

## **NOTICE OF LAND DEVELOPMENT APPLICATION IN STELLENBOSCH MUNICIPAL AREA**

### **APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE OF ERF 2183, KLAPMUTS**

Application Address: **Erf 2183, Groenfontein Road, Klapmuts**

Applicant: **CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300**

Owner: **Stellenbosch Municipality, NPK Building, 1<sup>st</sup> Floor, C/O Plein & Ryneveld Street, Stellenbosch, 7600**

Application Reference: **LU/ 14679 (TP112/2022)**

#### **Description of land development application:**

- The Rezoning of Erf 2183, Klapmuts, from Subdivisional Area Overlay Zone and Agriculture and Rural Zone to Subdivisional Area Overlay Zone in terms of Section 15(2)(a) of Stellenbosch Municipal Land Use Planning Bylaw, 2015, to create the following zonings:
  - 109 Less Formal Residential Zone erven;
  - 1 Public Open Space Zone erf;
  - 1 Public Road and Parking Zone erf
- Subdivision of Erf 2183, Klapmuts, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, into the following erven:
  - 109 Less Formal Residential Zone erven;
  - 1 Public Open Space Zone erf;
  - 1 Public Road and Parking Zone erf.
- The Departure from street building line in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, to allow a 0m street building line in lieu of a 1.0m street building line.
- Application for the Naming of the Development and Street Naming and Numbering of the Streets are indicated on the Subdivision and Zoning Plans of Erf 2183, Klapmuts.

Notice is hereby given in terms of the said By-law 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.

Written comments, 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 in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: CK Rumboll and Partners: Zanelle Nortje at [zanelle@rumboll.co.za](mailto: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 the **16<sup>th</sup> of October 2023**.

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 / 022 482 1845 during normal office hours.

## KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

### AANSOEK OM HERSONERING, ONDERVERDELING EN AFWYKING VAN ERF 2183, KLAPMUTS

Adres van eiendom: **Erf 2183 Groenfontein Road, Klapmuts**

Aansoeker: **CK Rumboll en Vennote, Rainierstraat 16, Malmesbury, 7300**

Eienaar: **Stellenbosch Municipality, NPK Building, 1<sup>st</sup> Floor, C/O Plein & Ryneveld Street, Stellenbosch,**

Aansoek Verwysing: **LU/ 14679 (TP112/2022)**

Beskrywing van grondontwikkelingsaansoek:

- Hersonerings van Erf 2183, Klapmuts, vanaf Onderverdelingsgebied Oorlegsone en Landbou and Landelike Sone na Onderverdelingsgebied Oorlegsone, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Verordening op Grondgebruiksbeplanning 2015, vir die volgende sonerings:
  - 109 Minder Formeel Residensieel Sone;
  - 1 Publieke Oopruimte Sone;
  - 1 Publieke Pad en Parkering Sone.
- Onderverdeling van Erf 2183, Klapmuts, ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning 2015, in die volgende erwe:
  - 109 Minder Formeel Residensieel Sone;
  - 1 Publieke Oopruimte Sone;
  - 1 Publieke Pad en Parkering Sone.
- Afwyking van straatboulyne ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning 2015, om 0m straat boulyne toe te laat in die plek van 1.0m straatboulyne.
- Aansoek vir die benaming van 'n ontwikkeling, straat benaming en nommering soos aangedui in die Onderverdeling en Sonering Kaarte van Erf 2183, Klapmuts.

Kennis word hiermee gegee in terme van die genoemde Verordening 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 tydspan 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.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysingsnommer 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, kan ingedien word in terme van Artikel 50 van genoemde Verordening

aan die Aansoeker by wyse van elektroniese pos as volg: CK Rumboll en Vennote: Zanelle Nortje by zanelle@rumboll.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 sluitingsdatum van **16 Oktober 2023**.

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 076 721 1725 / 022 482 1845 gedurende normale kantoor ure.

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# **LA ROCHELLE HOUSING PROJECT**

## **PROPOSED REZONING, SUBDIVISION, AMENDMENT AND DEPARTURE - ERF 2183, KLAPMUTS**

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Our reference: KM/11996/ZN

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### **1. INTRODUCTION**

CK Rumboll and Partners has been appointed by Stellenbosch Municipality (SM) to assemble a Multi-disciplinary team of professionals to undertake an application for the rezoning, subdivision, amendment of existing approval conditions and departure from building lines for Erf 2183, Klapmuts, to provide serviced sites in the La Rochelle housing development.

### **2. BACKGROUND**

An application was submitted for the development of a low cost housing development on Farm 744/3, Paarl, in 2006. The application was approved in 2008 and then amended in 2011 and 2013. Farm 744/3, was registered as Erf 342, Klapmuts, and further subdivided to create the La Rochelle housing area in Klapmuts. Erf 2183, Klapmuts, was created in 2011 as a phase of the development with the rights for Less Formal Residential, Public open space and Public road and parking. The purpose of this application is to rezone and subdivide the land to create serviced erven.

