

NOTICE OF LAND DEVELOPMENT APPLICATION

Affected person's Name

Affected persons Physical Address

Sir/Madam,

APPLICATION FOR REZONING AND DEPARTURE OF ERF 346, STELLENBOSCH

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

Application Property Address: 1 Alexander Street, Stellenbosch

Application Property Number: Erf 346, Stellenbosch

Applicant: CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845

Owner: WEC Property Investments Pty Ltd, Unit 24, Oewerpark, Rokewood Road, Stellenbosch,
7600, 021 886 6895

Application Reference: LU/17275 (TP780/2024)

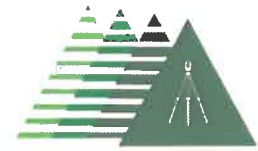
Description of land development proposal:

Application has been made for the rezoning of Erf 346, Stellenbosch, in terms of Section 15(2)(a) of the Stellenbosch Municipal Bylaw on Municipal Land Use Planning (2023) from Multi-Unit Residential Zone to Local Business Zone to accommodate 12 flats and 2 offices and departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Bylaw on Municipal Land Use Planning (2023) to provide 25 parking bays instead of the required 29 parking bays.

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: CK Rumboll and Partners: Zanelle Nortje at zanelle@rumboll.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 **13 November 2024**.



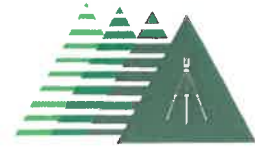
The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

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 076 721 1725 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Zanelle Nortje'.

Zanelle Nortje
For CK Rumboll and Partners



KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Me. / Mnr.,

AANSOEK OM HERSONERING EN AFWYKING VAN ERF 346, STELLENBOSCH

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

Adres van aansoek eiendom: 1 Alexanderstraat, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 346, Stellenbosch

Aansoeker: CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845

Eienaar: WEC Property Investments Pty Ltd, Unit 24, Oewerpark, Rokewood Road, Stellenbosch, 7600, 021 886 6895

Aansoek Verwysing: LU/17275 (TP780/2024)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen vir die hersonering van Erf 346, Stellenbosch, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening (2023) vanaf Multi-eenheid Residensiële Sone na Plaaslike Besigheids Sone om 12 woonstelle en 2 kantore te akkommodeer en afwyking ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening (2023) om 25 parkeerareas te voorsien eerder as die vereiste 29 parkeerareas.

Kennis word hiermee gegee in terme van die voorskrifte 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, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: CK Rumboll and Partners: Zanelle Nortje at



zanelle@rumboll.co.za. Deur 'n beswaar, kommentaar of verhoë 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 **13 November 2024**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde 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 vermeldde elektroniese pos adres of telefonies by 076 721 1725 gedurende normale kantoor ure.

