

Executive summary:

Proposed closure, rezoning, consent use and consolidation - Erven 21 and 22 Kylemore.

Stellenbosch Municipality identified two sites that are situated at the south eastern edge of Kylemore, adjacent to existing cemeteries and are registered in the Municipalities name. Application is made for the rezoning of both portions of land to Private Open Space Zone, closure of public place erf 22 with a consent use as to enable the use for cemetery purposes and the consolidation of both portions. Both erven 21 and 22 are underutilised and mainly vacant with portions of erf 21 already been utilised for graves, acting as natural extension of erf the cemetery located on erf 9 situated directly north.

The identified sites are highly accessible, and will the development create much needed grave space (social amenity need), as the current cemeteries are reaching capacity. The proposed portions of land are earmarked for amongst other things, mixed uses. Taking into account existing cemetery sites within this area, it can be accepted that the proposal is thus compatible with the Spatial Development Framework. No significant impact on traffic is foreseen as the number of funerals per month is very low. Provision is to be made within the cemetery for a parking area for private vehicles, as well as for public transport as to minimise effects on surrounding neighbours.

Formal description of land development application:

- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 21 Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 22 Kylemore from Public Open Space Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for a consent use in order to accommodate a cemetery on Erven 21 and 22 Kylemore.
- Application is made in terms of section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015) to consolidate Erven 21 and 22 Kylemore to form a 1.5886ha land unit.
- Application is made in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

Application Number: LU/13621
File Reference Number: Erf 21 and 22 Kylemore
Applicant Reference Number: KYLE/12067/JL
Enquiries: CK Rumboll and Partners
Contact No: 022 482 1845
Email address: jolandie@rumboll.co.za
Date: 17 February 2022

PER REGISTERED POST

To whom it may concern

APPLICATION FOR CLOSURE, REZONING, CONSENT USE AND CONSOLIDATION: ERVEN 21 AND 22 KYLEMORE

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

Applicant:	CK Rumboll and Partners
Owner:	Stellenbosch Municipality
Application number:	LU/13621
Reference number:	Erf 21 and 22 Kylemore
Property Description:	Erven 21 and 22 Kylemore
Physical Address:	School Street, Kylemore

Detailed description of proposal:

- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 21 Kylemore from Subdivisional Area Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(a) of the Stellenbosch Land Use Planning By-Law (2015) for the rezoning of Erf 22 Kylemore from Public Open Space Zone to Private Open Space Zone.
- Application is made in terms of Section 15 (2)(o) of the Stellenbosch Land Use Planning By-Law (2015) for a consent use in order to accommodate a cemetery on Erven 21 and 22 Kylemore.
- Application is made in terms of section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015) to consolidate Erven 21 and 22 Kylemore to form a 1,5886ha land unit.
- Application is made in terms of section 15(2)(n) of the Stellenbosch Land Use Planning By-Law (2015) for the closure of a public place in order to use Erf 22 Kylemore for cemetery purposes.

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.

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

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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: (Attention Jolandie Linnemann, jolandie@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 22 March 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 (022 482 1845) during normal office hours.

Yours faithfully

Jolandie Linnemann
For CK Rumboll and Partners

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Aansoek nommer: LU/13621
Leer verwysingsnommer: Erf 21 en 22 Kylemore
Aansoeker verwysingsnommer: KYLE/12067/JL
Navrae: CK Rumboll en Vennote
Kontak nommer: 022 482 1845
E-pos adres: jolandie@rumboll.co.za
Datum: 17 Februarie 2022

PER GEREGISTREERDE POS

Vir wie dit mag aangaan

AANSOEK OM SLUITING, HERSONERING, VERGUNNING EN KONSOLIDASIE – ERWE 21 EN 22 KYLEMORE

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

Adres van eiendom:	Skoolstraat, Kylemore
Aansoeker:	CK Rumboll en Vennote
Eienaar:	Stellenbosch Munisipaliteit
Aansoek Verwysing:	LU/ 13621
Verwysingsnommer:	Erf 21 en 22, Kylemore
Eiendomsbeskrywing:	Erwe 21 en 22 Kylemore

Beskrywing van grondontwikkelingsaansoek:

- Aansoek word gedoen ingevolge Artikel 15 (2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die hersonering van Erf 21 Kylemore vanaf Onderverdelingsgebied Sone na Privaat Oopruimte Sone.
- Aansoek word gedoen ingevolge Artikel 15 (2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die hersonering van Erf 22 Kylemore vanaf Openbare Oopruimte Sone na Privaat Oopruimte Sone.
- Aansoek word gedoen ingevolge Artikel 15 (2)(o) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir 'n vergunningsgebruik ten einde 'n begraafplaas op Erwe 21 en 22 Kylemore te akkommodeer.
- Aansoek word gedoen ingevolge artikel 15(2)(e) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) om Erwe 21 en 22 Kylemore te konsolideer om 'n 1,5886ha grondeenheid te vorm.
- Aansoek word gedoen ingevolge artikel 15(2)(n) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die sluiting van 'n openbare plek ten einde Erf 22 Kylemore vir begraafplaasdoeleindes te gebruik.

