

Verw/Ref: **FP/1020/991**

20 April 2023

:Date/Datum

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Eerste Rivier Trust
PO Box 154
STELLENBOSCH
7599

For Attention: DP Burger

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: R44, Stellenbosch

Application Property Number: Remainder Farm 1040 Stellenbosch, Remainder Farm 1480 Stellenbosch, Portion 2 Of Farm 374 Stellenbosch and Remainder Portion 2 (A Portion of Portion 1) Of Farm Valley Lustery 371 Stellenbosch

Applicant: Firstplan Town and Regional Planners – 021 930 7183 - info@firstplan.co.za

Owner: Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) and FLEURBAAI PTY LTD (Reg No. 1965/000852/07) – contact C. Havenga – 021 930 7183

Application Reference: LU/15191

DESCRIPTION OF LAND USE APPLICATION AND DEVELOPMENT PROPOSAL

An application has been made in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Conventional Residential Zoned portion (Portion 1), two Mixed Use Zones (Portions 2 and 3), Public Roads & Parking Zone and an

Agricultural and Rural Zone (Remainder portions of the subject farms) and a site specific deviation from the approved Stellenbosch Municipality's Spatial Development Framework, 2019 to initiate an urban infill development outside the approved urban edge of Stellenbosch Municipality.

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/documents/planning-notice/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.

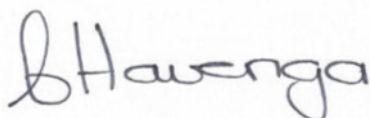
The comments must be addressed to the applicant by electronic mail as follows: **(Firstplan Town and Regional Planners –info@firstplan.co.za)**. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on **or before the closing date of 22 May 2023**.

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 **073 1951 040/021 930 7183** during normal office hours.

Yours faithfully



CHRISTINE HAVENGA
FIRST PLAN TOWN AND REGIONAL PLANNERS

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏTRESEERDE EN GEAFFEKTEERDE
PARTYE VIR KOMMENTAAR.**

Eerste Rivier Trust
Privaatsak 154
STELLENBOSCH
7599

Vir Aandag: DP Burger

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: R44, Stellenbosch

Aansoek eiendom beskrywing: Restant Plaas 1040, Stellenbosch, Restant Plaas 1480 Stellenbosch, Gedeelte 2 van Plaas 374 Stellenbosch En Restant Gedeelte 2 (’n Gedeelte van Gedeelte 1) van die Plaas Valley Lustery 371 Stellenbosch.

Aansoeker: Firstplan Town and Regional Planners – 021 930 7183 - info@firstplan.co.za

Eienaar: Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) and FLEURBAAL PTY LTD (Reg No. 1965/000852/07) – contact C. Havenga – 021 930

Aansoek Verwysing: LU/15191

BESKRYWING VAN GRONDGEBRUIKAANSOEK EN ONTWIKKELINGSVOORSTEL

’n Aansoek in terme Artikel 15(2)(a) van die Stellenbosch Munisipaliteit: Grondgebruikbeplanning Verordening, 2015 vir die hersonering van Restant Plaas 1040, Restant Plaas 1480, Gedeelte 2 van Plaas 374, en Gedeelte 2 van Plaas 371, Stellenbosch vanaf Landbou en Landelike Sone na Onderverdelingsgebied om ’n Konvensionele Residensieel gesoneerde gedeelte (Gedeelte 1), 2 Gemengde Gebruik Sones (Gedeeltes 2 en 3), Openbare Paaie en Parkering Sone en ’n Landbou en Landelike Sone (Restant gedeeltes van die onderwerp plase) en ’n terrein spesifieke afwyking van die goedgekeurde Stellenbosch Munisipale Ruimtelike Ontwikkelingsraamwerk, 2019 om stedelike invul ontwikkeling te inisieer buite die goedgekeurde stedelike grens van Stellenbosch Munisipaliteit.

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 tydskuur 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, 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.

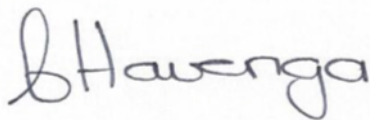
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **(Firstplan Town and Regional Planners – info@firstplan.co.za)**. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel 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 22 May 2022**.

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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 073 1951 040/021 930 7183 gedurende normale kantoor ure.

Die uwe



CHRISTINE HAVENGA
FIRST PLAN TOWN AND REGIONAL PLANNERS

REMAINDER FARM 1040 STELLENBOSCH, REMAINDER FARM 1480 STELLENBOSCH, PORTION 2 OF FARM 374 STELLENBOSCH AND REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM VALLEY LUSTERY 371 STELLENBOSCH

SUMMARY OF APPLICATION

An application has been made in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Conventional Residential Zoned portion (Portion 1), two Mixed Use Zones (Portions 2 and 3), Public Roads & Parking Zone and an Agricultural and Rural Zone (Remainder portions of the subject farms) and a site specific deviation from the approved Stellenbosch Municipality's Spatial Development Framework, 2019 to initiate an urban infill development outside the approved urban edge of Stellenbosch Municipality.

This application will thus motivate a site-specific deviation from the Spatial Development Framework to allow for the inclusion of the subject properties within the urban edge. Although the development concept/proposal for the partial development of the subject farms is described and motivated in this application, detailed Subdivision and Site Development Plans would be submitted at a later stage. This application is informed and accompanied by the following specialist studies.

- A Heritage input
- A Landscape Architectural input (High Level Landscape Framework and a Visual Analysis)
- A Visual Impact Study and Visual Statement
- A Natural Environmental Baseline Report
- Urban Design Principles
- Engineering Services (Electrical and Civil) confirmation reports
- A Preliminary Traffic Impact Statement (also incorporating NMT linkages)
- Market Demand/Socio-economic Impact Assessment

The motivation report and the specialist reports are available on Stellenbosch Municipality's website at the underneath link.

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>



SCALE	Not to scale	FILE NR	FP/1020/991
DATE	June 2021	ANNEX	5
CLIENT	Fleurbaai (Pty) Ltd.		

LOCALITY PLAN

Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 371 & Portion 2 of Farm 374 - Stellenbosch


FIRST PLAN TOWN PLANNERS
 STADSBEPLANNERS
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