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

Sir / Madam

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

Application Property Address: cnr Banghoek & Groeneweide Road, Stellenbosch, 7600

Application Property Number: Erven 2241 & 7337, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: EMS Student Prop NPC – B Good (contact details: +44 (0)208 103 8444)

Application Reference: LU/15535

Description of Proposed Development:

- Application is hereby made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2015 for the consolidation of Erf 2241 (1245m²) with Erf 7337 (1966m²) Stellenbosch to create an Erf measuring 3211m².

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_portal/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: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **24 July 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 021 861 3800 during normal office hours.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

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

Adres van aansoek eiendom: h/v Banghoek- en Groeneweidestraat, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erwe 2241 & 7337, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: EMS Student Prop NPC – B Good (kontak besonderhede: +44 (0)208 103 8444)

Aansoek Verwysing: LU/15535

Tipe aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(e) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die konsolidasie van Erf 2241 (1245m²) met Erf 7337 (1966m²) Stellenbosch om een Erf te skep wat 3211m² groot is.

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_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 opsite 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 inlgting 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: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 sluitingsdatum van **24 Julie 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

since 1991 tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 3896-P

13 April 2023

Directorate: Planning and Economic Development
Stellenbosch Municipality
Town Hall
7600 STELLENBOSCH

Attention: Mr. Stiaan Carstens

Sir

RE: APPLICATION FOR CONSOLIDATION: ERVEN 2241 AND 7337, STELLENBOSCH

1. LAND USE PLANNING APPLICATION

Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2015 for the consolidation of Erven 2241 and 7337, Stellenbosch.

A Consolidation Plan is included in this submission for your approval.

2. SUBJECT PROPERTY DETAILS

The subject property's details are listed in the table below.

Table 1: Property ownership details

ERF NO.	TITLE DEED NO.	OWNERSHIP	SIZE
2241	T36925/2021	EMS Student Prop NPC	1 245m²
7337	T36926/2021	EMS Student Prop NPC	1 966m²

Copies of the erven's Title Deeds and General Plan are included in this submission.

3. LOCALITY

The subject property is located on the corner of Banghoek and Groeneweide Road, Universiteitsoord, in Stellenbosch – see Figures 1 and 2 below and the locality plans included in this submission.

Figure 1: Universiteitsoord, Stellenbosch

Figure 2: Locality of Erven 2441 and 7337, Stellenbosch

4. CURRENT ZONINGS AND LAND USES

The subject property is zoned Multi-Unit Residential Zone which allows flats, hostels and communes as primary land uses.

The existing buildings on the subject property are currently used as boarding houses for students – see Figures 3 and 4 below.

Figure 3: Existing student boarding house on Erf 2441, Stellenbosch

Figure 4: Existing student boarding house on Erf 7337, Stellenbosch

5. PLANNING MOTIVATION FOR THE PROPOSED CONSOLIDATION

Application is made i.t.o. the Stellenbosch Municipality Planning By-Law, 2015 for the consolidation of Erven 2241 and 7337, Stellenbosch. The proposed consolidation is motivated as follows (to illustrate need and desirability):

- The proposed consolidation will create a larger erf that will be 3211m² in extent, and that can be more effectively utilised – see Figure 5 below.

Figure 5: The consolidated erf

- The proposed consolidation to create a more practical erf will not be foreign to the area. Similar consolidations have occurred in Universiteitsoord; for example, the abutting CampusKey Laranja student accommodation establishments on Erf 16375, Stellenbosch and the adjacent CampusKey Verde student accommodation establishment on Erf 15830, Stellenbosch – see Figures 6 and 7 below.

Figure 6: CampusKey Laranja on Erf 16375

Figure 7: CampusKey Verde on Erf 15830

- The further development of the subject property will still occur in accordance with the permissible land uses and development rules. In other words, the proposed consolidation will not lead to any additional development rights. It will only provide the landowner with a more practical erf that can be better and more effectively utilised.

- The necessary building plans will be submitted for municipal approval for any new structures on the consolidated erf.

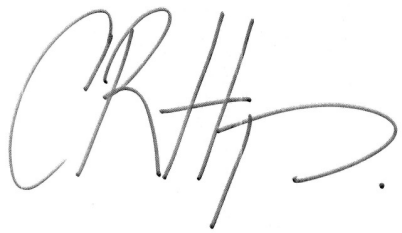
- Bulk engineering services will not be affected by the proposed consolidation (since it will not lead to an increase in bulk).

