

NOTICE OF LAND DEVELOPMENT APPLICATION

REZONING, PERMANENT DEPARTURE AND PERMISSION: ERF 347 JAMESTOWN

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

Application Property Address:	37 Rovelie Crescent, Jamestown, Stellenbosch
Application Property Number:	Erf 347 Jamestown
Applicant:	Phumeza Qwashu / ASAPH Town Planners <u>info@asaphtownplanners.co.za</u>
Owner:	Denver Apollo & Fonia Apollos
Application Reference:	LU/TP1504/2026

Description of land development proposal:

1. Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, for a rezoning of the subject property from Conventional Residential to Multi-Unit Residential for the establishment of a block of flats on Erf 347, Jamestown.
2. Application is made in terms of section 15(2)(g) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, for Permission on Erf 347, Jamestown in order to allow a land unit smaller than 1000m², the use rights and development parameters prescribed for Multi-Unit Residential zone for flats purposes.
3. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a departure:
 - To permit 3 parking bays in lieu of 16 parking bays
 - To permit the common building lines to be 0 m, 1 m and 1.3 m in lieu of 4.5 m.
 - To permit the street building lines to be 0 m in lieu of 4.5 m.

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: Phumeza Qwashu /ASAPH Town Planners, info@asaphtownplanners.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 **(21 September 2026** – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

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 +27 78 725 2949 during normal office hours.

Yours faithfully



PHUMEZA QWASHU

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

HERSONERING, PERMANENTE VERTREK EN TOESTEMMING: ERF 347 JAMESTOWN

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

Adres van aansoek eiendom:	37 Rovelte Crescent, Jamestown, Stellenbosch
Aansoek eiendom beskrywing:	Erf 347 Jamestown
Aansoeker:	Phumeza Qwashu / ASAPH Town Planners info@asaphtownplanners.co.za
Eienaar:	Denver Apollo & Fonia Apollos
Aansoek Verwysing:	LU/TP 1504/2026

Besonderhede van die grondgebruiksaansoek:

1. Aansoek word gedoen ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, vir 'n hersonering van die betrokke eiendom van Konvensionele Residensiële na Multi-Eenheid Residensiële vir die oprigting van 'n woonstelblok op Erf 347, Jamestown.
2. Aansoek word gedoen ingevolge artikel 15(2)(g) van die Stellenbosch Munisipaliteit Soneskema Verordening, 2019, vir Toestemming op Erf 347, Jamestown om 'n grond-eenheid kleiner as 1000m² toe te laat, asook die gebruiksregte en ontwikkelingsparameters wat voorgeskryf is vir meer-eenheid residensiële sone vir woonsteldoeleindes.
3. Aansoek word ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipale Grondgebruikbeplanning By-wet, 2023 gemaak vir 'n afwyking:
 - Om 3 parkeerplekke toe te laat in plaas van 16 parkeerplekke
 - Om toe te laat dat die gewone boulyne 0 m, 1 m en 1,3 m in plek van 4,5 m is.
 - To permit the street building lines to be 0 m in lieu of 4.5 m.

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-notices/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: Phumeza Qwashu /ASAPH Town

Planners, info@asaphtownplanners.co.za. 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 **(21 September 2026)** wing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

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 +27 78 725 2949 gedurende normale kantoor ure.

Die uwe



PHUMEZA QWASHU

**APPLICATION FOR REZONING, PERMISSION AND PERMANENT DEPARTURES
IN TERMS OF STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW IN
ORDER TO ALLOW THE PROPOSED FLATS.**

ERF 347, 37 ROVELLE CRESCENT, JAMESTOWN, STELLENBOSCH



1. EXECUTIVE SUMMARY

PROPERTY DESCRIPTION	
Address	Erf 347, 37 Rovelie Crescent, Jamestown, Stellenbosch
Applicant	ASAPH Town Planners
Registered owner	Denver & Fonia Apollos
Extent	571.6 m ²
Current use	Flats
Proposed use	Flats
Title Deed No	T25639/2018
Title Deed restrictions	None
Current zoning	Conventional Residential Zone
Proposed zoning	Multi-unit Residential
Number of units	9 units

2. INTRODUCTION

The owner has appointed ASAPH Town Planners to submit a land use application for Erf 347, Jamestown, Stellenbosch. The application is for Rezoning, Permission and Permanent Departures, the rezoning is from conventional residential to multi-unit residential in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, to accommodate the existing flats on the premises.

