

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

NOTICE: LAND USE APPLICATION

PLEASE CONSULT THE PLANNING PORTAL FOR FURTHER DETAILS

STELLENBOSCH MUNICIPAL WEBSITE (www.stellenbosch.gov.za)

ADVERTISING PERIOD: 30 March 2023 – 01 May 2023

ERF 27 Lynedoch, Stellenbosch

ENQUIRIES: The Sustainability Institute – 021 881 3500 –

litha@sustainabilityinstitute.net

THE SUSTAINABILITY INSTITUTE

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Stellenbosch, 7603, South Africa
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info@sustainabilityinstitute.net

28 March 2023

DEAR RECIPIENT,

RE: MOTIVATION FOR THE APPLICATION: REZONING ON ERF 27, LYNEDOCH,
STELLENBOSCH

We are applying for change in zoning from Conventional Residential Zoning to Multiple Educational Purposes. The motivation for the change is that we are a non-profit trust that owns the building and we would like to make use of the space for our high school aftercare programme. Our programme is registered with the DSD as an official aftercare programme. We provide meals, tutoring and holistic development support programmes such as art, gardening, drama and multimedia for local youth as well.

Regards

L Magida

TRUSTEES: SBA Dunn, H Newton-King,
G Prince, K Savin, S Semprini,
J Schulschenk, R van Niekerk

NPO No: 051-245-NPO | PBO No: 930020419
Trust No: IT3011/99 | Vat No: 4110198795



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INSTITUTE**



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

Sir/Madam

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

Application Property Address: R310 Drive, Lynedoch - Stellenbosch

Application Property Number: Erf 27, Lynedoch

Applicant: The Sustainability Institute – 021 881 3500 – litha@sustainabilityinstitute.net

Owner: Jess Schulschenk – The Sustainability Institute – 021 881 3500

Application Reference: LU/ 13493

Application Type: Application for rezoning from Conventional Residential Zone to Community Zone

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

Application is made in terms of Section 15 (2) (a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Rezoning from Conventional Residential Zone to Community Zone in order to operate a day care centre (open daily) and multi-purpose centre on Erf 27, Lynedoch

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.

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

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

Adres van aansoek eiendom: R310 Drive, Lynedoch - Stellenbosch

Aansoek eiendom beskrywing: Erf 27, Lynedoch

Aansoeker: The Sustainability Institute – 021 881 3500 – litha@sustainabilityinstitute.net or jess@sustainabilityinstitute.net

Eienaar: Jess Schulschenk – The Sustainability Institute – 021 881 3500

Aansoek Verwysing: LU/ 13493

Tipe Aansoek: Aansoek vir hersonering van Konvensionele Residentiële sone na Gemeenskapsone

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen in terme van Artikel 15(2)(a) van Stellenbosch Munisipaliteit se Verordeninge op Grondgebruikbeplanning, 2015 ten einde voorsiening te maak vir die hersonering van Konvensionele Residentiële sone na Gemeenskapsone om sodoende 'n dagsorg sentrum (daaglik oop) en veeldoelige sentrum op Erf 27, Lynedoch te bedryf.

