

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: De Bosch Estate Erf 15757

Application Property Number: Erf 15757, Stellenbosch

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

Owner: Francois Daniel van Zyl

Application Reference: TP674/2024

Description of Proposed Development:

- Application is made i.t.o. Section 15.(2)(b) of the Stellenbosch Municipality Planning By-law, 2015 for a permanent departure from the development parameters of the De Bosch Estate's development rules; i.e. to permit new buildings outside the subject property's approved building footprint and to enlarge the permissible building footprint from 1000m² to 1042.5m².

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 13 September 2024.

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

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CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

13 August 2024

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: De Bosch Landgoed Erf 15757

Aansoek eiendom beskrywing: Erf 15757, Stellenbosch

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

Eienaar: Francois Daniel van Zyl

Aansoek Verwysing: TP674/2024

Tipe aansoek:

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n permanente afwyking van die De Bosch Landgoed se ontwikkelingsreëls; d.w.s. om nuwe gebou buite die erf se goedgekeurde bouplatform toe te laat en om die toelaatbare voetspoor van 1000m² na 1042.5m² te vergroot.

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 tydskuur 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 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;
 - 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 inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

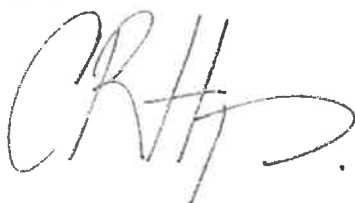
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

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 13 September 2024.

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 021 861 3800 gedurende normale kantoor ure.

Die uwe

A handwritten signature in black ink, appearing to read 'CRH', with a long horizontal stroke extending to the right.

**CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD**

13 August 2024

Our Reference: 3953-P

8 March 2024

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

**ERF 15757, STELLENBOSCH: APPLICATION FOR A DEPARTURE FROM THE DE BOSCH
ESTATE'S DEVELOPMENT RULES**

1. PRE-SUBMISSION CONSULTATION

We refer to our consultations with Mr. Robert Fooy (Directorate: Planning and Development Services) regarding the abovementioned departures on the De Bosch Estate Erf 15757, Stellenbosch.

2. LAND USE PLANNING APPLICATION

Pertaining to Erf 15757, Stellenbosch:

- Application is made i.t.o. Section 15.(2)(b) of the Stellenbosch Municipality Planning By-law, 2015 for a permanent departure from the development parameters of the De Bosch Estate's development rules; i.e. to permit new buildings outside the subject property's approved building footprint and to enlarge the permissible building footprint from 1000m² to 1042.5m².

A Site Development Plan (SDP) clearly illustrating the proposed development, is attached hereto for your endorsement.

3. PROPERTY DETAILS

The subject property is in the De Bosch Estate, Die Boord, Stellenbosch – see images below.



The subject property is described in the Deed of Transfer No. T39452/2020 as Erf 15757, Stellenbosch and is 6578m² in extent.

