

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: 58 Bell Street, Klapmuts
Application Property Number: Erf 223, Klapmuts
Applicant: Crescendo Holdings Pty Ltd. Reg no: 2019/082795/07
Owner: Fanie Botha 072 386 8849
Application Reference: LU/ 15814 (TP406/2023)
Application Type: Application for subdivision and technical approval

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

- a) Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-law, for the Subdivision of Erf 223, Klapmuts into two portions namely, Remainder of $\pm 415\text{m}^2$ in extent and Portion A of $\pm 299\text{m}^2$ in extent.
- a) Application is made in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-law, for additional use (technical approval} to permit second dwelling units on the proposed subdivided Remainder of Erf 223, Klapmuts and proposed subdivided Portion A of Erf 223, Klapmuts.

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:
 - o Indicate the facts and circumstances that explain the comments;
 - o Where relevant demonstrate the undesirable effect that the application will have if approved;
 - o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows Fanie Botha 072 386 8849, bothaconsult@gmail.com. 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 **(60 days if it is an state entity)** from the date of this notice to be received on or before the closing date of **28th September 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 **072 386 8849** during normal office hours. (8am – 5pm)

Yours faithfully

FANIE BOTHA
072 386 8849
Crescendo Holdings Pty Ltd.
Reg no: 2019/082795/07

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

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

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

Adres van aansoek eiendom: 58 Bell Street, Klapmuts
Aansoek eiendom beskrywing: Erf 223, Klapmuts
Aansoeker: Crescendo Holdings Pty Ltd. Reg no: 2019/082795/07
Eienaar: Fanie Botha 072 386 8849
Aansoek Verwysing: LU/ 15814 (TP406/2023)
Tipe Aansoek: Aansoek vir onderverdeling en tegniese goedkeuring

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

- a) Aansoek word gedoen ingevolge Artikel 15(2) (d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, vir die Onderverdeling van Erf 223, Klapmuts in twee gedeeltes naamlik, Restant van $\pm 415\text{m}^2$ groot en Gedeelte A van $\pm 299\text{m}^2$ groot.
- b) Aansoek word ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening gedoen vir bykomende gebruik (tegniese goedkeuring) om tweede wooneenhede toe te laat op die voorgestelde onderverdeelde Restant van Erf 223, Klapmuts en voorgestelde onderverdeelde Gedeelte A van Erf 223, Klapmuts.

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 tydsduur 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:
 - o Die feite en omstandighede aantoon wat die kommentaar toelig;
 - o Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - o 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: Fanie Botha 072 386 8849, bothaconsult@gmail.com. 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 **(60 dae indien dit 'n staatsentiteit sal wees)** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **28ste September 2023**

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 **072 386 8849** gedurende normale kantoor ure (8vm – 5nm).

Die uwe

FANIE BOTHA
072 386 8849
Crescendo Holdings Pty Ltd.
Reg no: 2019/082795/07

07 July 2023

ATT: DIRECTORE: PLANNING & ECONOMIC DEVELOPMENT STELLENBOSCH

Dear Sir / Madam,

**RE: PROPOSED LAND USE PLANNING APPLICATION FOR ERF 223, BELL STR, KLAPMUTS
TP406/2023, ERF 223, KLAPMUTS**

This letter intends to serve as motivation to address the following requirements to satisfy the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2015) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB] for the abovementioned erf:

- **SECTION 15(2)(D) OF SLUPB:** The subdivision of the existing property into 2 portions namely, Portion A of 299sqm in extent and Remainder of 415sqm in extent.
- **SECTION 15(2)(G) OF SLUPB:** A technical approval to permit a second dwelling unit on each of the subdivided portions, Portion A and Remainder of Erf 223, Klappmuts.

Further information has been provided in the attached documentation to address the following requirement/s as requested via email dated **29 June 2023** from Administrative Officer **NOLUSINDISO MOMOTI**, in response to our application with reference **TP406/2023, ERF 223, KLAPMUTS**.

- **SECTION 65 OF SLUPB**

For your consideration, we append hereto the following documentation:

- **2303_001** Site Plan
- **2303_002** Subdivision Plan
- **2303_101** Ground Floor Plan
- **2303_102** First Floor Plan
- **2303_201** North & South Elevation
- **2303_202** East & West Elevation
- **2303_301** Perspectives
- **2303_302** Perspectives
- **2303_401** Existing Buildings

We would appreciate your consideration of our motivation for the following reasons:

1. The subdivision of the existing property into 2 smaller erfs, proposed: **58a & 58b BELL STREEET** are in line with several other erfs that are of a similar shape and size in the immediate vicinity. A few examples of these neighbouring properties are Erf 333 & Erf RE/278, Erf 1296 & Erf RE/120 and Erf 1285 & Erf RE/110.
2. The size and typology of the proposed dwelling units (2 small dwelling units on each erf) will be of the same character and nature as the rest of the buildings in the neighbourhood, thereby it will not look out of place or have a detrimental impact on the rest of the neighbourhood.
3. For easy reference I have included drawing: **2303_401** Existing Buildings illustrating the size, typology, character, and nature of the existing buildings in the neighbourhood. We do not wish to deviate or detract from this character, but rather to add to the existing fabric in a manner that will be beneficial, and which will have a positive impact.
4. These proposed dwelling units will not only create much needed affordable accommodation for families in Klappmuts in the long term, but it will also create several construction jobs in the short to medium term, which will be a great benefit to the local community.
5. The subdivision and proposed dwelling units will also assist in the densification and better utilization of the property and therefor have a positive impact on the broader Klappmuts.
6. We do not foresee any degradative impact on any external engineering services, safety, health, and wellbeing of the surrounding community. Heritage, biophysical environment, traffic, parking/access/egress, or any transport related considerations will not be affected. This application does not require additional departures.

