

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

**Mr / Mrs x**

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

Application Property Address: **5 Brandt street, Kylemore**

Application Property Number: **Erf 896, Kylemore**

Applicant: **Pierre Jordaan for Active Planning Solutions / [pierre@activeplanning.co.za](mailto:pierre@activeplanning.co.za)**

Owner: **S2Z Investments (Pty.) Ltd.**

Application Reference: **LU/ 13914**

Application Type: **Subdivision in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law of 2015.**

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

**Application has been made for the Subdivision of erf 896 Kylemore into two new portions in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law of 2015.**

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: **Active Planning Solutions; [pierre@activeplanning.co.za](mailto:pierre@activeplanning.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 **29 September 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 [pierre@activeplanning.co.za](mailto:pierre@activeplanning.co.za) or telephonically at 079 528 9179 during normal office hours.

Yours faithfully

Pierre Jordaan for

**Active Planning Solutions**

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

**Mnr / Mev x**

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

Adres van aansoek eiendom: **Brandt straat no. 5, Kylemore**

Aansoek eiendom beskrywing: **Erf 896, Kylemore**

Aansoeker: **Pierre Jordaan namens Active Planning Solutions /**  
[pierre@activeplanning.co.za](mailto:pierre@activeplanning.co.za)

Eienaar: **S2Z Investments (Pty.) Ltd.**

Aansoek Verwysing: **LU/ 13914**

Tipe Aansoek: **Onderverdeling in terme van Arikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruiksverordening van 2015.**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:  
**Onderverdeling van erf 896, Kylemore in twee nuwe gedeeltes in terme van Arikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruiksverordening van 2015.**

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 tydskedule 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 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;

- o 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: **Active Planning Solutions**; [pierre@activeplanning.co.za](mailto:pierre@activeplanning.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 **29 September 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by [pierre@activeplanning.co.za](mailto:pierre@activeplanning.co.za) of telefonies by 079 528 9179 gedurende normale kantoor ure.

Die uwe

Pierre Jordaan namens

**Active Planning Solutions**

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## 1. INTRODUCTION

This firm was appointed by Mr Justin Swartz, representing S2Z Investments (Pty.) Ltd. to handle all town planning related actions required to have erf 896 Kylemore subdivided. The Power of Attorney and Company Resolution to this effect is attached as **Addendum 1** and **2** respectively.

## 2. PURPOSE

It is the purpose of this memorandum to apply for the following:

- The **Subdivision** of erf 896 Kylemore into two new portions in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law of 2015.

## 3. PROPERTY & TITLE DEED DETAILS

### Erf 896, Kylemore

|                      |                               |
|----------------------|-------------------------------|
| SIZE:                | 868m <sup>2</sup>             |
| OWNER:               | S2Z Investments (Pty.) Ltd.   |
| TITLE DEED NO:       | T52255/2021                   |
| BORDERS:             |                               |
| NORTH                | Erf 902 & 903                 |
| SOUTH                | Brandt street , Erf 76 & 77   |
| EAST                 | Erf 895                       |
| WEST                 | Erf 897                       |
| T-DEED RESTRICTIONS: | None                          |
| DIAGRAM NO:          | 7627/84                       |
| ZONING:              | Conventional Residential zone |

Title deed and Diagram attached as **Addendum 3** and **4** respectively.

## 4. LOCATION

Erf 896 is situated at no. 4 & 6 Brandt street in the Kylemore township of the Stellenbosch Municipal area demarcation (See **Figure 1** below). The locality plan is attached as **Plan 1**

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Figure 1: Local context

## 5. THE SUBDIVISION OF ERF 896

To facilitate the implementation of the proposed Plan of Subdivision attached as **Plan 3** it is not necessary to rezone and the zoning of the two new portions will remain Conventional Residential zone after subdivision.