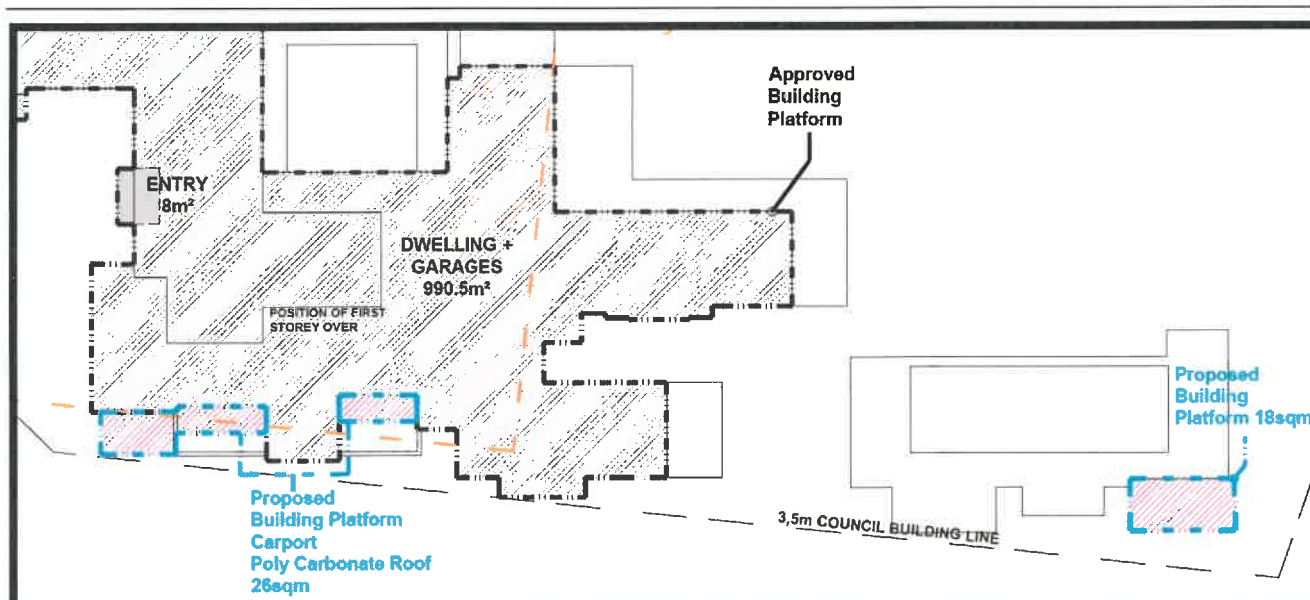
Mr. Francois Daniël van Zyl is the registered owner of the subject property.

4. DEVELOPMENT PROPOSAL

Our land use planning application for a permanent departure is to obtain Council's approval to permit new structures (44m²) outside the subject property's approved building footprint. These new structures will consist of trailer parking, dry yard, open storage yard, and pool storage. Below is a table illustrating the existing dwelling and proposed additions:

EXISTING APPROVED GROUND STOREY:	
(Covered Areas)	998.5m ²
GROUND STOREY (New Covered Areas):	
Trailer Parking	11m ²
Dry Yard 1	8m ²
Open Service Yard	7m ²
Pool Storage	18m ²
TOTAL (NEW COVERED AREA):	44m²
TOTAL (NEW + APPROVED GROUND STOREY COVERED AREA):	
(998.5m ² + 44m ²)	1042.5m²