Should you require any other documentation, please do not hesitate to contact me.

We wish to meet your expectations favourably in this matter.

Yours sincerely,

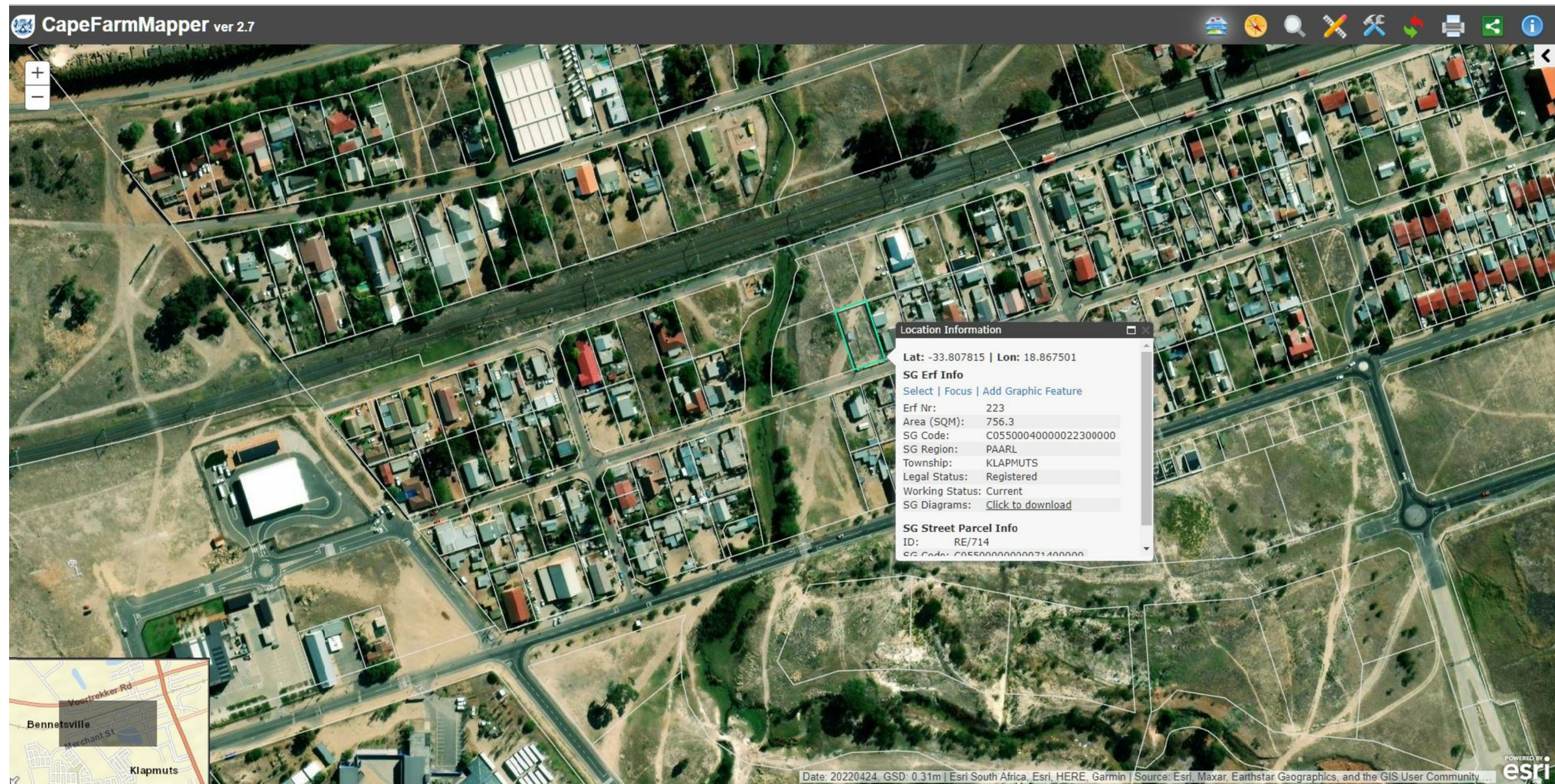


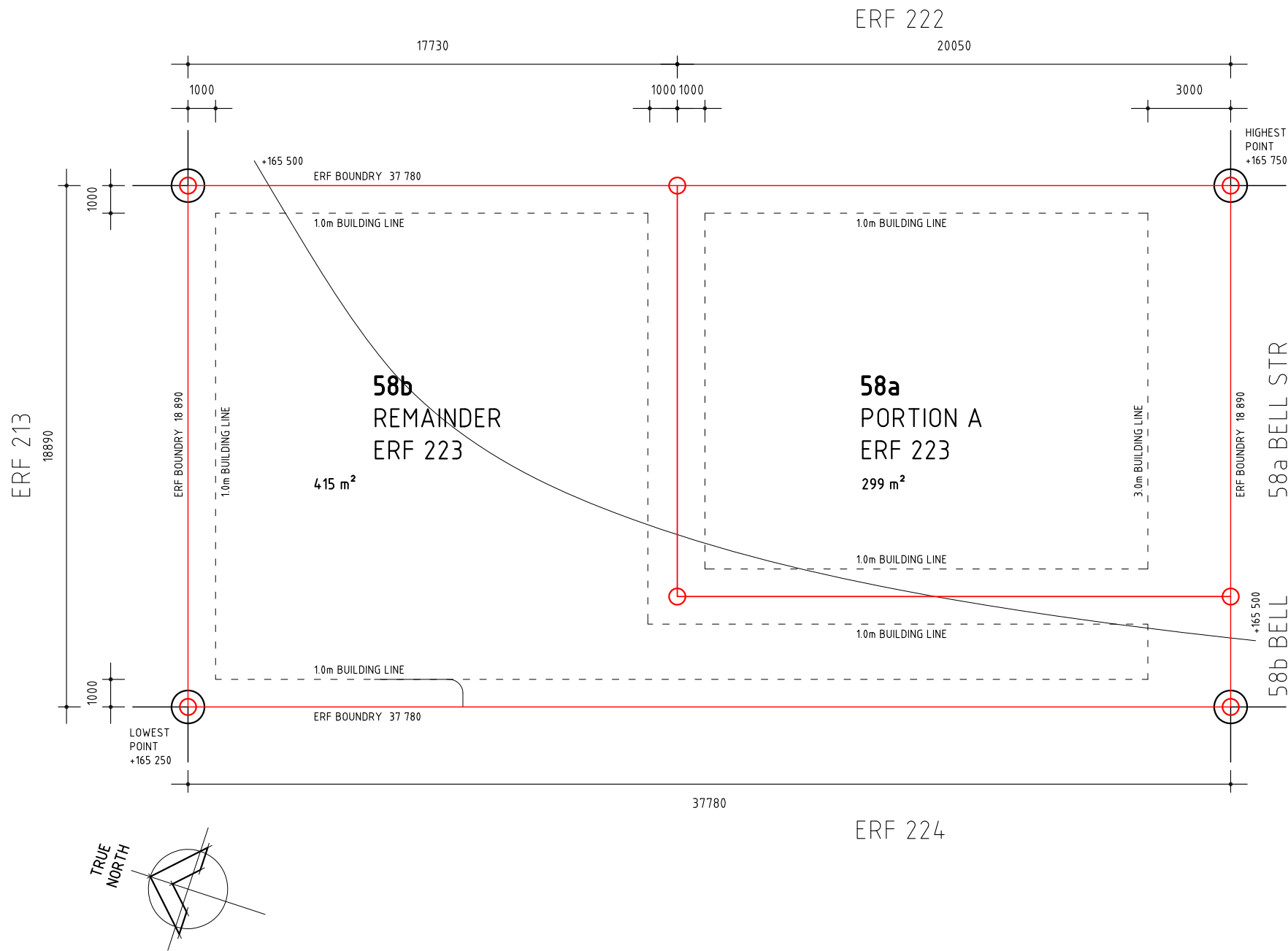
CHRISTIAAN P GREYLING

+27(0)72 257 6378

christiaanpgreyling@gmail.com

SACAPSA Reg. PrArch 21322





