



DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

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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: Azalia Street, Helshoogte Village, Stellenbosch

Application Property Number: Erven 17404, 17405 and 17406, Stellenbosch

Applicant: Bradley Simpson/Dennis Moss Partnership
Po Box 371, Stellenbosch 7599
Tel: 021 887 0124; Fax: 021 886 5393
Email: bradley@dmp.co.za

Owner: Tandem Beleggings (Pty) Ltd.
Tel: 083 275 5411; cell: 083 275 5411
Email: inus@adept.co.za

Application Reference: LU/ 14608

Application Type: Application for rezoning, amendment of conditions of approval and amendment of approved site and landscape development plan: Erf 17404-17406, Stellenbosch

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

Application has been made in terms of section 15(2)(a), of the Stellenbosch Municipal Land Use Planning By-Law, 2015 (hereinafter referred to as the By-Law) for the rezoning of erf 17404 and unregistered erven 17405 and 17406 from Conventional Residential Zone "deemed consent for group housing" to Private Open Space Zone. Application is also made in terms of section 15(2)(h) of the By-Law for the amendment of a condition of approval, in particular condition 3(a) of the approval letter dated 25 October 2019. Lastly, Application is made in terms of section 15(2)(i) of the By-Law for the amendment of the approved Site and Landscape Development Plan.

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.



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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: Bradley Simpson at bradley@dmp.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 **2 February 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 021 887 0124 during normal office hours.

Yours faithfully



BB SIMPSON
DENNIS MOSS PARTNERSHIP



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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: Azalia Straat, Helshoogte Village, Stellenbosch

Aansoek eiendom beskrywing: Erf 17404, 17405 en 17406, Stellenbosch

Aansoeker: Bradley Simpson/Dennis Moss Vennootskap
Posbus 371, Stellenbosch 7599
Tel: 021 887 0124; Faks: 021 886 5393
Epos: bradley@dmp.co.za

Eienaar: Tandem Beleggings (Pty) Ltd.
Tel: 083 275 5411; sel: 083 275 5411
Epos: inus@adept.co.za

Aansoek Verwysing: LU/14608

Tipe Aansoek: Aansoek Om Hersonering, Wysiging Van Goedkeuringsvoorwaardes En Wysiging Van Terrein En Landskapontwikkelingsplan: Erf 17404-17406, Stellenbosch

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen in terme van artikel 15(2)(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 (hierna verwys as die Verordening) vir die hersonering van erf 17404 en ongeregisteerde erwe 17405 en 17406 vanaf Konvensionele Residensiële Sone "geagte toestemming vir groepbehuising" na Privaat Oopruimtesone. Aansoek word ook gedoen ingevolge artikel 15(2)(h) van die Verordening vir die wysiging van 'n goedkeuringsvoorwaarde, in besonder voorwaarde 3(a) van die goedkeuringsbrief gedateer 25 Oktober 2019. Laastens word aansoek gedoen ingevolge artikel 15(2)(i) van die Verordening vir die wysiging van die goedgekeurde Terrein- en Landskapontwikkelingsplan.

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.



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Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur 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; <https://www.youtube.com/watch?v=Fi5YhZ0oAiw>
 - 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: Bradley Simpson by bradley@dmp.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 **2 February 2023**. Die kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.

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 021 887 0124 gedurende normale kantoor ure.

Die uwe



BB SIMPSON
DENNIS MOSS VENNOOTSKAP



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EXECUTIVE SUMMARY

APPLICATION FOR REZONING, AMENDMENT OF CONDITIONS OF APPROVAL AND AMENDMENT OF APPROVED SITE AND LANDSCAPE DEVELOPMENT PLAN: ERF 17404-17406, STELLENBOSCH

The purpose of this application is to allow for the following:

- 1) the rezoning of erven 17404-17406 from Conventional Residential Zone “deemed consent for group housing” to Private Open Space Zone;
- 2) the amendment of a condition of approval, Condition 3(a), of the approval dated 25 October 2019, and;
- 3) for the amendment of the approved Site and Landscape Development Plan.

1 INTRODUCTION AND CONTEXT

During October 2019, the authorized official approved the land use planning application, which enabled the property (Portion 1 of Farm 167) to be subdivided and rezoned to allow for the establishment of a group housing development consisting of 76 residential units.

