Conventional Residential ZoneNOTICE OF LAND DEVELOPMENT APPLICATION

Neville Parsons

PO BOX 2214

Northworld

2155

Affected person's Title: Mr.

APPLICATION TYPE: PROPERTY DESCRIPTION (Erf or Farm number) AND AREA:

Erf 4380, Klapmuts for a departure to relax the street building line (Mount Vernon Avenue) from 4m to 1,88m in order to accommodate a covered walkway.

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

Application Property Address: No 12 Mount Vernon Avenue, Mount Vernon Estate, Klapmuts

Application Property Number: Erf 4380

Applicant: Wilma Cronje/ TIBI Investments (PTY) Ltd - 0833062837 - wilma.cronje@hatch.com

Owner: Wilma Cronje/ TIBI Investments (PTY) Ltd – 0833062837 - wilma.cronje@hatch.com

Application Reference: LU/TP TP1301/2025

Description of land development proposal:

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 4380, Klapmuts for a departure to relax the street building line (Mount Vernon Avenue) from 4m to 1,88m in order to accommodate a covered walkway. The land use is not changed and remains Conventional Residential Zone.

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: Wilma Cronje - wilma.cronje@hatch.com 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 30th of March 2026 (issue date of this letter) up to and including the 30th of April 2026.

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.

Yours faithfully

Wilma Cronje

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Neville Parsons
PO BOX 2214
Northworld
2155

Titel van geaffekteerde persoon: Mnr.

AANSOEKTIPE: EIENDOMSBESKRYWING (Erf of Plaas nommer) EN AREA:
Erf 4380, Klapmuts vir afwyking om boulyn te verslap (Mount Vernon Avenue) van 4m tot 1,88m vir die rede om a bedekte loopvlak in the sluit.

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

Adres van aansoek eiendom: No 12 Mount Vernon Avenue, Mount Vernon Estate, Klapmuts

Aansoek eiendom beskrywing: Erf 4380

Aansoeker: Wilma Cronje/ TIBI Investments (PTY) Ltd - 0833062837 - wilma.cronje@hatch.com

Eienaar: Wilma Cronje/ TIBI Investments (PTY) Ltd - 0833062837 - wilma.cronje@hatch.com

Aansoek Verwysing: LU/TP TP1301/2025

Besonderhede van die grondgebruiksaansoek:

Erf 4380, Klapmuts vir afwyking om boulyn te verslap (Mount Vernon Avenue) van 4m tot 1,88m vir die rede om a bedekte loopvlak in the sluit. Die grond gebruik onveranderd en is "Residensieel 1".

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 toeganglik 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 de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar,

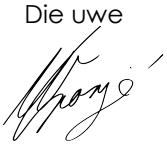
en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: (Wilma Cronje - Wilma.cronje@hatch.com). Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker 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 30 April 2026.

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.

Die uwe



Wilma Cronje

wilkinsonarchitects

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To: Stellenbosch Municipality

Date: 2025-08-05

Subject: Erf 4380, Mount Vernon Estate. Relaxation of Street building line

Motivation:

- Erf 4830 is a corner stand and therefore has two street boundaries, which reduces the development area of this stand significantly compared to other stands of the same monetary value.
- In view of above the building footprint needed to be on the building lines to make financial, and practical sense in terms of sensible planning and to utilise the permissible bulk and coverage fully.
- The encroachment is only an open cantilever canopy for rain cover, from the driveway to the front door.
- It is a non-habitable space and open to all sides.
- It is on the street boundary away from both neighbours and not affecting any neighbouring parties.
- The current plan layout with this minor encroachment was approved by the HOA scrutiny committee, in view of the above motivation.

Regards
Chris Wilkinson

Stellenbosch GIS Map

1:2 256,99

Legend

Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2026/02/05

Author: Stellenbosch Municipality

Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

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