6. CONCLUSION

As explained above, the proposed consolidation will not lead to any additional development rights. It will only provide the landowner with a more practical erf that can be more effectively utilised. It is in essence only an administrative exercise and for this reason, the proposed consolidation is considered to be desirable and we respectfully request the land use application to be granted.

We trust the information provided with this submission will suffice in processing the land use planning application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information.

Yours faithfully



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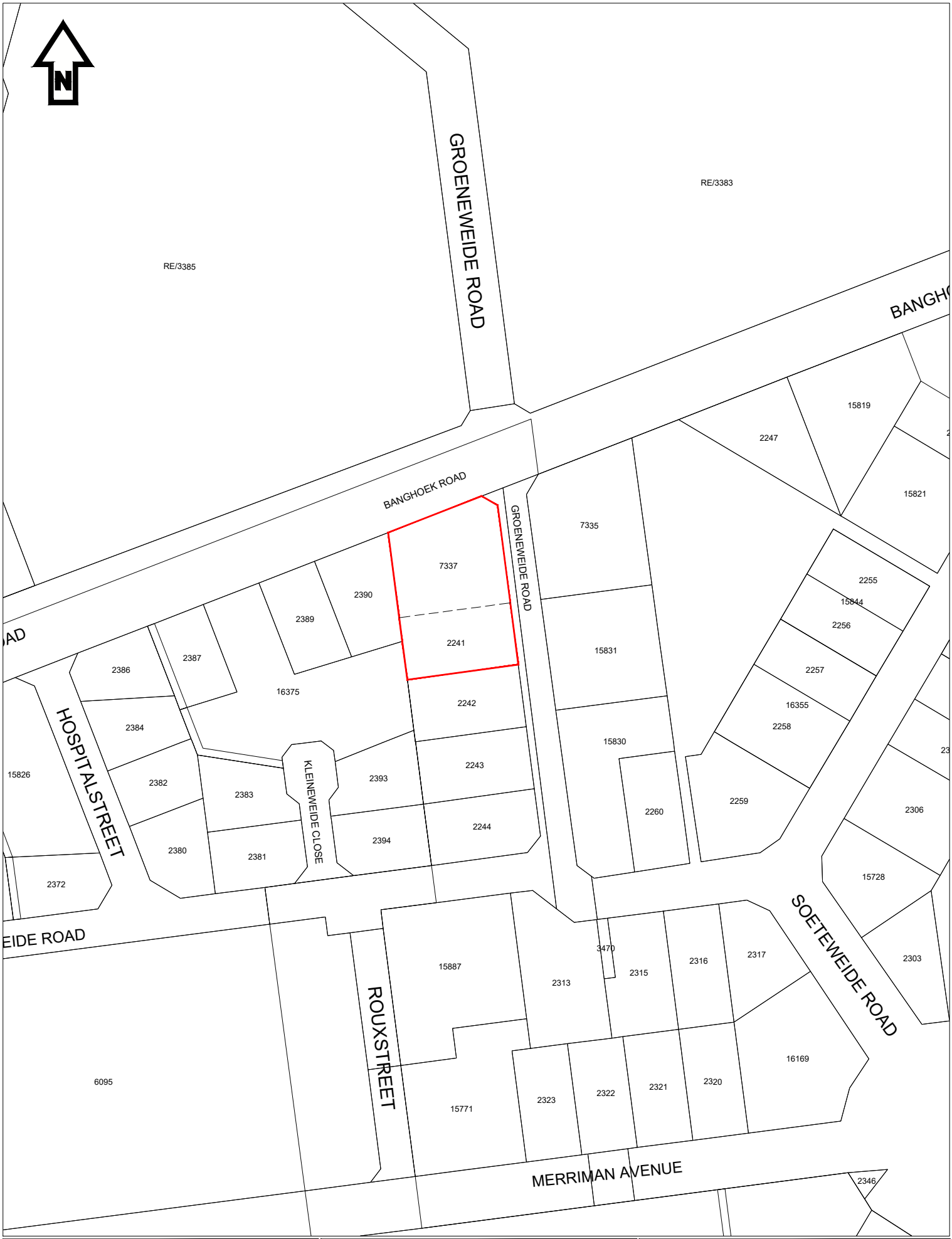

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Erven 2241 & 7337, Stellenbosch

