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, 2023, refers:

Application Property Address: Rozenmeer Estate, Klapmuts

Application Property Number: Erf 1990, Klapmuts

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

Owner: Shelfline104 (Pty) Ltd – J Krynauw (contact details: 021 880 5409)

Application Reference: LU/18798

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(d) of the Stellenbosch Municipality Planning By-Law, 2015 for the subdivision of Erf 1990, Klapmuts into a Portion A (±415m²) and a Portion B (±20m²).
- Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2015 for the rezoning of Portion B from Conventional Residential Zone to Utility Services Zone to permit an electrical substation.

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 **4 August 2025**.

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

3 July 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Rozenmeer Landgoed, Klapmuts

Aansoek eiendom beskrywing: Erf 1990, Klapmuts

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

Eienaar: Shelfline104 (Pty) Ltd – J Krynauw (kontak besonderhede: 021 880 5409)

Aansoek Verwysing: LU/18798

Tipe aansoek:

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(d) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die onderverdeling van Erf 1990, Klapmuts in 'n Gedeelte A (±415m²) en 'n Gedeelte B (±20m²).
- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(a) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die hersonering Gedeelte B van Konvensionele Residensiële Sone na Nut Sone vir 'n elektriese substasie.

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 **4 Augustus 2025**.

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

3 Julie 2025

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: 4057-P

1 April 2025

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

Attention: Ms. Chrizelle Kriel

Madam

RE: APPLICATION FOR SUBDIVISION AND REZONING: ERF 1990, KLAPMUTS

1. Erf 1990, Klapmuts is located in the Rozenmeer Estate, in Klapmuts – see image below.

Figure 1: Locality of Erf 1990, Klapmuts

2. Owing to an oversight from the developer, the Rozenmeer Estate's electrical substation is located on a portion of Erf 1990, Klapmuts (a conventional residential zoned erf) – see images below.

Figure 2: The electrical substation on Erf 1990, Klapmuts

Figure 3: The electrical substation on Erf 1990, Klapmuts

3. To transfer the substation to the Rozenmeer Estate Homeowners Association (HOA) this portion of Erf 1990, Klapmuts must be subdivided and rezoned. For this reason:

   - Application is made i.t.o. Section 15.2(d) of the Stellenbosch Municipality Planning By-Law, 2015 for the subdivision of Erf 1990, Klapmuts into a *Portion A* (±415m²) and a *Portion B* (±20m²).

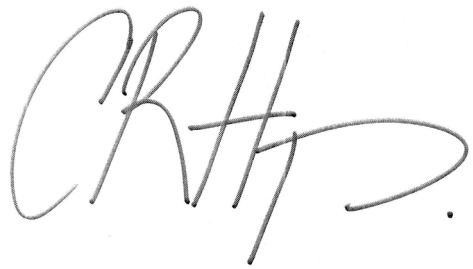
   - Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2015 for the rezoning of Portion B from Conventional Residential Zone to Utility Services Zone to permit the electrical substation.

4. The application will permit the normalising of an oversight by the developer to transfer all the communal property and infrastructure to the HOA. No additional developments or changes are proposed; only this administrative rectification.

5. A Subdivision Plan illustrating the proposed subdivision and rezoning is included in this submission for your approval.

6. We trust the information provided will suffice in approving the application. Please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries.