The group housing development, established as Helshoogte Village, consists of two development phases. Phase 1 comprising of 50 dwellings and the clubhouse and Phase 2 comprising of the remaining 26 dwelling units. Apart from 3 dwelling units on the subject properties, Phase 1 of the residential development has been completed (47 dwellings and the clubhouse).

The main purpose of this application is to rezone the three subject mentioned properties from Conventional Residential Zone “deemed consent for group housing” to Private Open Space Zones to allow for a private park. The rezoning application triggers the amendment of a condition in the initial approval as well as the Site and Landscape Development plan, hence the purpose of the accompanied application items.

2 LOCATION AND SITE DESCRIPTION

Erven 17404, 17405 and 17406 (the subject properties) forms part of the Helshoogte Village development which was developed on Portion 1 of the Farm Lindani No. 167, Stellenbosch.



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Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA
Associate Landscape Architect: WJ Tijmens, Ing (NED) FILASA

The property is located on the northeastern periphery of Stellenbosch town. The property borders on the Old Helshoogte Road on the southeast and is located within the demarcated urban edge of Stellenbosch Municipality.

Bordering the property to the north is the overflow stream of the Idasvallei Dam that joins the Krom River to the west. The property is bordered by the Lindida neighbourhood to the east and The Ridge neighbourhood to the south-east. Immediately south of the property is the recently developed municipal housing project, comprising some 250 units.

Access to the property is obtained via a new traffic circle from the Old Helshoogte Road along the south-eastern boundary.

The subject properties form part of Phase 1 of Helshoogte Village. The properties are located on the northwestern boundary of the Phase 1 and borders on the Idasvallei Dam overflow stream to the north. Access to these properties is obtained via the internal street.

Since the approval of the initial application the authorized official, only Erf 17404 has been registered, whilst erven 17405 and 17406 is still unregistered.

The properties is described in the relevant title deeds as followed;

PROPERTY DESCRIPTION	SIZE	ZONING	TITLE DEED	OWNER
Erf 17404	303	Conventional Residential Zone "deemed for group housing"	T44118/2021	Tandem Beleggings (Pty) Ltd.
Erf 17405	241		Not Registered	Tandem Beleggings (Pty) Ltd.
Erf 17406	304		Not Registered	Tandem Beleggings (Pty) Ltd.

3 PROJECT PROPOSAL

The proposal presented in this report include the rezoning of erven 17404-17406 from Conventional Residential Zone "deemed consent for group housing" to Private Open Space Zone. As described above, the subject properties are compromised in terms of its use as a result of the proximity to the overflow stream of the Idasvallei Dam.

The floodlines associated with the same and the steep embankment of the stream cut into the residential erven, thereby reducing the permissible building footprint on each of the erven. Further to the above, a stormwater servitude has also been registered over erf 17404 thereby further reducing the developable area of this erf.

The subject properties will result in an increase in the permitted communal open space factor by increasing the private parks and streets and stormwater detention facilities to approximately 34%. The proposal will also result in an increase of the functional open space system throughout the property and along the Krom River.

4 CONCLUSION

- a) The original approval of 25 October 2019, at paragraph (2)(g), makes reference to the approval of a departure from the permitted communal open space to 45m²/dwelling unit

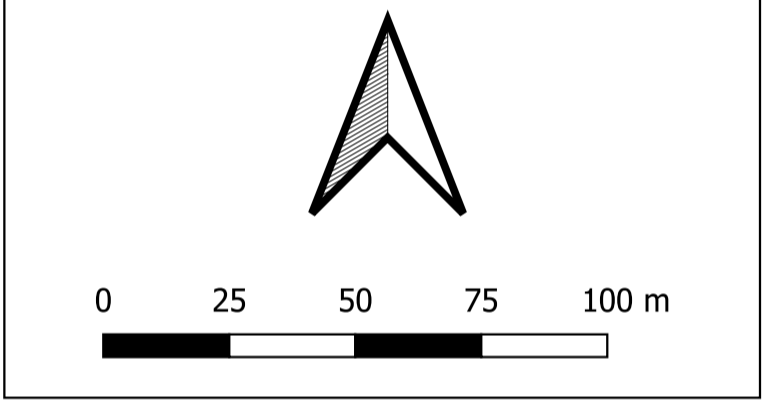
in lieu of the prescribed 80m²/dwelling unit. The proposal offers more private open space within the development thereby contributing to a more pleasant living environment.

