

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

Affected person's Name

Affected persons Physical Address

Affected person's Title:

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

Application Property Address: 126 Merriman Avenue, Simonswyk, Stellenbosch

Application Property Number: Erf number 2225, Stellenbosch

Applicant: Jaco van der Westhuizen – 084 403 8386

Owner: Hans Jacob Bernardus Combrink

Application Reference: LU/14779 (TP162/2022)

Application Type: Boundary wall Visual Permeable Departure from 50% to 43%, i.e. 57% solid walls.

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

Mr Combrink applied for departure from the 50% Visual Permeable Area to 43%. The Visual Permeable Area is a requirement as detailed in the Stellenbosch Zoning Scheme By-Law 2019, Chapter 7, Clause 56, Item 2, which states that 50% of the area of the street boundary wall shall consist of visually permeable sections.

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;
 - 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: Jaco van der Westhuizen at jaco@archi-tec.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 17 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 084 403 8386 during normal office hours.

Yours faithfully
Jaco van der Westhuizen

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

Stellenbosch Wine Routes
Kerk Straat 47
STELLENBOSCH
7600
info@stellenboschratedpayers.org
secretary@stellenboschratedpayers.org

Beste Elmarie Rabe

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

Adres van aansoek eiendom: Merriman Laan 126, Simonswyk, Stellenbosch

Aansoek eiendom beskrywing: Erf nommer 2225, Stellenbosch

Aansoeker: Jaco van der Westhuizen – 084 403 8386

Eienaar: Hans Jacob Bernardus Combrink

Aansoek Verwysing: LU/14779 (TP162/2022)

Tipe Aansoek: Grensmuur Visueel Deurlaatbaar Afwyking van 50% tot 43%, d.w.s. 57% soliede mure.

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Mnr. Combrink het aansoek gedoen vir afwyking van die 50% visuele deurlaatbare area na 43%. Die visuele deurlaatbare area is 'n vereiste soos uiteengesit in die Stellenbosch Soneringskema Verordening 2019, Hoofstuk 7, Klousule 56, Item 2, wat bepaal dat 50% van die oppervlakte van straatgrensmure uit visueel deurlaatbare gedeeltes moet bestaan.

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-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: Jaco van der Westhuizen at jaco@archi-tec.co.za. Deur 'n beswaar, kommentaar of versoë 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 17 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 084 403 8386 gedurende normale kantoor ure.

Die uwe
Jaco van der Westhuizen

PLANNING & ECONOMIC DEVELOPMENT
Stellenbosch Municipality
PO Box 17
Stellenbosch
7600

DEPARTURE APPLICATION FOR BOUNDARY WALL

To whom it may concern,

We hereby apply for the departure of restrictions regarding the construction of boundary walls in light of our physical location.

Boundary wall Visual Permeable Departure from 50% to 43%, i.e. 57% solid walls.

Please see drawing 21 169-400 C. The wall area in light yellow was approved by the municipality and already build. This part of the wall is 50% of the overall street view. The wall area in dark yellow is an additional 2,125m we would like to apply for, bringing the total wall area to 57%.

Motivation:

Erf 2225 (126 Merriman Ave) is located right across Stellenbosch High School and directly opposite the junction of Jannasch Road and Merriman Avenue. There is a stop street right in front of Erf 2225 and two speed bumps on either side of the stop street. This causes vehicles to slow down and accelerate constantly, adding to increased noise from the street. Furthermore, Erf 2225 is in direct view of all vehicles that approach Merriman Avenue from Jannasch Road, and especially during certain times of day, school traffic lines up with a full view of Erf 2225 in their immediate frontal view.

A lot is happening in the street as pointed out above. Approving the departures will improve our living quality immensely and we will appreciate your approval.

Thank you for your kind consideration of our request.

Hans & Patricia Combrink

Thanks in advance.