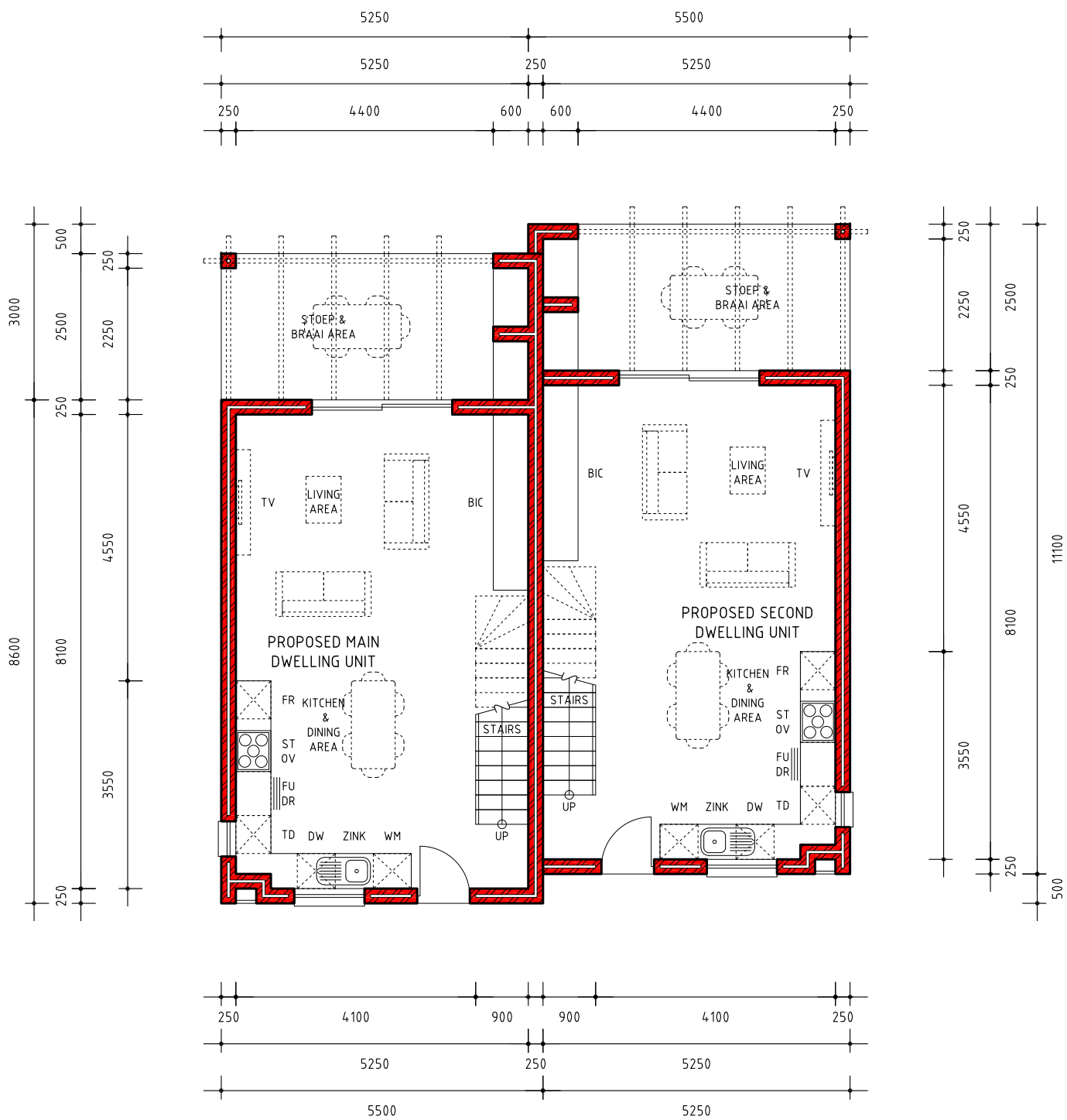
SUBDIVISION OF ERF 223	
PORTION A - ERF 223	
SITE SQUARAGE	299.0 sqm
REMAINDER - ERF 223	
SITE SQUARAGE	415.0 sqm
TOTAL AREA OF ERF 223:	714.0 sqm

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
SUBDIVISION PLAN

DRW NR	DRAWN BY
2303_002	CPG
DATE	SCALE
2023-07-28	AS SHOWN



CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
