



STELLENBOSCH

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**NOTICE OF MUNICIPAL PLANNING
TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2021-08-20 FROM 10:00-15:00**



**NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY**

FRIDAY, 2021- 08 -20 FROM 10:00-15:00

Ref. no. 3/4/5/2/40

2021-08-20

Chairperson

Dr DJ Du Plessis

Deputy-Chairperson

Ms C Havenga

External Members

Mr C Rabie

Dr R Pool-Stanvliet

Mrs H Crooijmans-Lemmer

Mr J Knight

Mr E Delport

Internal Members

Mr B de la Bat: Manager - Spatial Planning

Mr M Williams - Senior Legal Advisor

Mr S van der Merwe - Environmental Planner

Ms J Mowers- Senior Manager: Development, Asset Management and Systems & Project Management Unit (PMU)-Infrastructure Services

Ms M Francis - Manager: Project Management Unit

Mr G Cain: Manager- IDP & Performance Management

Mr A van der Merwe: Senior Manager-Community Services

Technical Advisor

Mr K Munro-Director Environmental & Spatial Planning: Department of Environmental Affairs and Development Planning

*Notice is hereby given in terms of Section 75(1) of the Stellenbosch Municipality Land Use Planning By-Law (2015), of the Municipal Planning Tribunal Meeting which will be via **MS TEAMS (Virtual Meeting)** on **FRIDAY, 2021-08-20 from 10h00-15:00** to consider the items on the Agenda.*

Dr DJ Du Plessis

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 16 JULY 2021**MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING
HELD ON FRIDAY, 16TH OF JULY 2021 via MS TEAMS****Ref. no. 3/4/5/2/40****2021-07-16**Chairperson

Dr DJ Du Plessis

Deputy Chairperson

Ms C Havenga

External Members

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Mr E Delpont

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Mr G Cain: Manager: IDP & Performance Management

Mr B de la Bat: Manager - Spatial Planning

Officials

Mrs C Kriel: Manager: Land Use Management

Mr R Fooy: Senior Town Planner

Ms B Zondo: Senior Town Planner

Mr P April: Senior Town Planner

Ms O Sims: Administrative Officer: MPT

Ms L Kamineth: Senior Administrative Officer: MPT

Technical Advisor

Mr K Munro: Director - Development Management, Department Environmental Affairs and Development Planning.

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 16 JULY 2021

ITEM	SUBJECT
SMPT 01/07/21	OPENING AND WELCOME
	Chairperson Du Plessis welcomed all.

SMPT 02/07/21	LEAVE OF ABSENCE
	Mr A van der Merwe Mrs M Francis Mr S Carstens

SMPT	DISCLOSURE OF INTERESTS
03/07/21	No conflict of interests was noted.

SMPT	MINUTES OF THE PREVIOUS MEETING DATED 18 JUNE 2021
04/07/21	The minutes of the previous meeting were noted.

	MATTERS FOR CONSIDERATION
SMPT 05/07/21	<p>APPLICATION FOR REZONING AND SUBDIVISION ON ERF 3, JOHANNESDAL (LU/7472)</p> <p>DISCUSSION:</p> <p>a) Questions were raised on the consistency of the proposed development with surrounding developments such as average property sizes, density and integration with the urban fabric vs gated developments, and public and private roads.</p> <p>b) It was mentioned that the current proposal is less dense than the initial proposal, but concerns were raised with regard to the unit price that have not been revised and the proposal as a gated village while the SDF is not in favour of gated developments under certain circumstances.</p> <p>c) It was noted that the developer motivated the need for a higher density to reduce the unit price, but density does not guarantee affordability.</p>

The development proposal was debated and members had different opinions on whether the density is too high or not, seeing that it is within the urban edge.

- d) The rural character of Johannesdal and scale and nature of the development in the specific setting is the biggest concern. The majority of the members felt that the density is too high and the erf sizes too small within the specific context limited open space.

UNANIMOUSLY RESOLVED:

1. That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 3 Johannesdal, namely:

1.1 The **Rezoning** in terms of Section 15 (2)(a) of the Stellenbosch Municipality Land Use Planning By-law, 2015 from Residential Zone 1 to Subdivisional area in order to allow for the following uses:

- i. 29 Residential Zone III erven (Town house) (4 407 m²)
- ii. 2 Open Space Zone II erven (Private Open Space) (932 m²)
- iii. 1 Open Space Zone II erven (Private Road) (1 899 m²)

1.2 The **Subdivision** in terms of Section 15 (2)(d) of the Stellenbosch Municipality Land Use Planning By-law, 2015 in accordance with the Subdivisional Plan figure 3/02/04, file jd3 drawn by Headland Town Planners, dated June 2021 (See **Annexure D**).

BE REFUSED in terms of Section 60 of the said bylaw.

2. The reasons (read in conjunction with the planning report) for the above decision are as follows:

2.1 The scale and nature of the proposed development will impact on and compromise the existing character of the Johannesdal rural node.

2.2 The proposed development may give rise to similar future developments which does not represent the rural context of Johannesdal.

2.3 The proposal does not promote functional integration of the development with the local urban context as envisaged by the

	SDF.
SMPT 06/07/21	<p>APPLICATION FOR REZONING AND SUBDIVISION OF ERF 579, FRANSCHHOEK (LU/12267)</p> <p>DISCUSSION:</p> <p>a) The development proposal was discussed and it was agreed that there are adequate reasons for site-specific circumstances to justify a departure from the provisions of the Stellenbosch MSDF. Although the property falls outside the urban edge, it is zoned for an urban use and can be developed as such.</p> <p>UNANIMOUSLY RESOLVED:</p> <p>1. That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 579, Franschhoek, namely:</p> <p>1.1 The Rezoning from Community Zone to Subdivisional Area in terms of Section 15(2)(a) of the By-Law for the following:</p> <p>i. 7 Conventional Residential erven, ii. 1 Private Open Space and Private Road purposes</p> <p>1.2 The Subdivision in terms of Section 15(2)(d) of the By-Law, as noted on the Plan of Subdivision, Plan No 3REV 3, Dated May-Dec 2020, Drawn by David Hellig & Abrahamse Professional Land Surveyors, attached as Annexure D, to create the following erven:</p> <p>i. Portion 1-7 for Conventional Residential purposes, and ii. Portion 8 for Private Open Space and Private Road purposes</p> <p>BE APPROVED in terms of Section 60 of the said Bylaw and BE SUBJECT to conditions in terms of Section 66 of the said Bylaw:</p> <p>2. CONDITIONS of approval:</p> <p>2.1 The approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.</p>

- 2.2 An electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG be submitted to the Directorate: Planning and Economic Development. The following information be indicated on the plan: Newly allocated Erf Numbers, Co-ordinates, Survey Dimensions, Street names (If approved by Council).
- 2.3 A Service agreement be signed with the Directorate: Infrastructure Service before any property is transferred or any construction takes place and that the agreement contains the relevant conditions of approval as imposed by the Directorate: Infrastructure Service in their Memo dated 16 February 2021, as attached as **Annexure F** and that the service agreement be complied with.
- 2.4 A detailed subdivision plan, clearly indicating the street names and street numbering be submitted for approval in terms of the Stellenbosch Municipal Planning Bylaw prior to the first property been transferred.
- 2.5 A Home Owners Association be established in terms of section 29 of the said bylaw and that all properties form part of the home owner association.
- 2.6 A constitution for the Home Owners Association be submitted to the Municipality for approval prior to the first unit/property being transferred and which constitution takes into account the requirements stipulated in Section 29(3) of the said bylaw.
- 2.7 A Home Owners Association Constitution be approved by the relevant authorised official prior to the transfer/ registration of the first residential property.
- 2.8 The common property be transferred / registered in favour of the Home Owners Association with the transfer/ registration of the first residential property.
- 2.9 Design Guidelines be submitted and approved by the relevant authorised official prior to the submission of the first building plan for the residential properties.
- 2.10 A Site Development Plan with a detailed layout of the entrance gates, boundary fencing with refuse room and position of the development footprints be submitted and approved by the relevant authorised official before the submission of any building plan application.

2.11 A detailed landscaping and street lighting plan be submitted to the Stellenbosch Municipality for the common property of the development with the building plan for the entrance gate, refuse room and boundary fence.

2.12 The Landscaping on the common property of the development be implemented prior to the first residential property being transferred.

2.13 A detailed landscaping plan which is endorsed by the Home Owners Association be submitted with the building plan for each residential property and the landscaping plan be implemented prior to an occupation certificate being issued for the new dwelling unit.

2.14 The refuse room, entrance gates and boundary fencing be constructed in line with the approved Site Development Plan prior to the first residential property being transferred.

2.15 Only one Dwelling unit be permitted on each residential unit.

3. REASONS FOR APPROVAL

3.1 There is adequate site-specific justification to deviate from the provisions of the Stellenbosch MSDF, namely:

- a) The property is zoned for institutional zone and does not have an agricultural zoning;
- b) The property is surrounded by various properties that obtained development rights of an urban nature which properties are already developed and used mainly for residential purposes;
- c) The nature and character of the development was planned in a sensitive manner so as to respect the rural character of the area with intense landscaping and low density of a similar nature as the surrounding development;
- d) The landscaping plan reflects and respects the rural character of the area by the planting of vineyards, olive trees and fynbos;
- e) The development will be sensitive to the character of the immediate surrounding area and serve as a transitional area between urban and agricultural areas.

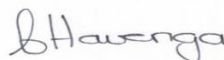
3.1 The MSDF as supported by the Heritage Inventory and Management Plan is regarded as relevant to this area and the Site-Specific Deviation presented has taken note of this fact as the

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	<p>heritage worthy portion of the property has been identified and retained as noted in the residential layout proposed.</p> <p>3.2 Although the subject property is located outside the urban edge, the proposal as submitted has taken cognisance of the surrounding land uses.</p> <p>3.3 Franschoek is not identified as a growth node by the MSDF and the application has taken note of this fact as the proposed developments is of a low density.</p> <p>3.4 The development of the subject property to establish a low density gated residential development that is in character with its surroundings.</p> <p>3.5 The proposal has taken its surroundings into consideration as the subject property constitutes a transition zone between the urban and rural areas of Franschoek and the revised proposal submitted reflects this fact.</p>
SMPT 07/07/21	OTHER MATTERS
	<ol style="list-style-type: none"> 1. The MPT requested the Municipality to provide guidance to the development and density of new developments in Johannesdal and surrounds (Dwarsriviervallei) through local area planning and design guidelines. It is also requested of the Municipality to address other issues that was previously discussed like gentrification and gated developments by providing policy statements or basic guidelines for such matters, especially in outlying areas. Mr de la Bat agreed to initiate an internal process in order to address the matters. 2. The MPT was informed of a draft national guideline for climate change impact assessments to be undertaken when pursuing environmental consent applications, which is available for public comment. The guideline intends to provide best practice guidelines to improve the quality of specialist input related to climate change.



Dr D du Plessis
CHAIRPERSON



Mrs C Havenga
DEPUTY CHAIRPERSON



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THE STELLENBOSCH MUNICIPALITY			
PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION:			
SUBDIVISION, REZONING, RELAXATION OF TITLE DEED RESTRICTIONS, PERMANENT DEPARTURE AND APPROVAL OF SITE DEVELOPMENT PLAN: FARM NO. 81/29, STELLENBOSCH DIVISION			
Application Reference number	81/29 S (LU/10313)	Application Date	2019/10/17

PART A: APPLICANT DETAILS			
First name(s) & Surname	Clifford Heys		
Company name	TV3 Projects (PTY) LTD		
SACPLAN registration number	N/A		
Registered owner(s)	The Steyns Familietrust	Is the applicant properly authorised to submit the application	Yes

PART B: PROPERTY DETAILS			
Property description	Farm Cloetesdal No. 81/29	Town/ City	Stellenbosch Division
Physical address	The property is located on the R304 (see ANNEXURE A)		
Extent (m² /ha)	2,9980ha	Current zoning	Agriculture and Rural Zone
Existing Development and Current land use	Nursery		

Any unauthorised land use/building work	No
Title Deed Nr.	T52460/1999 (see ANNEXURE B)

PART C: APPLICATION DETAILS

Applications(s)	<p>1. Application is made in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the following on Farm Cloetesdal No. 81/29, Stellenbosch Division:</p> <p>a) The subdivision of the subject property in terms of Section 15(2)(d) of the said by-law into three portions namely Portion 1 (±2,24ha), Portion 2 (0,64ha) and Portion 3 (±0,12ha) as indicated on Subdivision Plan 4 – 3628-P, dated 22 January 2021, and drawn by TV3 Architects and Town Planners.</p> <p>b) The rezoning in terms of Section 15(2)(a) of the said by-law of Portion 1 from Agriculture and Rural Zone to Multi-Unit Residential Zone to develop 240 flats;</p> <p>c) The rezoning in terms of Section 15(2)(a) of the said by-law of Portion 2 and Portion 3 from Agriculture and Rural Zone to Utility Services Zone for public roads;</p> <p>d) The Administrator's consent to relax the following restrictive title deed conditions as noted in section D(a) to (e) of the title deed (condition imposed i.t.o Act 21 of 1940) and to relax the 95m building line restriction line to 5m applicable to the R304 (imposed i.t.o Section 9 of Act 21 of 1940).</p> <p>e) A departure in terms of Section 15(2)(b) to relax the 6,0m side building line (applicable to the 2nd floor) to 5,0m.</p>
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	<p>2. OTHER APPLICATIONS:</p> <p>a) Approval of the Site Development Plan.</p> <p>b) Approval of name of the development (Redwood Estate) and internal street (Redwood Crescent).</p> <p>See ANNEXURE C for Subdivision Plan.</p>
Purpose of Application	To obtain approval for a multi-unit residential development which consist of 240 flats.
Pre-consultation	No

PART D: APPLICATION BACKGROUND

The subject property is located on the R304 in Stellenbosch, approximately 3km north of Stellenbosch central. The subject property is surrounded by agricultural land to the west and high density residential developments (i.e Mount Simon, Tweespruit, Nuutgevonden I, Nuutgevonden II) to the east.

The property is ±2,9ha in extent and is zoned Agriculture and Rural Zone with a consent use for a nursery. It has been used as a nursery (i.e Steyn's Nursery) for the past ±20 years.

There have been numerous attempts in the past to develop the subject property. In 2015 consultants submitted a land use application for the development of a commercial complex (shops, offices, restaurant, service station, etc). In 2017 the application was amended to a residential/retirement village concept. The Municipality never took a decision on these land use applications as they first wanted to finalize their spatial planning policies for the area (i.e to finalize the town's urban edge and the Northern Extension Project) to ensure that the development of the subject property complies with Council's vision for the northern expansion of Kayamandi and environs.

Current proposal:

The applicant amended the proposal after the advertising period was completed from **240 three-storey flats**, to **158 double storey group housing dwelling units**. Based on the input and feedback received from the heritage practitioner, the visual impact consultant, the line departments and the project marketing team, the development proposal has been amended substantially.

The application was not re-advertised as the amended proposal was scaled down in terms of height and number of dwelling units. It can therefore be argued that the amended proposal would have a lesser impact on the environment and surrounding properties.

PART E: APPLICATION OVERVIEW AND MOTIVATION (See ANNEXURE D)

1. The subject property is located within the urban edge.
2. The proposed development supports the principles, and is compliant with the Stellenbosch Municipality's Spatial Development Framework (MSDF).
3. The aim of the Northern Extension Project is to accommodate the northwards expansion of Stellenbosch and to create an integrated urban development with different housing typologies for different income groups. The proposed development of the subject property – to create affordable housing opportunities – can be deemed desirable as it complies with the Northern Extension Project's vision and recommendations.
4. The Stellenbosch Municipality has initiated the Adam Tas Corridor Project to absorb development pressure in Stellenbosch. The Stellenbosch Municipality proposes high density residential developments on the Adam Tas Corridor in order to support public transport and non-motorised transport initiatives. The proposal will support the principles of the Adam Tas Corridor Project and contribute to the provision of affordable accommodation opportunities.
5. The property is located on a primary development axis/transport corridor (i.e the R304) that enables convenient public transport access and efficient transport movement. The proposed higher density residential development will support the Municipality's public transport initiative on this transport corridor and contribute to the system's sustainability and viability.
6. The proposed development will create 158 affordable housing units and will contribute towards addressing the housing need and backlog. It can therefore be deemed desirable.
7. It is anticipated that the proposed development will create ±350 new employment opportunities in the construction sector.
8. Most of the surrounding environment has already been converted into higher density residential developments and the development proposal will be similar to these developments and can therefore be deemed to be compatible with the surrounding environment.

9. The subject property is not a viable agricultural land unit and has not been actively farmed for the last ten years. It has limited agricultural potential and has been utilized as a nursery. The Department of Agriculture has confirmed that they have no objection against the proposed development.
10. Applications have been submitted to the Department of Environmental Affairs and Development Planning and to Heritage Western Cape for their authorisation of the proposed development. Their decision letters will be submitted to the Stellenbosch Municipality with receipt thereof.
11. All civil services are available near the development and no problems are foreseen in providing the necessary services connections.
12. According to the transport impact study report the proposed development is acceptable from a traffic point of view (with certain traffic infrastructure upgrades).

PART F: PUBLIC PARTICIPATION, COMMENTS AND RESPONSE (See ANNEXURE E)

1. Process followed

The applicant has, in terms of the said bylaw, notified the external departments, advertised the proposal in the local newspaper and notified (serving of notices) all interested and affected parties, as well as community organisations. Notices were also placed on the property.

