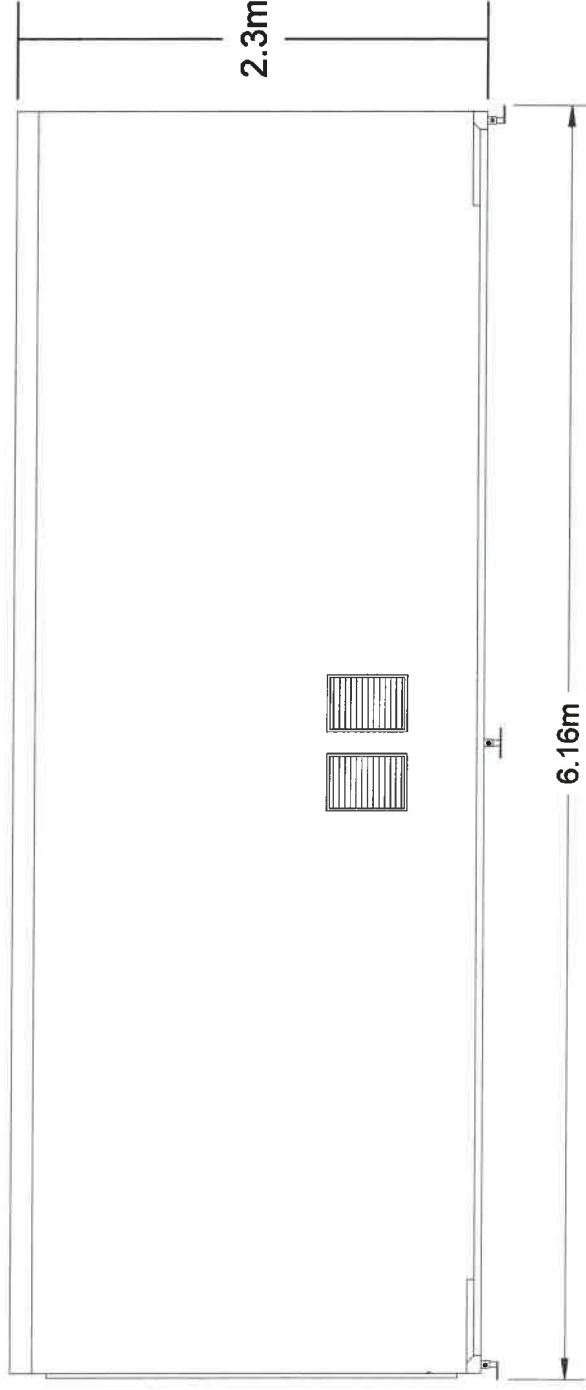
<b>DRAWING NUMBER:</b> 6060	<b>SHEET:</b> 3 OF 4
<b>DRAWING TITLE:</b> TOP VIEW	

<b>DRAWN:</b> C. BRIEDENHANN	<b>SCALE:</b> 1:50
<b>DATE:</b> 2021-09-17	<b>REVISION:</b> 0

Elevation

PROPOSED CONTAINER / NODE



**Frogfoot**  
Agri Connect

**FROGFOOT SITE ID:** 6060

**FROGFOOT SITE NAME:**  
STELLENBOSCH CENTRAL

**PROPERTY DESCRIPTION:**

ERF 1883, STELLENBOSCH

**ADDRESS:**

VICTORIA STREET,  
STELLENBOSCH

**CO-ORDINATES:**

Lat: -33.934589°  
Long: 18.861865°

**ELEVATION:**

115m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Unit 14, 3rd Floor  
Metrac Building, Ridgeway,  
Century City,  
P.O. Box 192,  
Century City,  
7446

**PROJECT:**

PROPOSED NEW FROGFOOT EQUIPMENT  
CONTAINER (NODE)

**NOTES:**

- A) NEW FROGFOOT EQUIPMENT CONTAINER/NODE
- B) 2.4m PALISADE FENCE
- C) ZONING: COMMUNITY ZONE

DATE	DESCRIPTION	REVISION
17-09-2021	1st Issue	0

**DRAWING NUMBER:** 6060

**SHEET:**  
4 OF 4

**DRAWING TITLE:** ELEVATION

**DRAWN:** C. BRIEDENHANN

**SCALE:**  
1:35

**DATE:** 2021-09-17

**REVISION:**  
0