GROUND FLOOR PLAN

DRW NR	DRAWN BY
2303_101	CPG
DATE	SCALE
2023-07-06	AS SHOWN

CPG

CPG

COUNCIL DRAWINGS
CHRISTIAAN P GREYLING ARCHITECTS
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christiaanpgreyling@gmail.com
sacap reg. prarch 21322



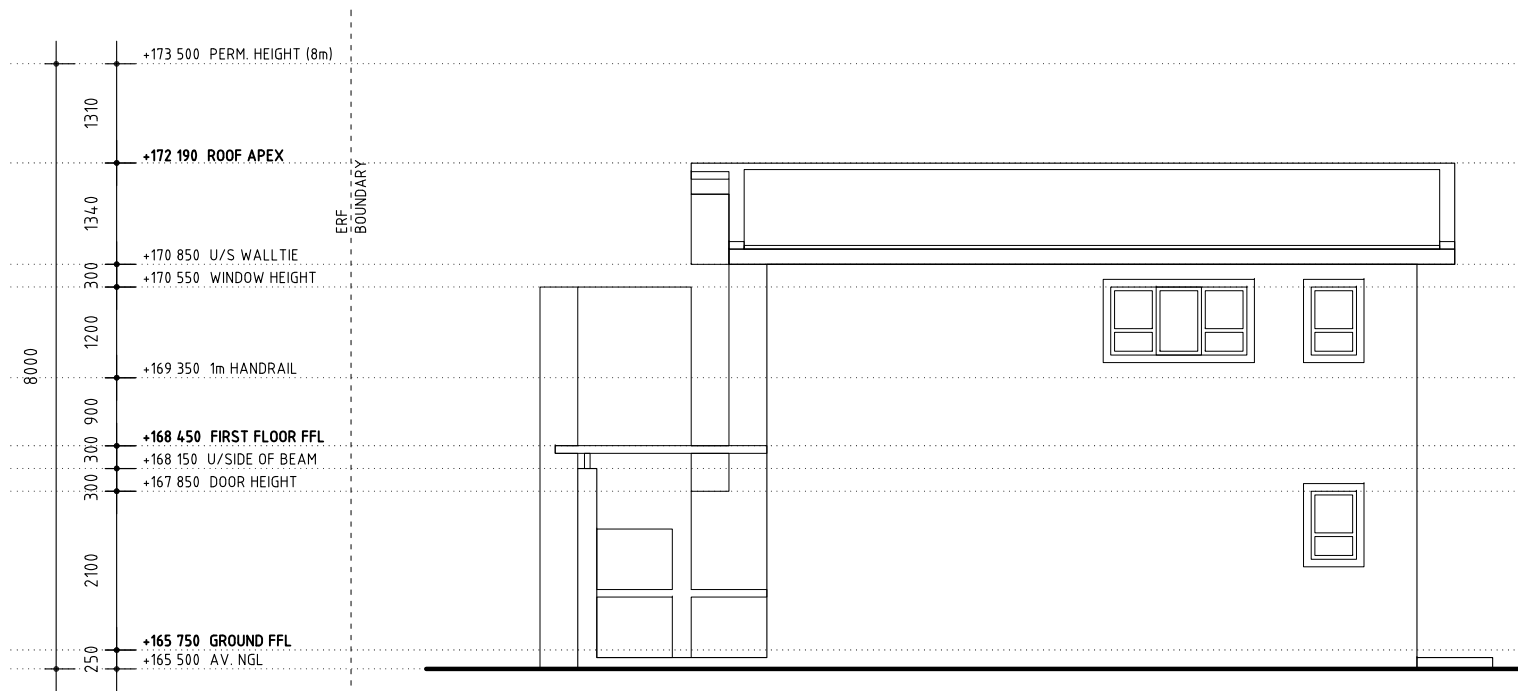
CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