The advertising period was from **20 February 2020 to 20 March 2020 (and 20 April 2020 for external departments)**. One (1) late objection was received (see **ANNEXURE F**). The closing date for comments/objections from interested and affected property owners was on 20 March 2020, and the objection from the Stellenbosch Ratepayers Association (SRA) was received on **22 March 2020**.

Methods of advertising				Date published	Closing date for Objections/comments
Press (Eikestad News)	Y	N	N/A	20 February 2020	20 March 2020
Notices	Y	N	N/A	20 February 2020	20 March 2020
Ward councillor	Y	N	N/A	20 February 2020	20 March 2020
On-site display	Y	N	N/A	20 February 2020	20 March 2020
Community organisation(s)	Y	N	N/A	20 February 2020	20 March 2020
State departments	Y	N	N/A	20 February 2020	20 April 2020

2. Public & stakeholder inputs

- a) Stellenbosch Ratepayers Association (22 March 2020)
- i) The proposed development does not comply with the principles of sustainable development, human well-being, environmental integrity and economic viability.
- ii) The MSDF is based on 7 principles. Development proposals that do not conform to these principles cannot be permitted. One cannot have principles and then adjust them to meet unsustainable development pressures.
- iii) The development does not comply with either the principles of sustainable development or the seven principles of the MSDF.
- iv) The Site Development Plan indicates a building surrounded by parking and no usable greenery. Even if the coverage is reduced, the proposed development/land use does not fit into the environment and entrance to Stellenbosch. This is a leap frog and unsustainable development.

3. Government related inputs received

- a) The **Department of Agriculture, Forestry and Fisheries** supported the proposal (see **ANNEXURE G** for letter dated 28 September 2015).

- b) **Department of Agriculture (Eisenburg)** supported the proposal (see **ANNEXURE H** for letter dated 08 June 2015).
- c) **Heritage Western Cape** required that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted (see **ANNEXURE I** for letter dated 07 July 2020). The Impact Assessment Committee at its meeting dated 14 October 2020, resolved that the development may proceed subject to the recommendations of the HIA:

- 1) The landscaping plan should include:
- i) *More trees in clusters on the boundaries and informal hedges edges; and*
 - ii) *Specification of tree sizes to be planted. It is important that trees of an adequate height are planted from the onset to reduce potential visual impacts – thus tree heights must be specified in the landscaping plan.*

The landscaping plan must be submitted to the Stellenbosch Municipality for approval, together with the SDP referred to below.

- 2) The preparation of a detailed site development plan, that will reflect the architectural controls referred to in the indicators, namely:
- i) *Variation in roofscape and colour between units (no more than 2 attached units to have same roof shape).*
 - ii) *Variation in rendering of walls between units through use of different paint colours and/or finishes in particular. Muted earth tones should be specified.*
 - iii) *Visually permeable external fencing.*
 - iv) *The SDP should include controls for external lighting, and other security measures and appropriate signage.*

The SDP must be submitted to the Stellenbosch Municipality for approval, before building plan approval.

- d) The **Department of Environmental Affairs and Development Planning** indicated that the proposed development does not constitute any listed activities and environmental authorisation is therefore not required (see **ANNEXURE J** for letter dated 29 June 2020).
- e) The **Department of Transport and Public Works** supported the proposal subject to the following conditions (see **ANNEXURE K** for letter dated 19 October 2020):

- i) *The development is limited to 158 residential units;*
- ii) *Main Road 174 will be dualled between MR187 and MR27 as listed in the TIA. The upgrading of the MR174/Welgevonden Boulevard intersection must fit the final design of the dual roadway MR174;*
- iii) *The existing access off MR174 to Portion 29 of Farm No. 81 must be closed permanently, and the road reserve and fence reinstated;*
- iv) *The new access intersection at ±km57.83 on MR174 must be signalised and include a right-turn lane on the northern-approach as well as a left-turn lane on the southern-approach in addition to the dualling of MR174 past this point;*
- v) *Street lighting need to be installed along MR174 at the new access in accordance with the applicable standards of the Branch;*
- vi) *The access road off MR174 to the development must be located at ±km57.83 on the right-hand side and will be constructed as the eastbound lanes of the future dual access road to Remainder Portion 33 of Farm No. 81;*
- vii) *The access intersection on MR174 and the access road to the development must be constructed prior to the commencement of the construction of the development;*
- viii) *Access to the development will be off the interim access road approximately 90m west MR174 (centreline to centreline);*
- ix) *The access road between MR174 and the interim access must have 1 lane in and 1 lane out;*
- x) *Once the proposed development on the Remainder Portion 33 of Farm No. 81 are approved the interim access must be closed and moved to the main access as shown on the amended Site Development Plan attached to the letter LU/10313 from TV3 Projects (Pty) Ltd to you dated 22 June 2020;*

- xi) Public transport embayments must be provided downstream of the new access road intersection on MR174 in both directions;*
- xii) All detail design plans for road upgrades, signal installation and street lighting along MR174 after having been scrutinized by the affected Directorates at Stellenbosch Municipality must be submitted to the Design Directorate (Ms MK Hofmeyr – email: Melanie.Hofmeyr@westerncape.gov.za) of this Branch for approval;*
- xiii) All parking must be located inside the development and provided in accordance with the latest Zoning Scheme of Stellenbosch Municipality;*
- xiv) Under no circumstances will parking be allowed within the road reserve of MR174;*
- xv) The statutory 5m building line in terms of the Roads Ordinance 19 of 1976, must be maintained;*
- xvi) No services will be allowed within the 5m building line in terms of the Roads Ordinance 19 of 1976; and*
- xvii) Subdivision Condition Compliance Clearance must be provided by this Branch in terms of Section 20, 21 and 28 of the Stellenbosch Municipal and Land Planning By-Law (2015);*
- xviii) It is recommended that Stellenbosch Municipality meets with this Branch to discuss the dualling of MR174 between MR187 and MR27;*
- xx) It is recommended that the road reserve portion of Portion 29 of Farm No. 81 be subdivided and transferred to this Branch;*

This Branch still needs to approve the subdivision plan of Portion 29 of Farm No. 81 in terms of Act 21 of 1940.

4. Comments from internal service departments

- a) The **Director: Engineering Services** supported the proposal subject to certain conditions (see **ANNEXURE L** for memo dated 11 November 2020).
- b) The **Manager: Spatial Planning** supported the proposal subject to certain conditions (see **ANNEXURE M** for memo dated 02 March 2021).
 - i) *The landscaping plan must be submitted to the Stellenbosch Municipality for approval subject to the conditions stipulated by the HIA.*
 - ii) *A detailed site development plan, that will reflect the architectural controls as referred to in the HIA be submitted.*
 - iii) *Only visually permeable fencing will be allowed.*
 - iv) *The SDP should also include controls for external lighting, and other security measures and appropriate signage.*

5. Response by Applicant to Comments Received

The applicant deemed the objection from the Stellenbosch Ratepayers Association as invalid as it was submitted after the closing date. The advertised period was from **20 February 2020** to **20 March 2020**. On **23 March 2020** the applicant was informed by the Municipality of the said objection.

PART G: ASSESSMENT OF LAND USE AND LAND DEVELOPMENT APPLICATION

1. Legislative and Policy Context of land use and land development application

The legislative/ principles/ policies/ guidelines/ plans which are considered as relevant to the subject land use and land development application, are as follows:

- 1.1 Stellenbosch Municipality Land Use Planning Bylaw, 2015
- 1.2 Stellenbosch Municipality Zoning Scheme By-Law, 2019
- 1.3 Stellenbosch Municipality Spatial Development Framework (2018)

2. Assessment of grounds of the land use and land development application

2.1 SPLUMA Principles

The application under consideration has insignificant bearing on development principles of spatial justice, sustainability, efficiency and good administration as specified in Section 2 of SPLUMA.

See table below:

DEVELOPMENT PRINCIPLES	KEY CONSIDERATIONS
Spatial Justice	The development promotes access to ownership of land and it supports the goals of the Stellenbosch Spatial Development Framework.
Spatial Sustainability	The development will make provision for a range of income groups. The development can be seen as infill development and will therefore limit urban sprawl. The proposal has the potential in future to contribute to the financial viability of the municipality.
Efficiency	The proposed provides for better use of existing resources, infrastructure and facilities.
Good Administration	The application was submitted to all the related Statutory Authorities and circulated to all relevant departments to ensure that the development application procedure is efficient and the decision-making is guided by statutory land use planning systems.
Spatial Resilience	This principle will have no direct bearing on the application.

2.2 Applicable MSDF

The Municipal Spatial Development Framework (MSDF) states that Kayamandi is under pressure to develop in a northern direction, but that development should not be extended beyond the northern reach of the Farm Cloetesdal (with the Welgevonden Boulevard as the northern edge); in other words, "a band of development along the R304 should be promoted". The subject

property is located along the R304 within this area identified by the MSDP for future urban development.

2.3 Applicable planning policies and guidelines

a) Stellenbosch Municipality's Northern Extension Project

In 2016 the Stellenbosch Municipality appointed Jubilee Projects to investigate the northern expansion of the Stellenbosch. At the meeting Council confirmed their support for the "Northwards Extension of Stellenbosch Urban Planning and Development Project" and it was resolved "that Council support the development planning process to proceed in order to achieve the aim of an integrated human settlement development covering an area of approximately 86ha in the study area" (see **ANNEXURE N** for a copy of the council item and the adopted Northern Extension Plan).

b) Stellenbosch Municipality's Adam Tas Corridor Project

The Stellenbosch Municipality has initiated the Adam Tas Corridor Project to absorb development pressure in Stellenbosch. The aim of the Adam Tas Corridor Project is to launch the restructuring of Stellenbosch through the redevelopment of the Adam Tas Corridor. The area stretches from the Cape Sawmills site to Kayamandi/Cloeteville area. The municipality proposed high density residential developments on the Adam Tas Corridor in order to support public transport and non-motorised transport initiatives. The proposed high-density residential development of the subject property, located in the Adam Tas Corridor, will support the principles of the Adam Tas Corridor Project and contribute to the provision of affordable accommodation opportunities.

2.4 Service infrastructure capacity and sustainability

Ingeprop South Africa civil engineers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed development. According to their civil services report "all services are available near the development and no problems are foreseen in providing the necessary services connections (see **ANNEXURE O**, dated August 2019).

2.5 Any investigations carried out in terms of other laws that are relevant to the consideration of the subject application (e.g. EIA, TIA, HIA etc.)

iCE Traffic Engineers were instructed to undertake a transport impact assessment for the proposed development. According to their transport impact study report the proposed development is acceptable from a traffic point of view, with certain traffic infrastructure upgrades (see **ANNEXURE P**, dated 28 August 2019). The following recommendations were made:

- i) *That to accommodate the background traffic:*
 - a) *The dualling of the R304 between the R44 and Bottelary Road is required;*
 - b) *The intersection lane layout as per the Conceptual Design of the dualling of the R304 is required at the R304/Welgevonden Boulevard intersection.*

- ii) *That to accommodate the proposed development traffic:*
 - a) *The provision of traffic signals, dedicated turning lanes on the R304-approaches (right-turn lane on the northern-approach and left-turn lane on the southern approach) and access approach (right- and left-turn lanes) are considered necessary in addition to the dualling of the R304 as per point 1) above. Should development become operational prior to the dualling of the R304, the ultimate intersection lane layout as per dualled R304 is proposed at the R304/Access intersection (Diagram 1); and*

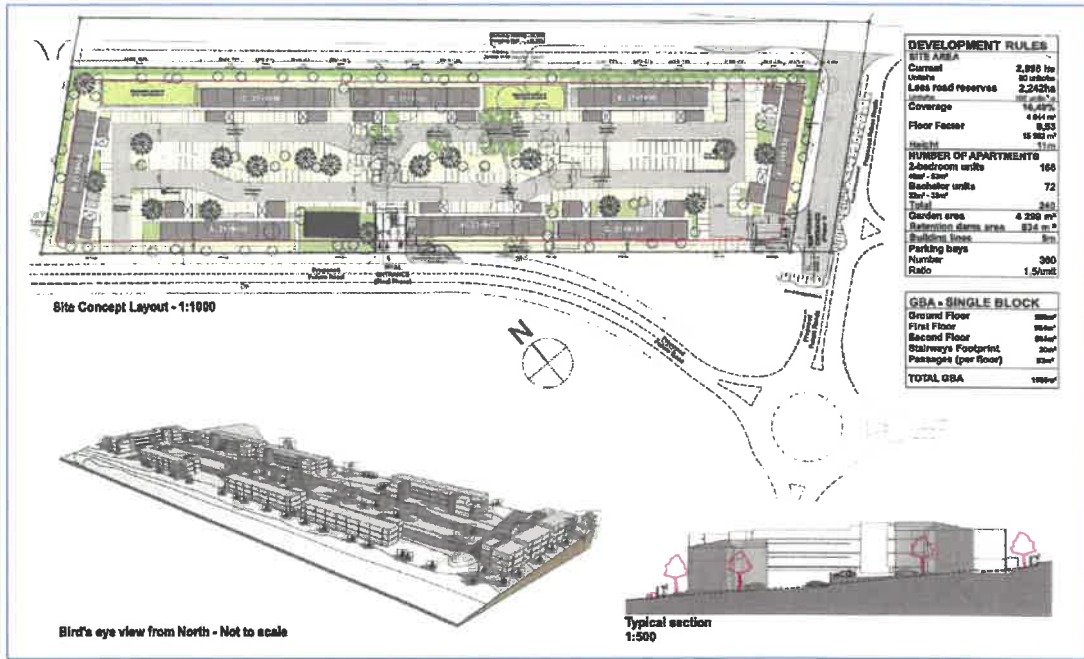
- iii) *That to accommodate public- and non-motorised transport, public transport embayments be provided along the R304 at its intersection with the proposed access-approach (outbound legs) and that a sidewalk be provided along the proposed development-side of the access-approach between the R304 and the access.*

2.6 The proposal

a) Initial proposal:

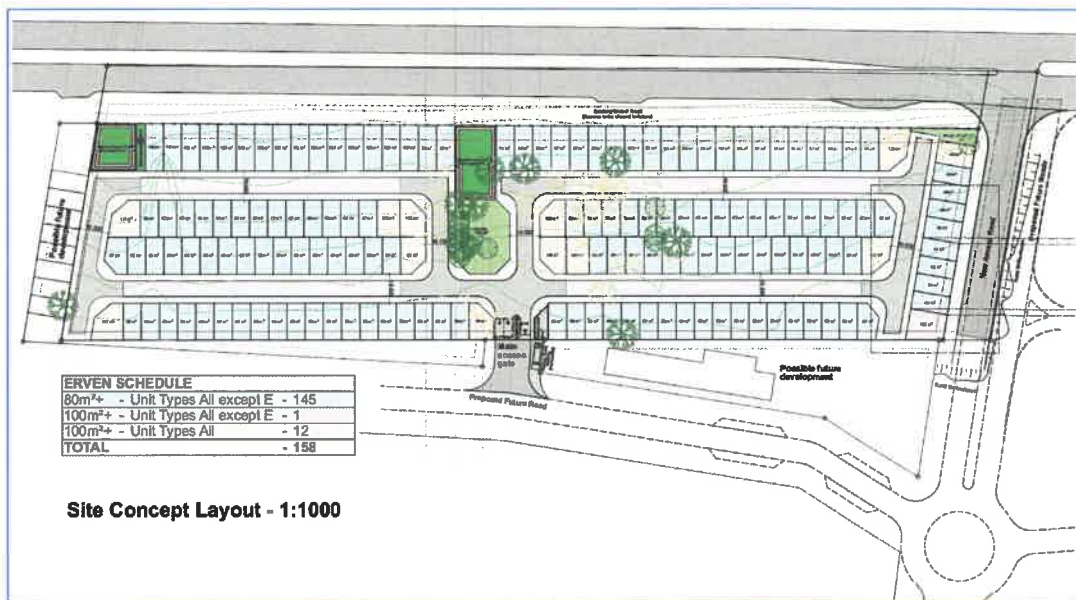
The proposal was to subdivide the subject property into three (3) portions and the rezone Portion 1 from Agriculture and Rural Zone to Multi-Unit Residential Zone to develop 240 affordable flats (with a density of ± 107 du/ha). The development is aimed at middle income persons working in

Stellenbosch but living in surrounding towns because they cannot afford accommodation in Stellenbosch. See concept layout plan for **Portion 1**, below:



b) Amended proposal: See **ANNEXURE Q**

Based on the input and feedback received from the heritage practitioner, the visual impact consultant, the line departments and the project marketing team, the development proposal has been amended. The amended proposal entails the following:



The rezoning of **Portion 1** from Agriculture and Rural Zone to Subdivisional Area to allow for the following uses:

- (a) 158 x Multi-Unit Residential Zone erven (portions 1 – 158), and $\pm 13\,715\text{m}^2$ in extent, for group housing purposes;
- (b) 3 x Private Open Space erven (portions 159, 160 & 161), and $\pm 1\,204\text{m}^2$ in extent, for private open space purposes; and
- (c) 1 x Private Open Space (portion 162), and $\pm 7\,497\text{m}^2$ in extent, for private road purposes.
- (d) a departure to exceed the maximum density of 50 dwelling units per hectare.

Instead of 240 three-storey flats, the proposal has been reduced to 158 double-storey group housing units. The amended proposal also results in a departure to exceed the maximum density of 50 dwelling units per hectare. The departure for the relaxation of the building lines is not applicable anymore as the building lines for the group housing component is lesser than the flats component.

