

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

APPLICATION FOR THE CONSOLIDATION OF ERVEN 580, 581 AND 582 DE ZALZE

Application Address: De Kelder Street, De Zalze Estate

Applicant: Damien Burger of Friedlaender Burger Volkmann – damien@fbvsurvey.co.za

Owner: KPH Family Trust – kevin@bbi.mobi

Application Reference: LU/13583

Description of land development application:

Application is made in terms of Section 15(2)(e) of the Stellenbosch Land Use Planning By-Law (2015), for the Consolidation of Erven 580, 581 and 582 De Zalze Estate, Stellenbosch to form a land unit of approximately 2 648 square meters

Notice is hereby given in terms 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.

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: Damien Burger – comment@fbvsurvey.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 **7th April 2022**

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 021-8864004 during normal office hours.

**KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK
IN DIE STELLENBOSCH MUNISIPALE AREA**

AANSOEK VIR DIE KONSOLIDASIE VAN ERWE 580, 581 en 582 DE ZALZE

Adres van eiendom: De Kelder Straat , De Zalze Estate

Aansoeker: Damien Burger van Friedlaender Burger Volkmann – damien@fbvsurvey.co.za

Eienaar: PH Family Trust – kevin@bbi.mobi

Aansoek Verwysing: LU/ LU/13583

Beskrywing van grondontwikkelingsaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(e) van die Stellenbosch Verordeninge op Grondgebruikbeplanning (2015) vir die Konsolidasie van Erwe 581, 581 en 582 De Zalze om een grondeenheid to vorm van ongeveer 2648 vierkante meter

Kennis word hiermee gegee in terme 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 beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer 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 Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: : Damien Burger – comment@fbvsurvey.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 **7th April 2022**. 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 vermeldde elektroniese pos adres of telefonies by 021-8864004 gedurende normale kantoor ure.

EXECUTIVE SUMMARY
CONSOLIDATION OF ERVEN 580, 581 AND 585
DE ZALZE
IN TERMS OF SECTION OF SECTION 15(2) (e) STELLENBOSCH
MUNICIPALITY PLANNING LAND USE PLANNING BY-LAW

Application is made for the consolidation of undeveloped Erven 580,581 and 582 De Zalze owned by the KPH Family Trust.

A locality plan is provided as **Annexure A** and a plan of proposed consolidation as **Annexure B**

The intention is to build a private residence in a position that complies with the De Zalze Architectural Guidelines that takes into consideration the impact on the surrounding properties with respect to position and visual impact. The design requires that the three properties be consolidated in order to accommodate the required footprint.