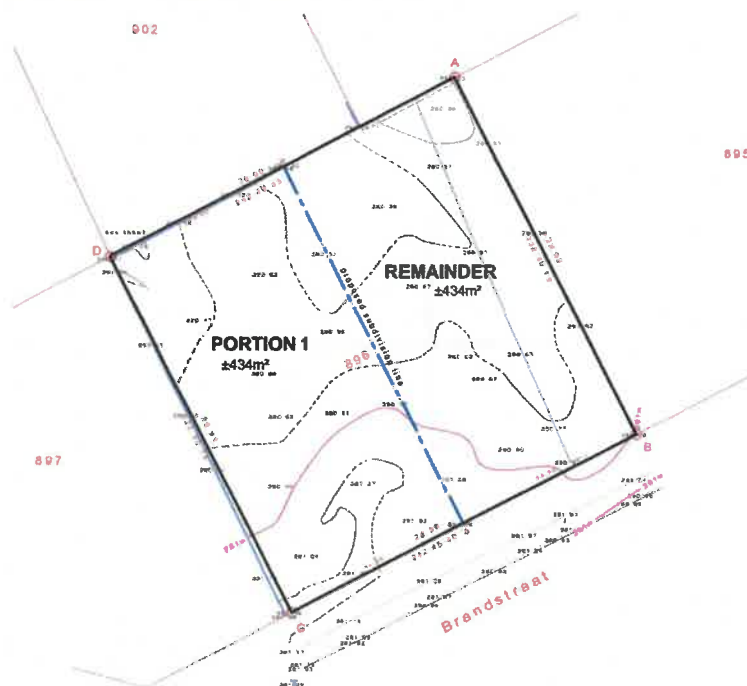


Figure 2: Proposed Plan of Subdivision (**Plan 3**)

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The property will be subdivided into;

- Portion 1 : ±434m<sup>2</sup>
- Remainder : ±434m<sup>2</sup>

## **6. VIABILITY**

The subdivision proposal is deemed viable due to the following supporting factors:

- It provides the opportunity for quality medium density middle income housing at a good location in a rapidly growing area without losing sight of the value adding potential of architecturally sound design principles when implemented.
- It supports the Local and Provincial Planning strategies with regards to infill and urban densification.
- It supports the rejuvenation strategy needed to maintain residential neighbourhoods with differing densities and heterogeneous land use.
- It does not impact negatively on the built or natural environment but it fits into the surrounding residential fabric as well as compliments a slightly intensified residential proposal.
- It will provide housing to investor's which is exceedingly eager to invest due to the popularity of Kylemore as a rural hamlet with a "laid back" lifestyle and a number of tourist attractions in the surrounding Winelands' area.

## **7. SUSTAINABILITY**

The proposal is considered sustainable due to the following supporting factors:

- It will add value to the current vacant property in favour of the owner and future investors in the area.
- This will contribute to the effective functioning of the roads infrastructure planning and pedestrian movement patterns in the area.
- It will have no negative impact on the surrounding built or natural environment due to the fact that it constitutes a residential infill opportunity.
- It will not have any additional impacts in terms of traffic safety as it constitutes an addition of a maximum of four vehicles to the available infrastructure network.

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- It will not negatively affect any existing services and / or infrastructure elements in the surrounding area but will rather give way to the optimization of the available network.
- It will ensure the collection of develop contributions and additional rates and taxes in favour of the Municipality.

### **8. DESIRABILITY in terms of SECTION 65(1)(c) of the STELLENBOSCH MUNICIPAL PLANNING BY- LAW (2015)**

The following criteria are deemed as desirability factors to be considered in the motivation of the proposal:

*(motivation in support in bolded italics)*

- economic impact;

***The proposal will ensure a sustainable residential infill implementation at a time when the middle income housing economy in the Cape Winelands district is on an upwards curve due to the increased growth in the GAP housing market. Therefore it will be seen as having a positive impact on the local economy. It will also provide investors the opportunity to acquire property in the rural setting as a major point of attraction to some overseas investors.***

- social impact;

***It will have a social impact as it provides an opportunity for housing at a time when the need for medium income housing in this more affordable (compared to the common Estate living norm) market bracket is increasing. Also note that the utilization of a vacant land unit prevents illegal occupation and criminality that frequents these type of open areas in a residential neighborhood area.***

- scale of the capital investment;

***The scale of the return on the owner's investment will exceed the capital input due to the fact that the investment opportunity is in a residential market for which a need exists due to the provision of a slightly smaller and more affordable living unit on a land unit sized for better maintenance and upkeep.***

- Compatibility with surrounding uses;

***The proposal is seen as compatible with similar use in the surrounding area. Note that the land use character has no uniform pattern, architectural styling or densities so***

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**compatibility is reserved to the existing residential footprint in terms of the proposed scale and minimum new portion sizes proposed.**

- Impact on the external engineering services;

**The possible additional impact the proposal will have on the existing infrastructure and surrounds will be minor and should be supported in general.**

- Impact on safety, health and wellbeing of the surrounding community;

**The implementation of the proposal will add to the safety, health and wellbeing of the community in so far as it will support the built area and add numbers to the community which in itself aids community safety. The utilization of large underutilized properties for infill development reduces the possibility of these spaces degrading or being used by vagrants and criminal elements.**

Impact on heritage;

**No impact exists and no mitigation is needed as no Heritage legislation is applicable to the proposed subdivision.**

- Impact on the biophysical environment;

**The proposal is in an area of largely urban nature and expanding urban development along to the north where a number of security estates recently developed. There for the biophysical environment has slowly transpired to a mostly built environment with the existing natural elements being replaced by dwellings. The subject property is not located in a natural area with any sensitive characteristics.**

- Traffic impacts, parking, access and other transport related considerations;