### **3. PURPOSE**

The purpose of application is for:

- **Rezoning** of Erf 2183 Klapmuts from Agriculture and Rural Zone to Subdivisional Area in terms of of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2015* to allow for the following uses:
  - 109 Less Formal Residential Zone erven
  - 1 Public Open Space Zone erf
  - 1 Public Road and Parking Zone.
- **Subdivision of Erf 2183, Klapmuts**, in terms of *Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, in accordance with the sub-divisional zone above into the following erven:
  - 109 Less Formal Residential Zone erven
  - 1 Public Open Space Zone erf
  - 1 Public Road and Parking Zone erf
- The **Departure from street building line** in terms of *Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, to allow 0m street building line;

- Application for the Naming of the Development and Street naming and numbering of the streets are indicated on the Subdivision and Zoning Plans of Erf 2183, Klapmuts.

#### **4. THE DEVELOPMENT**

The La Rochelle Housing project is an Upgrading of Informal Settlements Programme (UISP) housing development to provide serviced sites on Erf 2183, Klapmuts. The erf is part of a larger phased housing development and does not consist of the correct zoning to accommodate the proposed uses. This application will obtain the necessary zoning to create cadastral subdivided serviced erven to accommodate people from the housing waiting list of Stellenbosch.

This application for the implementation of the La Rochelle Housing Project in Klapmuts, complies with the goals of the Local and Provincial Planning Policies with regards to housing provision as follows:

- It offers an integrated housing solution with a strong emphasis on the needs of the local community with regards to ownership and the development of a secure and socially cohesive neighbourhood in both form and desirability.
- The implementation of this proposed development will effectively integrate with the existing and future residential areas to ensure the sustainability of the proposal.
- The development supports and complies with the Western Cape Provincial Spatial Development Framework and the Stellenbosch SDF, IDP and HSP.
- The development also supports and comply 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, facilities, housing and opportunity to create a sustainable human settlement.
- 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 were identified with the required mitigation measures to ensure sustainable development.
- The development supports a good enrolment that is liveable, legible, diverse, varied and unique.
- The proposed development constitutes infill development within the urban edge close to adjoining existing urban development and existing infrastructure.
- This development will promote smart growth by ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill development.

The full motivation report will be supplied on request.

*For CK Rumboll and Partners*

# Erf 2183 Klapmuts

- Legend**
- Farm Portions
  - Erf
  - Service Area



Scale: 1:2 257  
Date created: October 31, 2021

Compiled with CapeFarmMapper



# DEVELOPMENT PROPOSAL: ERF 2183 KLAPMUTS LA ROCHELLE

DRAFT 8

Erf no.	Size m <sup>2</sup>	Erf no.	Size m <sup>2</sup>	Erf no.	Size m <sup>2</sup>
1	42	38	45	75	43
2	42	39	46	76	42
3	42	40	45	77	42
4	47	41	47	78	42
5	42	42	48	79	42
6	42	43	47	80	42
7	42	44	75	81	44
8	42	45	42	82	50
9	42	46	42	83	51
10	42	47	42	84	62
11	42	48	42	85	48
12	42	49	42	86	50
13	42	50	42	87	42
14	42	51	43	88	42
15	42	52	44	89	42
16	42	53	45	90	42
17	42	54	47	91	58
18	42	55	49	92	44
19	42	56	51	93	42
20	42	57	51	94	42
21	42	58	44	95	42
22	42	59	44	96	42
23	49	60	44	97	42
24	52	61	44	98	50
25	68	62	44	99	54
26	54	63	49	100	51
27	53	64	50	101	51
28	47	65	43	102	51
29	52	66	43	103	55
30	61	67	43	104	58
31	73	68	43	105	56
32	60	69	43	106	61
33	45	70	43	107	53
34	69	71	43	108	45
35	48	72	43	109	46
36	66	73	43	110	342
37	51	74	50	111	4157



NOTE: ALL AREAS AND DISTANCES ARE SUBMITTED TO SURVEYING  
 COMPILED BY: C.E. HUMBOLDT & VEINSTEIN STADIONPLANNERS PROFESSIONALS E.LANGEMETERS 15 SWANBURG STREET, WILMANSBURG Tel: 022 - 4821845 Fax: 022 - 4821801 E-mail: ceh@humboldt.co.za  
 DATE: SEPT 2022 DRAFT 8\_SDP  
 REF: KL11956/ZVL8

**LEGEND**

DEVELOPMENT AREA   
 Total area: ±9673m<sup>2</sup>  
 52m<sup>2</sup> to 50m<sup>2</sup> average sized erven

INFRASTRUCTURE

Sewer pipeline   
 Water Pipeline



**109 UNITS**

UNITS	SUBDIVISIONAL AREA - ZONING	COLOUR	TOTAL AREA	% OF AREA
1 - 109	LESS FORMAL RESIDENTIAL ZONE		5174m <sup>2</sup>	53 %
110	PUBLIC OPEN SPACE ZONE		342m <sup>2</sup>	3 %
111	PUBLIC ROADS AND PARKING ZONE		4157m <sup>2</sup>	44 %
TOTAL			9673m <sup>2</sup>	100 %