Die uwe

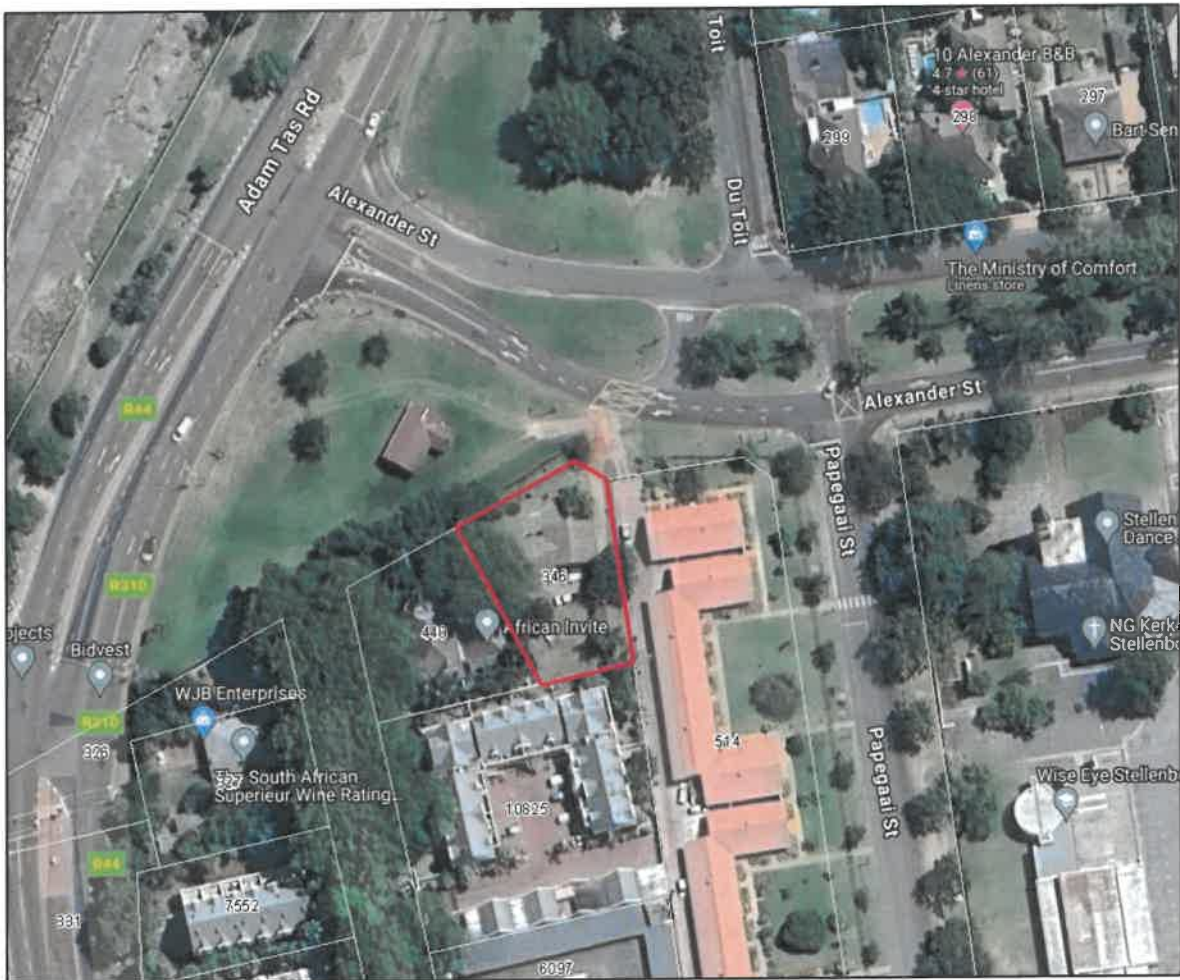
Zanelle Nortje
Vir CK Rumboll en Vennote

EXECUTIVE SUMMARY:

PROPOSED REZONING AND DEPARTURE

OF ERF 346, STELLENBOSCH

Our reference: STB/13442/ZN



REVISION 1: SEPTEMBER 2024

Compiled by:



CK RUMBOLL
& PARTNERS

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1. INTRODUCTION

CK Rumboll and Partners has been appointed by WEC Property Investments Pty Ltd to undertake an application for the rezoning and departure on Erf 346, Stellenbosch, to allow for 12 apartments and 2 open plan offices on the property.

2. PURPOSE

The purpose of this document is to apply for the following:

- The proposed **rezoning of Erf 346, Stellenbosch**, in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, from Multi-Unit Residential Zone to Local Business Zone to accommodate 12 flats and 2 offices;
- The proposed **departure on Erf 346, Stellenbosch**, in terms of *Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, to depart from the required 29 parking bays to 25 parking bays.