Yours faithfully



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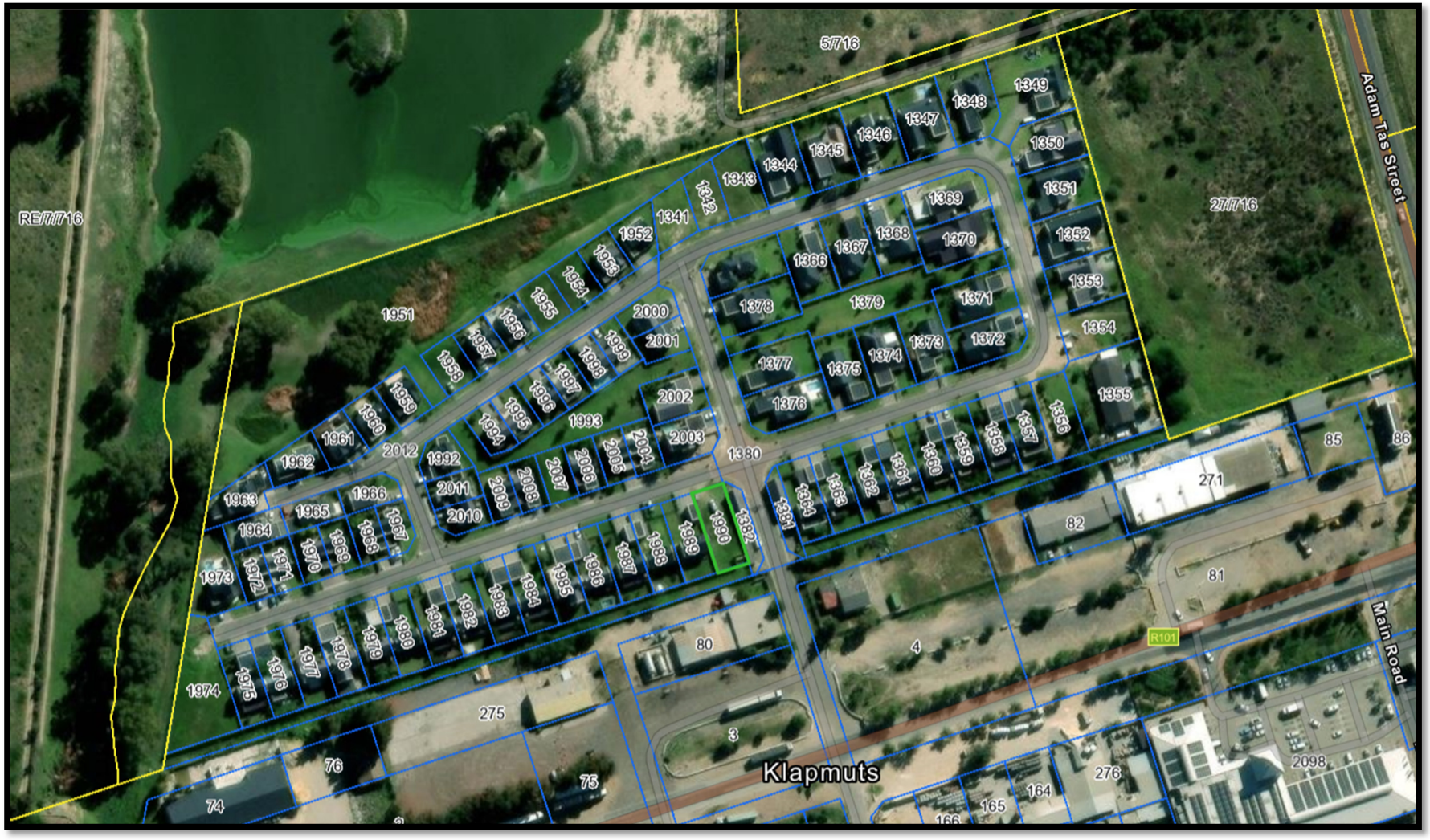
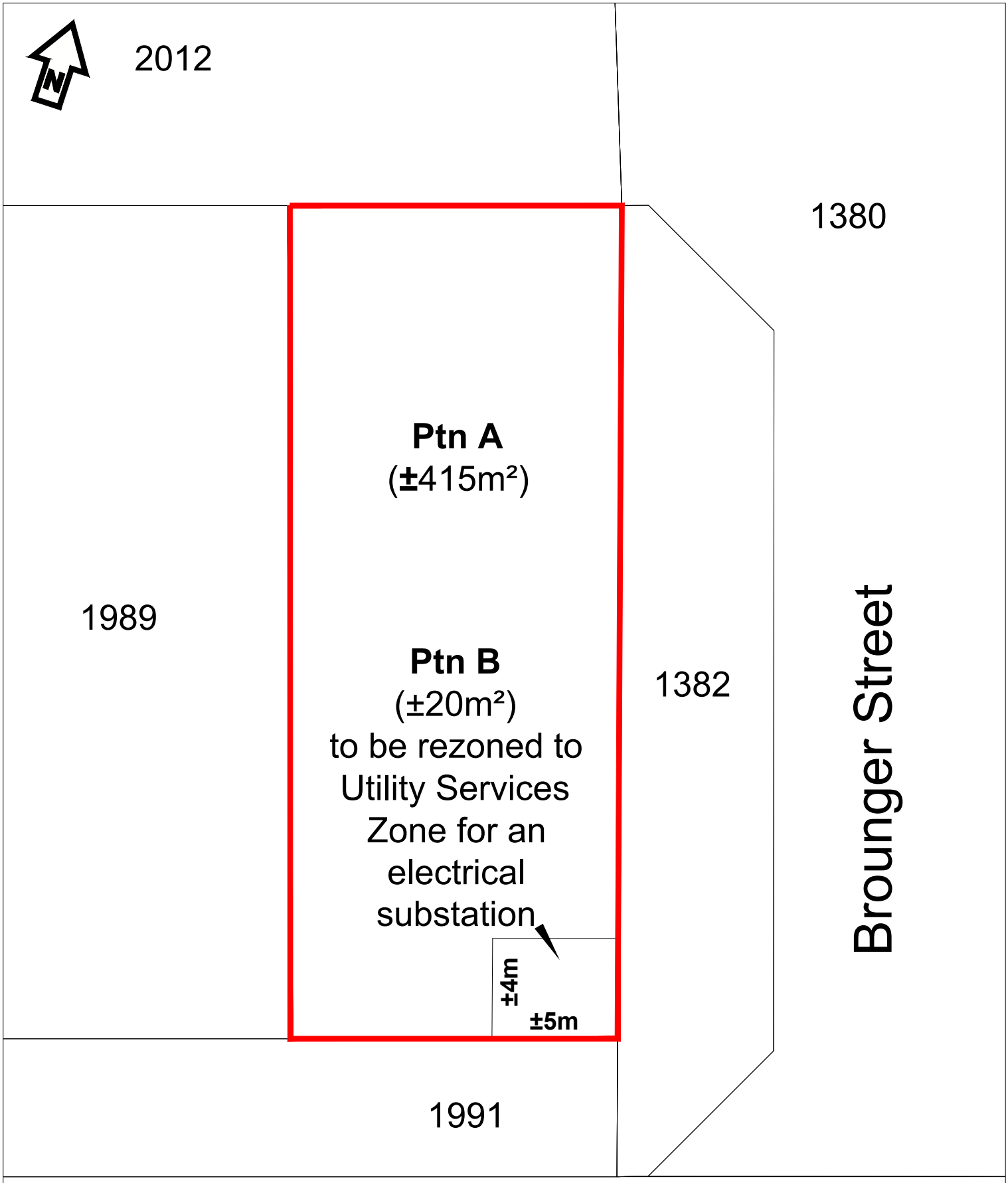
LOCALITY MAP: ERF 1990, ROZENMEER ESTATE, KLAPMUTS





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

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

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Rozenmeer
Erf 1990, Klapmuts

Drawing:		Plan no.:
Proposed Subdivision and Rezoning		1
Date:	Scale:	
01/04/2025	1:200 (A4)	
Project no.:	Drawn:	Checked:
4057-P	WH	CH