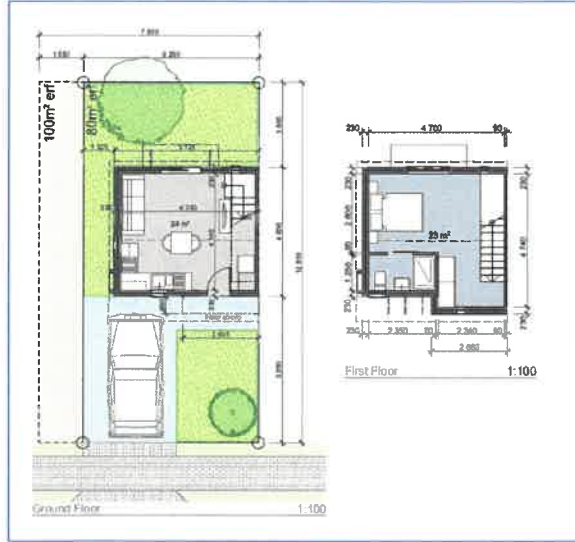
The town houses range in price from $\pm R0,85$ million to $\pm R1,3$ million and will only be single/double storey (not 3 storeys as proposed in the initial application). The amended development will still be a higher density residential development (with small single title erven) that will comply with Council's Northern Extension Project and Adam Tas Corridor Project. The amended development proposal's impact on transport, engineering services, visual impact, etc will be less than the original proposed flats.

The property sizes for the group housing development range from $\pm 80\text{m}^2$ to $\pm 100\text{m}^2$ in extent. Each property will be developed with a double storey dwelling unit.

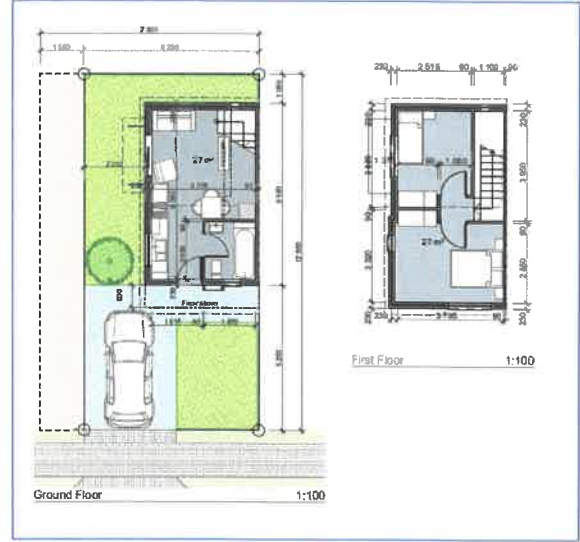
The Stellenbosch Zoning Scheme By-law requires that 25m^2 outdoor space per dwelling unit be provided with a group housing development. Outdoor space may be provided in any combination of private and/or communal open space, provided that each dwelling unit has a private outdoor space measuring at least 2 meters x 5 meters. The proposed development thus requires a minimum of **$\pm 3\,950\text{m}^2$** outdoor space. With the proposed development **$\pm 1\,204\text{m}^2$** communal outdoor space will be provided as well as $\pm 18\text{m}^2$ private outdoor space with each unit. In total, **$\pm 4048\text{m}^2$** communal and private outdoor space will be provided.

Five different types of housing typologies are proposed:

House TYPE A – 47m²



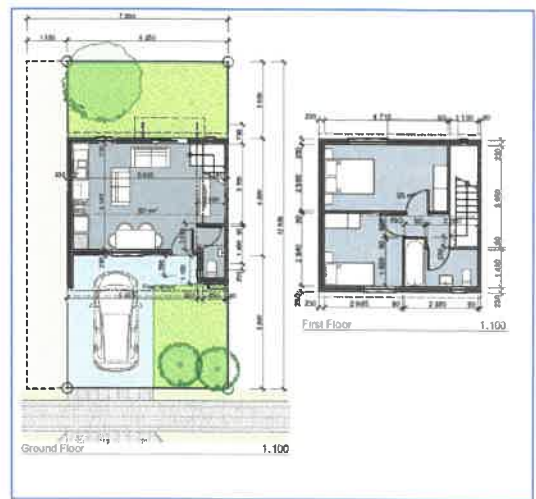
House TYPE B – 54m²

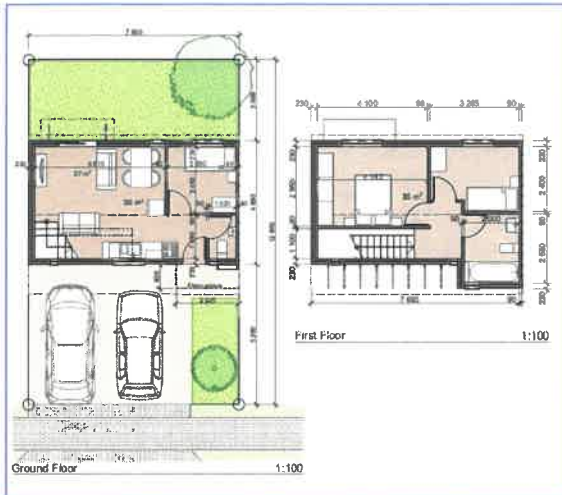


House TYPE C – 56m²



House TYPE D – 65m²



House TYPE E – 71m²

The building parameters for a group housing development are as follows:

Street boundary building lines	Common boundary building lines	Max Coverage	Max Height	Floor Area	Parking ratio
External: 3,0m Internal: 0m	External: 3,0m Internal: 0m	50%	2 storeys	n/a	<ul style="list-style-type: none"> • 1 bay/group house • 1 bay/unit reserved for visitors

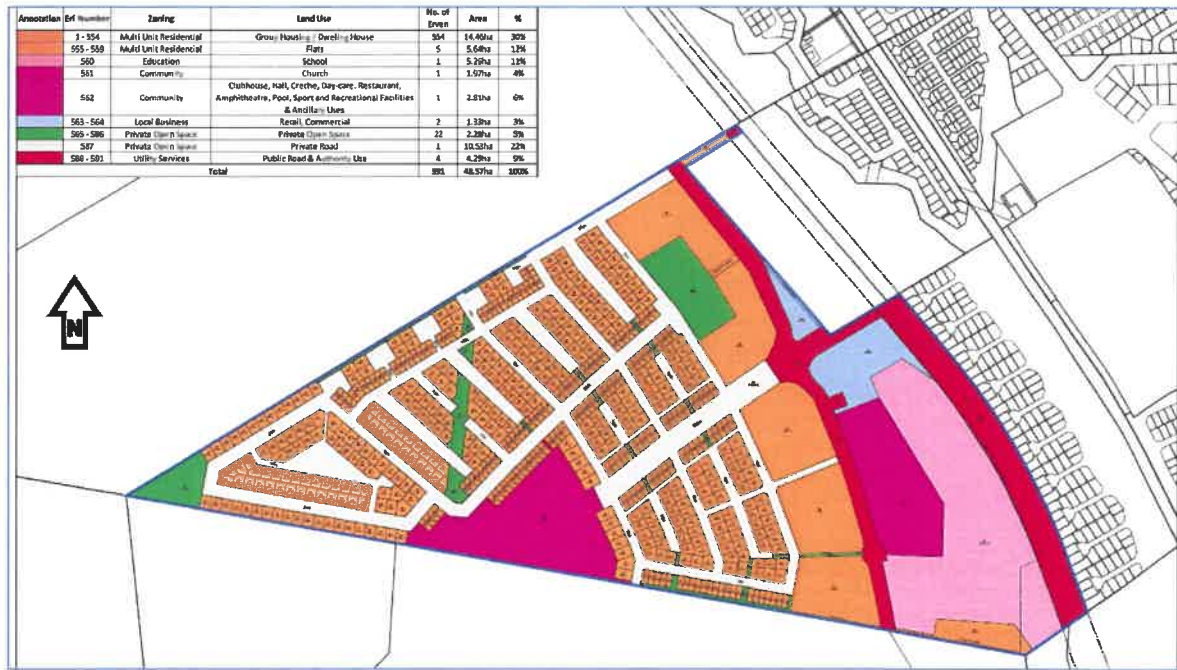
The parking ratio for a group housing erf is one (1) bay per group house and one (1) bay per unit reserved for visitors. Two parking bays are therefore required for each dwelling unit. In some instances only one parking bays was provided per property. This will result in the under-provision of parking, and a departure application is required.

3. General desirability in accordance with possible impacts on neighbouring properties and surrounding areas.

a) Compatibility with surrounding properties:

The subject property is surrounded by high residential developments, such as Mount Simon, Tweespruit, Nuutgevonden I and Nuutgevonden II on the eastern side of the R304. It is also important to note that a mixed use development consisting of ±600 multi-unit residential zone

erven, two (2) local business zone erven; one (1) education zone erf; two (2) community zone erven; four (4) utility services zone erven; and twenty-three (23) private open space zone erven; are also envisage on the adjacent property (Farm No. 81/33, Stellenbosch Division).



PROPOSED DEVELOPMENT ON ADJACENT PROPERTY: FARM No. 81/33, STELLENBOSCH DIVISION

The proposed high density development will thus be compatible with the surrounding land uses.

b) Impact on existing rights:

The proposal will not have a negative impact on the agricultural potential of the site as it has never been used for agricultural purposes. The proposal was also supported by the Department of Agriculture. The application property has a slight incline to the west of the R304 (the erf is therefore above the road). This means that any construction taking place on this property, will have an impact on the views of the surrounding property owners or any person driving on the R304. The impact on the views and visual character of the area can however be mitigated by the height of the proposed dwellings (two storeys) and the implementation of adequate landscaping (a condition will be imposed in this regard).

The development is buffered from the R304 by a 20-m wide "utility zone" (road purposes) and a 5,0m statutory building line will also be applicable on the properties facing on the R304.

c) Densification:

The densification of urban areas is promoted from a planning policy side, as it will lead to the optimal use of a town's existing bulk infrastructure, contain urban sprawl and protect the agricultural hinterland around Stellenbosch. The proposed development will allow for the better and more effective utilising of the available developable land. Considering the size of the subject property, the development attempts to provide for the highest possible densities.

Higher density residential development of ± 50 du/ha, as per the Stellenbosch Municipality Zoning Scheme By-Law, can be deemed desirable. It should be pointed out that the density for the proposed development is ± 71 dwelling units per hectare and not ± 53 as indicated by the applicant. The applicant's calculation is based on the full extent of the property (2,9ha) before the two public road portions has been deducted. Please note the application is first to subdivide the property into three portions (Portion 1 – Agriculture and Rural Zone; Portion 2 – Public Road and Portion 3 – public road). The calculation of the density should therefore only be based on Portion 1 only.

A density of ± 71 dwelling units per hectare will indeed have a negative impact on the surrounding environment especially as this section of town can be seen as the gateway/entrance to Stellenbosch Town. Higher densities will result in the creation of smaller properties and structures are built close together (clustered). These structures, as viewed from the road, will portrair a long row of houses (solid façade). If the densities are smaller, bigger erven can be created and more green areas can be implemented. Larger erven can also provide more transparency as structures can be placed further apart, thereby creating a positive visual impact.

The property size the surrounding higher density development ranges from $\pm 125\text{m}^2$ to $\pm 365\text{m}^2$ (Tweespruit); $\pm 150\text{m}^2$ to $\pm 255\text{m}^2$ (Nuutgevonden); and $\pm 197\text{m}^2$ – $\pm 391\text{m}^2$ (Mount Simon). The smallest property size on the new development on the adjacent property is $\pm 179\text{m}^2$. The property sizes for the proposed development ranges between $\pm 80\text{m}^2$ to $\pm 100\text{m}^2$. The application property's erf sizes are therefore quite smaller compared to the surrounding higher density developments, but this can be addressed by reducing the density. The issue with the under-provision of parking can also be addressed.

d) Positive impact on economy:

The proposed development will have a positive impact on the town's local economy as it will create many new employment opportunities during the construction phase, contribute to the upgrading of the town's bulk infrastructure and lead to a significant increase in municipal rates and taxes.

e) Access and Traffic:

Access to the site will be taken off a new connection to the R304, just south of the site. In the long term it is envisaged that this access will be moved to a new road running along the western boundary of the site, should the development on Farm No. 81/33, Stellenbosch Division go ahead.

The application property is earmarked for urban development and any type of development will lead to an increase in traffic. The Traffic Impact Assessment is in support of the proposal subject to certain upgrades to be made. The proposal was also supported by the Director: Engineering Services (see **Annexure L**).

f) Gated development:

The development will be secured and access control will be implemented. The development can be characterized as a gated development which is not favoured in the MSDF. Security is however a factor that cannot be ignored and must be acknowledge. The location of the proposed development must also be considered. The main road (R304) already separates the development from the rest of Stellenbosch. The property is also situated on the edge of town and will integrate with the proposed development on Farm 81/31. A link is also envisaged towards Sokuqala Street in Kayamandi.

g) Public and non-motorised transport:

Public transport embayments currently exist along the outbound legs of the R304 at its intersection with Welgevonden Boulevard. With the construction of the access-intersection, it is proposed to also provide public transport embayments along the R304 (outbound legs).

A surfaced sidewalk exists along the subject property side of the R304 from beyond Kayamandi (towards to CBD) and beyond the Welgevonden Boulevard-intersection. Surfaced shoulders currently accommodate cyclists. It is proposed to provide accommodation for cyclists through

the access- and Welgevonden Boulevard-intersections by way of cycle-land between the through- and left-turn lanes. It is also proposed with the implementation of the access-approach to the R304, to provide a sidewalk along the subject property side of the access road up to and including the access.

4. Assessment of comments on application

The proposal complies with the principles of the applicable legislation as well as with Council's various initiatives (i.e Adam Tas Corridor, Northern Extension Project). All comments from the relevant persons/departments were adequately addressed in the assessment of the report.

5. Additional planning evaluation for removal of restrictions

The restrictive title deed conditions reads as follows:

Clause D: ONDERHEWIG aan die volgende spesiale voorwaardes vervat in gemelde Transportakte Nr. T9629/1952, opgelê deur die Beherende Gesag in terme van die bepalings van Wet Nr. 21 van 1940, naamlik:

- (a) *"Die grond mag nie onderverdeel word sonder toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940 nie"*.
- (b) *"Nie meer as een woonhuis tesame met sulkte buitegeboue as wat gewoonweg nodig mag wees in verband daarmee mag opgerig word op die grond behalwe met die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940"*.
- (c) *"Die grond mag alleen gebruik word vir woon- en landboukundige doeleindes en geen winkel, besigheid of nywerheid mag geopen of gedryf word op die grond sonder die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940 nie"*
- (d) *"Geen gebou of struktuur van enige aard mag opgerig word binne 47,23 meter van die middellyn van Bottellary Hoofweg wat langs die noordoostelike grens van die eiendom gaan sonder die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940 nie"*
- (e) *"Behalwe met die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940, word die gebruik van 'n stuk grond 3,15m in wydte aan die Noord-Oostelike grens van die onderverdeling, gemerk A B op Kaart (Nr 8410/50) van gemelde gedeelte 28, beperk tot a serwituut ten gunste van die Algemene Publiek"*.

Section 45(6) of SPLUMA makes provision that "where a condition of title, a condition of establishment of a township or an existing scheme provides for a purpose with the consent or

approval of the administrator, a Premier, the township board or any controlling authority, such consent may be granted by the municipality and such reference to the administrator, a Premier, the township board or controlling authority is deemed to be a reference to the municipality".

The Municipality will thus be able to grant the necessary consent for the proposal in terms of the said title deed condition. The final subdivisional plan will also be referred to the Department of Transport and Public Works for their comment.

The relaxation of these restrictive conditions, would facilitate further development of the site.

PART H: SUMMARY OF KEY FINDINGS OF ASSESSMENT

After having independently considered and weighted all the relevant information the evaluation of the subject land use and land development application concludes that:

1. The proposed development supports the principles, and is compliant with the Stellenbosch Municipality's Spatial Development Framework (MSDF).
2. The development will bring new stock to the market and arguably improve the value of surrounding land.
3. The proposed development of the subject property – to create affordable housing opportunities – can be deemed desirable as it complies with the Northern Extension Project's vision and recommendations.
4. It is anticipated that the proposed development will create ±350 new employment opportunities in the construction sector.
5. The surrounding environment has already been converted into higher density residential developments and the development proposal will be similar to these developments and can therefore be deemed to be compatible with the surrounding environment.
6. The proposed development will have a positive impact on the town's local economy as it will create many new employment opportunities during the construction phase.

7. All civil services are available near the development and no problems are foreseen in providing the necessary services connections.
8. According to the transport impact study report the proposed development is acceptable from a traffic point of view (with certain traffic infrastructure upgrades).
9. The density proposed for this development will not be compatible with the density of the residential developments in the surrounding area.
10. The proposal complies with the principles of the applicable legislation as well as with Council's various initiatives (i.e Adam Tas Corridor, Northern Extension Project).
11. The removal of these restrictive conditions would facilitate further development of the site.

PART I: RECOMMENDATION

1. Consent in terms of the relevant Title Deed no. T52460/99, Condition D(a) to (e), to allow for the proposed development in terms of section 45(6) of SPLUMA;
2. That the following application in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm Cloetesdal No. 81/29, Stellenbosch Division, namely:
 - 2.1 The **subdivision** (section 15(2)(d)) of the subject property in terms of Section 15(2)(d) of the said by-law into three portions namely **Portion 1** (±2,24ha), **Portion 2** (0,64ha) and **Portion 3** (±0,12ha) as indicated on Subdivision Plan 4 – 3628-P, dated 22 January 2021, and drawn by TV3 Architects and Town Planners.
 - 2.2 The **rezoning** (section 15(2)(a)) of Portion 1 (±2,24ha) from Agriculture and Rural Zone to Subdivisional Area to allow for the following uses: **Multi-Unit Residential Zone erven** for group housing purposes; **Private Open Space Zone** for private open space purposes and private road purposes; with a total extent of ±2,2ha.