**The addition of a maximum of four new vehicles to the network will not adversely affect the functioning of the existing system adversely and the available network will easily accommodate this increase. Note that care must be taken in the design phase of the units on these new portions that drive way areas not impede and limit pedestrian movement along Brandt street. There for it is proposed that no drive ways shorter than 5 meters from the boundary line of these new portions are considered.**

### **9. SUPPORTING MOTIVATION**

With all the above mentioned motivational criteria supporting a development proposal that would have a positive impact on the local economy as well complimenting the built nature of the receiving environment, no negative impacts are envisaged which would affect the subdivision proposal with the subsequent

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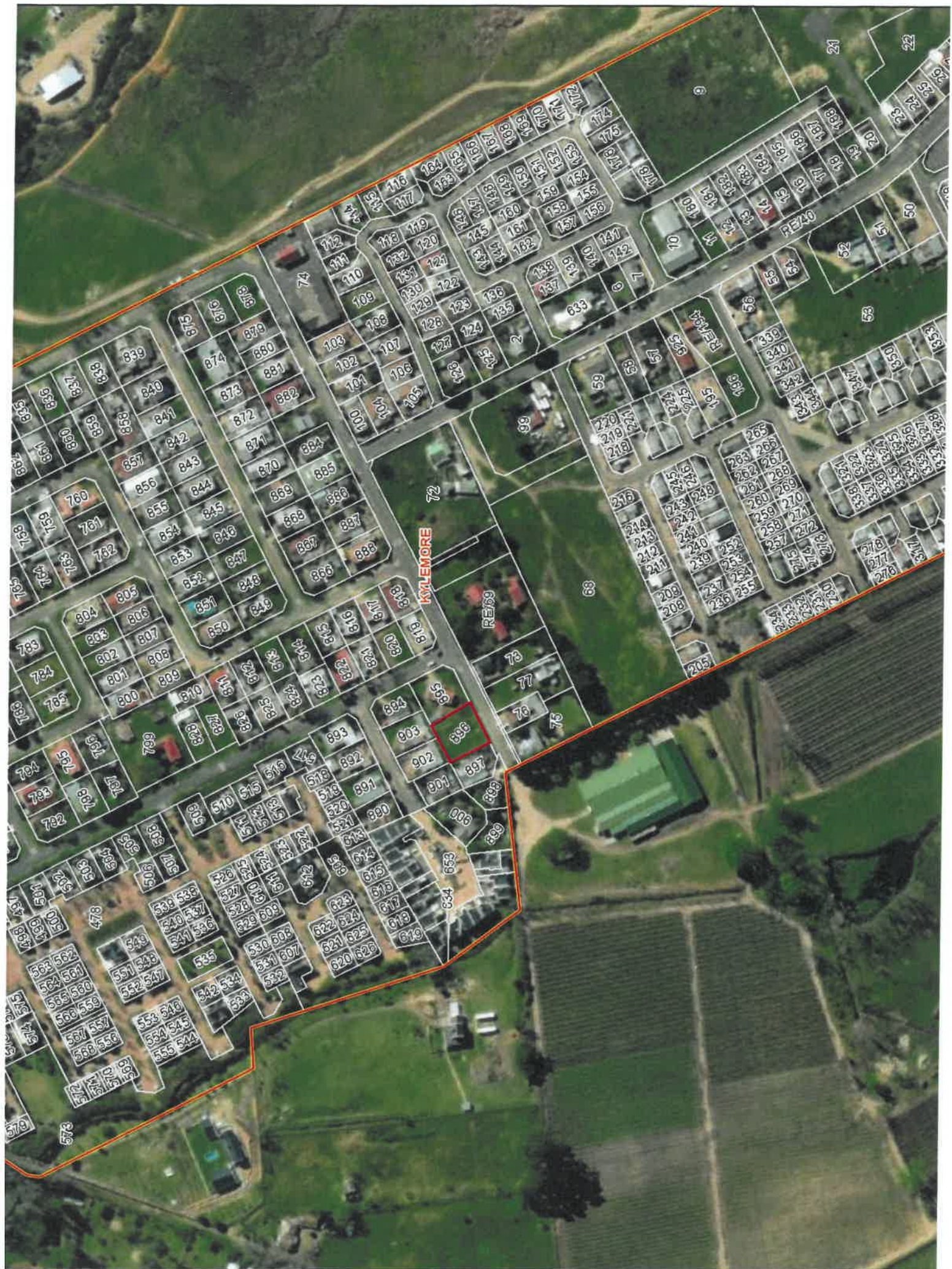
establishment of an infill development aligned with Local Spatial Planning policies. It is the aim of the client to implement a viable and sustainable housing opportunity which would add to the value and character of the area as well as being a solid opportunity for a return on both his investment as well the investment of potential first time home owners in the middle income market.