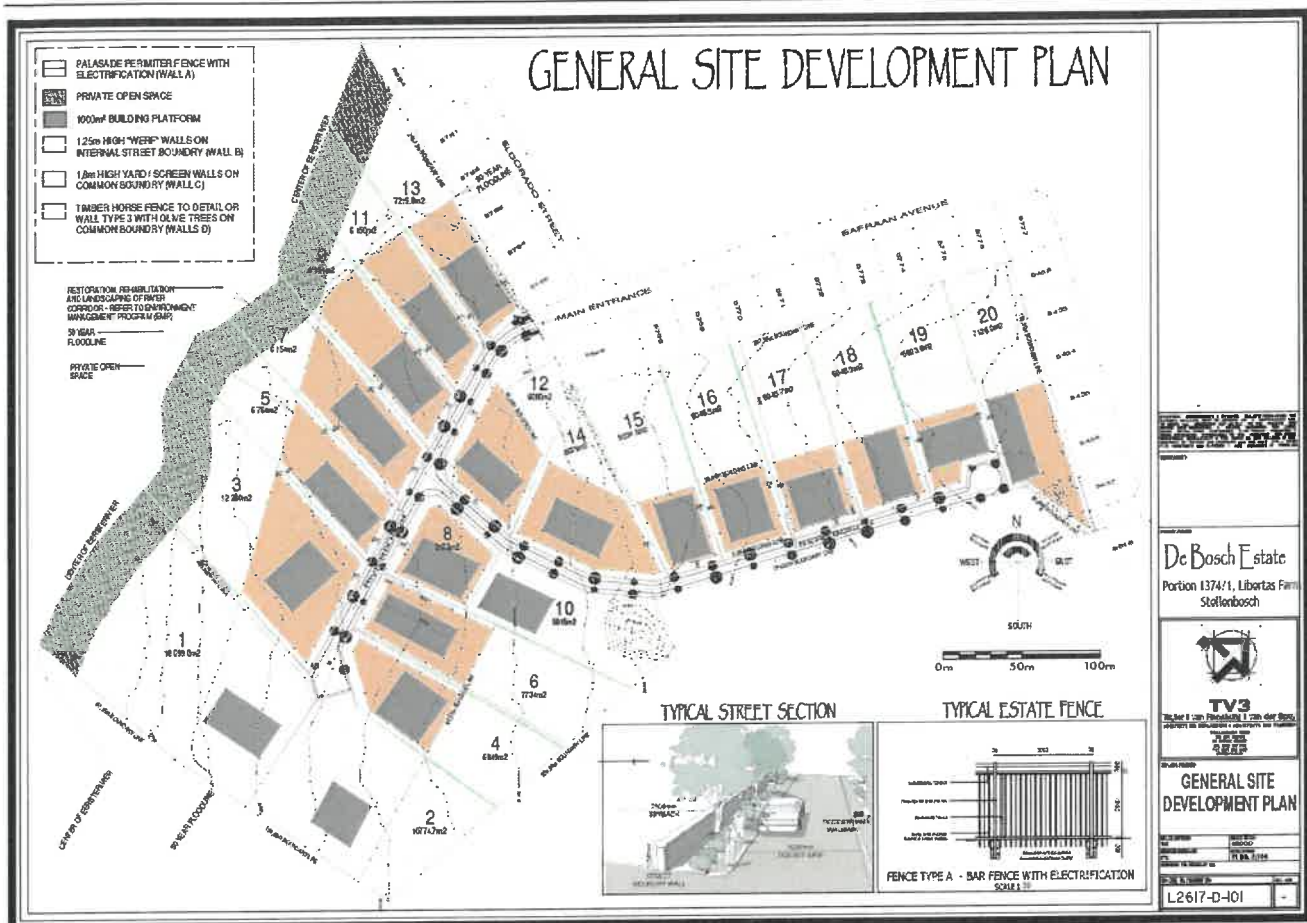
Included in this submission is an SDP illustrating the proposed extension the existing building. The image below is an extract of the SDP, that clearly illustrates the position and extent of the proposed structures.



5. PLANNING MOTIVATION TO PERMIT NEW BUILDINGS OUTSIDE THE APPROVED BUILDING FOOTPRINT

Our land use planning application for a permanent departure to permit new buildings outside the subject property's approved building footprint is motivated as follows:

- With the De Bosch Estate's rezoning and subdivision approval, Council approved General Site Development Plan illustrating each erf's 1000m² building platform – see image below of the De Bosch Estate's approved General Site Development Plan.



- Erf 15757, Stellenbosch's approved building platform was amended by Council with a previous departure approval in 2022. A copy of the municipal decision letter is included in this submission.
- Application is now again made for a permanent departure from the development parameters of the De Bosch Estate's development rules to permit an extension to the existing dwelling that (i) will be located outside the subject property's approved building footprint, and (ii) will be 1042.5m² in extent.
- The proposed development will depart from the permissible 1000m² footprint, but all the new buildings will be located inside the erf's building lines to limit the impact of the new buildings on the surrounding landowners.
- The proposed departure was submitted to the De Bosch Homeowners' Association (HOA), and the HOA has given their written consent. A copy of their letter of support is included in this submission.

- The proposed departure was also submitted to the surrounding De Bosch landowners, and most of the landowners were willing to give their written consent. Copies of these letters of support are included in this submission.
- The development proposal will have no effect on municipal engineering services.