2.3 The **rezoning** (section 15(2)(a)) of Portion 2 and Portion 3 from Agriculture and Rural Zone to Utility Services Zone for public roads.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

3. Conditions of approval:

3.1 A **Subdivision Plan** for Portion 1 be submitted to the Municipality for approval and to include the following matters:

- a) Indicate the approved land uses and extent thereof;
- b) Comply with a maximum density of 50 dwelling units per hectare for the group housing component;
- c) Comply with a maximum height of 2 storeys;
- d) Comply with the boundary walls and fences requirements as per the Stellenbosch Municipality Zoning Scheme By-law, 2019;
- e) Comply with the building development parameters as per the Stellenbosch Municipality Zoning Scheme By-Law, 2019;
- f) Comply with open Space requirements as per the Stellenbosch Municipality Zoning Scheme By-Law;
- g) Indicate street naming and numbering;

3.2 A **Site Development Plan** for Portion 1 as per Section 16 of the By-law be submitted to the Municipality for approval. In addition, the following be included and addressed:

- a) The position, use and extent of all proposed buildings;
- b) Elevations of the new development;
- c) The details of proposed vehicle access, roads, parking areas and pedestrian footpaths;
- d) Details of the proposed fencing or walls around the perimeter of the land unit;
- e) The position and extent of proposed private, public and communal space;
- f) Detailed landscaping proposals including the street reserve with tree planting in line with the Stellenbosch Tree Management Policy;

3.3 The approval will lapse if not exercised within **5 years** from date of final notification.

- 3.4 Inclusionary housing should be created to expand housing opportunity for a broader range of income groups.
- 3.5 The approval applies only to the applications in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- 3.6 The conditions imposed by the **Directorate: Engineering Services** in their memo dated 11 November 2020, attached as **Annexure L** be adhered to
- 3.7 Portion 3 (Public Road) is to be transferred to the Local Authority before a clearance certificate will be issued;
- 3.8 Portion 2 (Public Road) is to be transferred to the Department of Transport and Public Works as part of the road reserve of the R304.

4. **Reasons for the approval are as follows:**

- a) The proposal will develop underutilized land within the urban edge for urban development.
 - b) The subject property is located along the R304 within this area identified by the MSDF for future urban development.
 - c) The proposed residential development constitutes infill development and is therefore in line with the principles of the Spatial Development Framework.
 - d) The proposed development of the subject property will not impact negatively on the safety and welfare of the members of the community or have an effect on existing rights concerned.
 - e) The proposed development will have a positive impact on the town's local economy as it will create many new employment opportunities during the construction phase.
5. That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm Cloetesdal No. 81/29, Stellenbosch Division, namely:

5.1 The **departure** (section 15(2)(b)) to exceed the density of **50 dwelling units per hectare** to **71 dwelling units per hectare**; **NOT BE APPROVED** in terms of Section 60 of the said Bylaw.

6. The reasons for the refusal are as follows:

- a) The density proposed for this development will not be compatible with the density of the residential developments in the surrounding area.
- b) The subject property is located on a sensitive gateway to Stellenbosch Town and higher densities (building clustered close together) will have a negative visual impact from the R304.
- c) The property sizes, density, and nature of buildings will cumulatively result in an image of being "overdeveloped", and will intensify a negative visual impact.
- d) The proposal does not comply with the parking requirements as stipulated in the Stellenbosch Zoning Scheme Bylaw.

7. Matters on the application TO BE NOTED:

- 7.1 That the approval on the name of the development and the naming and number of streets as per the proposed subdivision plan, **BE OBTAINED** from the Executive Mayor of Stellenbosch as the duly authorised decision maker on such matters.
- 7.2 The conditions stated in letter TPW/CFS/RP/LUD/REZ/SUB-25/75(Job 22720) by the Department of Transport and Public Works, dated 19 October 2020, **BE NOTED**. See **ANNEXURE K**.

PART J: ANNEXURES

1. **ANNEXURE "A" : LOCALITY PLAN**
2. **ANNEXURE "B" : TITLE DEED**
3. **ANNEXURE "C" : SUBDIVISIONAL PLAN**
4. **ANNEXURE "D" : APPLICANT'S MOTIVATION**
5. **ANNEXURE "E" : PUBLIC PARTICIPATION PROCESS (PROOF OF EVIDENCE)**
6. **ANNEXURE "F" : OBJECTION FROM STELLENBOSCH RATEPAYERS ASSOCIATION**
7. **ANNEXURE "G" : COMMENT FROM THE DEPARTMENT OF AGRICULTURE, FORESTREY AND FISHERIES**
8. **ANNEXURE "H" : COMMENT FROM THE DEPARTMENT OF AGRICULTURE (ELSENBURG)**
9. **ANNEXURE "I" : COMMENT FROM THE HERITAGE WESTERN CAPE**
10. **ANNEXURE "J" : COMMENT FROM DEADP**
11. **ANNEXURE "K" : COMMENT FROM THE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS**
12. **ANNEXURE "L" : COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES**
13. **ANNEXURE "M" : COMMENT FROM THE MANAGER: SPATIAL PLANNING**
14. **ANNEXURE "N" : STELLENBOSCH NORTHERN EXTENTION PROJECT**
15. **ANNEXURE "O" : BULK CIVIL ENGINEERING SERVICES REPORT**
16. **ANNEXURE "P" : TRAFFIC IMPACT ASSESSMENT**
17. **ANNEXURE "Q" : PROPOSED SUBDIVISIONAL AND CONCEPT PLANS**
18. **ANNEXUR "R" : PHOTOS**

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT**SUBDIVISION, REZONING, RELAXATION OF TITLE DEED RESTRICTIONS, PERMANENT
DEPARTURE AND APPROVAL OF SITE DEVELOPMENT PLAN: FARM NO. 81/29,
STELLENBOSCH DIVISION****Author of Planning Assessment Report:**

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: Louise Guntz

Capacity: Senior Town Planner

Signature: 

Date: 26 | 07 | 2021

PART L: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT**SUBDIVISION, REZONING, RELAXATION OF TITLE DEED RESTRICTIONS, PERMANENT DEPARTURE AND APPROVAL OF SITE DEVELOPMENT PLAN: FARM NO. 81/29, STELLENBOSCH DIVISION****Authorised Employee to assess and make a recommendation on a land use and land development application for consideration by the authorised decision maker:**

As the duly authorised official in terms of Section 56 of the Stellenbosch Municipal Land Use Planning Bylaw (2015) to assess and make a recommendation on the above planning application, the subject planning report is hereby submitted for consideration to the duly authorised decision maker in accordance with the Categorisation Model for Land Use and Land Development Applications as approved by the Stellenbosch Municipality in accordance with Section 69(1) of the said Bylaw.

In terms of the Categorisation Model duly approved in terms of Section 69(1) of the said Bylaw vide Item 7.7.1 and dated 8 April 2020, the subject application is categorised as follows:

Category: A(d)2; D(c)2; B(2)

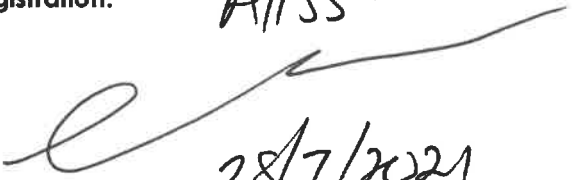
Decision Making Authority: SMPT

Rational: The application is rezoning to subdivisinal area; and subdivision of land for a property larger than 10 000m².

Name: *Steen Carstens*

Capacity: *Sw. Plan. Dev. Man*

SACPLAN Registration: *A/1551*

Signature: 

Date: *28/7/2021*

PART M: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**SUBDIVISION, REZONING, RELAXATION OF TITLE DEED RESTRICTIONS, PERMANENT
DEPARTURE AND APPROVAL OF SITE DEVELOPMENT PLAN: FARM NO. 81/29,
STELLENBOSCH DIVISION****Administrator to Stellenbosch Municipal Planning Tribunal:**

It is hereby confirmed that proper notice was served of the Municipal Planning Tribunal meeting at which this land use and land development application will serve for consideration.

The land use and land development application will serve at the scheduled meeting of the Stellenbosch Municipal Planning Tribunal on:

Date: 20/08/2021

Name: Chrizelle Kriel

Capacity: MLCMM

Signature: 

Date: 04/08/2021

ANNEXURE A

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

LOCALITY PLAN

SCALE

1:4 513,99

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2021/07/02



Author: Stellenbosch Municipality



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

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Stellenbosch GIS Map



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ANNEXURE B

**APPLICATION FOR
REZONING AND
SUBDIVISION:**

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

COPY OF TITLE DEED



CONVEYANCER'S CERTIFICATE

I/We **KARIN HANEKOM**
(conveyancer's name and surname)

Hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property(ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer)

PORTION 29, A PORTION OF PORTION 11 OF THE UNIFIED FARM CLOETESDAL NR 81, DIVISION SPERLEUBOSCH T 52460/99; T39704/93; T3747/74

(erf/ farm number/s and description/s as it appear in the title deed)

In respect of which it was found that there ~~are~~ **are no** restrictive conditions registered against such property(ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application):

Re zoning and subdivision of land for residential development.

(proposed use/development/zoning of property)

A. LIST OF RESTRICTIVE TITLE CONDITIONS *(if any)*

Categories	Are there title deed restrictions (indicate below)			Title deed and clause number if restrictive conditions are found
	Y	N	NA	
Use of land	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	D (c) T52460/99 / IV (c) T3747/74 T39704/93
Building lines	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	D (d) T52460/99 / IV (d) T3747/74 T39704/93
Height	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Number of dwellings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	D (b) T52460/99 / IV (b) T3747/74 T39704/93
Bulk floor area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Coverage/built upon area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Subdivision	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	D (a) T52460/99 / IV (a) T3747/74 T39704/93
Servitudes that may be registered over or in favour of the property	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	D (e) T52460/99 / IV (e) T3747/74 T39704/93
Other restrictive conditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

B. AFFECTED PARTIES AS PER TITLE DEED (if any)

Organ(s) of state that might have an interest in the restrictive condition.	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	"Beherende Casag" C(a) T 52460/99 (e)
A person whose rights or legitimate expectations will be affected by the removal/suspension/ amendment of a restriction condition.	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> NA	
All persons mentioned in the title deed for whose benefit the restrictive condition applies.	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of the Stellenbosch Municipal Planning By-Law (Section 15) <input checked="" type="checkbox"/>	National Deed of Cancellation (submit copy of signed agreement)	Expungement by means of 'rule nisi' application to the High Court (submit copy of court order)	If other, please specify
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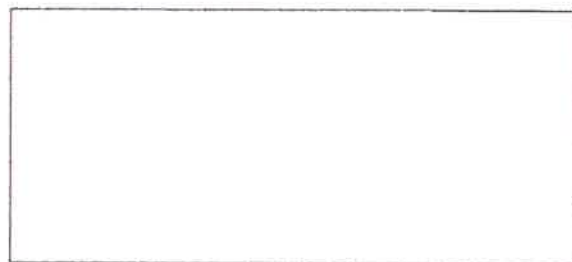
Signed at Bellville on this 3rd day of September 2019

Full names and Surname: Karin Houston Signature: 

Firm Postal Address:

Kindly endorse certificate by affixing firm's official stamp here and initial it.

BMH Attorneys
Unit 5 Cascade Terraces, Ground Floor
Carl Cronje Drive, Tyger Waterfront,
Bellville 7530, Po Box 1820, Bellville 7535
Docex 13, Bellville
Tel : 021 9197599/021 9140981



Tel:

E-mail:

POSBUS 168 STELLENBOSCH 7599

Adrian
 TRANSPORTBESORGER
 VAN DER WESTHUIZEN G.A

21000

VAN DER WESTHUIZEN G.A.
 TRANSPORTBESORGER

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TRANSPORTAKTE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Dat DANIEL JACOBUS SIEBRITS

verskyn het voor my, Registrateur van Aktes te KAAPSTAD, Hy die gesegde Komparant synde daartoe behoorlik gemagtig deur 'n volmag geteken te STELLENBOSCH op 23 Februarie 1999 aan hom verleen deur

STEYNS KWEKERY BK

Registrasienommer: CK89/14903/23

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet. my hede getoon is;

En die Komparant het verklaar dat voormelde TRANSPORTGEWER waarlik en wettiglik verkoop het op 23 FEBRUARIE 1999 en dat Hy, in sy hoedanigheid as voormeld hiermee in volle en vrye eiendom sedeer en transporteer aan en ten behoewe van

**DIE TRUSTEES INDETYD VAN
STEYNS FAMILIETRUST**

Registrasienommer: IT4599/98

Sy opvolgers in titel of regsverkrygendes

**GEDEELTE 29, 'N GEDEELTE VAN GEDEELTE 11, VAN DIE VERENIGDE
PLAAS CLOETESDAL NR. 81, AFDELING STELLENBOSCH
PROVINSIE WES-KAAP**

GROOT: 2,9980 (TWEË KOMMA NEGE NEGE AGT-NUL) HEKTAAR

Oorspronklik oorgedra kragtens TRANSPORTAKTE NR T9629/1952 met Kaart Nr. 8410/50 wat daarop betrekking het en gehou kragtens TRANSPORTAKTE NR T39704/1993.

- A. **ONDERHEWIG** aan sodanige voorwaardes soos na verwys word in Transportakte Nr. T3116/1927.
- B. **SOOS** uiteengesit in Sertifikaat van Verengide Titel Nr. T11746/1926, uitgereik op 19 November 1926, **ONDERHEWIG** aan en **GEREGTIG** op die voordeel van:-
- (1) die terme en voorwaardes van die Bevel van die Waterhof Distrik Nr. 1 gedateer 4 April 1922, geheg aan Transportaktes Nrs T9119 en T9201 gedateer 29 Desember 1900, en daarop geëndosseer op 2 Mei 1922, wat betrekking het op 'n verdeling van sekere waterregte;
 - (2) die terme en voorwaardes van 'n sekere Notariële Akte van Serwituut gedateer 23 Maart 1926, geheg aan gemelde twee Transportaktes Nrs. T9199 en T9201 gedateer 29 Desember 1900, en daarop geëndosseer op 16 Augustus 1926 wat betrekking het op sekere waterregte;
- C. **ONDERHEWIG** aan en met die voordeel van die volgende spesiale voorwaarde vervat in gemelde Transportakte Nr. T3116/1927, naamlik:-

"The transferee or his successors in title, shall not have the right of removing sand from the Plankenberg River, but shall allow its free and uninterrupted flow or wash on to Lot A, a portion of the farm Cloetesdal, this day transferred to A. Gelb and L.M. Stella, trading as GELD VAN STELLA, No 3114, save and except that the said transferee, or his successors in title, shall have the right to take sand as he may require for building purposes on the land hereby transferred."

D. ONDERHEWIG aan die volgende spesiale voorwaardes vervat in gemelde Transportakte Nr. T9629/1952, opgelê deur die Beherende Gesag in terme van die bepalinge van Wet Nr. 21 van 1940, naamlik:-

- "(a) die grond mag nie onderverdeel word sonder toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940 nie.
- (b) nie meer as een woonhuis tesame met sulke buitegeboue as wat gewoonweg nodig mag wees in verband daarmee mag opgerig word op die grond behalwe met die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940.
- (c) Die grond mag alleen gebruik word vir woon- en landboukundige doeleindes en geen winkel, besigheidplek of nywerheid mag geopen of gedryf word op die grond sonder die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940 nie.
- (d) Geen gebou of struktuur van enige aard mag opgerig word binne 47,23 meter van die middellyn van Bottellary Hoofweg wat langs die noordoostelike grens van die eiendom gaan sonder die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940 nie.
- (e) Behalwe met die skriftelike toestemming van die Beherende Gesag soos omskrywe in Wet Nr. 21 van 1940, word die gebruik van 'n stuk grond 3,15 meter in wydte aan die Noord-Oostelike grens van die onderverdeling, gemerk A B op Kaart (Nr 8410/50) van gemelde GEDEELTE 28, beperk tot 'n serwitutreg ten gunste van die Algemene Publiek."

E. ONDERHEWIG VERDER aan die volgende Onteienings Endossement gedateer 20 Oktober 1966, op Transportakte Nr. T5425/1955, wat soos volg lees:-

"Endossement kragtens Art 31/6 van Wet 47/1937 soos gewysig:- 'n Gedeelte van die eiendom hierin vermeld, groot +/- 7709 vierkante meter is onteien deur die Afdelingsraad van Stellenbosch in terme van Art 130 van Ordonnansie 15 van 1952. -

Vide Onteienings-kennisgewing Nr H/2/1 gedateer 5 Oktober 1966 geliasseer as Onteienings Caveat 735/66. Planne geliasseer hiermee."

Weshalwe die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat kragtens hierdie akte, bogenoemde trustees indertyd van die TRANSPORTNEMER TRUST, hulle opvolgers in titel of regsverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hy dat die hele Koopsom die bedrag van R700 000,00 (SEWEHONDERDDUISEND RAND) bedra, wat ten volle betaal of verseker is.