3. PROPERTY DESCRIPTION

	Erf 346, Stellenbosch
Extent	961 m ²
Registered Owner	WEC Property Investments PTY LTD
Local Authority	Stellenbosch Municipality
Servitudes	Furrow servitude and right of way servitude
Current Zoning	Multi-Unit Residential Zone
Current Land Use	Dwelling
Coordinates	33.936996°S 18.852422°E
Title Deed	T46819/2023
Title Deed Restrictions	None, except servitudes
SG number	2775/1945
Applicable Zoning Scheme	<i>Stellenbosch Municipality Zoning Scheme By-Law 2019 (PG 8153)</i>
Borders: North	Alexander Street
East	Erf 514
South	Erf 10825
West	Erf 440

4. LOCALITY

On a Local level the proposed developable area is located within the edge of Stellenbosch Central. The erf gains access from Alexander Street on its north-eastern boundary, which connects to the R44/Adam Tas Road to the west.



Figure 1: Locality of Erf 346 Stellenbosch

5. THE PROPOSED DEVELOPMENT

5.1. REZONING

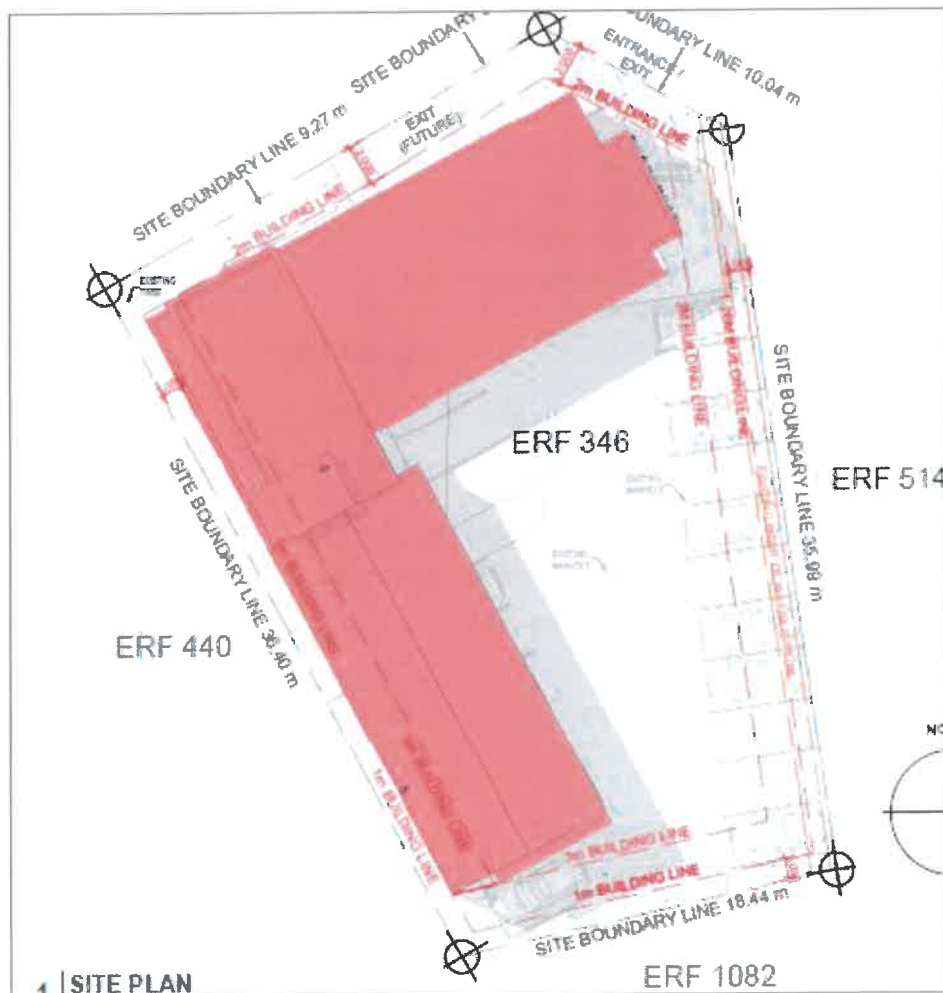
To allow the proposed development, application is being made for:

- The proposed **rezoning of Erf 346, Stellenbosch**, in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, from Multi-Unit Residential Zone to Local Business Zone to accommodate flats and offices;

The proposed new building will be located on the north-western corner of the property in an L-shape, allowing for a three storey building. The ground floor is earmarked for an office, an area for a kitchen/ablutions and a lobby. The first storey allows for an office with an area for kitchen/ablution and 4 studio apartments and the second storey allows for 4 studio apartments and 4 one-bedroom apartments.

