

Application Number: LU/8567
File Reference Number: Erf 510/52, Jamestown
Reference Number: 3527-P
Enquiries: Clifford Heys
Contact No: (021) 861 3800
E-mail address: clifford@tv3.co.za
Date: 6 June 2019

97 DORP STREET
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APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, DEPARTURE, ESTABLISHMENT OF A HOME OWNERS' ASSOCIATION, APPROVAL OF THE DEVELOPMENT NAME, APPROVAL OF A SITE DEVELOPMENT PLAN, ALLOCATION OF THE STREET NAMES, APPROVAL OF THE ARCHITECTURAL AND LANDSCAPING GUIDELINES: PORTIONS 52, 53, 54 & 71 OF THE FARM BLAAUWKLIP NO. 510, JAMESTOWN, DIVISION OF STELLENBOSCH

Applicant:	TV3 Projects (Pty) Ltd – C. Heys
	Contact details: (021) 861 3800
Owner:	Blaauwklippen Agric. Estates (Pty) Ltd – D. Comerma
	Contact details: (021) 887 9184
Application number:	LU/8567
Reference number:	Erf 510/52, Jamestown
Property Description:	Portions 52, 53, 54 & 71 of the Farm Blaauwklip No. 510, Jamestown, Division of Stellenbosch
Physical Address:	Webersvallei Road, Jamestown
Detailed description of proposal:	Pertaining to Portions 52, 53, 54 & 71 of the Farm Blaauwklip No. 510, Jamestown, Division of Stellenbosch:

1. Application is made in terms of Section 2(e) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the consolidation of Portions 52, 53, 54 and 71 of the Farm Blaauwklip No. 510, Stellenbosch.
2. Application is made in terms of Section 2(a) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 the rezoning of the consolidated site from Agricultural Zone I to Subdivisional Area.
3. Application is made in terms of Section 2(d) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the subdivision thereof into 55 Residential Zone III erven (townhouse units), 1 Residential Zone IV erf (flats), 1 Transport Zone II (public road) and 2 Open Space Zone II erven (for private open spaces, attenuation dam and internal private roads).

TV3 PROJECTS (PTY) LTD • REGISTRATION NO : 2006/015278/07

DIRECTORS: JHJ van Rensburg | E Swanepoel | JG Brink | NJ Smit | LR Heunes | MM Walters

ASSOCIATES: J Breuninger | WD Fourie | CR Heys | A Prinsloo | H Hugo

4. Application is made in terms of Section 2(b) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for a permanent departure on the Residential Zone IV erf to relax the internal side building lines from 4m to 3m and the street building lines from 8m to 3m.
5. Application is made in terms of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the approval of the internal street names and street numbers, the architectural and landscaping guidelines, the Site Development Plan, the development name of Blaauwklip-aan-Rivier Residential Estate and the establishment of a Home Owners' Association.

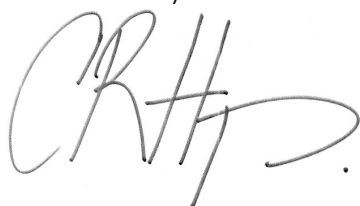
Approval of this land use planning application will allow the land owner to develop a residential estate on the subject property.

Notice is hereby given in terms of the Stellenbosch Municipal Land Use Planning By-law that the abovementioned application has been received and is available for inspection during weekdays between 08:30 and 13:30 at the Planning Advice Centre at Stellenbosch Municipality, Plein Street, Stellenbosch. Any written comments/objections, with full reasons therefore, may be addressed in terms of section 50 of the said legislation to the applicant in one of the following manners:

APPLICANT
Registered mail or normal mail
TV3 Projects (Pty) Ltd, 1 st Floor, La Gratitude Offices, 97 Dorp Street, Stellenbosch, 7600
Or faxed to
(021) 882 8025
Or hand delivered to
TV3 Projects (Pty) Ltd, 1 st Floor, La Gratitude Offices, 97 Dorp Street, Stellenbosch, 7600
Or e-mailed to
clifford@tv3.co.za

All comments, quoting the application number, reference number, your name, address or contact details, your interest in the application and reasons for comments should be received by the above party on or before 30 days from the date of publication of this notice. Telephonic enquiries can be made to the applicant, TV3 Projects (Pty) Ltd at (021) 861 3800. Any comment/objection received after the closing date will be considered invalid. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

Aansoeknommer: LU/8567
Munisipale Lêerverwysingsnommer: Erf 510/52, Jamestown
Aansoeker Verwysingsnommer: 3527-P
Navrae: Clifford Heys
Kontaknommer: (021) 861 3800
E-pos adres: clifford@tv3.co.za
Datum: 6 Junie 2019

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AANSOEK VIR KONSOLIDASIE, HERSONERING, ONDERVERDELING, AFWYKINGS, VESTIGING VAN 'N HUISEIENAARSVERENIGING, GOEDKEURING VAN DIE ONTWIKKELING NAAM, GOEDKEURING VAN DIE TERREINONTWIKKELINGSPLAN, ALLOKASIE VAN STRAATNAME, GOEDKEURING VAN DIE ARGITEKTONIESE EN LANDSKAPPERINGS RIGLYNE: GEDEELTES 52, 53, 54 & 71 VAN DIE PLAAS BLAAUWKLIP NO. 510, JAMESTOWN, AFDELING STELLENBOSCH