- b) The proposal also contributes to increasing the functional open space associated with the overflow stream of the Idasvallei Dam.
- c) The rezoning proposal will not have any negative effects on the existing engineering and infrastructural services of the development.
- d) The proposal is in line with the land use approvals and parameters of the Stellenbosch Municipality Zoning Scheme By-Law.

Yours faithfully

A handwritten signature in black ink, appearing to read 'BB Simpson', with a long horizontal flourish extending to the right.

BB SIMPSON
DENNIS MOSS PARTNERSHIP



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CLIENT:
 TANDEM BELEGGINGS (PTY) LTD.

PROJECT TITLE:
 HELSHOOGTE VILLAGE
 REZONING & SDP AMENDMENT
 ERVEN 17404-17406
 STELLENBOSCH

DRAWING TITLE:
 LOCALITY PLAN

PROJECT NO.: P4179	SCALE: 1:1500
DRAWING NO.: PL001	DATE: 24 JUNE 2022
REV: /	DRAWN: BBS CHECKED: JLV

FOR SUBMISSION

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CLIENT:
TANDEM BELEGGINGS (PTY) LTD.

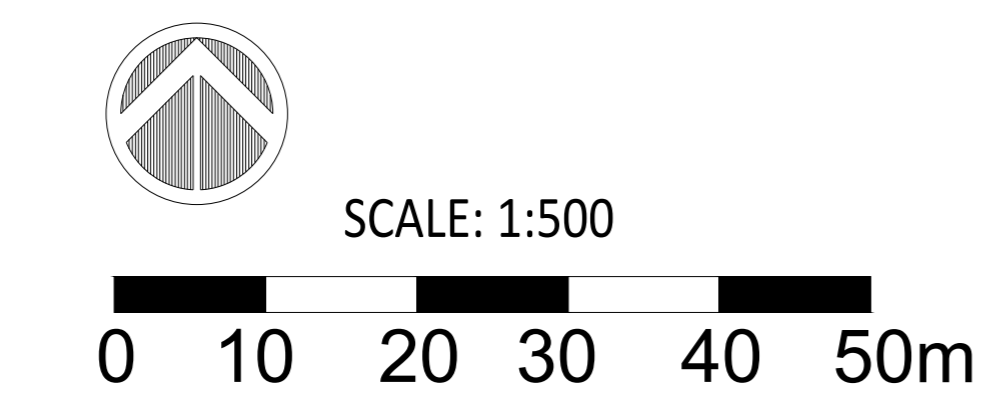
PROJECT TITLE:
HELSHOOGTE VILLAGE

DRAWING TITLE:
REVISED SITE & LANDSCAPE DEVELOPMENT PLAN

PROJECT No.: P4179	SCALE: 1:500
DRAWING No.: SDP001	DATE: 30/06/2021
REV. /	DRAWN: ADP CHECKED: GDK

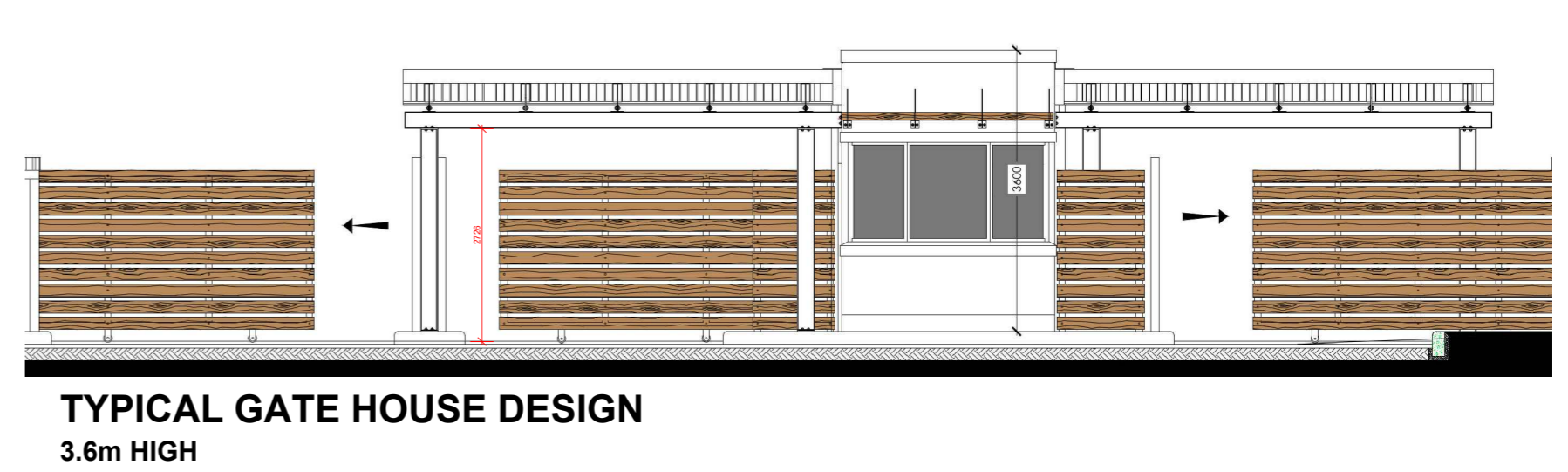
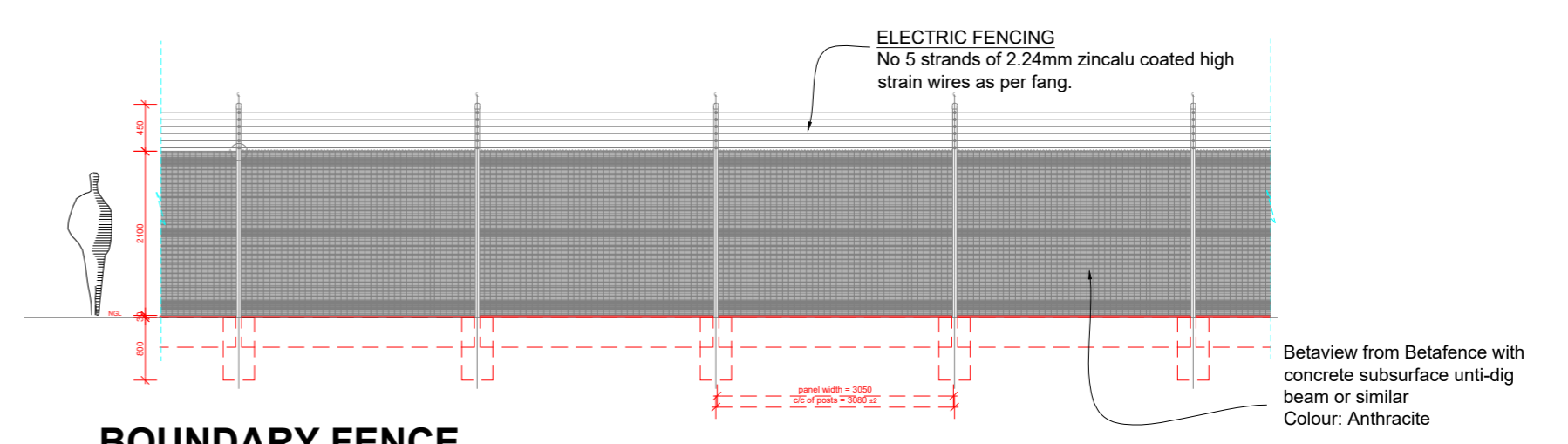
FOR APPROVAL