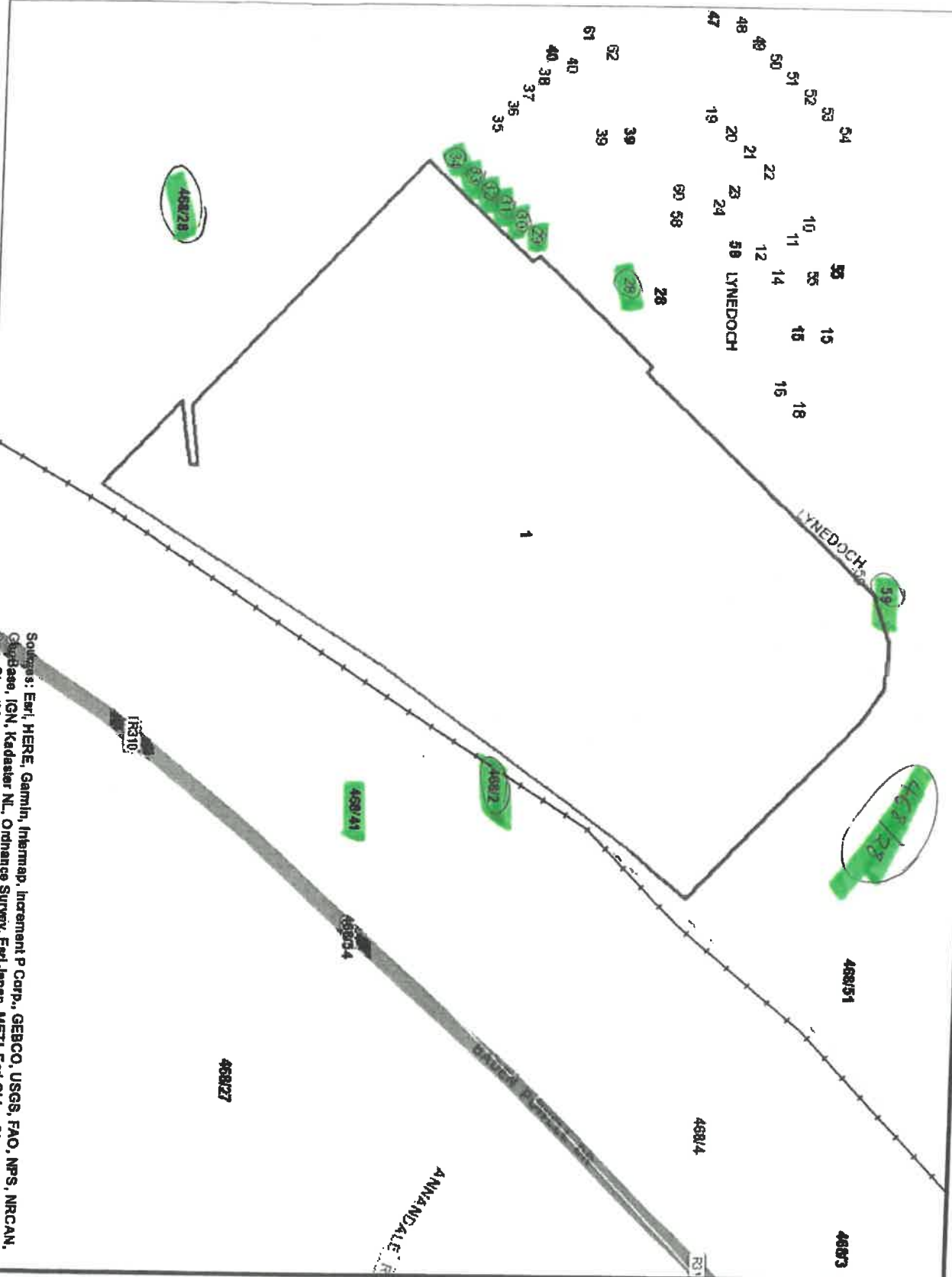
Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydspan 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 gediens word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

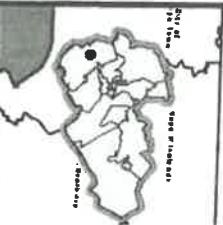
- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer;
- Die belang wat die persoon wat die kommentaar lewer, 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 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;