The subject property is currently developed with flats and zoned conventional residential. The purpose of this application is to regularise the flats. The owner constructed 9 residential units without the necessary municipal approvals.

The development comprises 9 residential units constructed without prior rezoning or approved building plans. While this contravenes municipal procedures, the built form reflects a genuine response to pressing housing needs in the area. The owner seeks retrospective approval and regularization of the development.

The property is now developed with two-story residential flats. The purpose of this application is therefore to legalise the existing development.

The municipality is facing a housing shortage. With a population that is growing rapidly, the demand for affordable housing far exceeds the supply. This gap has left many residents without a place to call home, contributing to the cycle of poverty and inequality that plagues our society.

3. ZONING AND EXISTING RIGHTS

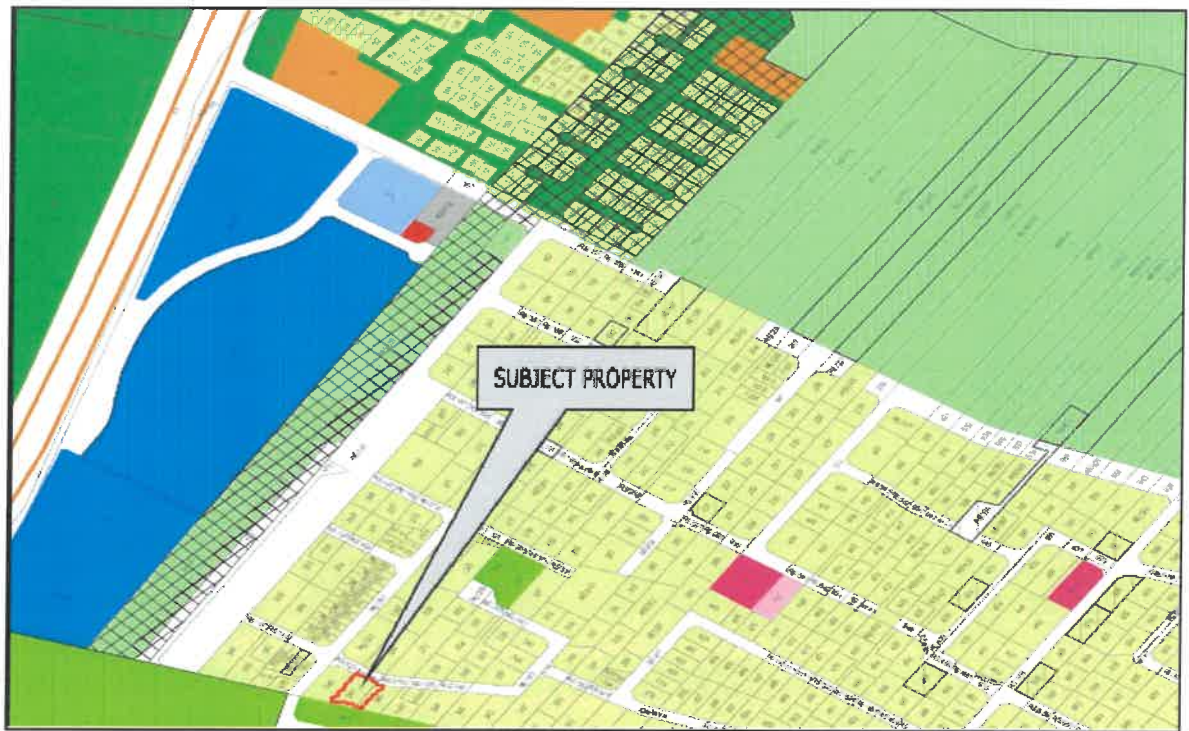
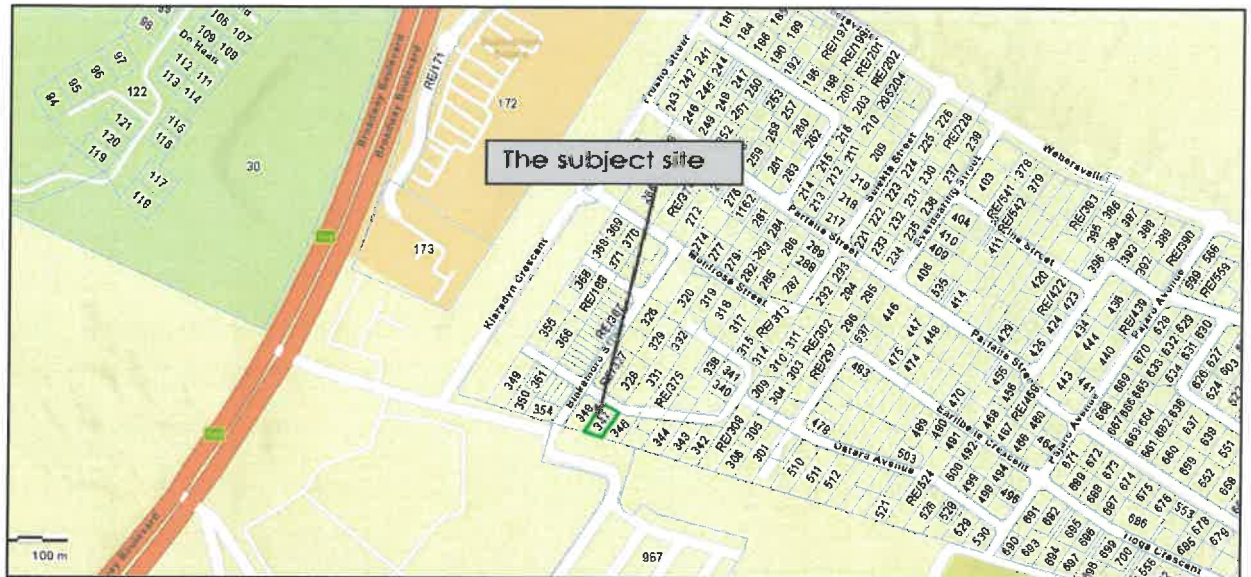


