

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: Winelands Village Estate, Anadale Road, Raithby

Application Property Number: Erf 383, Raithby

Applicant: TV3 Projects (Pty) Ltd – L Radebe (contact details: 021 861 3800)

Owner: E Du Plessis (email address: Ernest.Duplessis@gmail.com)

Application Reference: LU/18954 (TP1172/2025)

Description of Proposed Development:

- Application is made in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 on Erf 383, Raithby for the following:
 1. Subdivision of Erf 383, Raithby in terms of Section 15(2) into the following:
 - a. Portion 1 (1172m²) and
 - b. Portion 2 (1290m²).

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 – L. Radebe lindelwa@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 **25 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

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LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

23 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: Winelands Village Estate, Anadale Road, Raithby

Aansoek eiendom beskrywing: Erf 383, Raithby

Aansoeker: TV3 Projects (Pty) Ltd – L Radebe (kontak besonderhede: 021 861 3800)

Eienaar: E du Plessis (E-posadres: Ernest.Duplessis@gmail.com)

Aansoek Verwysing: LU/18954 (TP1172/2025)

Beskrywing van Voorgestelde Ontwikkeling:

Aansoek word gedoen ingevolge Artikel 15(2) van die Stellenbosch Munisipaliteit se Grondgebruik Beplanningsverordening, 2023, vir Erf 383, Raithby vir die volgende:

1. Onderverdeling van Erf 383, Raithby ingevolge Artikel 15(2) in die volgende gedeeltes:
 - a. Gedeelte 1 (1172m²), en
 - b. Gedeelte 2 (1290m²).

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 tydskedule 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 – L. Radebe lindelwa@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 **25 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

A handwritten signature in black ink, appearing to read 'L. Radebe', with a stylized flourish at the end.

LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

23 Julie 2025

Our Reference: 4068-P

25 April 2025

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

Attention: Ms. Chrizelle Kriel

Madam

RE: APPLICATION FOR SUBDIVISION: ERF 383, RAITHBY

1. LAND USE PLANNING APPLICATION

Pertaining to the Erf 383, Raithby:

- Application is made i.t.o. Section 15.(2)(d) of the Stellenbosch Municipality Planning By-law, 2015 for the subdivision of the subject property into a Portion 1 ($\pm 1172\text{m}^2$) and a Portion 2 ($\pm 1290\text{m}^2$).

A Subdivision Plan clearly illustrating the proposed subdivision, is included in this submission for your endorsement.

2. PROPERTY DETAILS

The subject property is in the Winelands Village Estate, in Raithby. A locality plan is included in this submission.

The subject property is described in the Deed of Transfer No. T43760/2023 as Erf 383, Raithby and is 2462m^2 in extent.

Ernst Jacobus du Plessis and Benita Silke Volkmann are the registered owners of the subject property.

Included in this submission is a copy of the Title Deed, SG Diagram, and a Conveyancer Certificate confirming that there are no restrictive title conditions.

3. DEVELOPMENT PROPOSAL

Our land use planning application for the subdivision of Erf 383, Raithby into a Portion 1 ($\pm 1172\text{m}^2$) and a Portion 2 ($\pm 1290\text{m}^2$) – see image below:



Figure 1: Proposed subdivision of Erf 383, Raithby

4. PLANNING MOTIVATION FOR THE PROPOSED SUBDIVISION

4.1 Compliance with the Stellenbosch Municipality's Spatial Development Framework

According to the Stellenbosch Municipality's Spatial Development Framework (MSDF), the "current densities [in Stellenbosch] remain below 10du/ha . . . densities are still significantly lower than the targeted density of 25du/ha . . . provision should also be made for redevelopment and densification as a means to accommodate market demand". In other words, the Stellenbosch Municipality has identified the densification of urban areas (by way of infill developments and strategic subdivisions) as a priority. The

proposed subdivision of the subject property can therefore be deemed desirable as it complies with the principles of the MSDF and supports Council's vision of densification.

4.2 Compliance with the Stellenbosch Municipality's Subdivision Policy

According to the Stellenbosch Municipality's Subdivision Policy for single residential erven, a subdivision is consistent with the Policy if the newly created erven are larger than 600m². The proposed subdivision of the subject property will create two new erven of ±1172m² and ±1290m² and is therefore in line and consistent with Council's Subdivision Policy. It can therefore be considered desirable.

4.3 Compliance with the Stellenbosch Municipality's Zoning Scheme By-Law

This application – if approved – will allow the construction of a new single residential dwelling on a new single residential erf. All the new dwellings will comply with the Conventional Residential Zone's development rules (land use, coverage, height, building lines, etc.) and building plans will be submitted to Council for approval before the construction phase.

4.4 Compatibility with the area

Similar subdivision applications have been approved by Council. This application is therefore not a foreign development proposal. The proposed development is deemed to be compatible with the area and will not adversely affect the surrounding community. Furthermore, the creation of two new single residential erven of ±1172m² and ±1290m² respectively, will not change the character of the area. It will however support Council's vision to densify the urban areas in the Stellenbosch Municipality.

4.5 Orderly planning

The proposed subdivision will create one additional single residential erf. The impact of this new erf on bulk infrastructure, will be limited and development charges (DCs) will be paid to Council in accordance with Council's DC policy.

4.6 Support from the Winelands Village Homeowners' Association

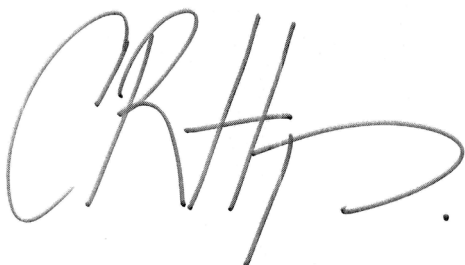
The subject property is in the Winelands Village Estate. For this reason, the subdivision proposal was submitted to the Winelands Village Homeowners' Association for their support. A copy of their letter of support is included in this submission.

5. CONCLUSION

The purpose of this land use planning application is to obtain the Stellenbosch Municipality's planning approval for the subdivision of the subject property into two portions. The development proposal is consistent with Council's approved planning policies (i.e. the MSDF and the Subdivision Policy for single residential erven) and there is a need for new residential opportunities in Raithby. The development proposal – to create two erven that are both larger than 600m² each – will not undermine the single residential character of the area but will support Council's vision for the sensible densification of urban areas in Raithby. For this reason, we deem this densification development proposal to be desirable, and we respectfully request the subdivision 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 long horizontal flourish.

CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD



**ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS**

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STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

**Erf 383,
Raithby**

Drawing:		Plan no.:
Subdivision Plan		1
Date:	Scale:	
18/02/2025	1:1000 (A4)	
Project no.:	Drawn:	Checked:
3625-P	WH	CH

Notation:
Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

* 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