The building design is elegant, with simple yet bold features. The building design is similar to apartment blocks in the surrounding area, although provision is being made for offices as well. The building will fit into

the built up area surrounding it and will densify the uses of Stellenbosch Central. The locality of the erf further supports the densifying of uses, seeing that it is within 250m of the R44, a regional connector, and within 700m from town hall, where commercial and University uses intensifies, which is also within walking distance. The residential nature of the flats will integrate with the neighbouring residential uses and will not have any adverse effect like noise pollution or other. The offices are also seen as a low impact use with little to no impact on the surrounding area. The areas not used for services, building support or parking areas will be landscaped with grass and trees to ensure an aesthetic development that fits into the surrounding area which is abundant with trees and greenery.



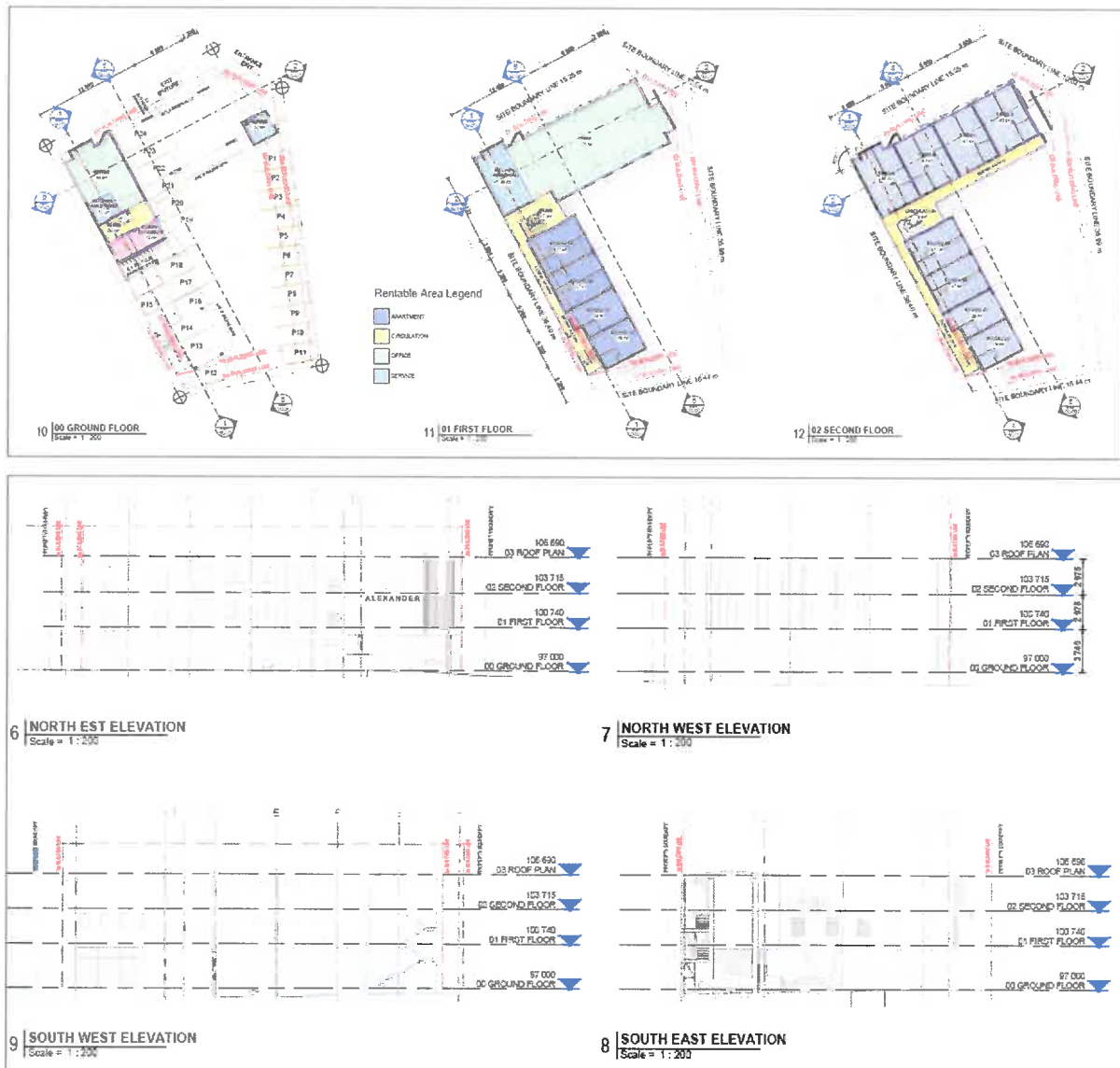


Figure 2: Site Development Plan and Elevations

The building envelope allows for the following:

Residential Flats		
First storey	4 one bedroom units	132m ² area
Second storey	8 one bedroom units	311m ² area
Total:	12 one bedroom units	443m²
Offices		
Ground storey	Office & Kitchen/ablution & Lobby	83m ² GLA
First storey	Office & Kitchen/ablution	206m ² GLA
	Total:	289m² GLA

Access is proposed on the north-eastern boundary of the site where the current entrance to the erf is located of Alexander Street. An additional exit only area will be reserved on the north-western boundary if the future intersection upgrade between Alexander Street / R44/ Adam Tas Road comes into effect. If the upgrade does not take place the original access will continue to be used as is. A refuse area is also located near the entrance for easy access to the road for refuse removal.

5.2. DEPARTURE

The proposed development does not comply with the proposed parking bay requirements, thus the following departure is applied for:

- The proposed **departure on Erf 346, Stellenbosch**, in terms of *Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law 2015*, to depart from the required 29 parking bays to 25 parking bays.

Parking required	
<u>Scheme regulations:</u>	<u>Development:</u>
1 bedroom flats: 1.5 bays per flat	12 flats * 1.5 = 18 bays
Offices: 4 bays/ 100m ² GLA	289m ² GLA/ 100m ² = 11 bays
	Total required: 29 bays

The development provides for 24 parking bays, of which 2 are tandem parking bays which only counts as 1 parking bay, as per the Scheme Regulations, giving a total of 23 parking bays. The development also provides for 4 motorcycle parking bays, which counts as 1 parking bay, and 8 bicycle parking areas, which also counts as 1 parking bay. In total the parking provided, according to the Scheme Regulations, are 25 Parking bays. The parking can be summarised below:

- 22 parking bays = 22 parking bays
- 2 tandem bays = 1 parking bay
- 4 motorcycle bays = 1 parking bay
- 8 bicycle bays = 1 parking bay
- Total = **25 parking bays**

Locality of the property allows for easy walkability to the main centre of the town, which is within 700m. This supports the departure from parking bays, seeing that the residents of the flats will not always require a vehicle and can walk to the town centre which can supply in all the necessary needs of the resident. The erf is further located within 350m from the Stellenbosch train station and public transport pick up and drop off zone, taxi rank, allowing them access to public transport if they need to visit areas outside of walking distance.

The location of two uses on the property allows for the sharing of parking areas as well, ensuring less wasted space and using it in the best possible way. During the day most, or even half, of the residents will possibly not be on site and would've taken their vehicles to go to work or the University during working hours. This will allow the opportunity for their parking bays to be used by the office personnel during working hours.