Figure 1: The above figure shows the existing zoning

The subject property is zoned conventional residential in terms of Stellenbosch Municipality Zoning Scheme By-Law. The property is still intended to be utilized for residential purposes.

The proposed site is situated in a residential area with conventional residential as the predominant zone. The other zoning in the area includes local business zone, mixed use zone, education zone, community zone, public open space zone, agriculture and rural zone and multi-unit residential zone.

4. LOCALITY /PROPERTY AND SURROUNDING LAND USES



Erf 347 is located along Rovelle Crescent, Jamestown, Stellenbosch and measures 571.6 m² in extent. The site is well accessible and can be accessed from Broadway Boulevard, Blakemore Street and School Road from Stellenbosch and the surrounding area.

The proposed site is also located in close proximity to Broadway Boulevard, which also connects the Stellenbosch and Strand. Erf 347 is located in close proximity to shopping centers, schools, community facilities and other amenities.

The subject site is currently developed with flats and is surrounded by conventional residential properties, various community facilities which include churches, schools and sports ground. There are various existing double-storey houses that can be found in the same street and the surrounding area.

5. NATURE OF APPLICATION

The purpose of the application is for the following:

1. Application in terms of Section 15(2)(a) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, to Rezone the property from conventional residential to multi-unit residential to accommodate 9 residential units/apartments and an existing dwelling.
2. Application is made in terms of section 15(2)(g) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, for a permission in terms of the zoning scheme bylaw in order to allow a land unit smaller than 1000m², the use rights and development parameters prescribed for Multi-Unit Residential zone for flats purposes.
3. Application is made in terms of section 15(2)(b) of the Stellenbosch Municipality Zoning Scheme By-Law, 2019 for the following permanent departures:
 - To permit 3 parking bays in lieu of 16 parking bays.
 - To permit the common building lines to be 0m, 1m and 1.3m in lieu of 4.5m.
 - To permit the street building lines to be 0m in lieu of 4.5m.

6. MOTIVATION: DESIRABILITY

Application is made in terms of the Stellenbosch Municipality: Zoning Scheme By-law, 2019 for Rezoning, Permission and Permanent departures in order to accommodate the existing flats.

The applications should be assessed by evaluating the need and the potential impacts that might occur on the surrounding properties. The proposal is compatible with the surrounding land uses.

The proposal is to accommodate flats on the subject property. These flats serve a crucial role which is to provide temporary housing for the residents of Stellenbosch. The flats have security measures in place to ensure the safety of the residents.

The value of the surrounding property will not be degraded, as the existing character of the neighbourhood will be retained. Proper procedures or rules will be implemented to be able to evict and manage any misbehavior of the residents on the property.