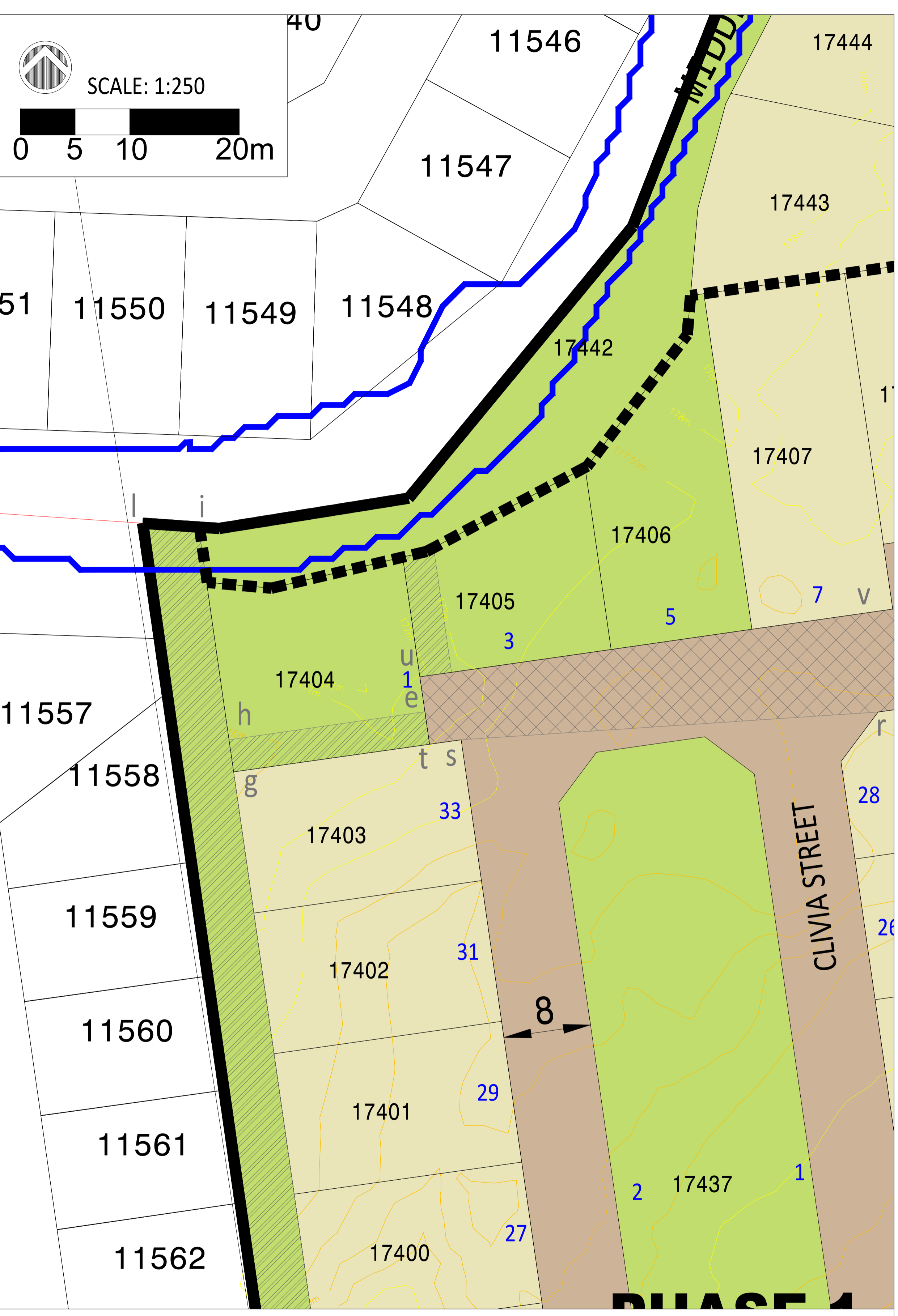
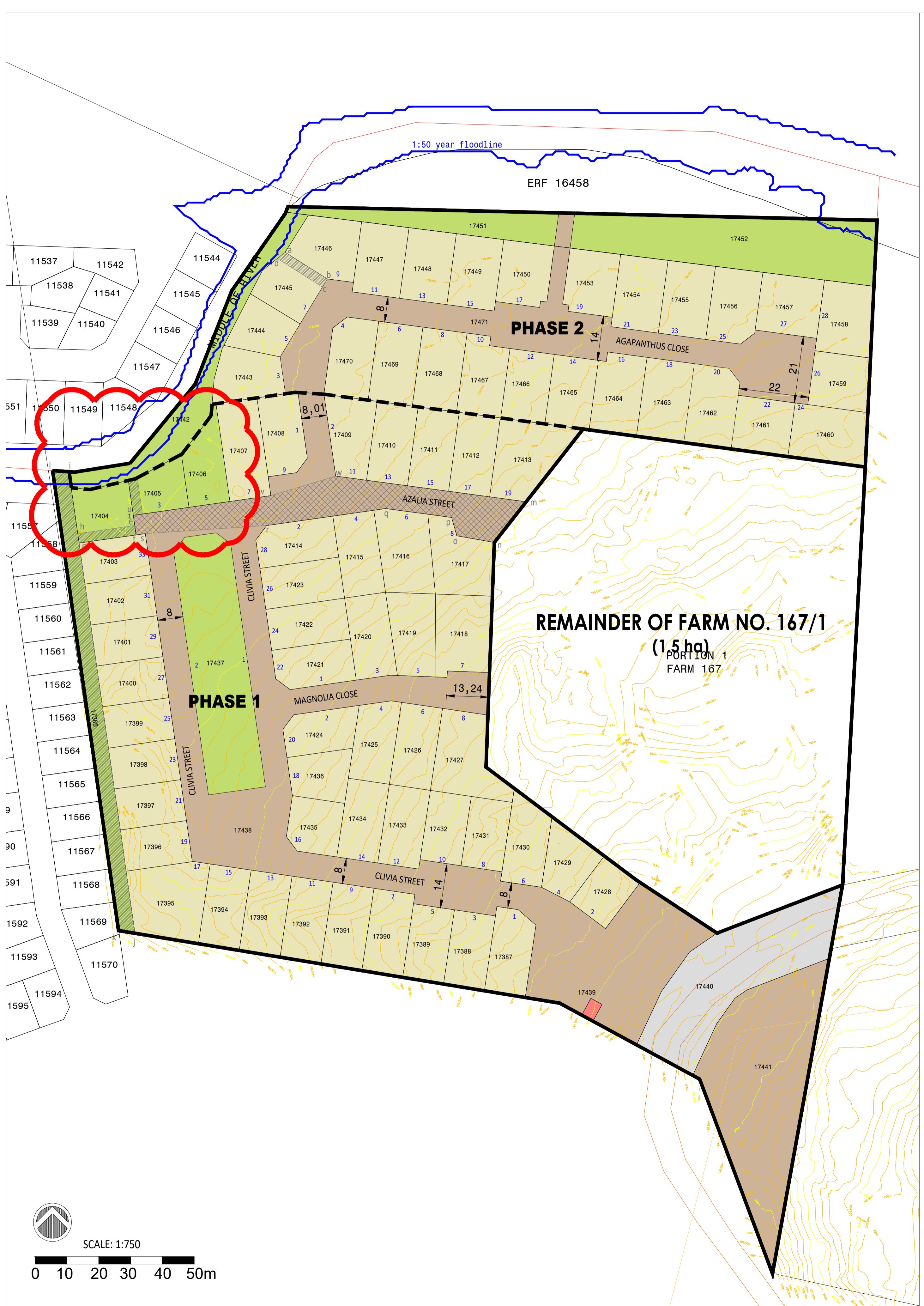
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- GENERAL NOTE:
- UNIT TYPES AND UNITS HEIGHTS ARE INTERCHANGEABLE ON THE SITE PLAN IN ALL PHASES.
 - DRIVEWAYS AND UNIT TYPES CAN BE MIRRORED
 - FINAL UNIT POSITION TO BE APPROVED BY HOA.