Ten Bewyse waarvan ek, die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN en verly op die Kantoor van die Registrateur van Aktes, te
 KAAPSTAD op 6 Julie 1999


 q.q. sy Prinsipaal/ale

In my teenwoordigheid,


 REGISTRATEUR VAN AKTES.

130

VERBIND		MORTGAGED	
VIR		FOR R	
		790 000,00.	
B	024815 / 2003	<i>[Signature]</i> REGISTRAR	
	2007-05		

OFFICE COPIA

ONDERVERT...
1942 (5) ...

L. G. No. 8410/50

SYZ	RICHTINGS- HOEK	STREKSEL 190 KO-ORDINATE
Kaapst. Voed		

AB	10 12.1	319 35 50 A + 6045.64 19113.6
AC	299.5	58 43 10 B + 5389.64 18884.3
AD	1013.0	199 14 20 C + 6645.5 + 20099.8
DA	305.8	238 42 10 D + 6306.9 + 19272.5
EA	40.5	318 35 50'E + 6071.9 + 19092.7

Goedgekeur.

W. de ...
Landmeter-generaal.

Beekrivier van Bokens.

A.C.D = 3' veldstonders 2 1/2' in grond.
B.E = veldstonders waf 1 1/2" in grond veldsteek.

AB is die noordoostelike grens van 'n
Sewituit. Fad. v. 12 v. wyd.

Gedeelte 28 (in gedeelte van die plaas
CLOETESDAL) van die plaas
No. 8410/50

300 0 300 500 500
Staal 1: 5000

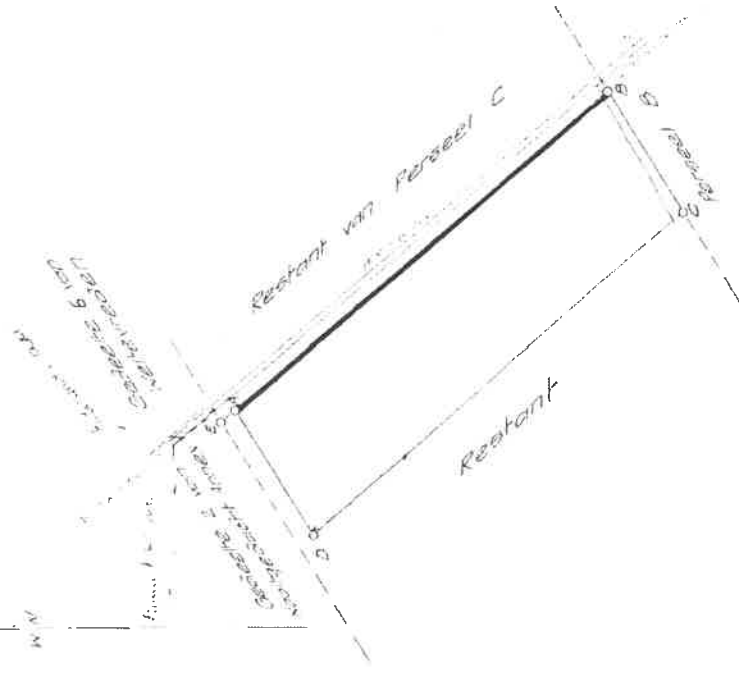
Die figuur A.B.C.D
stel voor 3.5001 Morge grond, synde

GEDEELTE 28 (in gedeelte van Gedeelte II)
van die plaas CLOETESDAL

geleë in die Afdeling Stellenbosch Provinsie Kaap die Gortie Hoop

Opgemiet in September 1950 deur my
J. G. ...
Landmeter

Hierdie kaart is oorgee aan
No. 9629/52
dd. 14.6.52
Die oorspronklike kaart is L. G. Loo No. 8410/50
No. 5081/42 gegee aan M.S. No. E. 311.
TIA 1943-81 - 1001 ...
M 3214 Stel 8410-57

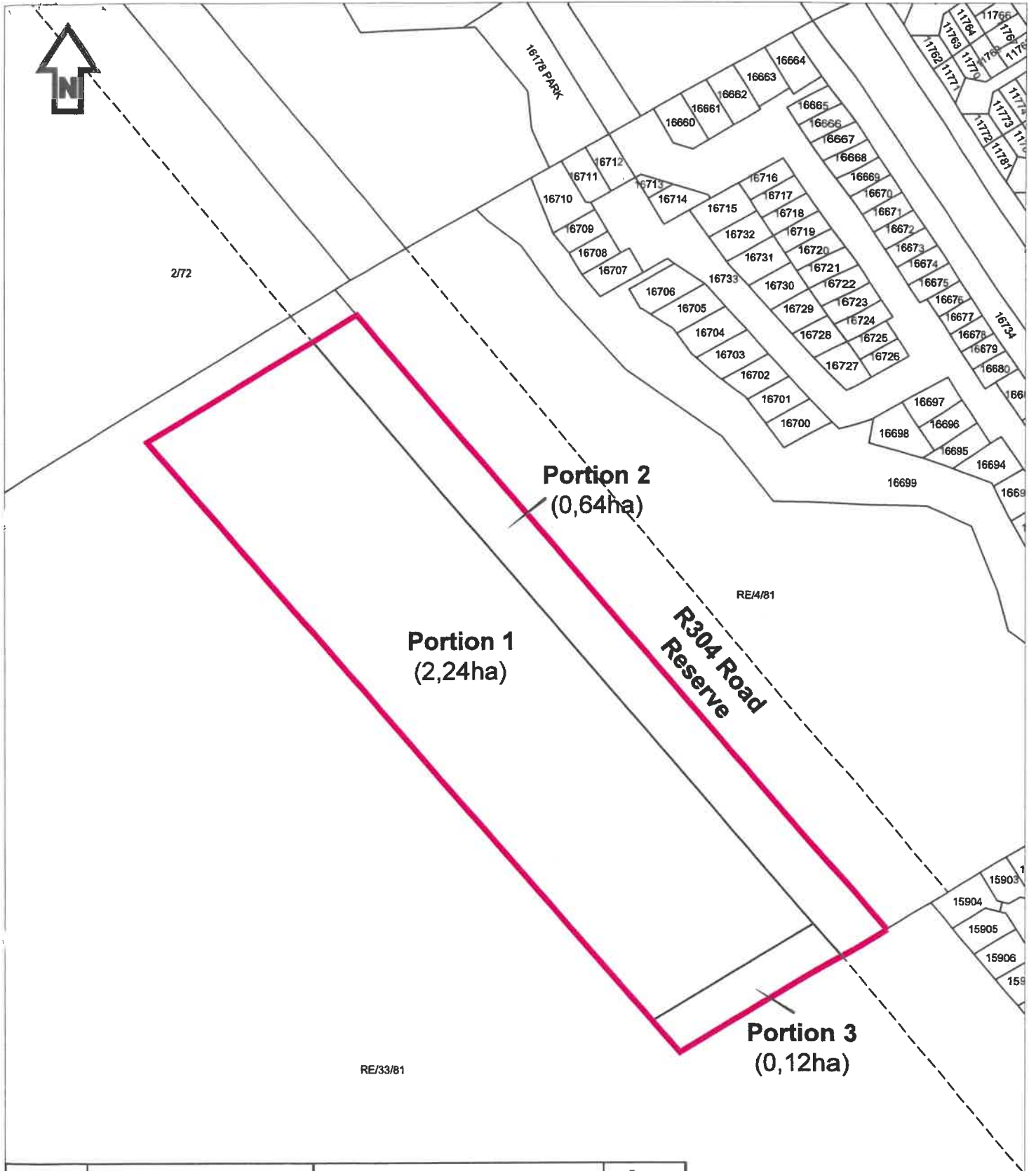


ANNEXURE C

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

SUBDIVISIONAL PLAN



Portion	Zoning	Land Use	Area (ha)
1	Multi Unit Residential Zone	Flats	2.24
2	Utility Services Zone	Public Road	0.64
3	Utility Services Zone	Public Road	0.12
Total			3.00

tv3
 First Floor • La Gratitude Office Building
 97 Dorp Street • Stellenbosch 7600
 tel (021) 881 3800
 fax (021) 882 8025
 e-mail: stel@tv3.co.za
 web: www.tv3.co.za
ARCHITECTS AND TOWN PLANNERS

Steyn's Nursery

Property Description:
 Portion 29 of Farm 81, Stellenbosch

Drawing:		Plan no.:	
Subdivision Plan		4	
Date:	Scale:		
22/01/2020	1:2 000(A4)		
Project no.:	Drawn:	Checked:	
3628-P	WH	CH	

ANNEXURE D

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

APPLICANT'S MOTIVATION

1. BACKGROUND INFORMATION

1.1 Brief

This firm received a brief from the landowner to prepare the necessary documentation for the land use planning application as set out in **Section A** of this report, to obtain planning approval for the proposed general residential development on the Steyn's Nursery site [hereafter referred to as the subject property]. A trust resolution and a power of attorney to this effect is attached hereto (see **Section C**).

1.2 Property description

The subject property is described in the Deed of Transfer No. T52460/1999 as Portion 29 of the Farm Cloetesdal No. 81, in the Municipality and Division of Stellenbosch Western Cape. A copy of the Deed of Transfer is attached hereto (see **Section D**).

1.3 Ownership

The Steyns Familietrust is the registered owner of the subject property.

1.4 Size

The subject property is 2.9980ha in extent.

1.5 Title deed search

A title deed search was undertaken by BMH Attorneys and they have confirmed that there are no title conditions that will restrict the proposed general residential development on the subject property, that need to be cancelled.

However, according to title conditions D.(a) – (e) the governing authority i.t.o. Act 21 of 1940, must give their written approval for the proposed development. For this reason, the application must be submitted to the Department of Transport and Public Roads (as the governing authority i.t.o. Act 21 of 1940) for their written approval.

A copy of the Conveyancer Certificate is attached hereto (see **Section D**).

2. LOCAL PLANNING CONTEXT

2.1 Locality

The subject property is located on the R304 in Stellenbosch, approximately 3km north of Stellenbosch central – see Figure 1 below:



Figure 1: Locality of Farm 81/29 (Steyn's Nursery)

The locality of the subject property is also indicated on the attached locality maps (see **Section E**).

2.2 Surrounding land uses

The subject property is surrounded by agricultural land to the west, and high density residential developments (Mt. Simon, Tweespruit, Nuutgevonden I, Nuutgevonden II etc.) to the east.

2.3 Present zoning and land use

The subject property is zoned *Agriculture Zone I* with a consent use for a nursery. It has been used as a nursery (i.e. the Steyn's Nursery) for the last ±20 years – see Figure 2 below:



Figure 2: Steyn's Nursery on the R304

A copy of the Stellenbosch Municipality's Zoning Certificate is attached hereto (see **Section K**).

3. AFFORDABLE HOUSING DEVELOPMENT PROPOSAL

3.1 Application for subdivision and rezoning

Application is made for the subdivision of the subject property into a *Portion 1* (± 2.24 ha) and a *Portion 2* (± 0.76 ha), and for the rezoning of *Portion 1* from *Agriculture Zone* to *Multi-unit Residential Zone* (to develop 240 affordable flats) and the rezoning of *Portion 2* from *Agriculture Zone* to *Utility Services Zone* (for public roads). A subdivision-and-zoning plan is attached hereto for your Council's approval (see **Section E**).

3.2 Application for Site Development Plan approval

Application is further made for your Council's approval to develop an affordable general residential scheme on *Portion 1*, to create an integrated human settlement development (as proposed by the municipal spatial planning policies). The proposed higher density general residential scheme will consist of 240 general residential units (with a residential density of ± 107 du/ha) and will be aimed at middle income persons working in Stellenbosch but living in surrounding towns because they cannot afford accommodation in Stellenbosch.

Osmond Lange Architects & Planners have prepared a detailed Site Development Plan (SDP) with floor plans, elevations, land uses, floor areas, parking bays, etc. that clearly illustrates the proposed general residential development's details. The apartment building design was kept simple to reduce construction costs in order to make the apartments more affordable. The existing "*kliphuis*" will also be retained as part of the development. A copy

of the SDP is attached hereto for your Council's approval (see **Section H**).

3.3 Development parameters

The development rules table for the proposed general residential development (i.t.o. the *Multi-unit Residential Zone*) is:

Table 1: Development Rules Table

CATEGORY	PERMISSIBLE	PROPOSED
Coverage	50%	16.49%
Floor Factor	0.75	0.53
Height	4 storeys	3 storeys
Street Building Lines	4.5m	5.0m
Side Building Lines	4.5m – ground floor 4.5m – 1 st floor 6.0m – 2 nd floor	5.0m – ground floor 5.0m – first floor 5.0m – second floor
Parking	360 @ 1.5 per unit	360 @ 1.5 per unit
Open Space	n/a	5 123m ²

Application is made for a permanent departure to relax the 6m side building line (applicable on the 2nd floor) to 5m. The purpose of this departure application is to accommodate the architecture of the proposed buildings. It will not lead to a higher floor factor.

3.4 Landscaping

The proposed development will be extensively landscaped to limit the apartment buildings' visual impact; especially along the R304. New trees and shrubs will be planted to screen the buildings, and existing mature trees will be retained (as far as possible). A Landscape Plan will be submitted to Council for approval.

3.5 Access

Access to the development will be from the southern boundary, off the new public road. However, this will only be a temporary access point. Once the abutting Farm Cloetesdal No. 81/33, Stellenbosch has been developed and the new public roads have been constructed, then the temporary access will be closed, and a new permanent access point will be created on the western boundary of the development, off the new public road.

4. MOTIVATION FOR THE URBAN DEVELOPMENT OF STEYN'S NURSERY

Our motivation for the proposed high density general residential development of the subject property is based on the following reasons:

4.1 Historic planning applications

There have been numerous attempts in the recent past to develop the subject property. In 2015 consultants submitted a land use planning application to the Stellenbosch Municipality for the development of a commercial scheme (shops, offices, restaurant, service station, etc.) on the subject property. In 2017 the application was amended to a residential / retirement village development concept.

The Stellenbosch Municipality never took a decision on these land use planning applications as they first wanted to finalise their spatial planning policies for the area (i.e. to finalise the town's urban edge and the Northern Extension Project) to ensure that the development of the subject property complies with Council's vision for the northern expansion of Kayamandi and environs.

4.2 Stellenbosch Municipality's urban edge

The subject property was included in the Stellenbosch Municipality's urban edge back in 2006 and the Stellenbosch Municipality has recently confirmed this position when they (again) approved the town's urban edge (on 28 May 2018) that included the subject property – see Figure 3 below:



Figure 3: Stellenbosch Municipality's approved urban edge (28 May 2018)

4.3 Stellenbosch Municipality's Spatial Development Framework

The development proposal supports the principles (and is compliant with) the Stellenbosch Municipality's Spatial Development Framework (MSDF), as motivated in the section below.

4.3.1 Land use designation

The MSDF states that Kayamandi is under pressure to develop in a northern direction, but that development should not be extended beyond the northern reach of the Farm Cloetesdal (with the Welgevonden Boulevard as the northern edge); in other words, “a band of development along the R304 should be promoted” (refer to MSDF page 67). The subject property is located along the R304 within this area identified by the MSDF for future urban development – see Figure 4 below:

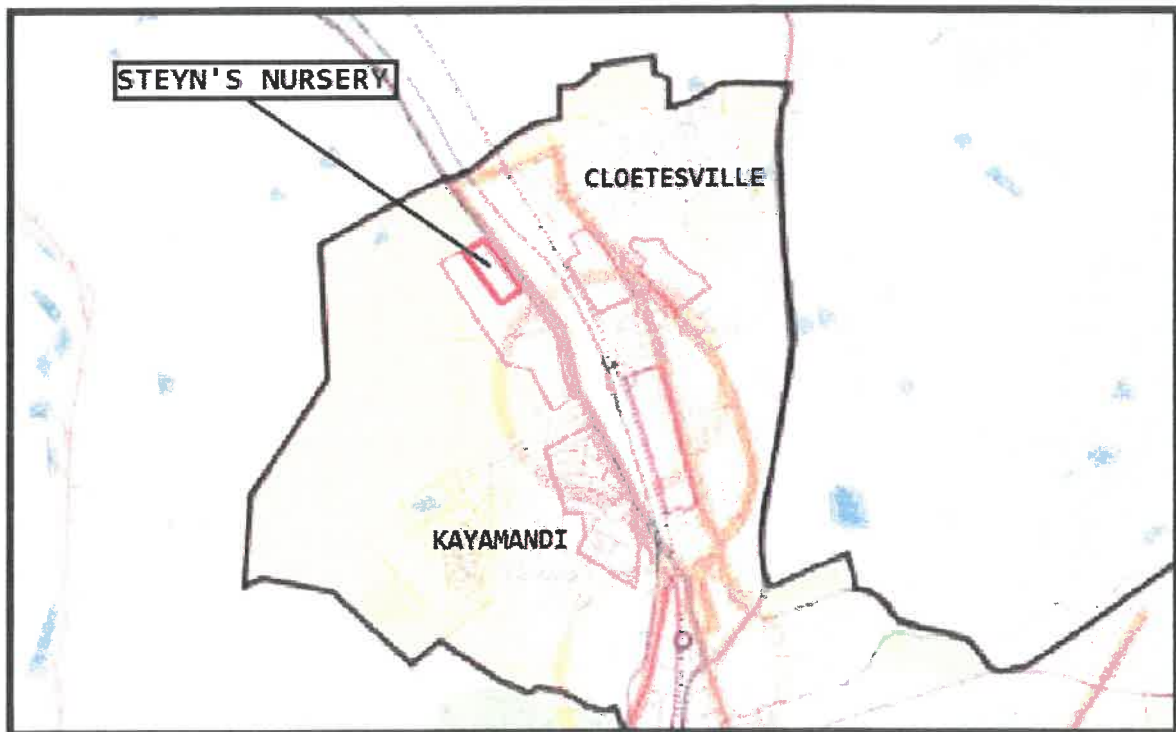


Figure 4: Extract of the draft MSDF (June 2019)

4.3.2 Targeted residential density

According to the MSDF the average residential density for Stellenbosch is very low; it is only 8.17du/ha. The MSDF's targeted residential density for Stellenbosch is 25du/ha (refer to MSDF page 38). The proposed higher density

residential development will therefore contribute to achieving this goal of an average residential density 25du/ha for Stellenbosch.