6. PLANNING POLICY

LOCAL POLICY CONTEXT

The **Stellenbosch Spatial Development Framework (SDF)** was approved in 2019 and guides all future development in the municipal area.

Stellenbosch is identified as a potentially significant centre for economic activity and residence within the metropolitan region and SM (as identified in the GCM RSIF). The SDF stipulates that Stellenbosch Town will remain the major settlement within the municipality; a significant centre comprising extensive education, commercial and government services with a reach both locally and beyond the borders of the municipality, tourism attractions, places of residence, and associated community facilities. The town has grown significantly as a place of study, work, and tourism. With the increase of the local population in the Stellenbosch area, the demand for residential opportunities and spaces to work has also increased.

The SDF further states that residential growth in the town should be provided at higher densities within the town, ensuring a reduction of commuting by private vehicles to and within Stellenbosch town. This development is the perfect example of densifying in an appropriate area to support walkability in the town. The proposed flats will also be available for rent to different price ranges, allowing working individuals and/or students the opportunity for residence.

According to the Stellenbosch Proposal Plan within the SDF, Erf 346, Stellenbosch, is located within a Settlement Centre and shown as existing and proposed urban character areas. The development complies with the following elements and proposals for the town:

- Protective actions – urban edge – contain the footprint of Stellenbosch town as far as possible within the existing urban edge.
- Change actions – areas for residential densification and infill – pro-actively support higher density infill residential opportunity in the town centre, areas immediately surrounding it and along major routes.

- Change actions – areas for mixed land use and improved economic opportunity – retain and actively support mixed use redevelopment and building within the town centre and surrounding areas.
- New development actions – significant new residential development – support infill development on private land within Stellenbosch town in a manner which serves to compact the town.

7. CONCLUSION

The proposed application for the rezoning and departure of Erf 346 to accommodate 12 flats and 2 offices, comply with the goals of the Local and Provincial Planning Policies with regards to service provision as follows:

- The proposed development enhances the principles of **LUPA and SPLUMA**.
- The proposal complies with the **Stellenbosch MSDF** as the main forward planning documents for Stellenbosch and the District as a whole.
- The proposal will be subject to the development parameters of as set out in the **Stellenbosch Municipal Zoning Scheme By-law**.
- The development as envisaged complies with the **Western Cape PSDF** policy initiatives on densification and the optimal utilization of infrastructure and services within the urban context. This development will promote smart growth by ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill development.
- The development proposal will **complement the character of the area** and not adversely affect any natural conservation areas or surrounding agricultural practices.
- The implementation of this proposed development will effectively **integrate with the existing mixed use areas** to ensure the sustainability of the proposal and contribute to the town's viability.
- There is a **need for residential and economic opportunities** within the town centre to accommodate the urbanisation of the town.
- The development is easily accessible and there will be **no major negative effects on the surrounding built or natural environment**.