Sollenbosch GIS Map



SCALE
1:2 256,99

Legend

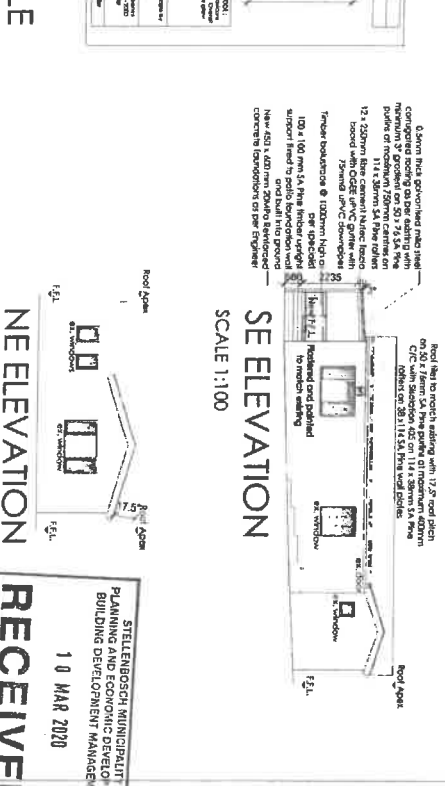
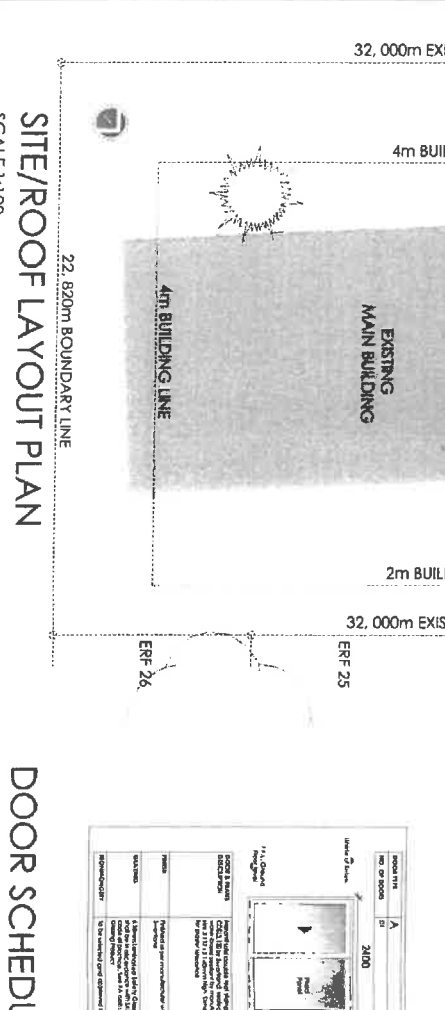
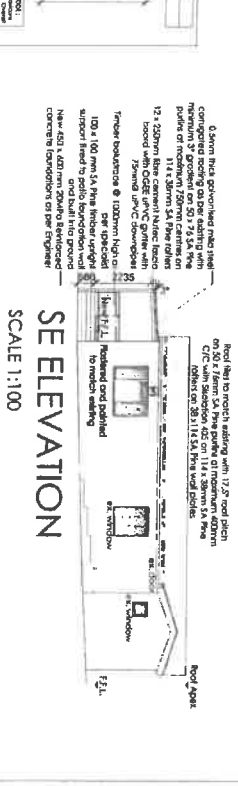