4.3.3 Development along major transport routes

The MSDF states that higher density residential developments along major routes (e.g. the R304) should be supported. The R304 is identified by the MSDF as a “*primary development axis / transport corridor*”. The proposed development of the subject property can therefore be deemed desirable as it is located on the R304 (a primary development axis / transport corridor) in an area that (according to the MSDF) “*should be explored for new high density mixed use infill development*” (refer to MSDF pages 55 and 58).

4.3.4 Demand for affordable housing

The MSDF states there is a significant demand for affordable housing for the employed lower-and-middle income groups. Land in Stellenbosch is expensive, locking out lower-and-middle income workers from the property market (refer to MSDF page 49). The proposed development – to create 240 affordable housing opportunities – will contribute towards addressing this need.

4.3.5 Tenets for spatial development

The MSDF further states that there are seven key tenets for the spatial development and management of Stellenbosch (refer to MSDF page 52), namely:

- *Tenet 1: Maintain and grow our natural assets.*

The proposed development supports this tenet as the subject property is not valuable agricultural land or a critical biodiversity area.

- *Tenet 2: Respect and grow our cultural heritage.*

The proposed development supports this tenet as it will not adversely affect the town's cultural heritage.

- *Tenet 3: Direct growth to areas of lesser natural and cultural significance as well as movement opportunity.*

The proposed development supports this tenet as it will support the Municipality's non-motorised transport initiative and provide the opportunity for pedestrians (i.e. the residents of the proposed development) to engage with public transport.

- *Tenet 4: Clarify and respect the different roles and functions of settlements.*

The proposed development supports this tenet as existing municipal bulk infrastructure is readily available for the development and the impact on infrastructure will be limited.

- *Tenet 5: Clarify and respect the roles and functions of different elements of movement structure.*

The proposed development supports this tenet as the subject property is located within the Stellenbosch urban edge (as approved by Council on 28 May 2018).

- *Tenet 6: Ensure balanced, sustainable communities.*

The proposed development supports this tenet as it will provide (much needed) affordable housing opportunities.

- *Tenet 7: Focus collective energy on critical lead projects.*

The proposed development supports this tenet as it will not exacerbate undesirable impacts or limit the opportunity for people to pursue a sustainable livelihood.

4.4 Stellenbosch Municipality's Northern Extension Project

In 2016 the Stellenbosch Municipality appointed Jubilee Projects to investigate the northern expansion of Stellenbosch. Their report – the Northern Extension Project for the Stellenbosch Municipality – was submitted to Council on 22 February 2017. At the meeting Council confirmed their support for the “*Northwards Extension of Stellenbosch Urban Planning and Development Project*” and it was resolved “*that Council support the development planning process to proceed in order to achieve the aim of an integrated human settlement development covering an area of approximately 86ha in the study area*”. A copy of the Council item and the adopted Northern Extension Plan is attached hereto (see **Section L**).

The aim of the Northern Extension Project is to accommodate the northwards expansion of Stellenbosch and to create an integrated urban development (with different housing typologies for different income groups). The subject property forms an integral part of this Northern Extension Project in order to create an integrated human settlement area (as per Council's vision for the area) – see Figure 5 below:

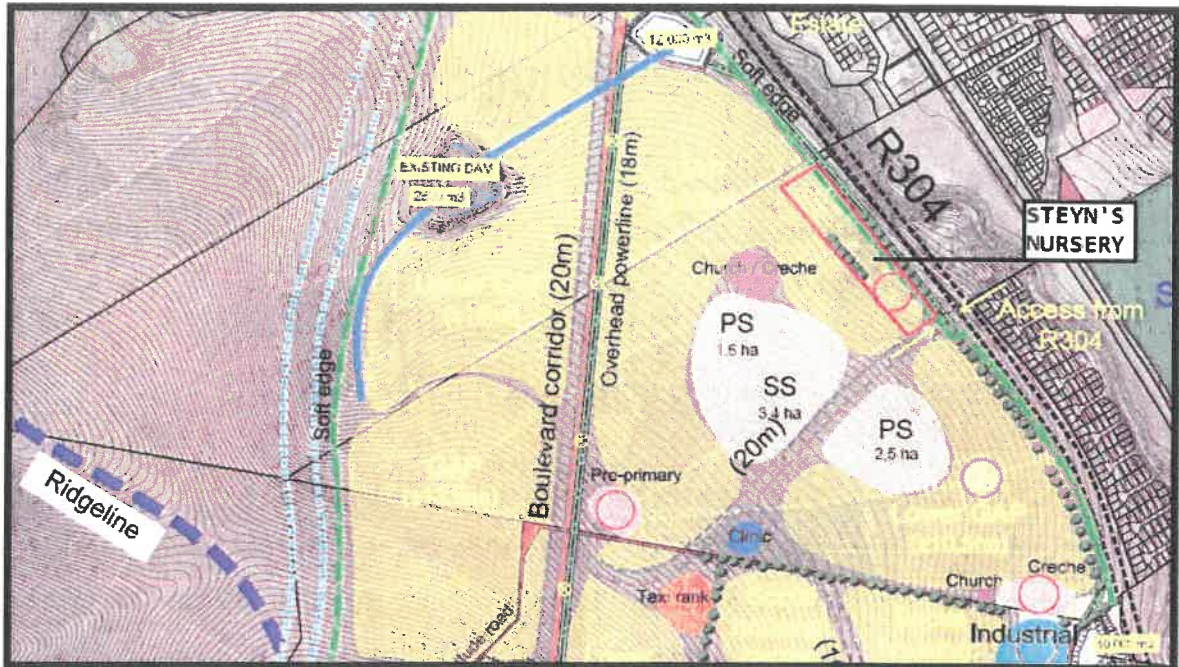


Figure 5: Extract of the Northern Extension Plan (2017)

The proposed development of the subject property – to create affordable housing opportunities – can be deemed desirable as it complies with the Northern Extension Project's vision and recommendations.

4.5 Stellenbosch Municipality's Adam Tas Corridor Project

The Stellenbosch Municipality has initiated the Adam Tas Corridor Project to absorb development pressure in Stellenbosch. The aim of the Adam Tas Corridor Project is to launch the restructuring of Stellenbosch through the redevelopment of the Adam Tas Corridor, the area that stretches from the Cape Sawmills site to the Kayamandi / Cloeteville area. The subject property is located on the Adam Tas Corridor – see Figure 6 below:

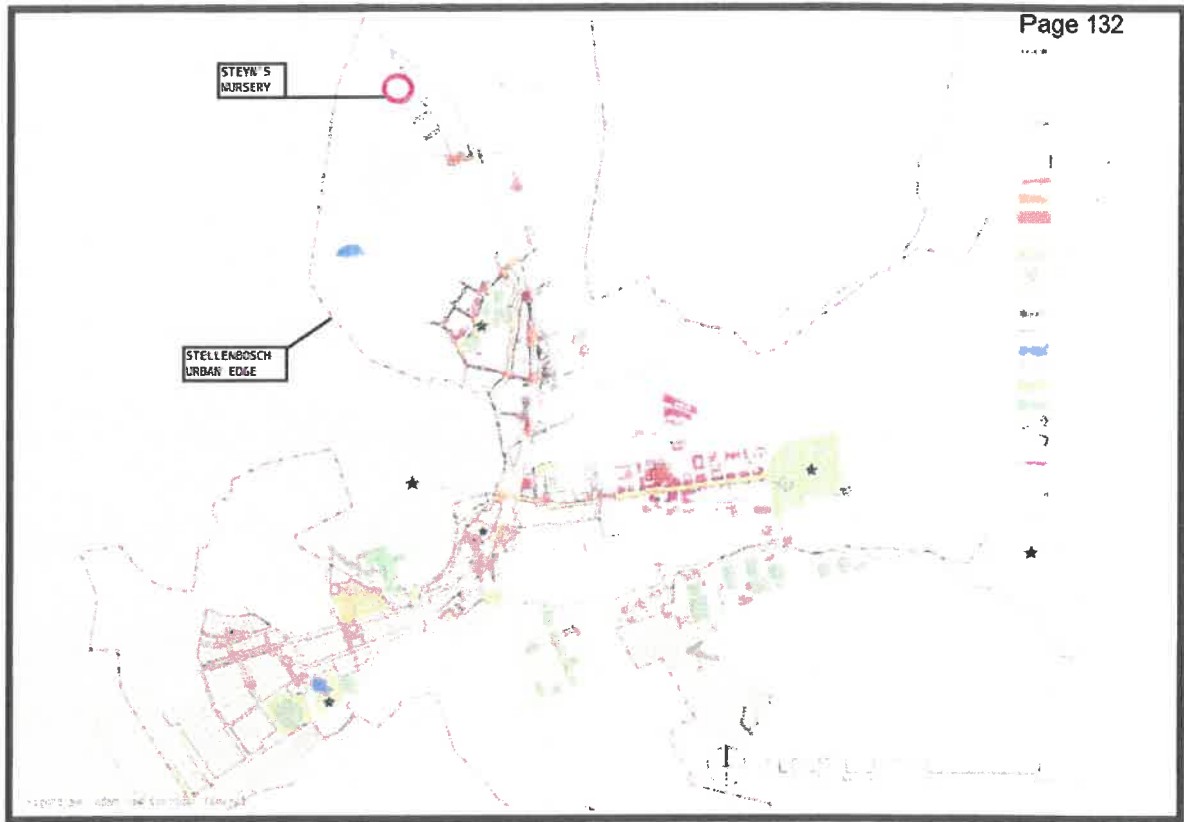


Figure 6: Adam Tas Corridor Concept

The Stellenbosch Municipality proposes high density residential developments on the Adam Tas Corridor in order to support public transport and non-motorised transport initiatives. According to Mr. Sarel Meyer (Project Manager) the Adam Tas Corridor Project will aim to provide 13 000 accommodation opportunities for 50 000 people over a period of 30 years (refer to the *Eikestadnuus* of 29 August 2019). The proposed high-density residential development of the subject property – located on the Adam Tas Corridor – will support the principles of the Adam Tas Corridor Project and contribute to the provision of affordable accommodation opportunities. It can therefore be deemed desirable.

4.6 Support of public transport initiatives

The subject property is located on a primary development axis / transport corridor (i.e. the R304) that enables convenient public transport access and efficient transport movement. The proposed higher density residential development will support the Municipality's public transport initiative on this transport corridor and contribute to the system's sustainability and viability.

4.7 Addressing the town's housing needs and backlog

According to the Stellenbosch Municipality the inadequate supply of affordable housing in Stellenbosch is a main concern. The greater municipal area has a current and future housing backlog and the availability of developable land for housing opportunities is extremely limited. The Stellenbosch Municipality has now redefined the urban edge and has identified additional land deemed desirable for urban development (i.e. the subject property) and the creation of the much-needed housing opportunities in alignment with all goals and objectives of the Integrated Development Plan.

The MSDF states there is a significant demand for affordable housing for the employed lower-and-middle income groups, and that by 2021 the need for non-indigent housing (units <80m²) in Stellenbosch will be 8 357 units. The proposed development of the subject property will create 240 affordable housing units (<80m²) and will contribute towards addressing the housing need and backlog. It can therefore be deemed desirable.

4.8 Positive economic impact

The South African economy grew by 0.8% in 2018 after a technical recession in the first half of the year (according to the Moody's Corporation). The economy shrank by 0.8% in the first quarter of 2019 compared to the last quarter of 2018.

South Africa's unemployment rate increased to 27.6% in the first quarter of 2019, (according to Stats SA). The jobless rate at the end of the fourth quarter of 2018 was 27.1%, meaning the rate has increased by half a percentage point. Significant economic investment is needed to address these problems.

The estimated value of this development project is ±R120 million that will be invested in the local economy.

Furthermore, the construction sector is one of the largest single contributor to employment. Construction opportunities should therefore be supported as it will create many new employment opportunities (ranging from skilled to unskilled labour). It is anticipated that the proposed development will create ±350 new employment opportunities in the construction sector.

The proposed development will also pay ±R10 million in development contributions to the Stellenbosch Municipality, it will contribute to the upgrading of municipal bulk infrastructure, and it will pay an annual municipal tax of ±R1.5 million.

The proposed development will therefore have a positive impact on the local economy and infrastructure, and from a purely economic point of view, it must be supported.

4.9 Compatibility with the surrounding environment

Most of the surrounding environment (on the R304) has already been converted into higher density residential developments, such as Nuutgevonden I, Nuutgevonden II, Tweespruit and Mt. Simon – see Figure 7 below:

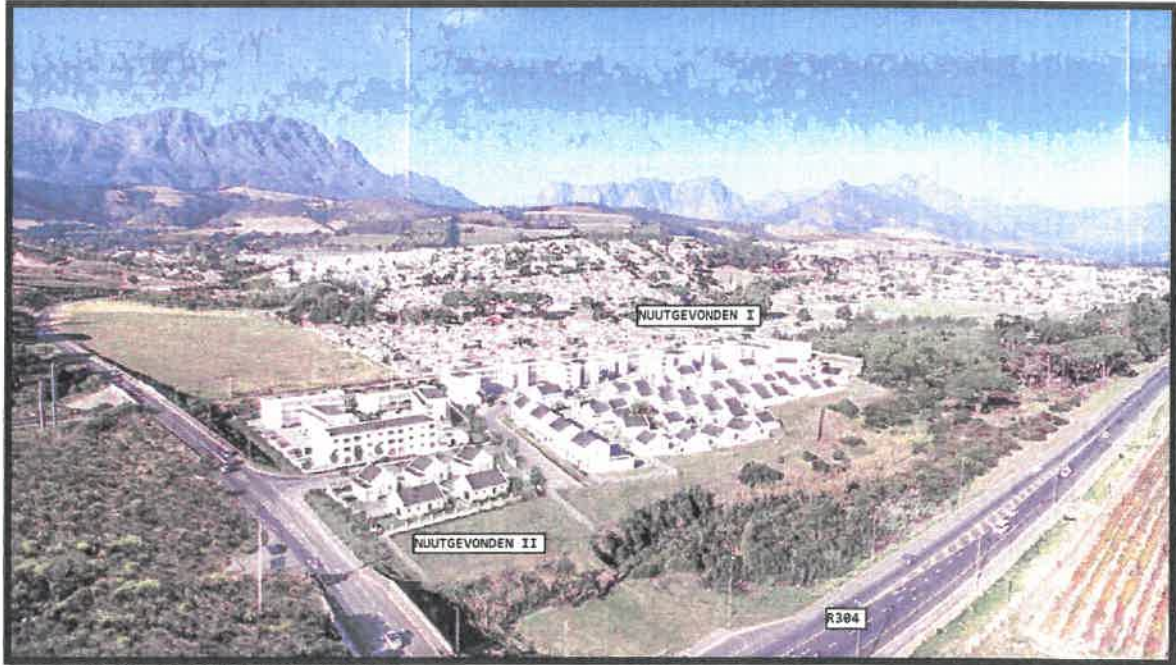


Figure 7: The Nuutgevonden I and II developments (on the R304)

The development proposal will be similar to these developments and can therefore be deemed to be compatible with the surrounding urban environment.

4.10 Support from the Departments of Agriculture

The subject property is a small portion of land; it has only ± 2 ha of developable land. The subject property is not a viable agricultural land unit and has not actively been farmed for (at least) the last ten years. It has limited agricultural potential and has been utilised as a nursery.

The land use planning application for the urban development of the subject property was submitted to Western Cape Government: Agriculture and they confirmed that they have no objection against the proposed urban development. A copy of their letter of “no objection” is attached hereto (see **Section F**).

The land use planning application for the urban development of the subject property was also submitted to the Department of Agriculture, Forestry and Fisheries (DAFF) and they confirmed that they (also) have no objection against the proposed urban development. A copy of DAFF's letter of "no objection" is attached hereto (see **Section G**).

4.11 Environmental and heritage authorisations

Applications have been submitted to the Department of Environmental Affairs and Development Planning and to Heritage Western Cape for their authorisations of the proposed urban development. Their decision letters will be submitted to the Stellenbosch Municipality with receipt thereof.

5. PROVISION OF ENGINEERING SERVICES

5.1 Civil engineering services

Ingeprop South Africa civil engineers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed development. According to their civil services report "*all services are available near the development and no problems are foreseen in providing the necessary services connections*". A copy of their civil engineering services report is attached hereto (see **Section I**).

5.2 Transport impact study

iCE traffic engineers were instructed to undertake a transport impact study for the proposed development. According to their transport impact study report the proposed development is acceptable from a traffic point of view (with certain traffic infrastructure upgrades). A copy of the traffic report is attached hereto (see **Section J**).