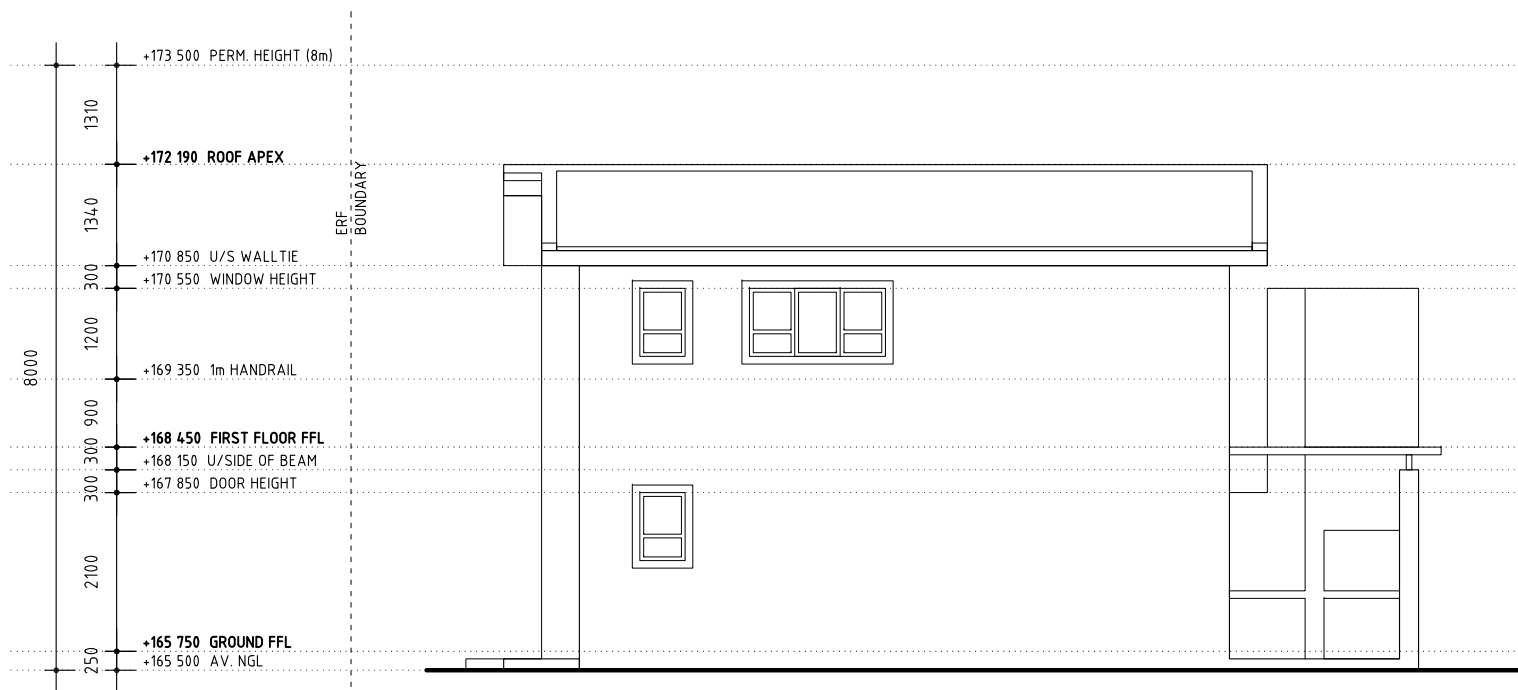
DRAWING
FIRST FLOOR PLAN

DRW NR	DRAWN BY
2303_102	CPG
DATE	SCALE
2023-07-06	AS SHOWN

2303_102 FIRST FLOOR 1:100



NORTH ELEVATION - 1 : 100



SOUTH ELEVATION - 1 : 100

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
NORTH & SOUTH ELEVATION

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2303_201