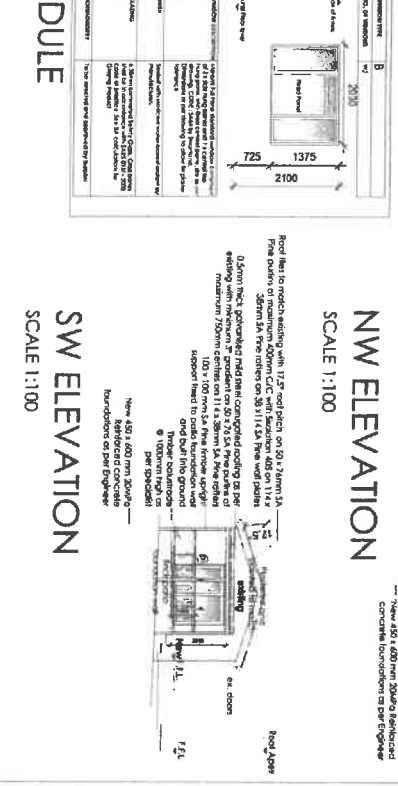
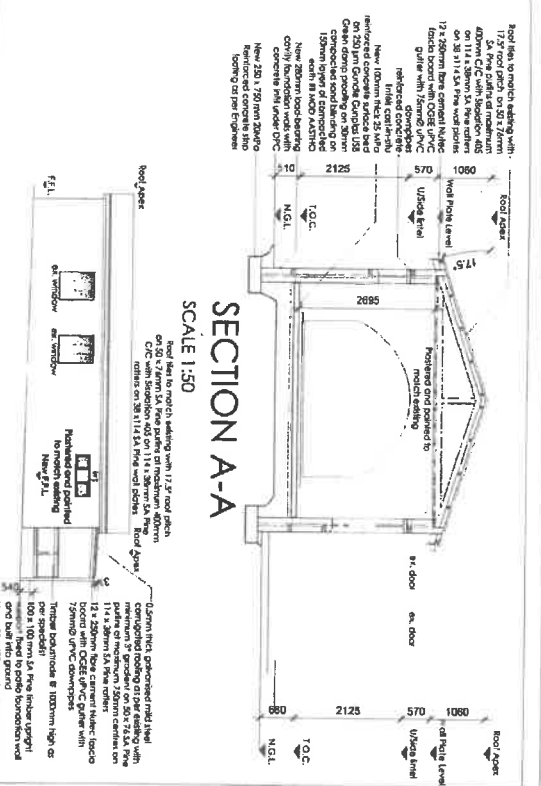
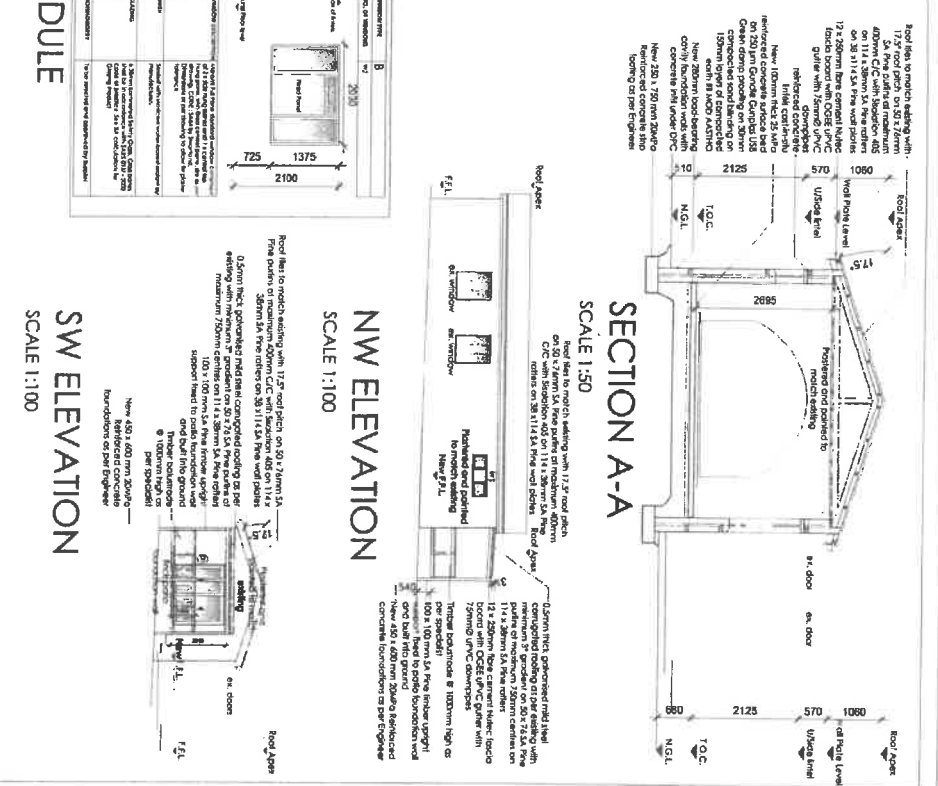
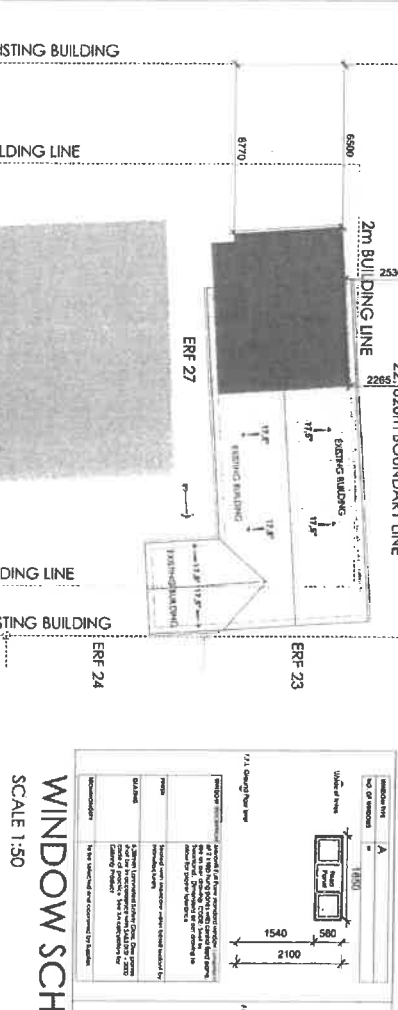
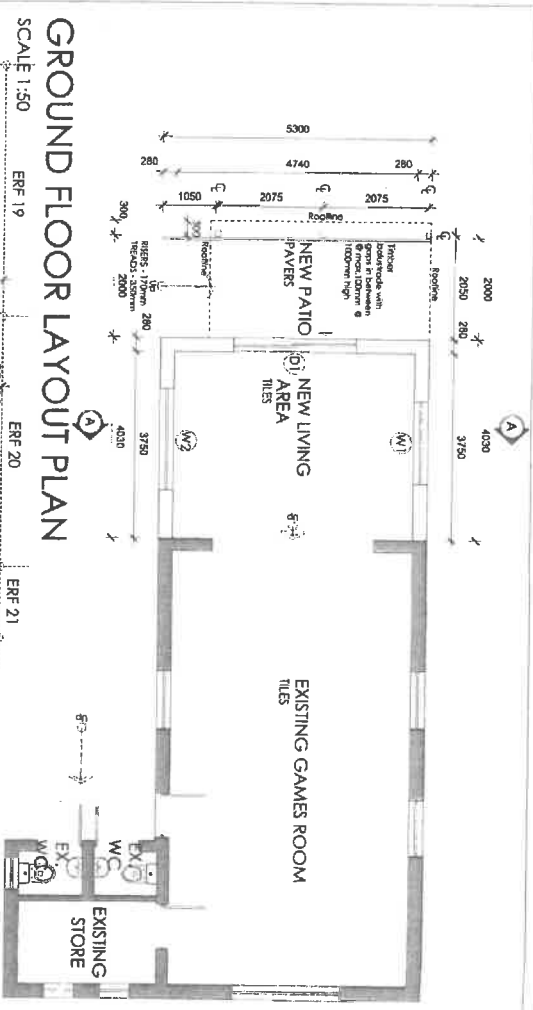