Aansoeker:	TV3 Projects (Pty) Ltd – C. Heys
Eienaar:	Kontakbesonderhede: (021) 861 3800 Blaauwklippen Agric. Estates (Pty) Ltd – D. Comerma Kontakbesonderhede: (021) 887 9184
Aansoeknommer:	LU/8567
Verwysingsnommer:	Erf 510/52, Jamestown
Eiendomsbeskrywing:	Gedeeltes 52, 53, 54 & 71 van die Plaas Blaauwklip No. 510, Jamestown, Afdeling Stellenbosch
Fisiese Adres:	Webersvalleipad, Jamestown
Beskrywing van aansoek:	Insake Gedeeltes 52, 53, 54 & 71 van die Plaas Blaauwklip No. 510, Jamestown, Afdeling Stellenbosch:

1. Aansoek word gemaak i.t.v. Artikel 2(e) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die konsolidasie van Gedeeltes 52, 53, 54 & 71 van die Plaas Blaauwklip No. 510, Stellenbosch.
2. Aansoek word gemaak i.t.v. Artikel 2(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die hersonering van die gekonsolideerde erf vanaf Landbousone I na Onderverdelingsgebied.
3. Aansoek word gemaak i.t.v. Artikel 2(d) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die onderverdeling daarvan in 55 Residensiële Sone III erwe (groepbehuisingseenhede), 1 Residensiële Sone IV erf (woonstelle), 1 Vervoer Sone II erf (publieke pad) en 2 Oopruimte Sone II erwe (vir

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- privaat oop ruimtes, 'n retensie dam en interne privaat paaie).
4. Aansoek word gemaak i.t.v. Artikel 2(b) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir 'n afwyking ten einde die Residensiële Sone IV erf se interne kantboulyn te verslap van 4m na 3m en die straatboulyn van 8m na 3m.
 5. Aansoek word gemaak i.t.v. die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die goedkeuring van die interne straatname en -nommers, die argitektoniese en landskapperingsriglyne, die Terreinontwikkelingsplan, die ontwikkeling se naam van Blaauwklip-aan-Rivier Residential Estate en die vestiging van 'n Huiseienaarsvereniging.

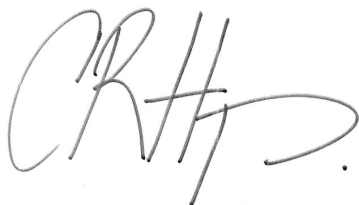
Die goedkeuring van hierdie aansoeke sal die grondeienaar toelaat om 'n residensiële skema op die eiendom te ontwikkel.

Kennis geskied hiermee ingevolge die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning dat die bogenoemde aansoek ontvang is en gedurende weksdae tussen 08:30 en 13:30 by die Beplanningsadvieskantoor by Stellenbosch Munisipaliteit, Pleinstraat, Stellenbosch ter insae lê. Enige geskrewe kommentare/besware, met volledige redes daarvoor, moet ingevolge Artikel 50 van die genoemde wetgewing aan die aansoeker op een van die volgende wyses geadreseer word:

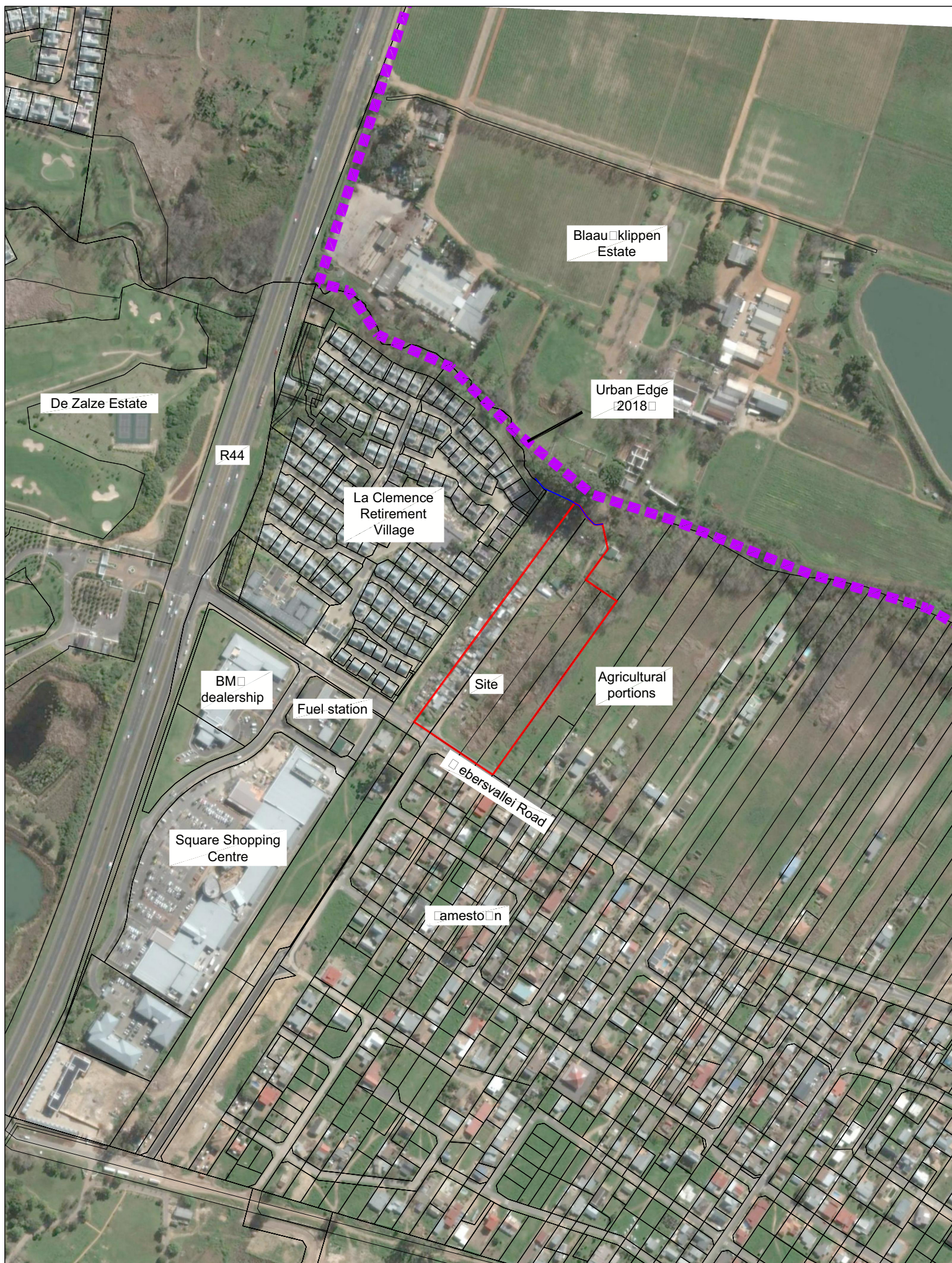
AANSOEKER
Geregistreerde of gewone pos
TV3 Projects (Pty) Ltd, 1 ^{ste} Vloer, La Gratitude Kantore, Dorpstraat 97, Stellenbosch, 7600
Of gefaks aan
(021) 882 8025
Of per hand afgelewer aan
TV3 Projects (Pty) Ltd, 1 ^{ste} Vloer, La Gratitude Kantore, Dorpstraat 97, Stellenbosch, 7600
Of per e-pos gelewew aan
clifford@tv3.co.za

Alle kommentare moet op of voor 30 dae vanaf die datum van publikasie van hierdie kennisgewing, met vermelding van die aansoeknommer, verwysingsnommer, u naam, adres en kontakbesonderhede, belangstelling in die aansoek en redes vir kommentaar, deur die bogemelde party ontvang word. Telefoniese navrae kan aan die aansoeker, TV3 Projects (Pty) Ltd by tel (021) 861 3800 gerig word. Enige kommentaar/beswaar ontvang na die voormelde sluitingsdatum sal as ongeldig geag word. Enige persoon wat nie kan skryf nie sal deur 'n Munisipale-amptenaar bygestaan word om hul kommentaar op skrif te stel.

Die uwe



CLIFFORD HEYS
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ARCHITECTS AND TOWN PLANNERS

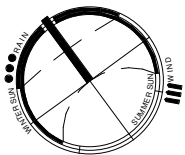
**Portions 71, 52, 53, and 54
of the Farm Blaauw Klip No.
510, Stellenbosch**



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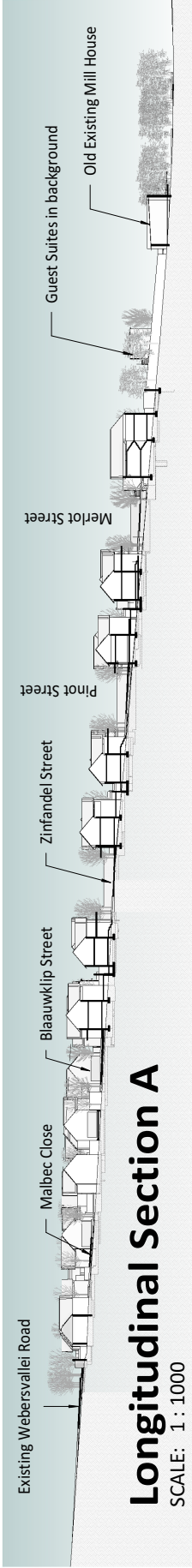
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C:C	vR	15/08/2018	NTS :A4
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SITE DEVELOPMENT PLAN

SCALE: 1 : 1000



DOCUMENT VARIATIONS REGISTER:

NO.	DATE	DESCRIPTION

PROJECT / CLIENT:

BLAAUWKLIIPPEN

DRAWING DESCRIPTION:

SITE DEVELOPMENT PLAN

DRAWN: _____

AUTHOR: _____

CHECKED: _____

DATE: _____

DRAWING NO.:

3571 / A / 110

REVISION:

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