6. CONCLUSION

From the above motivation it is clear that the proposed general residential development (to provide 240 affordable housing opportunities in Stellenbosch) can be deemed desirable as the proposed development:

- Is located within the Stellenbosch urban edge;
- Is compliant with the MSDF;
- Supports Council's Northern Extension Project;
- Supports Council's Adam Tas Corridor Project
- Will provide affordable housing opportunities;
- Will assist in addressing the town's housing backlog;
- Will contribute to local economic development;
- Is compatible with surrounding land use;
- Will support Council's public transport initiatives; and
- Bulk infrastructure is available.

For these reasons, we deem the proposed development of the subject property to be desirable (i.e. this is the right time and the right place for the land-use / activity being proposed) and we recommend that the application be granted.

7. SIGNATURE OF APPLICANT



CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000

2019/12/9
DATE



ARCHITECTS AND TOWN PLANNERS
ARGITEKTE EN STADSBEPLANNERS

Our Reference: 3628-P
Your Reference: LU/10313

97 DORP STREET
FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
STELLENBOSCH 7600
TEL +27 (21) 861 3800
FAX +27 (21) 882 8025
EMAIL stel@tv3.co.za

22 June 2020

Director: Planning and Economic Development
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Mr. Robert Fooy

Sir

RE: STEYN'S NURSERY: APPLICATION FOR THE REZONING, SUBDIVISION, ETC. OF FARM 81/29, STELLENBOSCH

1. We refer to our Steyn's Nursery land use planning application (dated 9 September 2019) and our e-mail correspondence in this regard (dated 18 June 2020).
2. As explained in our e-mail; owing to the input and feedback we have received from the heritage practitioner, the visual impact consultant, the line departments and the project marketing team, the development proposal has now been changed. We originally proposed 240 (affordable) flats. This scheme has now been reduced to 158 (affordable) townhouse units. Find attached hereto the amended Site Development Plan.
3. The townhouses will range in price from ±R0.85 million to ±R1.3 million and will only be single and double storey (not 3-storeys as the apartment

TV3 PROJECTS (PTY) LTD REGISTRATION NO: 2006/012278/07
DIRECTORS: JH Ransburg | E Swanepoel | DE Brink | N J S | KR Heunis | MM Walters
ASSOCIATES: B | WD | CR | A Prinsloo | H Hugo

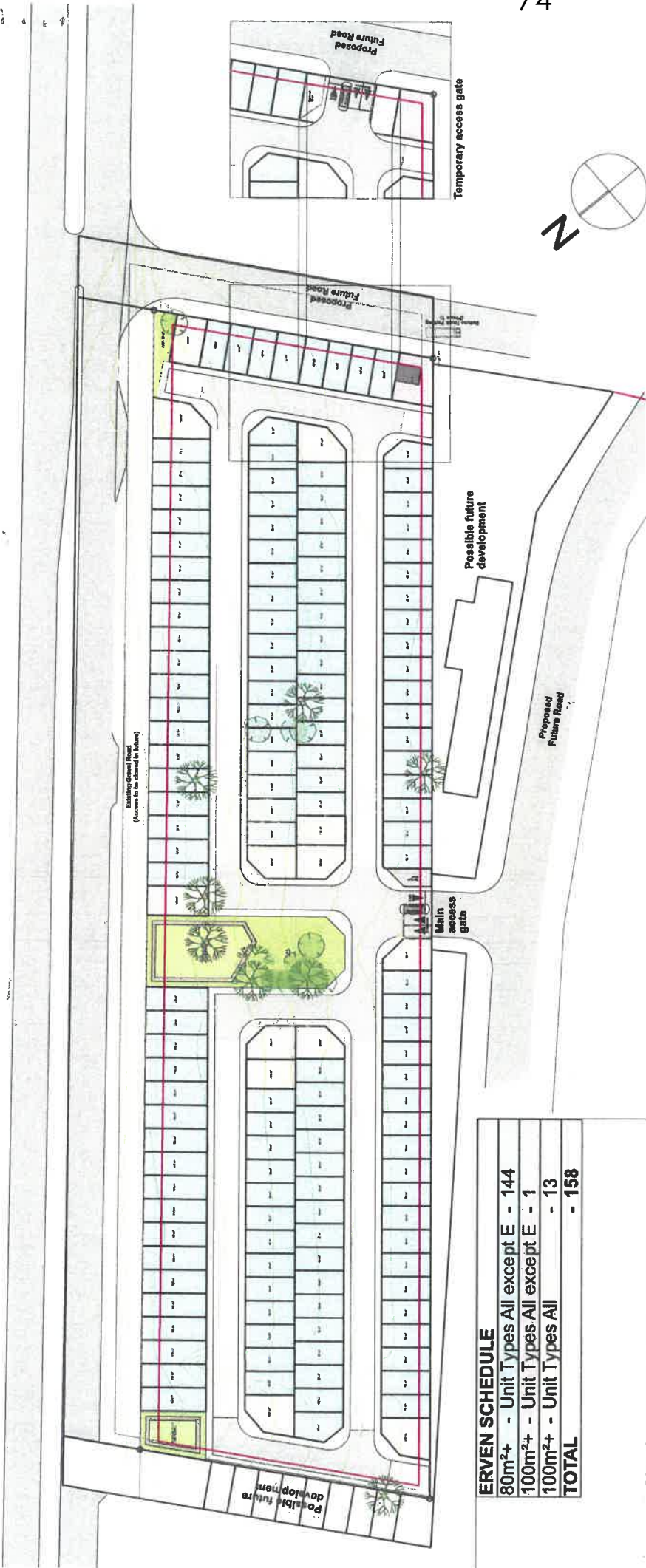
buildings). The amended townhouse development will still be a higher density residential development (with small single title erven) that will comply with Council's Northern Extension Project and Adam Tas Corridor Project. However, the amended development proposal's impact on transport, engineering services, visual impact, etc. will be less than the originally proposed flats.

4. We request that you submit the amended development proposal (for their comments) to the engineering department (Mr. Tyrone King) and the spatial planning department (Mr. Bernabé de la Bat).
5. With receipt of all the departmental comments, we will finalise and submit the Subdivision Plan for your Council's endorsement.
6. A Home Owners' Association Constitution, Architectural Guidelines and a Landscaping Plan will be submitted for approval to the Director of Planning as part of the conditions of approval.
7. Please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information in order to process our request.

Yours faithfully



CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD



ERVEN SCHEDULE	
80m ² +	- Unit Types All except E - 144
100m ² +	- Unit Types All except E - 1
100m ² +	- Unit Types All - 13
TOTAL	- 158

Site Concept Layout - 1:1000

Osmond Lange Architects and Planners (Pty) Ltd
Cape Town

Postal: P.O. Box 499, Bellville, 7535
Address: First Floor, Block 2A, Tiger Terrace 2, D.J. Wood Way, Bellville
E-mail: opl@ol.co.za
Tel: +27 (0) 21 9481977
Fax: +27 (0) 21 9483466



Steyn's Nursery - Farm 81/29 Stellenbosch
Residential Development - Feasibility Study
Scale as indicated (A3)
22 June 2020

3950m² outdoor space. With the proposed development ±1204m² communal outdoor space will be provided as well as ±18m² private outdoor space with each unit. In total, ±4048m² communal and private outdoor spaces will be provided (which we deem to be sufficient). Find attached hereto floorplans of the 5 different house types proposed with this development (illustrating the private outdoor spaces).

4. We trust this information will suffice in order to finalise the application. However, please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information in order to process our request.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CRH', with a long horizontal flourish extending to the right.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

ANNEXURE E

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**P.O.E & PUBLIC
PARTICIPATION**



ARCHITECTS AND TOWN PLANNERS
ARGITEKTE EN STADSBEPANNERS

Our Reference: 3628-P
Application No: LU/10313

97 DORP STREET
FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
STELLENBOSCH 7600
TEL +27 (21) 861 3800
FAX +27 (21) 882 8025
EMAIL stel@tv3.co.za

20 April 2020

Director: Planning and Economic Development
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Bulelwa Mdoda

Madam

**PORTFOLIO OF EVIDENCE REPORT: APPLICATION FOR REZONING,
SUBDIVISION, DEPARTURE AND APPROVAL OF A SITE DEVELOPMENT PLAN
ON FARM 81/29, STELLENBOSCH**

1. Your letter of 13 February 2020 has reference.
2. We hereby confirm that the public participation process was successfully completed in accordance with Sections 46(5) and 48 of the Stellenbosch Municipal Land Use Planning By-law, 2015 and your memorandum of 18 January 2016 (that provided us with the submission protocol, public participation and advertising requirements).
3. The public participation process commenced on 20 February 2020 and continued for 30 days as prescribed.

4. As instructed, notices were sent (via registered mail) to all the interested and affected parties and community organisations. The application was also advertised in the *Eikestadnuus* and an on-site notice was displayed during the advertising period.
5. After advertising no objections were received from the public.
6. As mentioned above, the application was advertised for 30 days (from 20 February 2020 to 30 March 2020) and no objections were received. Furthermore, the municipal advertising instructions and the public notice clearly states that all comments should be received by the applicant on or before 30 days from the date of publication of this notice (i.e. TV3 must receive any objections by no later than 30 March 2020 or else it will be considered invalid.). On 23 March 2020 we were informed by the Stellenbosch Municipality that the Stellenbosch Ratepayers' Association (SRA) submitted an objection to the Manager: Development Management on 22 March 2020. As the SRA's objection was late and was not submitted to the applicant, we deem the objection to be invalid.
7. As instructed, the application was also sent to the Department of Agriculture (both the national and provincial departments), the Department of Transport & Public Roads, the Department of Water Affairs & Forestry, the Department of Environmental Affairs & Development Planning and Heritage Western Cape. All the comments received from these departments (after 60 days) are attached hereto.
8. We hereby provide Council with the following proof of advertising and alignment with the relevant legislation and by-laws:
 - **Section A:** Portfolio of evidence checklist.
 - **Section B:** Sworn affidavit by applicant.
 - **Section C:** Proof of publication of advertisement in the *Eikestadnuus*.
 - **Section D:** Copy of registered letter sent to I&APs.

- **Section E:** Proof of registered mail letters sent.
- **Section F:** Proof of on-site notice.
- **Section G:** Letters sent to government departments.
- **Section H:** Comments received from government departments.
- **Section I:** Copies of e-mail correspondence with officials.

9. The relevant internal departments were informed of the application (and requested to comment) by the Directorate: Planning and Development Services.

10. We trust this information will suffice in finalising the application. However, if you have any queries please feel free to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CRH', with a long horizontal flourish extending to the right.

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD


SECTION A


Portfolio of evidence checklist



PLANNING & ECONOMIC DEVELOPMENT

PORTFOLIO OF EVIDENCE Applicant advertised CHECKLIST				Date	20 Apr 2020	
Erf/Erven Farm no	81	Portion(s) if farm	29	Allotment Area	Stellenbosch	
Owner/ Applicant	TV3 Projects (Pty) Ltd			LU/number	LU/10313	
INDICATE WHICH OF THE FOLLOWING DOCUMENTATION (WHERE APPLICABLE) IS ATTACHED TO THE PORTFOLIO OF EVIDENCE				OWNER/APPLICANT TO INDICATE		ADMIN OFFICER/ PLANNER VERIFY <input checked="" type="checkbox"/>
				YES	NO	
Affidavit (TEMPLATE ATTACHED)						
1. Is the affidavit signed by a Commissioner of Oaths				X		✓
2. Does the affidavit confirm that the advertising was undertaken in accordance with the said prescriptions?				X		✓
3. Does the affidavit confirm that the notice was placed and kept on site for the duration of the advertising period (from which date to which date)?				X		✓
Proof of publication						
4. In one local newspaper in two official languages (or in those cases where Council has indicated two local newspapers)				X		✓
5. Extract from the newspaper attached (date of publication visible)				X		✓
6. Does the wording fully address the description of the application?				X		
7. <u>If no, define differences:</u> We were not required to advertise in the local newspaper or to place a notice on site.						
8. Advertising period	From	20 February 2020	To	20 March 2020		
9. Does the Advertising period comply with the required 30 days?				X		✓
10. Was Council informed of the commencement date and closure date?				X		✓
The registered slips in respect of all the registered letters addressed to						
11. A copy of the registered letter addressed to the affected parties				X		✓
12. Are the dates concurring				X		✓
13. A copy of the registered letter addressed to the external departments (where required)				N/A	X	✓
14. Affected interested and affected parties (registered property owners) (original registered slips)				X		✓
15. Community organisations (original registered slips)				X		✓
16. Ward Councillor (original registered slip)				X		✓
17. External Departments (where required)(original registered slip)				N/A	X	✓
18. Unclaimed registered mail					X	None

19. If no to any of the above, define differences: No unclaimed letters were received.			
20. Were the external departments granted 60 days for comment?	X		✓
Notices placed on the property			
21. Were the notices placed on the property on the same day as the notice in press?	X		✓
22. Have photos been attached? (one close up and one from across the street)	X		✓
23. Was the notice clearly visible on site?	X		✓
24. Were the notices kept on site for the duration of the advertising period?	X		✓
Objections/Comments			
25. From organs of state/external departments must be on a formal letterhead?	X		✓
26. All objections/comments received attached?		X	Yes, but objection
27. All emails sent or received in respect of this application attached?	X		✓
28. Applicant's comments on the objections attached?		X	NO
SIGNED BY APPLICANT/OWNER			

<i>For office use only</i>	
SIGNED BY ADMINISTRATIVE OFFICER	
VERIFIED & SIGNED BY TOWN PLANNER	
DATE VERIFIED	18-06-20

SECTION B

Sworn affidavit by applicant

86
SWORN AFFIDAVIT

I, the undersigned [Full Name (s) and Surname]: **CLIFFORD HEYS**

Identity Number: **7205295013088**

in my capacity as (owner or authorised person through power of attorney): **AUTHORISED PERSON**

do hereby declare under oath that:

1. The application for:
REZONING, SUBDIVISION AND PERMANENT DEPARTURE

on Erf/ Farm Number: **FARM 81/29, STELLENBOSCH**

Was advertised in at least two of the official languages of the Province in the following newspaper(s)ⁱ:

(a) **EIKESTADNUUS** (b)

From **20 FEBRUARY** 20**20** to **20 MARCH** 20**20**

2. The public notices were prominently displayed and maintained in a legible condition for a continuous period of thirty (30) days from the date of the advertisement as indicated in Section (2) aboveⁱⁱ;
3. A notice containing the requirements as set out in the Stellenbosch Land Use Planning By-Law (2015), was posted per registered mailⁱⁱⁱ to all adjoining property owners/occupants/ interested and affected parties, during the same date of the advertising period as specified in Section (2) above;
4. Furthermore, a notice of the application was sent to the relevant Intergovernmental State Departments, per registered mail^{iv}, commencing the same date as in Section (2) above with an additional 30 days (minimum 60 days) for comment;
5. That all comments and objections to the application concerned were forwarded to Stellenbosch Municipality as contemplated in sections 1 – 4 above.

The Deponent acknowledges that he / she knows and understands the contents of this Affidavit.

Signature:.....

Signed at.....

On this day of20..

At:

Commissioner of Oath's Stamp & Signature

ⁱ Must conform to Section 47 of the Stellenbosch Municipality Land Use Planning By-law (2015) [THE BY-LAW]– attach copy of advert (s)
ⁱⁱ Site Displays must conform to Section 48 (2)(a) of the By-law – attach photos
ⁱⁱⁱ Attach original registration post slips and copies of letters that were distributed containing the required information as per Section 47 of the By-law
^{iv} Attach original registration post slips and copies of letters that were distributed containing the required information as per Section 47 of the By-law

SECTION C

**Proof of publication of advertisement
in the *Eikestadnuus***


NETWERK24

Eikestad

GRATIS | FREE
Nuus net vir jou sedert 1950



BOEDELS VEILINGS BETREKKINGS KENNISGEWINGS ESTATES AUCTIONS VACANCIES OFFICIAL NOTICES



Western Cape
Government

BETTER TOGETHER

IMPORTANT NOTICE

1. The Department of Social Development, Western Cape, Drakenstein Local Office, is requesting Ms Nosliphwe Gumza (born 26 September 1979), living in Stellenbosch, to urgently contact the social worker, Mrs A Coetzee on 021 871 1682 or at Old Rembrandt Mall, Lady Grey Street, Paarl, during office hours (07H30 – 16H00) or fax 021 872 0049. She is allegedly a close relative of two male children born during 2003 and 2006.
2. The Department of Social Development, Western Cape, Drakenstein Local Office, is requesting Apollo (surname unknown), presumably living in Stellenbosch, to urgently contact the social worker, Mrs A Coetzee on 021 871 1682 or at Old Rembrandt Mall, Lady Grey Street, Paarl, during office hours (07H30 – 16H00) or fax 021 872 0049. He is allegedly a close relative of a male child born during 2006.
3. The Department of Social Development, Western Cape, Drakenstein Local Office, is requesting Tsimbi (surname unknown) presumably living in Stellenbosch, to urgently contact the social worker, Mrs A Coetzee on 021 871 1682 or at Old Rembrandt Mall, Lady Grey Street, Paarl, during office hours (07H30 – 16H00) or fax 021 872 0049. He is allegedly a close relative of a male child born during 2003.
4. The Department of Social Development, Western Cape, Drakenstein Local Office, is requesting Maria Williams and Jonathan Phillips who last seen in Jamestown, Stellenbosch, to urgently contact the social worker, Mrs M Willems on 021 871 1682 or at Old Rembrandt Mall, Lady Grey Street, Paarl, during office hours (07H30 – 16H00) or fax 021 872 0049. They are allegedly a close relatives of a male child born during 2014.
5. The Department of Social Development, Western Cape, Drakenstein Local Office, is requesting Robert Smit, who was last seen in Stellenbosch, to urgently contact the social worker, Mrs M Willems on 021 871 1682 or at Old Rembrandt Mall, Lady Grey Street, Paarl, during office hours (07H30 – 16H00) or fax 021 872 0049. He is allegedly a close relative of a male child born during 2008.