The owner of the subject property pledged to adhere to rules of the municipality and try to retain the character of the immediate area by ensuring proper procedures are followed by residents.

The owner also commits to ensuring noise will be controlled or maintained by the residents on the premises through supervision.

The proposal complies with the legislative framework applicable in the area. The activity is considered to have less negative impact on the surrounding properties. The residential character of the area will not be affected. The flats will be operated in a controlled environment.

a) Socio-economic impact;

The proposal will create job opportunities, and the proposal will also generate income for the owner. The owner intends to also employ staff who will look after the property which will include security guard and maintenance worker which will in turn create job opportunities.

The proposal will result in an increase in the value of the subject property and subsequently increase in property values in the area. It is unlikely that the use of the property for the purpose of a flats will have a negative impact on the amenity of the neighborhood or on property values.

b) Compatibility with surrounding uses;

The proposal is compatible with surrounding land uses and will enhance the diverse nature of the current land uses in the area and provide infill and intensification of land uses.

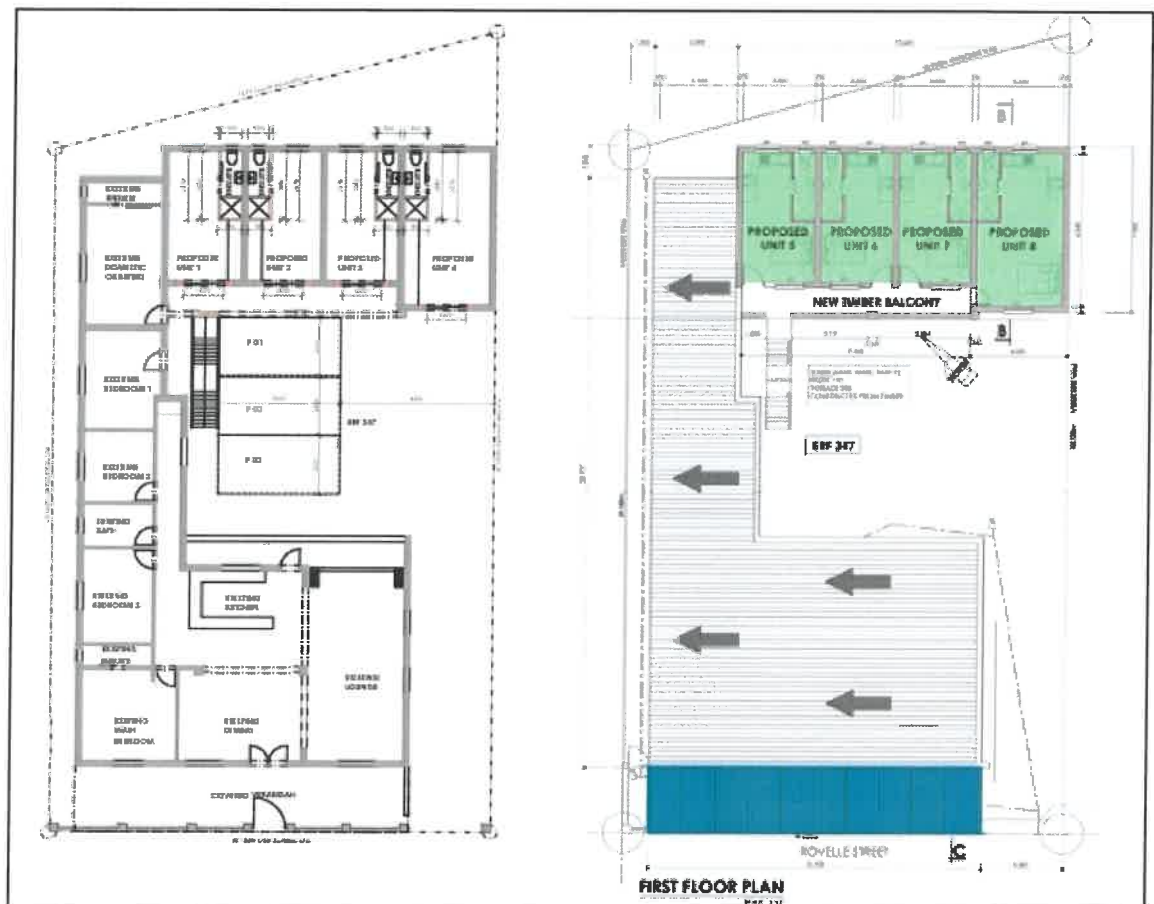
The proposal is still being used for residential purposes. The residential character of the area is not impacted. The flats will be well maintained and looked after. The proposal promotes efficient use of land, and will be integrated into existing residential areas without significant disruption.