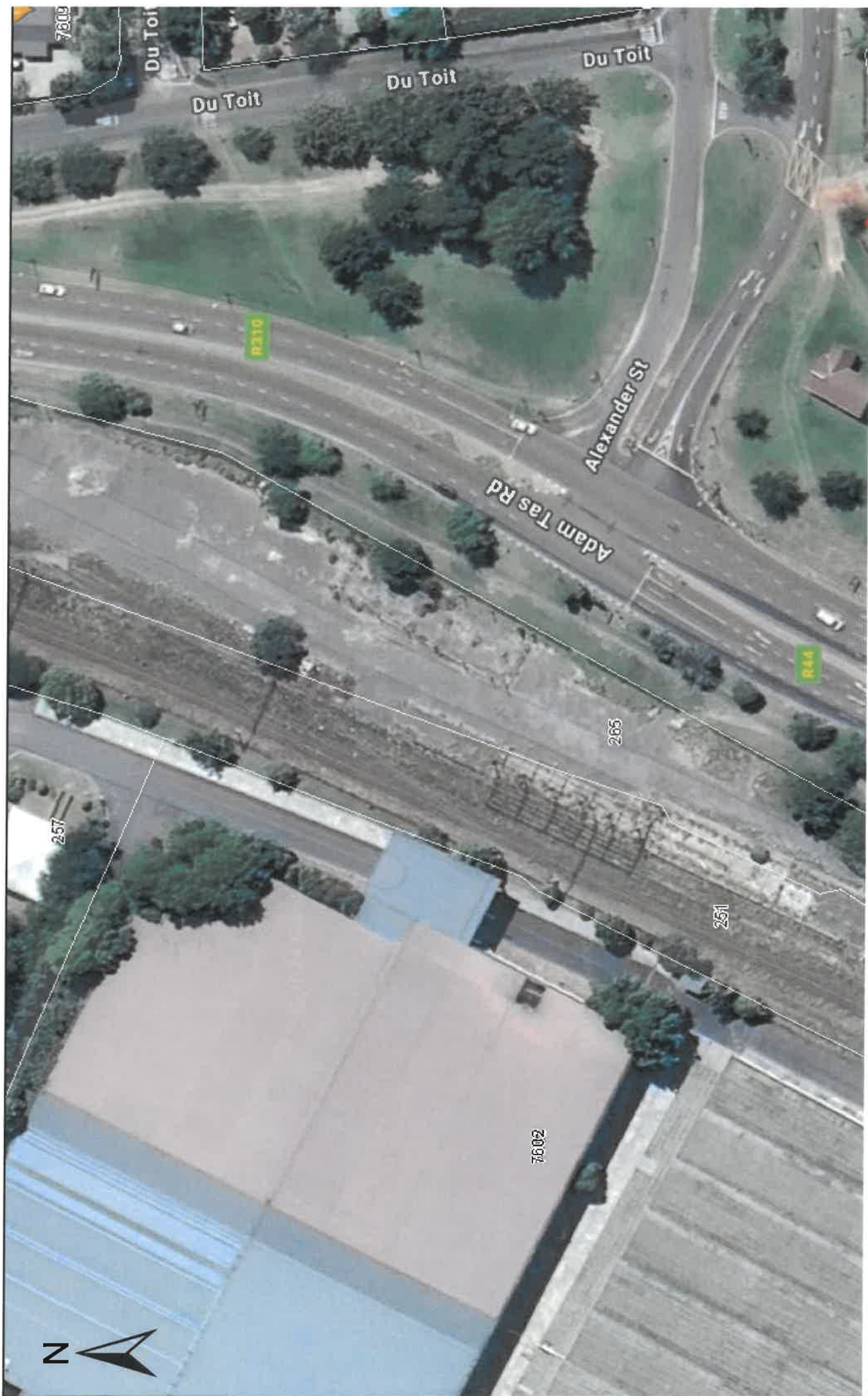
This office supports the proposed development of Erf 346, Stellenbosch, providing for better and more effective utilisation of land, infrastructure and services within the designated area with densification and mixed use opportunities



Zanelle Nortjé

For CK Rumboll and Partners

Locality Erf 34

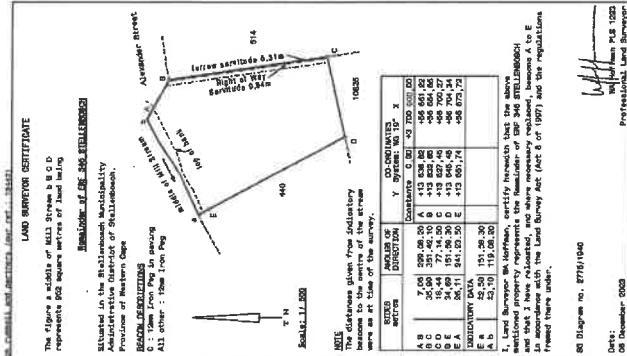
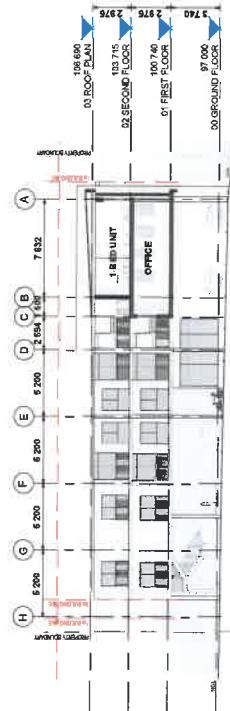


