

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, 2015, refers:

Application Property Address: Trumali Road, Stellenbosch, 7600

Application Property Number: Remainder of the Farm Brandwacht No. 1049, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Brandwacht Land Development (Pty) Ltd – N du Toit (contact details: 083 226 9858)

Application Reference: LU/13953

Application Type: Rezoning and deviation from the Spatial Development Framework

Detailed description of land use or development proposal, including its intent and purpose:

- Application is made i.t.o. section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape from Agriculture and Rural Zone to Subdivisional Area, consisting of Conventional Residential Zone erven (i.e. dwelling houses at a maximum residential density of 25 erven per hectare), Multi-Unit Residential Zone erven (i.e. group housing units at a maximum residential density of 50 units per hectare), a Local Business Zone erf (i.e. offices with a maximum bulk of 1.0 located west of Elsie du Toit Street and which will not form part of the residential estate), Private Open Space Zone erven (i.e. private open spaces and private roads) and Public Roads and Parking Zone erven (i.e. public road to accommodate the Eastern Link Road, utility services, etc.), 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.

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 – C. Heys clifford@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 **3 October 2022**.

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

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD
(1 September 2022)