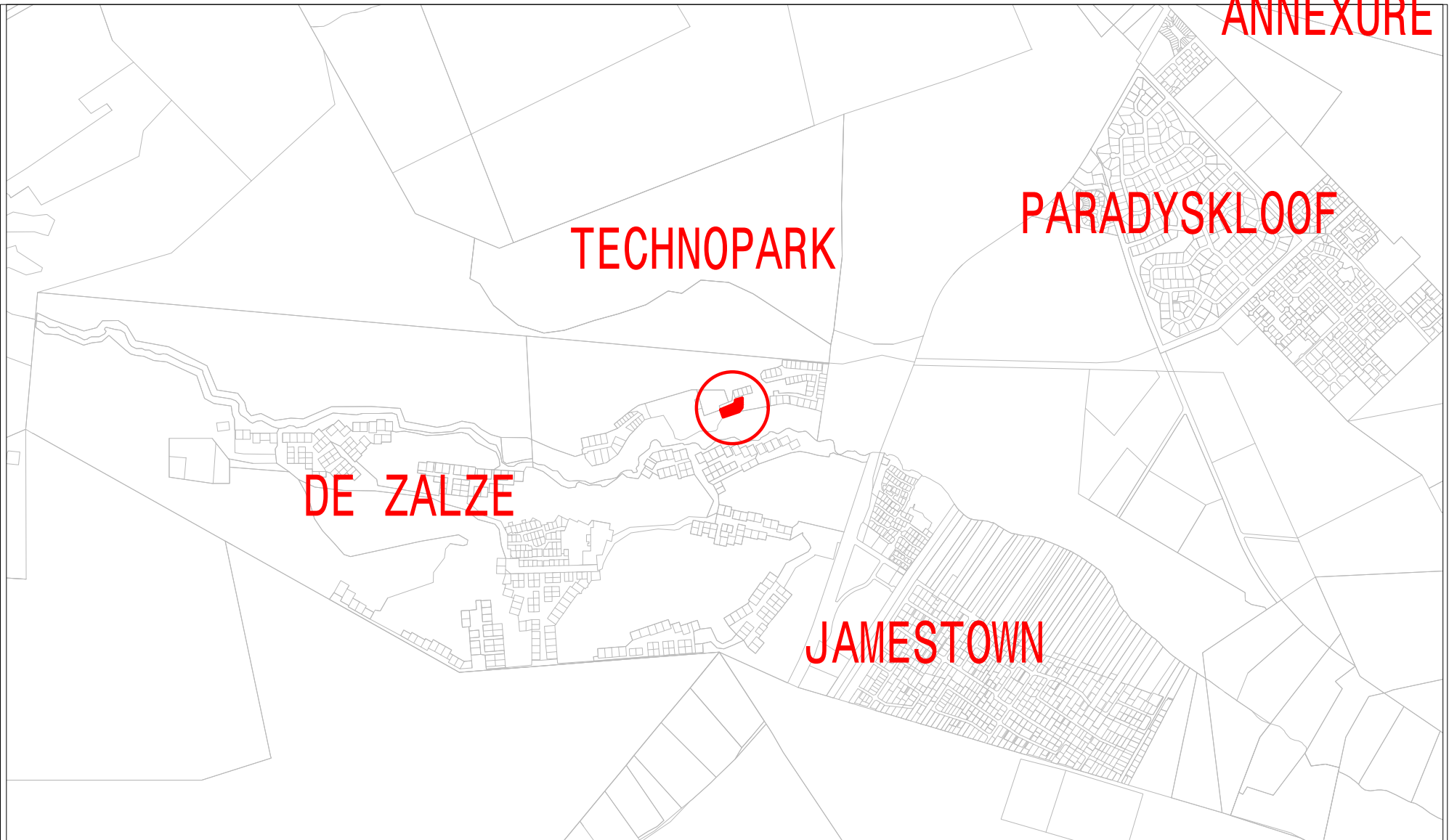
Considerable effort has been made to ensure that the proposed dwelling integrates into its surround, within the architectural context of the Estate with limited impact on the surrounding properties. There will be only one residential home instead of the possible 3 with less traffic, visitors and noise in the precinct.

The property overlooks the t-box of the 2nd hole of the golf course. The development of the erven would have a direct impact on the golf course. Reducing the dwellings from 3 to 1 would lessen the impact. The De Zalze Golf Club, De Zalze Home Owners Association and surrounding owners have given their written support.

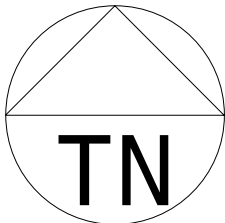

The proposal is desirable for the following reasons:

- There is no change in land usage
- There is no impact on Municipal services
- The proposal reduces the building footprint and the impact for the surrounding owners and the Golf Estate
- The proposed dwelling is sensitive to scale, context and the natural surroundings
- The proposal is consistent with the development rules of the Estate and the provisions of the Zoning Scheme.