Jaco van der Westhuizen

Locality of Erf 2225, Stellenbosch

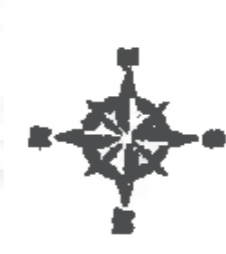


SCALE
1:1 128,5

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS
Date: 2022/1/20/2



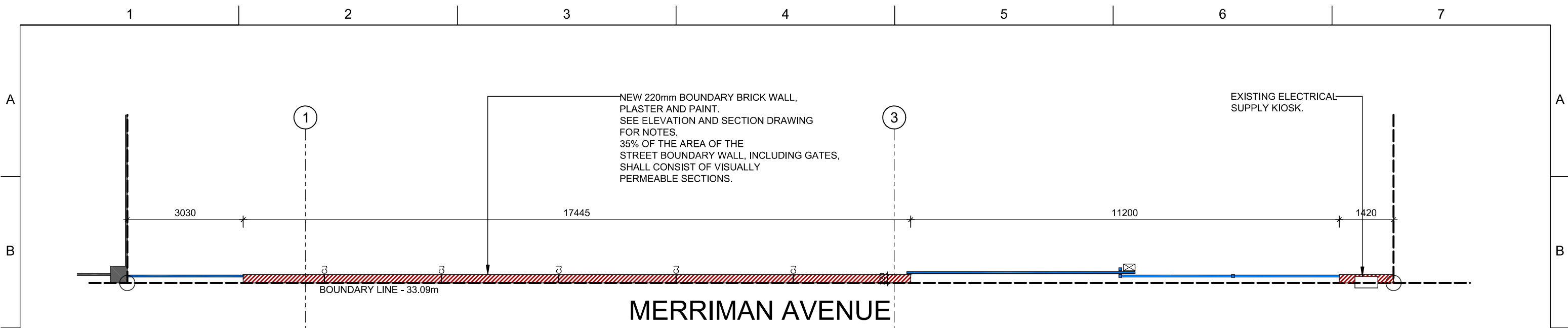
Author: Stellenbosch Municipality



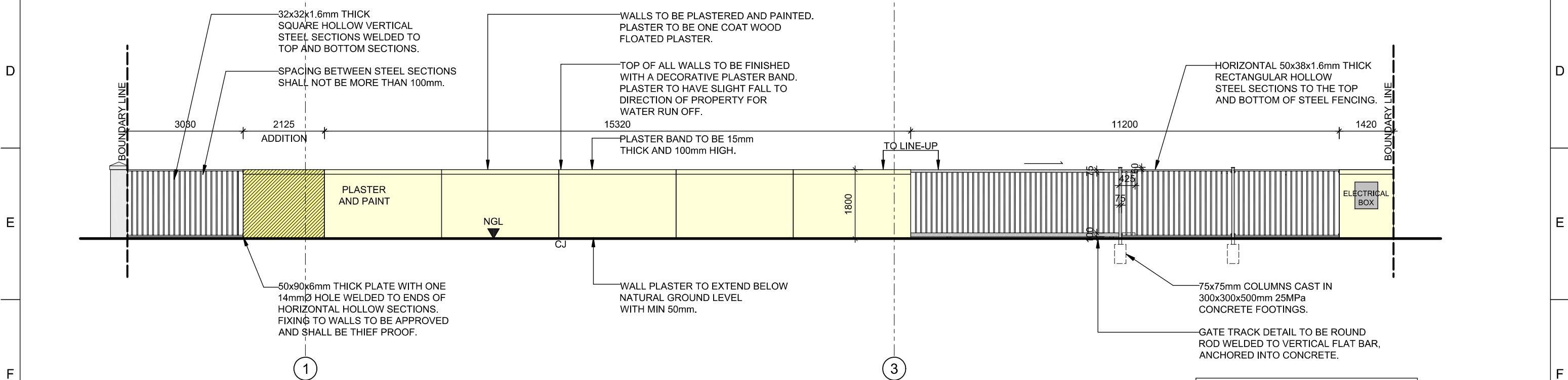
Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 006 9858

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BOUNDARY WALL - PLAN LAYOUT
SCALE 1:100



BOUNDARY WALL - ELEVATION
SCALE 1:100

ALL WORK SHALL BE MEASURED ON SITE.
ALL WELDED JOINTS SHALL BE CONTINUOUS ON BOTH SIDES.
ALL STEEL SHALL BE GALVANISED AFTER MANUFACTURING AND BE EPOXY COATED. EPOXY COLOUR TO BE APPROVED.
IRONMONGERY TO BE SUPPLIED BY STEEL CONTRACTOR.

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PROJECT		ARCHITECTURAL PROFESSIONAL		CLIENT	
ERF 2225 STELLENBOSCH. OCCUPATION CLASSIFICATION - H4 DWELLING		 Cell: 084 403 8386 / jaco@archi-tec.co.za SACAP Reg. No. T0856		HANS JACOB BERNARDUS COMBRINK	
BOUNDARY WALL DEPARTURE FROM ZONING SCHEME				SCALE/SHEET SIZE 1:100/A3	DATE 2022-12-12
REV.	REVISION DESCRIPTION	DATE	DRAWING	DRAWING NUMBER 21 169_400	
1				REVISION C	