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DATE
2023-07-06

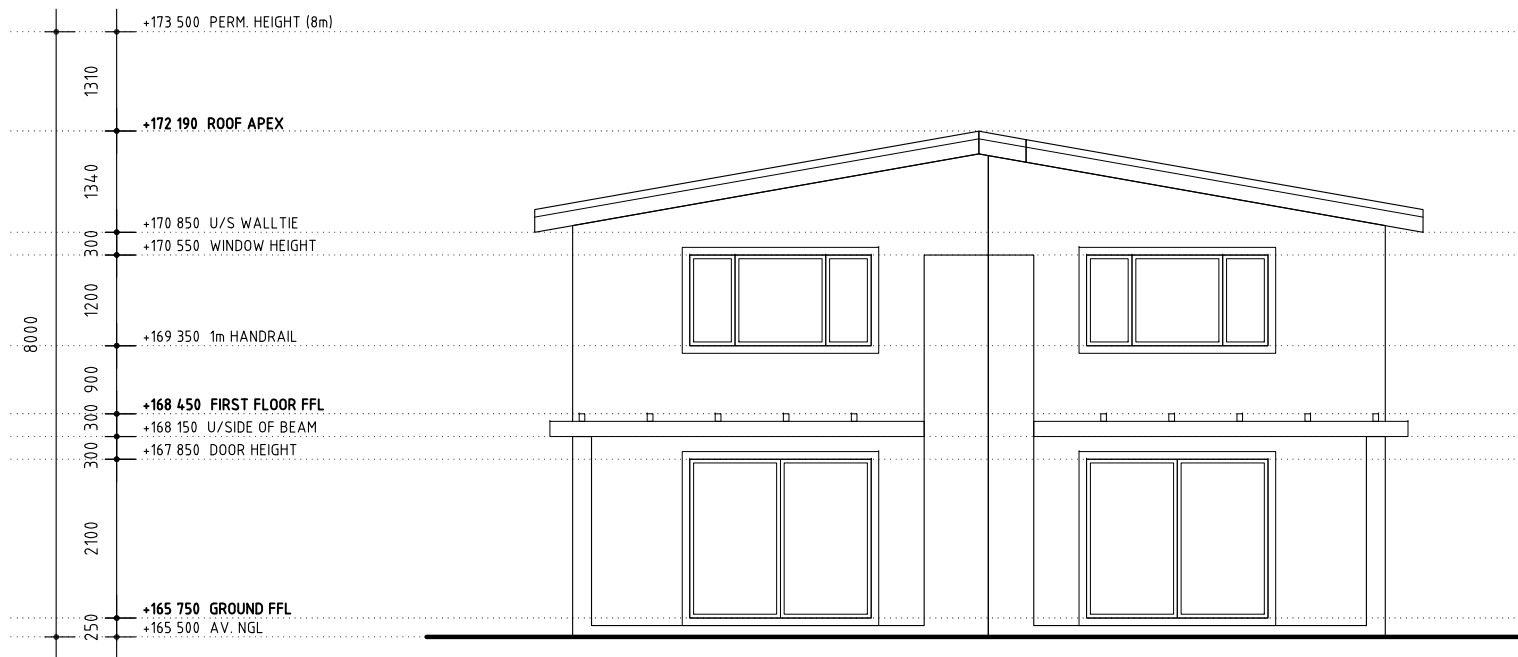
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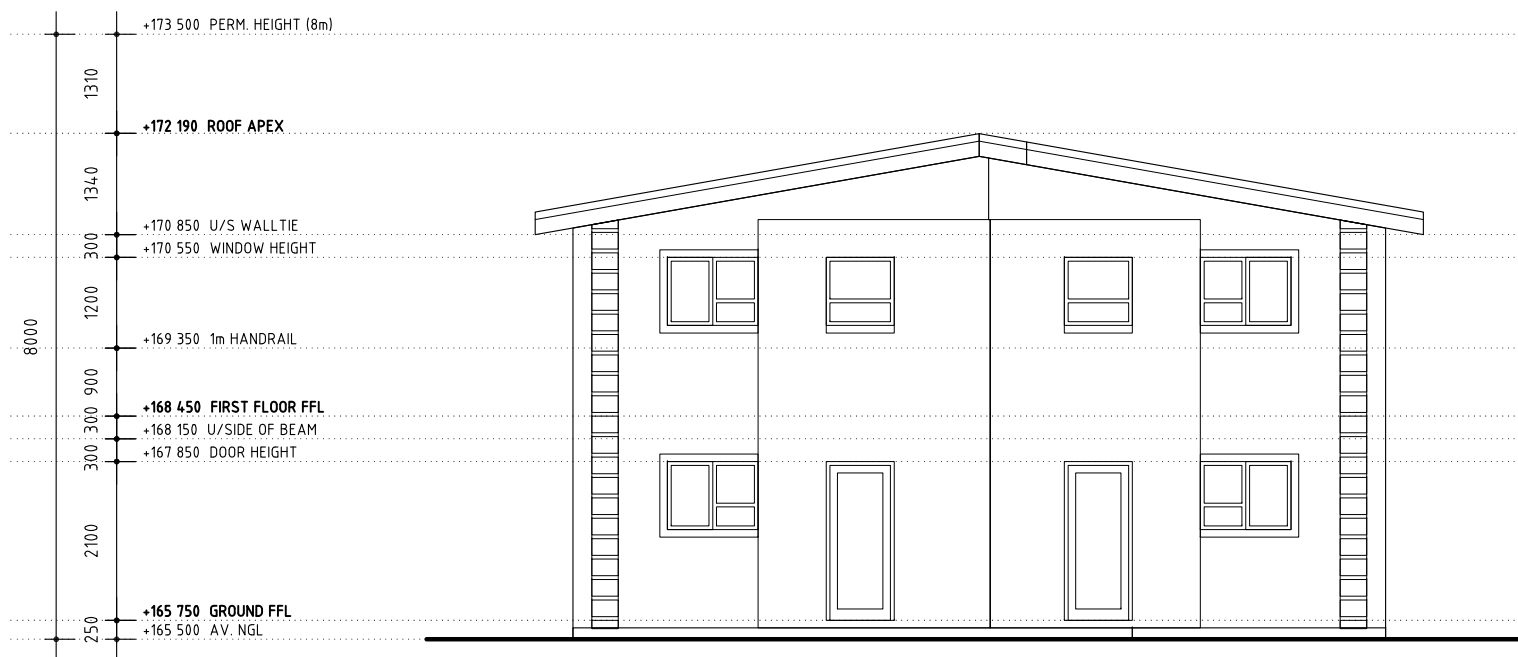
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2303_201 N & S ELEVATIONS - 1 : 100