Sollenbosch Municipality
Planning & Economic Development
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Esri, Swisstopo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Swisstopo contributors, and the GIS User Community, Sollenbosch Municipality



RECEIVED
10 MAR 2020
STELLENBOSCH MUNICIPAL PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT BUILDING DEVELOPMENT MANAGEMENTAS INDICATED
20/02/2017
FOR APPROVAL

NOTE:
ALL CONCRETE WORK TO STRUCTURAL ENG'S DESIGN
1. Combed wire fabric/Concrecrete is to be used for the slab and walls.
2. Rebar to be placed in concrete at intervals of 150mm.
3. Rebar to be placed in concrete at intervals of 150mm.
4. Rebar to be placed in concrete at intervals of 150mm.
5. Rebar to be placed in concrete at intervals of 150mm.
6. Rebar to be placed in concrete at intervals of 150mm.
7. Rebar to be placed in concrete at intervals of 150mm.
8. Rebar to be placed in concrete at intervals of 150mm.
9. Rebar to be placed in concrete at intervals of 150mm.

Architectural Technologist
PDC Designs cc
Sustainability Institute
PROPOSED ADDITIONS ON EXISTING DWELLING ON ERF 27 R310 BADEN POWELL DR., LYNEDOOCH, 7803

NO.	DATE	DESCRIPTION
1	10 MAR 2020	AS INDICATED
2	20/02/2017	RJL

ARECALCULATION:
ERF AREA: 729,7m²
EX. BLDG. CHGCD. AREA: 37,57m²
NEW ADDITION: 223,54m²
NEW FLOOR AREA: 8,29m²
TOTAL: 1039,10m²
ERF COVERAGE: 31,2%