

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

Name and address of Affected person

Dear Sir/Madam:

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

Application Property Address: 2 Jooste Street, Kylemore

Application Property Number: Erf 746

Applicant: Denny Jason
Company: Stellengate Projects Pty Ltd
Email: dennyj31@gmail.com
Cell phone: 0761760707

Application Reference: LU/15471

Application Type: Subdivision

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

Application has been made in terms of section 15(2)(d) of the said Bylaw for the Subdivision of Erf 746, Kylemore into two portions namely: Proposed Portion 951 of $\pm 188\text{m}^2$ in extent and Proposed Portion Erf 952 of $\pm 161\text{m}^2$ in extent in order to allow for private property ownership opportunity.

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: (Denny Jason email address dennyj31@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** from the date of this notice to be received on or before the closing date of **02 August 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 (Cell Number 0761760707) during normal office hours.

Yours faithfully

Denny Jason

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

Geagte Mnr/Mev

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

Adres van aansoek eiendom: 2 Jooste Street, Kylemore

Aansoek eiendom beskrywing: 746

Aansoeker: Denny Jason
Maatskappy: Stellengate Projects Pty Ltd
Email: dennyj31@gmail.com
Sel nr: 0761760707

Aansoek Verwysing: LU/15471

Tipe Aansoek: Onderverdeling

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:
Aansoek word gedoen in terme van Artikel 15(2)(d) van die genoemde Verordening vir die Onderverdeling van Erf 746, Kylemore ten einde voorsiening te maak vir twee afsonderlike gedeeltes naamlik: Voorgestelde Gedeelte 951 van $\pm 188\text{m}^2$ in grootte en Voorgestelde Gedeelte Erf 952 van $\pm 161\text{m}^2$ in grootte om voorsiening te maak vir afsonderlike private grondbesit geleentheid.

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 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;

- 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: (Denny Jason email address dennyj31@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 vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **02 Augustus 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 (Selfoon nr. 0761760707) gedurende normale kantoor ure.

Die uwe

Denny Jason

Executive Summary of the detail and motivation of application:

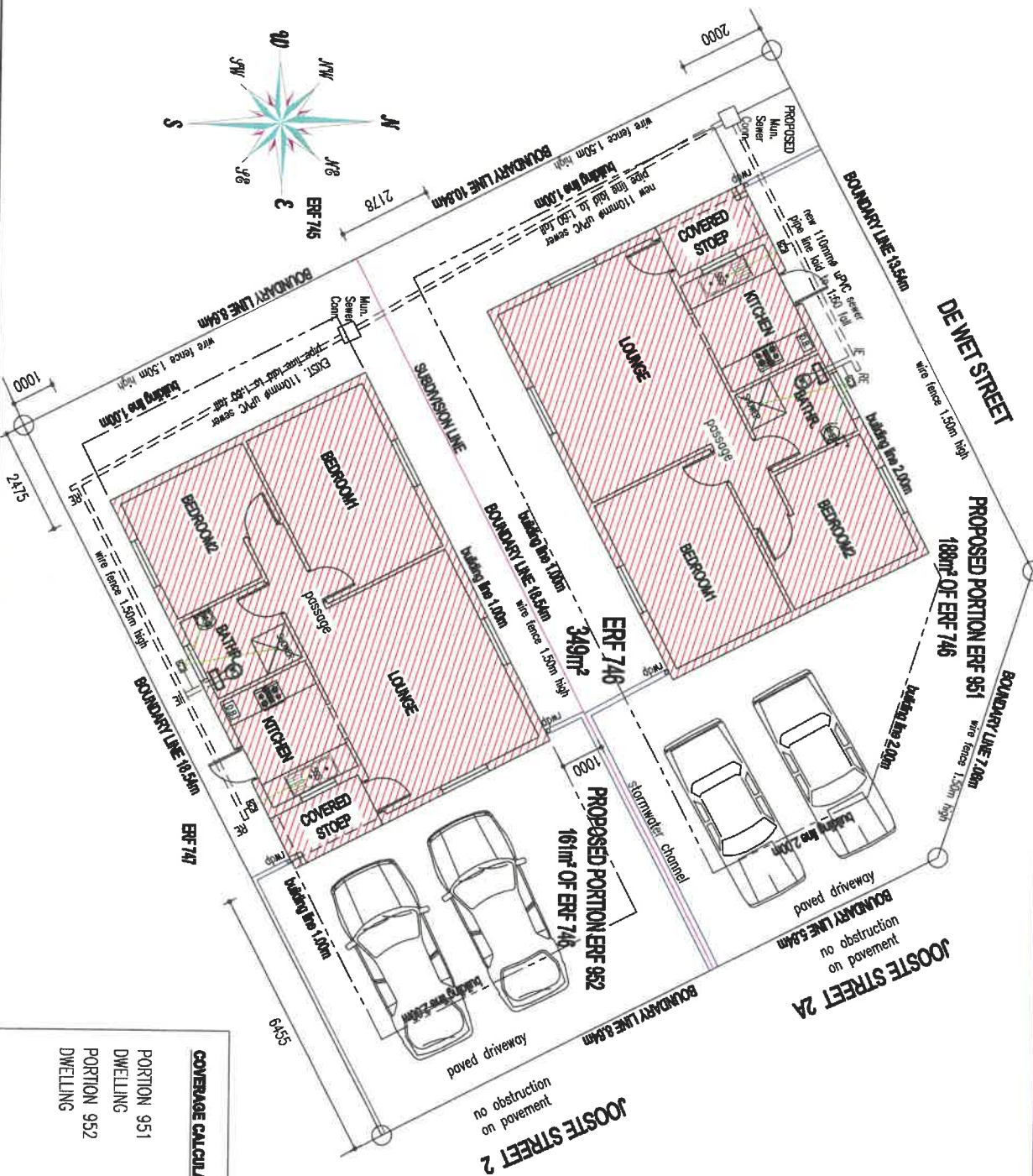
**Erf 746, Kylemore
2 Jooste Street
Klapmuts
LU/15471**