EAST ELEVATION - 1 : 100



WEST ELEVATION - 1 : 100

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
EAST & WEST ELEVATIONS

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2303_202

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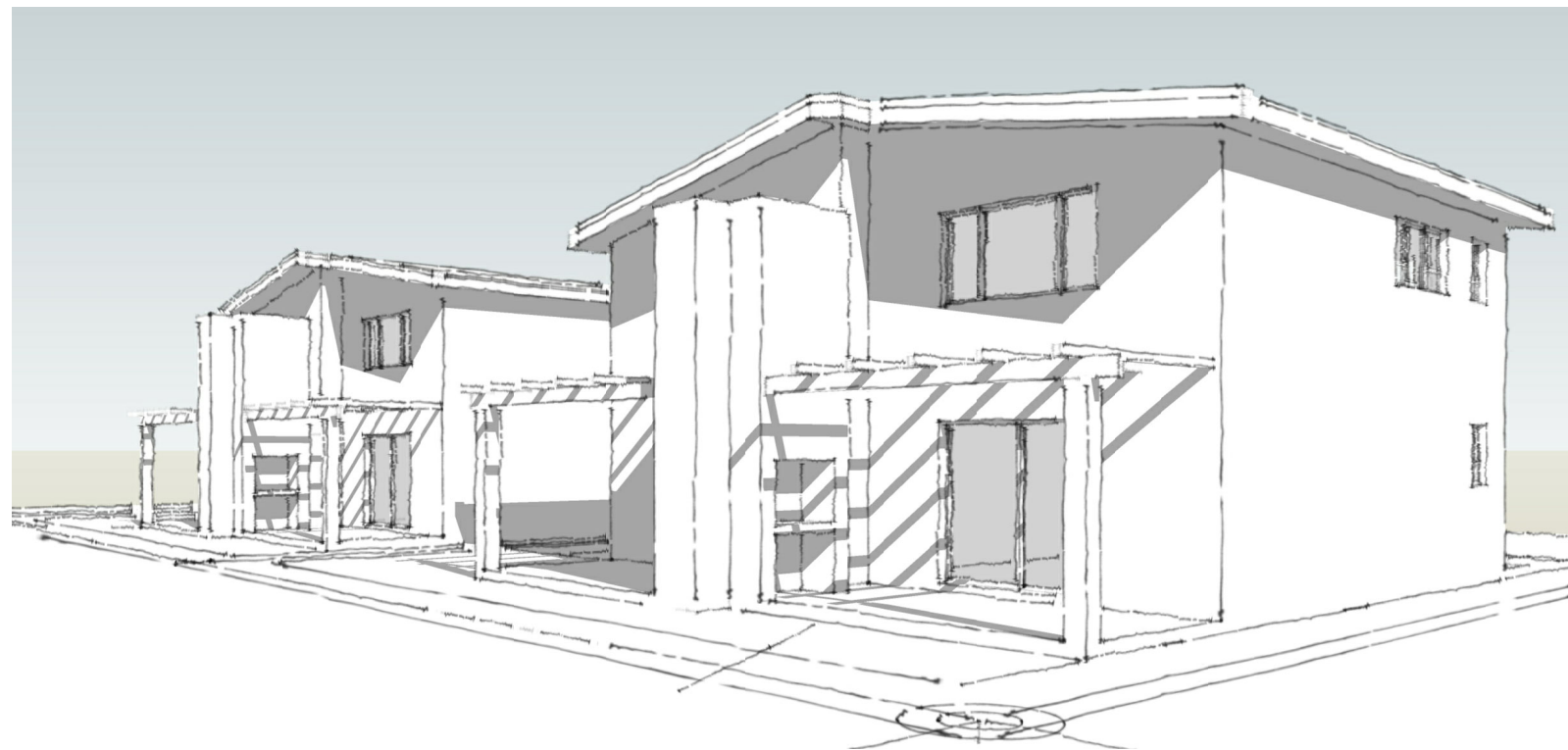
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2303_202 E & W ELEVATIONS - 1 : 100