6. LIST OF SUPPORTING DOCUMENTS

Find attached hereto the following supporting documents:

- Land Use Planning Application Form
- Power of Attorney
- Title Deed
- Municipal Decision Letter (2022)
- Locality Map
- Site Development Plan (*for approval*)
- De Bosch HOA Letter of Support
- Neighbours' Letters of Support

7. CONCLUSION

This land use planning application is for a permanent departure from the De Bosch Estate's development rules to permit buildings outside the subject property's approved building footprint and to enlarge the permissible building footprint with an additional 42.5m².

Similar departure applications – with the support of the HOA – have been approved by Council. And we feel the impact of this departure (and the new buildings) on the surrounding area will be minor. For this reason, we consider the development proposal to be desirable and we request that the departure application be granted.

We trust the information provided will suffice in processing the land use planning application. However, 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 to process the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CRH', followed by a period.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

LOCALITY PLAN: DE BOSCH ESTATE ERF 15757, STELLENBOSCH

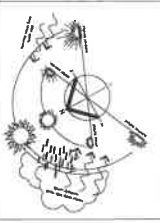
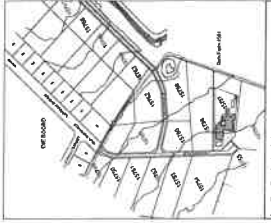


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LOCALITY PLAN-NTS

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WYNAND
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ARCHITECTS
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DENVER, CO 80202
PHONE: 303.733.1234
FAX: 303.733.1235
WWW.WYNDARCH.COM

CLIENT
Mr & Mrs. van Zyl

PROJECT
New Dwelling Eri 15157, De Bosch
Estate, Stellenbosch

ARTIST'S MODEL
2022

Ground Storey Plan / Elevations /
Sections A-E

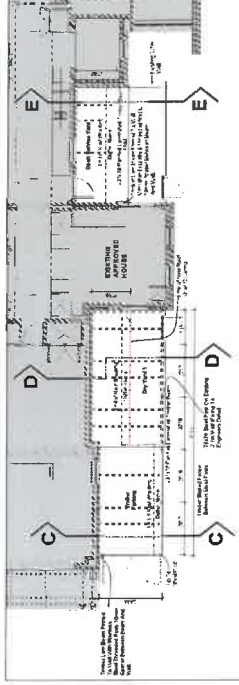
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COUNCIL SUBMISSION
NOTIFICATION TRAIL

LAD-002 - B

SECTION
DWS No.

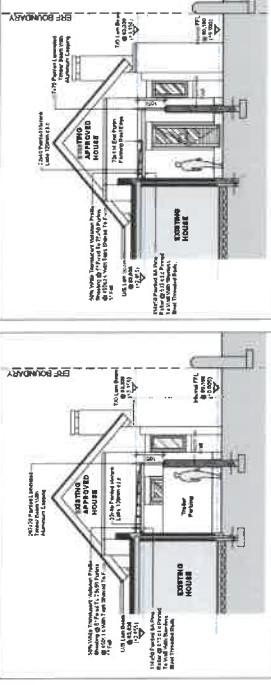
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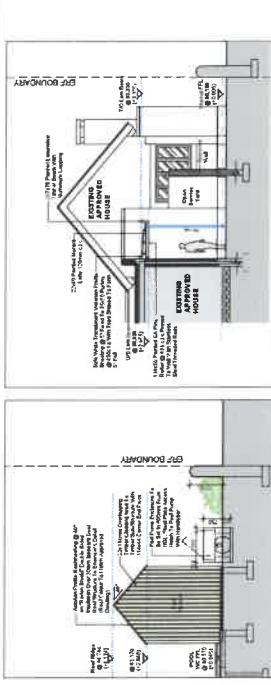
CARPORT PLAN SCALE 1:100