Application has been made in terms of section 15(2)(d) of the said Bylaw for the Subdivision of Erf 746, Kylemore into two portions namely: Proposed Portion 951 of $\pm 188\text{m}^2$ in extent and Proposed Portion Erf 952 of $\pm 161\text{m}^2$ in extent. The proposed new properties will be used for residential purposes only.

The owner/employer wishes to offer the proposed new portions as part of a severance package for two of their employees when they retire. There are no restrictive title deed conditions prohibiting the subdivision of the said property. The proposal does not require any land change or rezoning. In 2022 a 2nd dwelling was approved and none of the affected neighbours objected to the 2nd dwelling being erected on the subject property and as such the current site conditions will remain exactly the same and will therefore not change the current character of the area.

The proposal represents a minor infill development with a resulting increase in density and as such are in line with the municipality's densification strategy and policies. There are a limited number of housing opportunities in the Kylemore area and the demand for such opportunities are high. Thus, the proposed subdivision will create two new ownership opportunities for two previously disadvantaged families.

The proposal is not in conflict with surrounding land uses. The proposal is in line with Spatial Planning Policies on National, Provincial and Local level which promote densification of urban spaces and to prevent urban sprawl. The proposal will remain within the existing development footprint and will thus have no negative impact on the applicable zoning parameters as the property's main function is for residential purposes. Therefore, the newly created portions will comply with the prescribed applicable zoning parameters. The existing 2nd dwelling has been approved and no objections were received from the surrounding property owners during the construction process. Thus, the proposed subdivision will not result in a change of the existing character of the site



COVERAGE CALCULATIONS:

PORTION 951	= 188.00m ²	
DWELLING	= 63.95m ²	= 34%
PORTION 952	= 161.00m ²	
DWELLING	= 63.95m ²	= 39.70%
	<u>127.90m²</u>	

Revision notes:
All work must comply with National Building Regulations and

All work must comply with National Building Regulations and Local Authorities By-laws. Builder to work according plan and use own discretion where necessary. All levels and dimensions to be checked before any work commences. Preference to be given to written dimensions above scaling from plan.

[School Street 03, Kylesmore, Stillambooth, 7608]

[edison.smith33@gmail.com]

[CHIL: 061 8827 284]

Drawn by:

ELTON SWARTZ

Client:

OLDENBURG VINEYARDS

Drawing

SITE PLAN

[illegible]

2212023

Date:

07-40-0303

1:100

SACAP registered

Project:

SUBDIVISIONAL PLAN OF
ERF 746, JOOSTE STREET
KYLEMORE