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

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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: (Aandag: Jolandie Linnemann by jolandie@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 sluitings datum van 22 Maart 2022. 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 (022 482 1845) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

Jolandie Linnemann
Vir CK Rumboll en Vennote

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LEGEND:

- Newly consolidated erf
1.5886ha
- Consolidation

TITLE:
PROPOSED CONSOLIDATION OF
ERVEN 21 AND 22, KYLEMORE


NOTE:
 ALL SIZES AND MEASUREMENTS ARE SUBJECT TO SURVEY

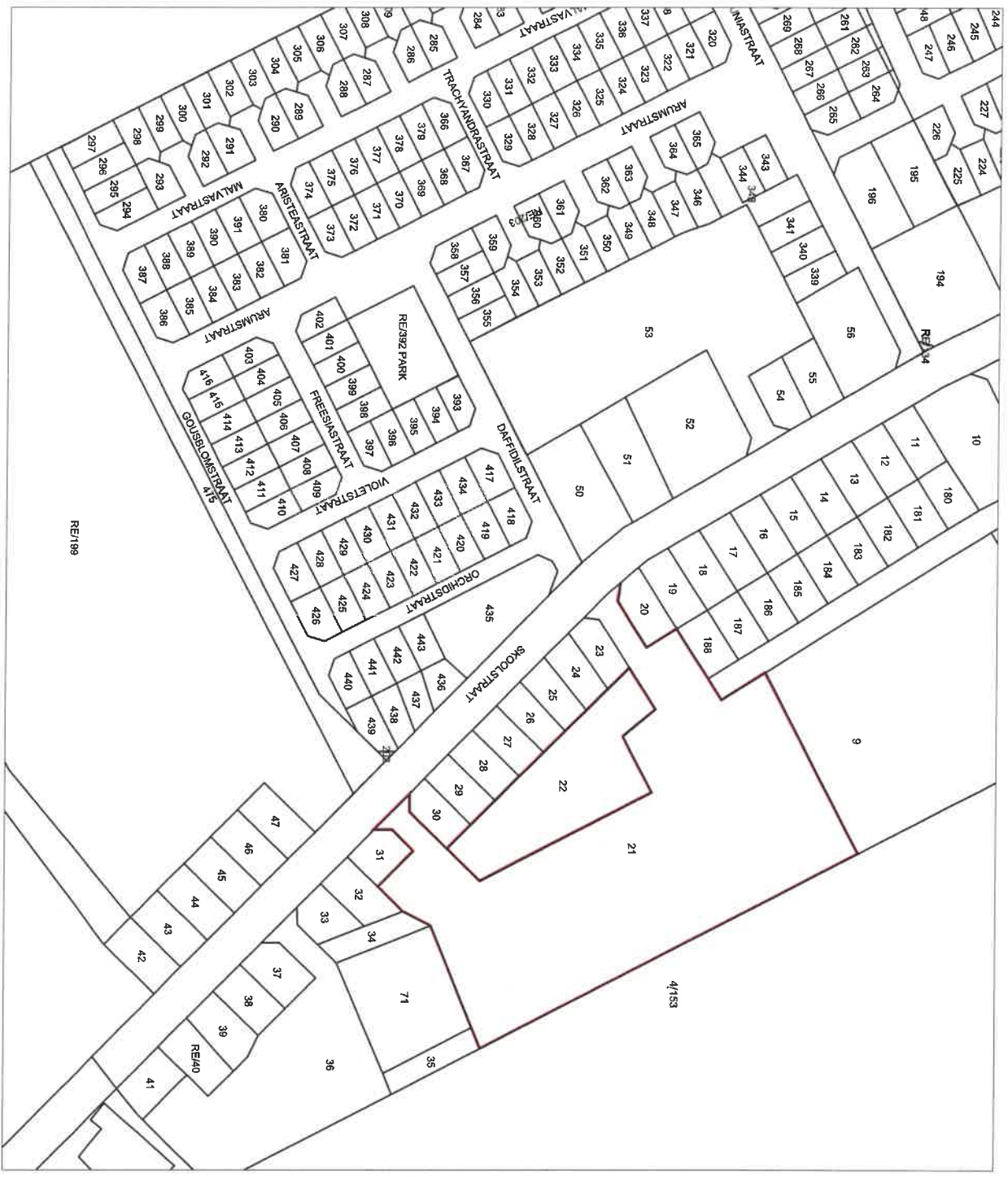
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 Tel: 022 - 4821845
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 e-mail: johndee@rumbold.co.za

DATE:
 August 2021

SCALE:
 not to scale

REF:
 KYLE/12067/JL





RE/199

LEGEND:
 Locality of erven 21 and 22
 Kylemore



TITLE:
 Locality of erven 21 and 22
 Kylemore

NOTE:
 ALL MEASUREMENTS AND DISTANCES SUBJECT TO SURVEY

DRAWN BY:

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DATE:
 AUGUST 2021

REF:
 KYLE/12067/JL



SCALE:
 not to scale