CARPORT ELEVATION SCALE 1:100



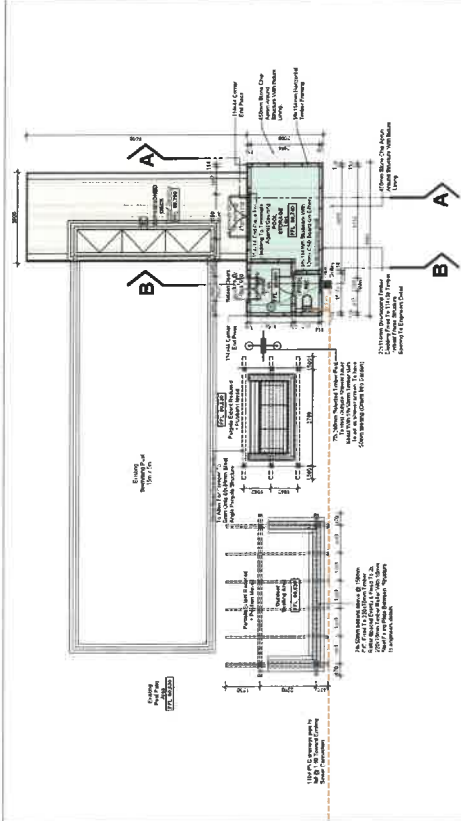
SECTION C-C SCALE 1:100



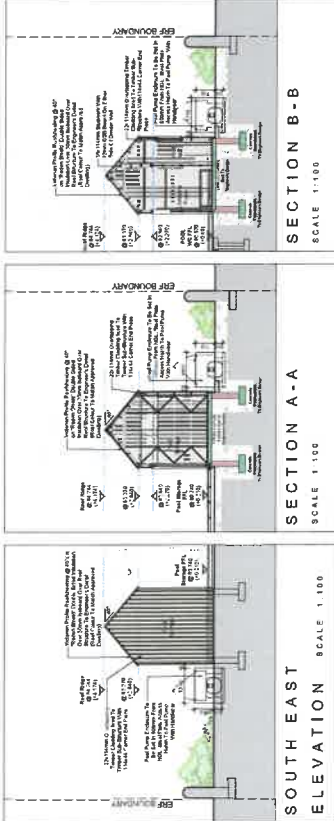
SECTION D-D SCALE 1:100



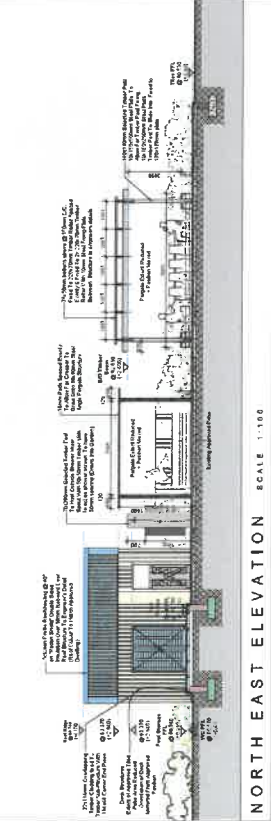
SECTION E-E SCALE 1:100



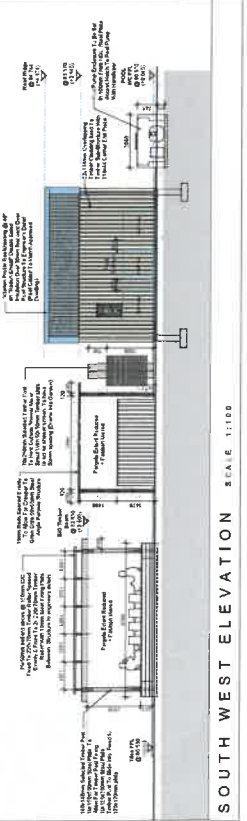
GROUND STOREY PLAN SCALE 1:100



SOUTH EAST ELEVATION SCALE 1:100



NORTH EAST ELEVATION SCALE 1:100



SOUTH WEST ELEVATION SCALE 1:100

BOUNDARY WALL SCALE 1:100