<p>TREES</p> <p>Focal Trees Quercus spp. (Oak Trees) Erythrina lysistemon (Coral Tree) Syzygium guineense (Water Pear)</p> <p>Street Trees Celtis africana (White Stinkwood) Liquidambar styraciflua (Liquidambar) Syzygium cordatum (Water Berry)</p> <p>Open space Trees Buddleja saligna (False Olive) Salix mucronata (Cape Willow) Combretum erythrophyllum (River Bush Willow) Searsia (Rhus) pendulina (White Karee)</p> <p>Orchard Trees Olive Mission Citrus Lemon Prunus spp.</p>	<p>Soft Landscaping in Common Areas</p> <p>Private Gardens</p> <p>Roads</p> <p>Detention facility</p> <p>Low Cape walls</p>
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REZONING TABLE				
ERF	AREA (m ²)	CURRENT ZONING	PROPOSED LAND USE	NEW ZONING
17404	302	Conventional Residential Zone	Private Park	Private Open Space Zone
17405	241	Conventional Residential Zone	Private Park	Private Open Space Zone
17406	303	Conventional Residential Zone	Private Park	Private Open Space Zone



CLIENT: TANDEM TRUST

PROJECT TITLE: HELSHOOGTE VILLAGE REZONING ERVEN 17404, 17405 & 17406

DRAWING TITLE: REZONING PLAN

PROJECT No: P4179 SCALE: AS ON PLAN
 DRAWING No: P001 DATE: 24 JUNE 2022
 REV: - DRAWN: BBS CHECKED: JLJ

FOR SUBMISSION

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