NORTH-EAST PERSPECTIVE



SOUTH-EAST PERSPECTIVE

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
PERSPECTIVES

DRW NR
2303_301

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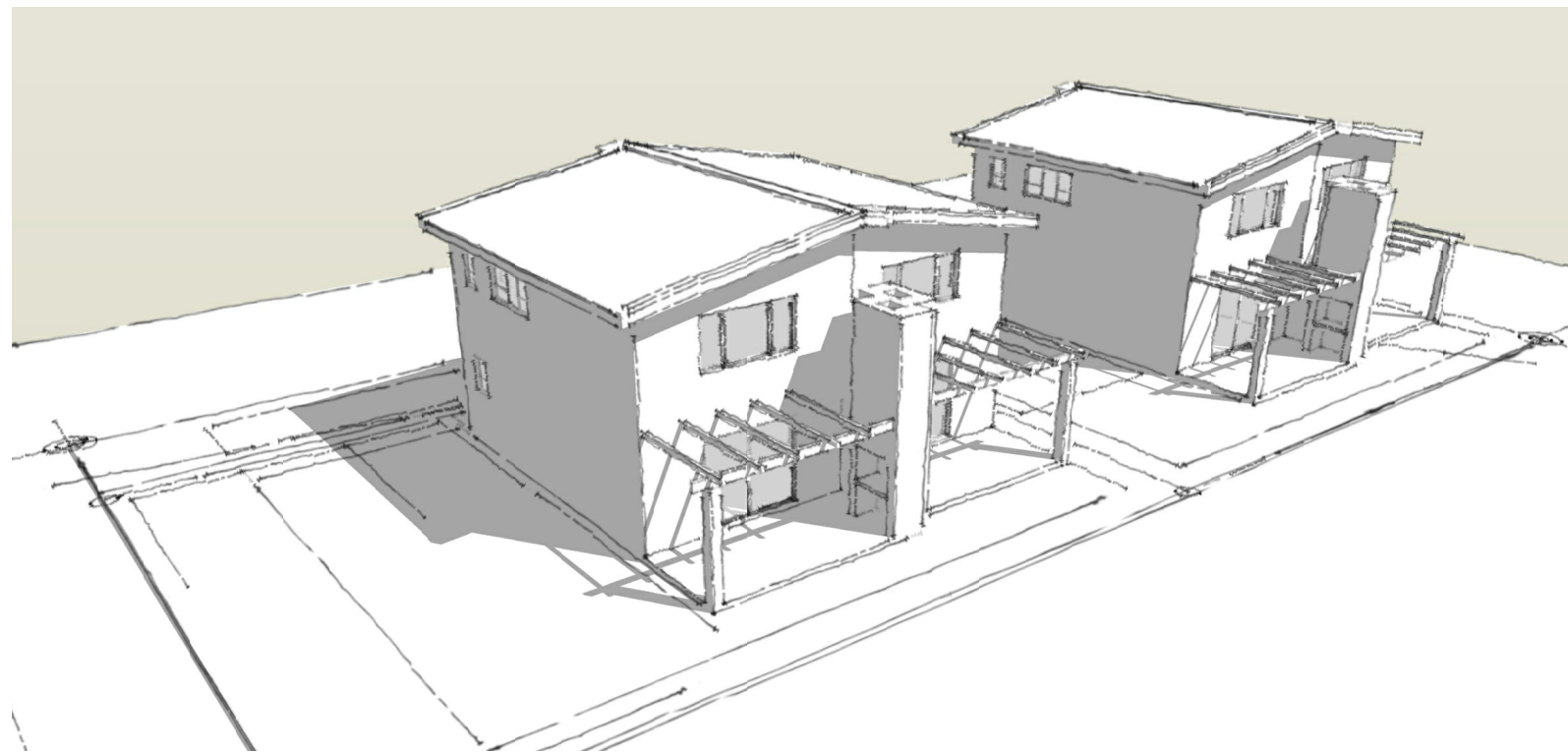
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2303_301 PERSPECTIVES _ NTS



SOUTH-EAST PERSPECTIVE



SOUTH-WEST PERSPECTIVE

CLIENT
CRESCENDO HOLDINGS

PROJECT
PROPOSED SUBDIVISION OF ERF 223,
BELL STR,
KLAPMUTS,
STELLENBOSCH

DRAWING
PERSPECTIVES

DRW NR
2303_302

DRAWN BY
CPG

DATE
2023-07-06

SCALE
AS SHOWN

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2303_302 PERSPECTIVES _NTS



EXISTING BUILDINGS IN BELL STREET



EXISTING BUILDINGS IN BEYERS STREET

CLIENT		CRESCENDO HOLDINGS
PROJECT		PROPOSED SUBDIVISION OF ERF 223, BELL STR, KLAPMUTS, STELLENBOSCH
DRAWING		EXISTING BUILDINGS
DRW NR	2303_401	DRAWN BY CPG
DATE	2023-07-06	SCALE AS SHOWN

CPG

COUNCIL DRAWINGS
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2303_401 EXISTING BUILDINGS _ NTS