

Bulelwa Mdoda

From: Clifford Heys <Clifford@tv3.co.za>
Sent: Monday, 04 April 2022 13:16
To: Pedro April; Bulelwa Mdoda
Cc: Landuse Applications; Jan van Rensburg
Subject: [EX] RE: Pre-application scrutiny: Farm No 1049, Stellenbosch: Application for rezoning to subdivisional area.

Hi Bulelwa

Re. Pedro's pre-app scrutiny feedback below.

We have amended the LUMS application as per Pedro's request, and I will send it to you via WeTransfer.

Regards

Clifford

From: Pedro April <Pedro.April@stellenbosch.gov.za>
Sent: 04 April 2022 10:28 AM
To: Clifford Heys <Clifford@tv3.co.za>
Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: Pre-application scrutiny: Farm No 1049, Stellenbosch: Application for rezoning to subdivisional area.

Dear Mr Clifford Heys

Feedback: Pre-Application Scrutiny

1. Your pre-application scrutiny submission on the above property, refers.
2. Your submission has been duly scrutinized for your intended land use and / or land development application.
3. Your intended land use and/ or land development application as depicted in the submission represents on face value an accurate approach to the prevailing provisions in the Stellenbosch Land Use Planning Bylaw (2015) [SLUPB] and Stellenbosch Zoning Scheme Bylaw (2019) [SZSB] and **you may proceed to submit for consideration a corresponding application for the rezoning of Farm No 1049, Stellenbosch from Agricultural and Rural Zone to Subdivisional Area as specified in the motivational documentation, e.g. zoning categories and densities. Your attention is however drawn to the following;**
 - a) It is noted that no application is made for the amendment of the Urban Edge, but reference is made on some plans attached to the assessment documentation of a "Propose Urban Edge" and should be removed were applicable.
 - b) The zoning category of Public Road and Parking Zone is also more appropriate for the intend of the Eastern Link Public Road and consideration must be given to change the zoning category for the intended use.

- c) **Section 15 of the Stellenbosch Municipal Land Use Planning By-law do not make provision for an application for a deviation from the SDF for site specific reasons. Consider the wording as part of your Section 15 application for rezoning if it must be included in the advert.**

4. The intended land use and/ or land development application needs to fulfil the requirements as stipulated in Section 38 of the SLUPB. The required application documents and related information on any applicable Bylaws, Policies and Spatial Plans are available on the Planning Portal of the Municipal Website (<https:// Stellenbosch.gov.za/planning-portal/>).
5. Please note that the sole purpose of this pre-application scrutiny feedback is to facilitate an accurate approach for the intended land use and/ or land development application. **The feedback should consequently not be interpreted to represent any position on the merit nor desirability** of such intended land use and/ or land development application, which can only be determined once a complete application has been received and duly processed and decided on by the authorized decision maker.
6. It should also be noted that the complete application should first be submitted without the payment of any applicable application fees to email landuse.applications@ Stellenbosch.gov.za. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Once proof of payment is received, the application will be regarded as duly submitted in accordance with a notice as contemplated in terms of Section 41(1)(c)(i) of the SLUPB.
7. For any enquiries on this correspondence please respond by e-mail to the writer hereof or to the email; landuse.enquiries@ Stellenbosch.gov.za