Drawing:		Plan no.:
Local Locality		2
Date:	Scale:	
09/03/2023	1:2000 (A4)	
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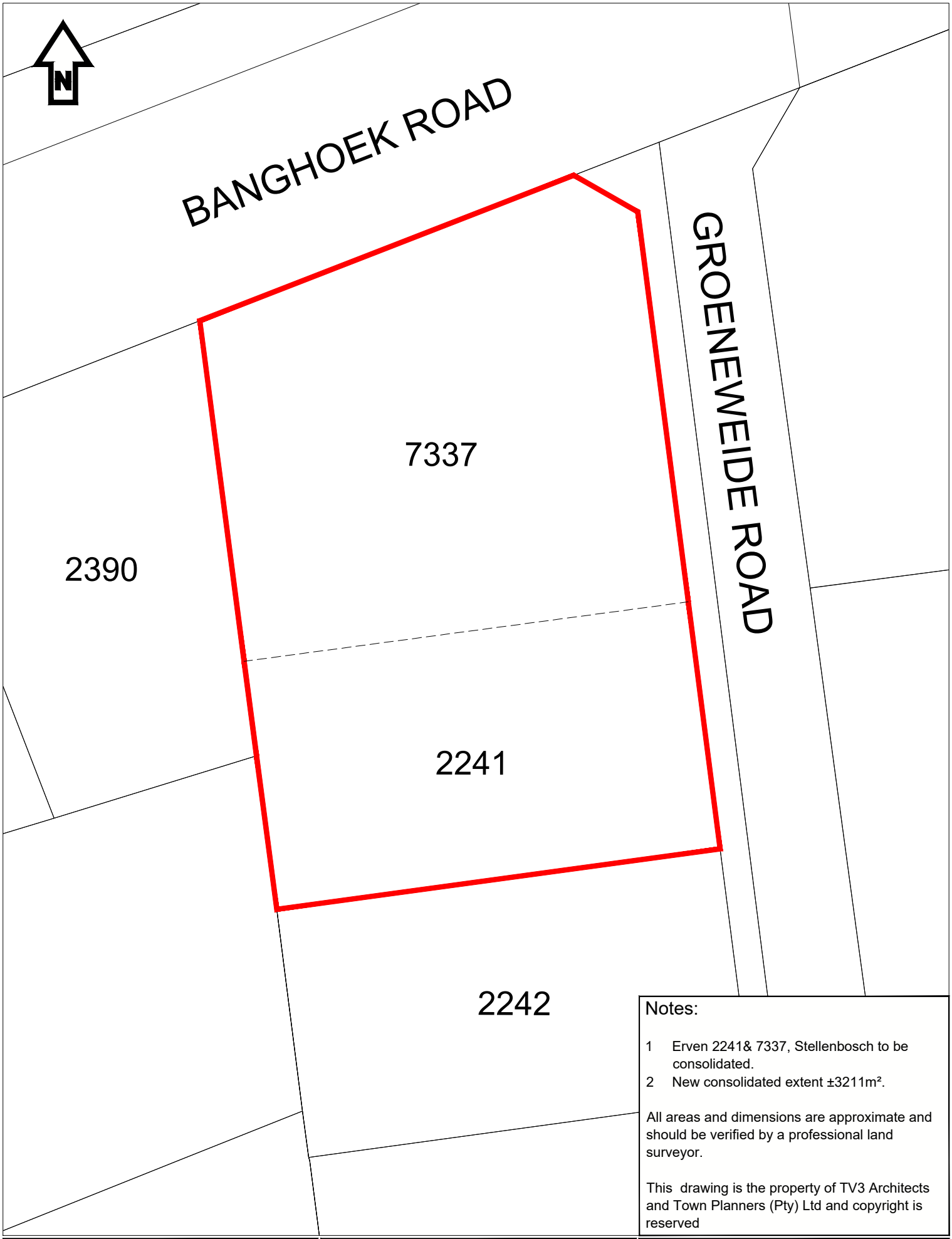

Notes:

1 Erven 2241& 7337, Stellenbosch to be consolidated.
2 New consolidated extent ±3211m².

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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Erven 2241 & 7337, Stellenbosch

Drawing:		Plan no.:
Proposed Consolidation		3
Date:	Scale:	
09/03/2023	1:500 (A4)	
Project no.:	Drawn:	Checked:
3896-P	WH	JvR