The rear of the property faces a road and an open space, meaning that the visual and privacy impacts on that side are negligible.



The existing double-storey structure is to be located at the rear portion of the site, while the front of the property is a single-storey, consistent with the height of the adjoining neighbours. This ensures that the streetscape remains visually consistent and in harmony with the surrounding dwellings, reducing visual impact from the public realm.

The red square marked on the image below clearly identifies the rear portion which is a double storey. This deliberate placement ensures that the visual prominence of the new structure is significantly reduced, especially from the perspective of the street and immediate neighbours.



It is to be noted that some of the surrounding properties are already Multi- Unit

Residential. The proposed rezoning is not regarded to have a negative effect on the surrounding properties in terms of the existing urban form.

The proposal is in line with development trends in the area where there are double stories along Rovellet Crescent and within the surrounding area.



The proposed height is of similar nature with the surrounding properties and is not foreseen to have a negative impact on the surrounding properties in terms of overlooking features. The scale of the proposed development will be aesthetically pleasing, and sympathetic to the surrounding area. The scale, height and design of the proposed development is sympathetic to the existing residential fabric of the area.

The proposal is considered compatible with surrounding land uses. It is to be noted that there are also other flats within Jamestown. The adjoining properties are utilised for residential purposes.

c) Impact on the external engineering services;

The proposal will utilize the existing services. The development is within the existing urban area of Jamestown and connections to existing municipal services, including water, sewerage, and electricity, can be made. The proposal will not have any significant impact on external engineering services, as the scale of the development will be limited to the existing land uses and subject to compliance with the conditions of approval.

It is envisaged that there are no issues that would restrict the development or the opportunity to connect to the municipal bulk services network and the development does not add an adverse constraint to existing services. There are currently existing flats on the subject property.

d) Impact on safety, health and wellbeing of the surrounding community

The proposal will not have a negative impact on the safety, health, and wellbeing of the surrounding community. The sites are currently developed with flats.

The owner submitted this application with the intention to implement stricter rules and supervision on the property. This includes quiet hours, regular property inspections, and enforcing consequences for disruptive behaviour. The residents will not host any noise-making events.

It is the intention of the owner for the application to be approved so that they can be able to fully implement the above measures to improve the property security, surveillance and control any noise.

The flats play a crucial role of providing lodging to the needy and contribute to alleviation of housing back lock.

e) Impact on heritage;

The application does not trigger any authorizations in terms of heritage legislation, and the proposal is not expected to have any impact on the heritage of the area.

f) Impact on the biophysical environment;

The proposal will not have any negative impact on the biophysical environment. The application does not trigger any authorization in terms of the environmental legislation, it can be concluded that the biophysical impact, if any, will be insignificant. There are no biophysical environments that will be impacted by the proposed development. The proposed development will not impact negatively on the built or natural environment as there is no sensitive natural vegetation or trees that were identified on site.

g) Traffic impacts, parking, access and other transport related considerations

Access to the proposed site is gained from Rovelie Crescent. The proposed site is within the standard designated area in terms of parking.

This zone required standard parking bays as per the Stellenbosch Zoning Scheme.

3 parking bays have been provided on-site for the proposed flats. The By-law requires 1 bay per dwelling unit, plus 0.5 bays per dwelling unit for visitors and 2 bays for the dwelling house. Total required is 16 bays meaning there is a shortfall of 13 parking bays.

A permanent departure to permit 3 parking bays in lieu of 13 parking bays is applied for.

Most of the residents utilize these public transport options, reducing the overall demand for on-site parking. The proposed site is also located in an area where there is public transport and utilization of the uber/bolt system is high.

The proposal will not have any negative impact on the existing vehicle and pedestrian movement.

h) Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.

The proposal development will comply with all conditions of approval that the Stellenbosch municipality may deem necessary.

LOCALITY MAP ERF 347 JAMESTOWN



Legend

- Farm Portions
- Erf

Map Center: Lon: 18°50'32.4"E
Lat: 33°58'50.2"S

Scale: 1:4,514

Date created: 2025/24/11



Western Cape
Government
FOR YOU

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Chief Surveyor-General (DALRRD)
Sources: Esri, Maxar, Airbus DS, USGS, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland.