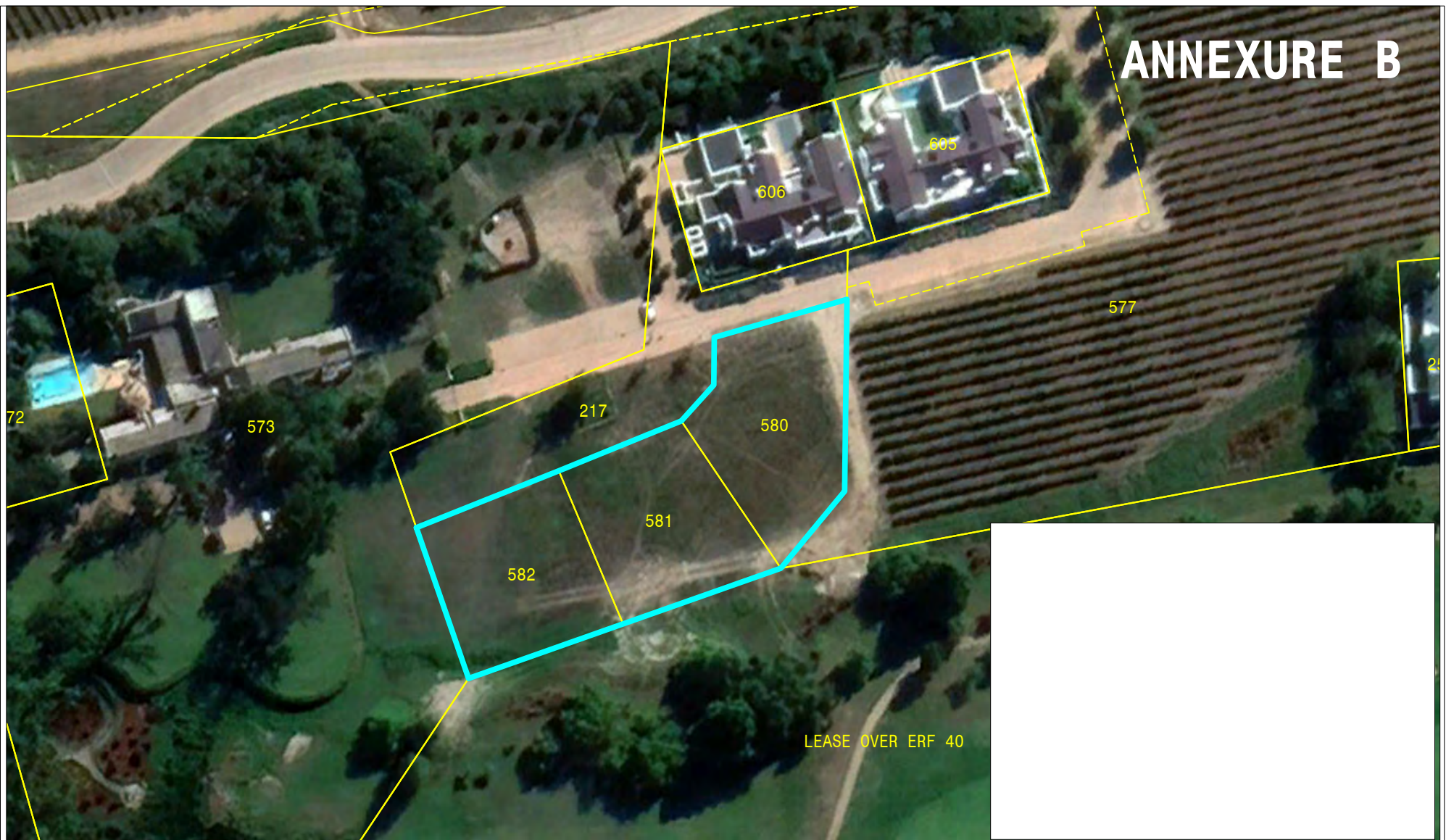
Copies of the full application can be supplied on request.



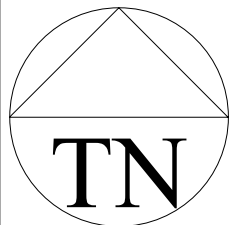
Notes

	Caveat 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey. 2. All levels are to be confirmed prior to construction.		Scale 1:20000 @ A4	Date: 23 July 2021	System: WG 19
	LOCALITY PLAN			 PROFESSIONAL LAND SURVEYORS, SECTIONAL TITLE CONSULTANTS, MAPPING CONSULTANTS <small>Stellenbosch House 4, Parysme, 7650 T +27 21 8591621 Cape Town 15032 George's Vale 2200 T +27 21 6071661 Houtbaai Kloof 3, Bergsig, Vredendal, 7130 T +27 21 4481633 info@fbv.co.za • www.fbv.co.za</small>	
Ref: DEZ580		Dwg: LOCALITY			

ANNEXURE B



Notes



Caveat

1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
2. All levels are to be confirmed prior to construction.

Scale 1:1000 @ A4

Date: 23 July 2021

System: WG 19

**PROPOSED CONSOLIDATION
ERVEN 580, 581 AND 582 DE ZALZE**

Ref:DEZ580

Dwg:CONSOL

fbv
friedlaender, burger & volkmann
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