### **10. SUMMARY**

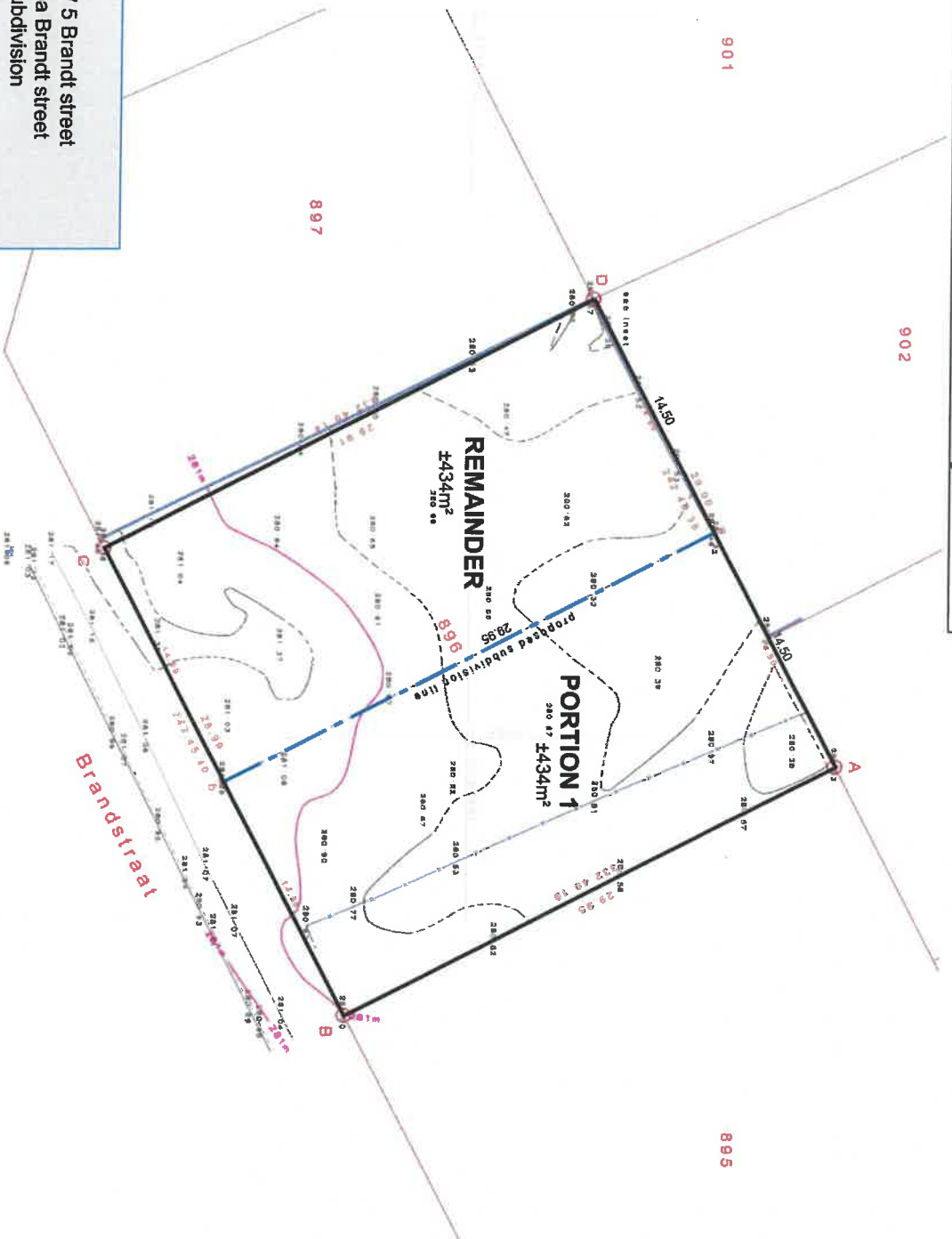
This application for the subdivision of **Erf 896** is therefore deemed favourable as it will have no negative impact on the surrounding built environment but will ensure the most viable and sustainable development implementation of a non- viable underutilized and vacant property which will deliver the best product to the growing residential market ensuring the best economic return on investment. It is therefore encouraged and recommended for approval.

Pierre Jordaan

for **Active Planning Solutions**

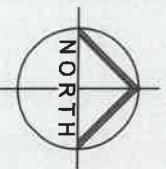


# Subdivision Proposal: Erf 896, Kylemore



## Key:

Remainder:  $\pm 434\text{m}^2$  / 5 Brandt street  
 Portion 1:  $\pm 434\text{m}^2$  / 5a Brandt street  
 Zoning:  
 Conventional Residential zone



DATE: MARCH 2022

REF NO. APS/896\_Kyle/Sub R2

SCALE 1:250



Pierre Jordanan

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