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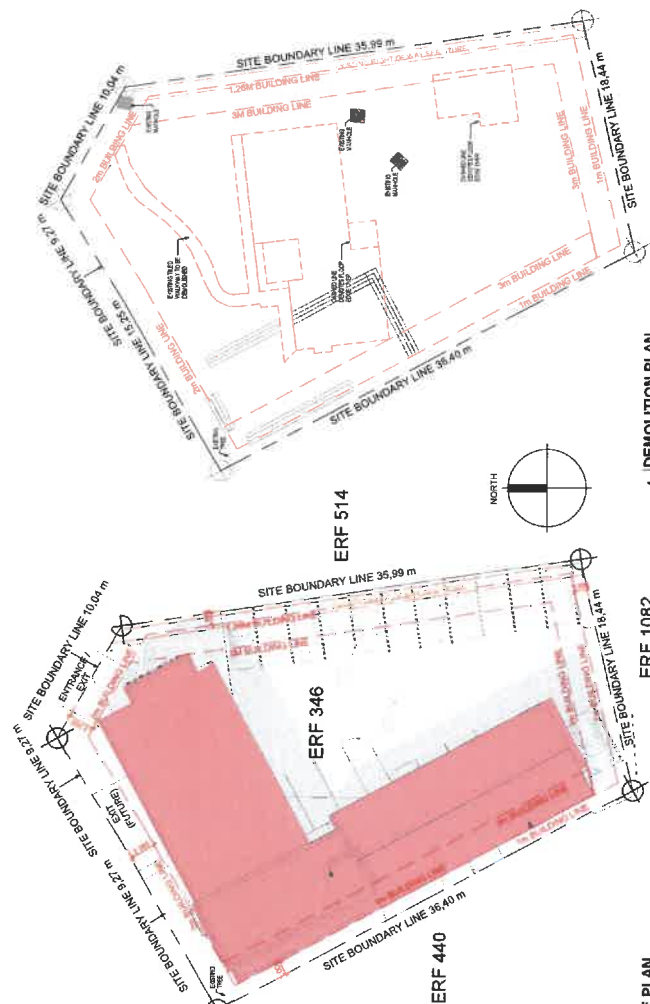
<p>QUANTITY SURVEYOR</p> <p>KUNLUNI CORPORATE OFFICE: 100-10-10</p>	<p>STRUCTURAL ENGINEER</p>
<p>MECHANICAL & FIRE ENGINEER</p> <p>J.A. Consulting Engineers 100-10-10</p>	<p>CIVIL</p>
<p>ELECTRICAL ENGINEER</p> <p>DAM CORPORATE OFFICE: 100-10-10</p>	<p>TOWN PLANNING & SURVEYING</p>

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	WEC CONSULT WORKSTAGE 2		ONE ON ALEXANDER ALEXANDER STREET STELLINGMA, BIP-246		project no. S075-23
	client workstage	project #W	SDP - SITE PLAN		
date 12/16/24	title 00-00	sheets 00-00	checked 00-00	drawing no. 00-00	rev 00-00



SITE SECTION 01
Scale = 1 : 200



SITE PLAN
Scale = 1 : 200



00 GROUND FLOOR
Scale = 1 : 200

LANDSCAPE DRAWING
Scale = 1 : 200