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPALITY

FARM 81/29, STELLENBOSCH: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND APPROVAL OF A SITE DEVELOPMENT PLAN

Applicant:	TV3 Projects (Pty) Ltd - C. Heys
Contact details:	(021) 861 3800
Owner:	Steyns Familie Trust - H. Steyn
	Contact details: (078) 562 9491
	LU/10131
Application number:	Erf. 81/29, STELLENBOSCH FARMS
Reference number:	Farm 81/29, Stellenbosch
Property Description:	R304 / Kiphoewepad
Physical Address:	Pertaining to Portion 29 of the Farm Cloetsdal No. 81, Division of Stellenbosch:

1. Application i.L.o. Section 15.2(c) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of Farm 81/29, Stellenbosch into a Portion 1 (±2.24ha), a Portion 2 (±0.94ha) and a Portion 3 (±0.12ha).
2. Application i.L.o. Section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of Portion 1 from Agriculture Zone to Multi-unit Residential Zone to develop 240 flats.
3. Application i.L.o. Section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of Portion 2 and Portion 3 from Agriculture Zone to Utility Services Zone for public roads.
4. Application i.L.o. Section 15.2(b) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for a permanent departure to relax the 6m side building line (applicable on the 2nd floor) to 5m.
5. Application i.L.o. Section 15. of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for approval of the Site Development Plan.
6. Application for the Department of Transport and Public Roads' written approval of the proposed development (as the governing authority i.L.o. Act 21 of 1940), including the relaxation of the R304's 95m building restriction line to 5m (i.L.o. Section 9 of Act 21 of 1940).
7. Approval of the development's name: Redwood Estate and the internal street name: Redwood Crescent.

Approval of this land use planning application will allow the land owner to develop a general 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; 1st Floor, La Gratitude Offices; 97 Dorp Street; Stellenbosch, 7600

Or faxed to
(021) 862 8025

Or hand delivered to
TV3 Projects (Pty) Ltd; 1st 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 aforementioned closing date will be considered invalid. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALITEIT

PLAAS 81/29, STELLENBOSCH: AANSOEK VIR HERSONERING, ONDERVERDELING, AFWYKING EN GOEDKEURING VAN DIE TERREINONTWIKKELINGSPLAN

Aansoeker:	TV3 Projects (Pty) Ltd - C. Heys
Kontakbesonderhede:	(021) 861 3800
Eienaar:	Steyns Familie Trust - H. Steyn
	Kontakbesonderhede: (078) 562 9491
	LU/10131
Aansoeknommer:	Erf. 81/29, STELLENBOSCH FARMS
Verwysingsnommer:	Plaas 81/29, Stellenbosch
Eiensomsbeskrywing:	R304 / Kiphoewepad
Fisiese Adres:	insake Gedeelte 29 van die Plaas Cloetsdal No. 81, Afdeling Stellenbosch:
Beskrywing van aansoek:	

1. Aansoek word gemaak i.L.v. Artikel 2(c) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die onderverdeling van Plaas 81/29, Stellenbosch in 'n Gedeelte 1 (±2.24ha), 'n Gedeelte 2 (±0.94ha) en 'n Gedeelte 3 (±0.12).
2. Aansoek word gemaak i.L.v. Artikel 2(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die hersonering van Gedeelte 1 van Landbou Sone na Multi-eenhed Residensiële Sone om 240 woonstelle te ontwikkel.
3. Aansoek word gemaak i.L.v. Artikel 2(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die hersonering van Gedeelte 2 en Gedeelte 3 van Landbou Sone na Munisipale Dienste Sone vir publieke pad.
4. Aansoek word gemaak i.L.v. Artikel 2(b) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir 'n afwyking ten einde die woonstel erf se 6m kantboulyn (van toepassing op die 2de vloer) na 5m te verlaag.
5. Aansoek word gemaak i.L.v. die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die goedkeuring van die Terreinontwikkelingsplan.
6. Aansoek word gemaak vir die Departement van Vervoer en Publieke Paaie se strukturele goedkeuring van die voorgestelde ontwikkeling (as die beharende owerheid i.L.v. Wet 21 van 1940), insluitend die verstepping van die R304 se 95m boulyn na 5m (i.L.v. Afdeling 9 van Wet 21 van 1940).
7. Goedkeuring van die ontwikkeling se naam: Redwood Estate en die interne straat naam: Redwood Crescent.

Die goedkeuring van hierdie aansoek sal die grondelenaar toelaat om 'n algemene residensiële skema op die eiendom te ontwikkel.

Kennis geskied hiërme ingevolge die Stellenbosch Munisipaliteit Verordening op Grondgebruikbeplanning dat die bogenoemde aansoek ontvang is en gedurende weksdae tussen 08:30 en 13:30 by die Beplanningssakekantoor by Stellenbosch Munisipaliteit, Pleinstraat, Stellenbosch ter insae is. 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 gedreer word:

AANSOEKER

Geregistreerde of gewone pos

TV3 Projects (Pty) Ltd; 1ste Vloer, La Gratitude Kantore; Dorpsstraat 97; Stellenbosch, 7600

Of gefaks aan
(021) 862 8025

Of per hand afgelewer aan
TV3 Projects (Pty) Ltd; 1ste Vloer, La Gratitude Kantore; Dorpsstraat 97; Stellenbosch, 7600

Of per e-pos gelewer 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 bogenoemde party ontvang word. Telefoniese navrae kan aan die aansoeker, TV3 Projects (Pty) Ltd by tel (021) 861 3800 gerig word. Enige kommentaar/besware ontvang na die voormelde sluitingsdatum sal as ongelid geag word. Enige persoon wat nie kan skryf nie sal deur 'n Munisipale amptenaar bygestaan word om hul kommentaar op skrif te stel.

SECTION D

**Copy of registered letters sent to
interested and affected parties**



ARCHITECTS AND TOWN PLANNERS
ARGITEKTE EN STADSBEPLANNERS

Application Number: LU/10313
File Reference Number: Erf_81/29_STELLENBOSCH FARMS
Reference Number: 3628-P
Enquiries: Clifford Heys
Contact No: (021) 861 3800
E-mail address: clifford@tv3.co.za
Date: 20 February 2020

97 DORP STREET
FIRST FLOOR
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TEL +27 (21) 861 3800
FAX +27 (21) 882 8025
EMAIL stel@tv3.co.za

FARM 81/29, STELLENBOSCH: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND APPROVAL OF A SITE DEVELOPMENT PLAN

Applicant:	TV3 Projects (Pty) Ltd – C. Heys Contact details: (021) 861 3800
Owner:	Steyns Familietrust – H. Steyn Contact details: (079) 562 9491
Application number:	LU/10313
Reference number:	Erf_81/29_STELLENBOSCH FARMS
Property Description:	Farm 81/29, Stellenbosch
Physical Address:	R304 / Klipheuwel Road
Detailed description of proposal:	Pertaining to Portion 29 of the Farm Cloetesdal No. 81, Division of Stellenbosch:

1. Application i.t.o. Section 15.2(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of Farm 81/29, Stellenbosch into a *Portion 1* (± 2.24 ha), a *Portion 2* (± 0.64 ha) and a *Portion 3* (± 0.12 ha).
2. Application i.t.o. Section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of *Portion 1* from *Agriculture Zone* to *Multi-unit Residential Zone* to develop 240 flats.
3. Application i.t.o. Section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of *Portion 2* and *Portion 3* from *Agriculture Zone* to *Utility Services Zone* for public roads.
4. Application i.t.o. Section 15.2(b) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for a permanent departure to relax the 6m side building line (applicable on the 2nd floor) to 5m.
5. Application i.t.o. Section 15. of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for approval of the Site Development Plan.
6. Application for the Department of Transport and Public Roads' written approval of the proposed development (as the governing authority i.t.o. Act 21 of 1940), including the relaxation of the R304's 95m building restriction line to 5m (i.t.o. Section 9 of Act 21 of 1940).
7. Approval of the development's name: *Redwood Estate* and the internal street name: *Redwood Crescent*.

TV3 PROJECTS (PTY) LTD REGISTRATION NO. 2006/015273/07

DIRECTORS: H. SAJEEBOO E. SAJEEBOO J. G. BRUKE J. VAN DER MERWE J. R. BOUWER J. VAN WALTERS

ASSOCIATES: J. BRONKHORST W. D. FORT G. H. BLOK A. PRINSLOO H. SUGG

Approval of this land use planning application will allow the land owner to develop a general 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/10131
 Munisipale Lêerverwysingsnr: Erf_81/29_STELLENBOSCH FARMS
 Aansoeker Verwysingsnommer: 3628-P
 Navrae: Clifford Heys
 Kontaknommer: (021) 861 3800
 E-pos adres: clifford@tv3.co.za
 Datum: 20 Februarie 2020

97 DORP STREET
 FIRST FLOOR
 LA GRATITUDE
 OFFICE BUILDING
 STELLENBOSCH 7600
 TEL +27 (21) 861 3800
 FAX +27 (21) 882 8025
 EMAIL: stel@tv3.co.za

PLAAS 81/29, STELLENBOSCH: AANSOEK VIR HERSONERING, ONDERVERDELING, AFWYKING EN GOEDKEURING VAN DIE TERREINONTWIKKELINGSPLAN

Aansoeker:	TV3 Projects (Pty) Ltd – C. Heys
	Kontakbesonderhede: (021) 861 3800
Eienaar:	Steyns Familietrust – H. Steyn
	Kontakbesonderhede: (079) 562 9491
Aansoeknommer:	LU/10131
Verwysingsnommer:	Erf_81/29_STELLENBOSCH FARMS
Eiendomsbeskrywing:	Plaas 81/29, Stellenbosch
Fisiese Adres:	R304 / Klipheuwelpad
Beskrywing van aansoek:	Insake Gedeelte 29 van die Plaas Cloetesdal No. 81, Afdeling Stellenbosch:

1. Aansoek word gemaak i.t.v. Artikel 2(d) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die onderverdeling van Plaas 81/29, Stellenbosch in 'n Gedeelte 1 (± 2.24 ha), 'n Gedeelte 2 (± 0.64 ha) en 'n Gedeelte 3 (± 0.12).
2. Aansoek word gemaak i.t.v. Artikel 2(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die hersonering van Gedeelte 1 van Landbou Sone na Multi-eenheid Residensiële Sone om 240 woonstelle te ontwikkel.
3. Aansoek word gemaak i.t.v. Artikel 2(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die hersonering van Gedeelte 2 en Gedeelte 3 van Landbou Sone na Munisipale Dienste Sone vir publieke pad.
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 woonstel erf se 6m kantboulyn (van toepassing op die 2^{de} vloer) na 5m te verslap.
5. Aansoek word gemaak i.t.v. die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning, 2015 vir die goedkeuring van die Terreinontwikkelingsplan.
6. Aansoek word gemaak vir die Departement van Vervoer en Publieke Paaie se skriftelike goedkeuring van die voorgestelde ontwikkeling (as die beherende owerheid i.t.v. Wet 21 van 1940), insluitend die verslapping van die R304 se 95m boulyn na 5m (i.t.v. Afdeling 9 van Wet 21 van 1940).
7. Goedkeuring van die ontwikkeling se naam: *Redwood Estate* en die interne straat naam: *Redwood Crescent*.

Die goedkeuring van hierdie aansoeke sal die grondeienaar toelaat om 'n algemene 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 gelewer 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



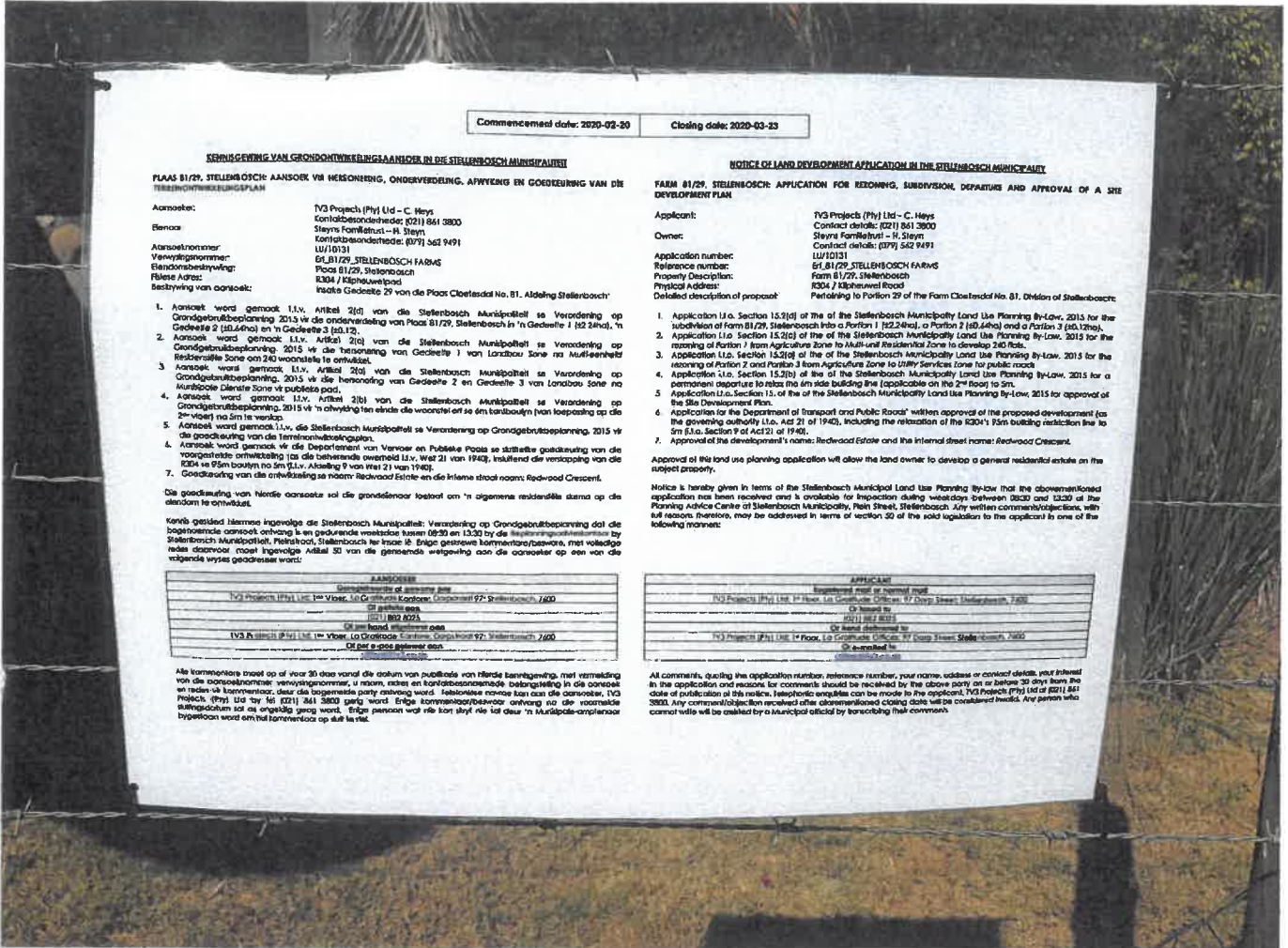
CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

SECTION E

Proof of registered mail letters sent

SECTION F

Proof of on-site notice



SECTION G

Letters sent to government departments



W.P.H. & T. A.D. JORDAN PLANNERS
REGISTERED IN 11-08-2011 (2011/11)

Application Number: LU/10313
File Reference Number: Erf_81/29_STELLENBOSCH FARMS
Reference Number: 3628-P
Enquiries: Clifford Heys
Contact No: (021) 861 3800
E-mail address: clifford@tv3.co.za
Date: 14 February 2020

Dept. Water Affairs & Forestry
Private Bag X16
Sanlamhof
7532

FARM 81/29, STELLENBOSCH: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND APPROVAL OF A SITE DEVELOPMENT PLAN

1. The Stellenbosch Municipality has received the abovementioned land use planning application in order to obtain planning approval for a residential development in Stellenbosch. Find attached hereto a copy of the land use planning application.
2. As requested by the Stellenbosch Municipality – kindly provide your written comments on the application in terms of section of the Stellenbosch Municipality Planning By-Law (2015) within 60 days of receipt of this letter.
3. Your comments should be addressed ***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

4. Should no comments be received, it will be deemed that you have no comment.

Yours faithfully

**CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD**



41 ROSSITER ROAD, BELLVILLE, CAPE TOWN
ARCHITECTS & INTERIORS

Application Number: LU/10313
File Reference Number: Erf_81/29_STELLENBOSCH FARMS
Reference Number: 3628-P
Enquiries: Clifford Heys
Contact No: (021) 861 3800
E-mail address: clifford@tv3.co.za
Date: 14 February 2020

Dept. Environmental Affairs
Private Bag X9086
Cape Town
8000

FARM 81/29, STELLENBOSCH: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND APPROVAL OF A SITE DEVELOPMENT PLAN

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3. Your comments should be addressed ***to the applicant*** in one of the following manners:

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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

4. Should no comments be received, it will be deemed that you have no comment.

Yours faithfully

**CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD**



ARCHITECTS AND TOWN PLANNERS
 ARGITEKTE EN STADSBEPLANNERS

Application Number: LU/10313
 File Reference Number: Erf_81/29_STELLENBOSCH FARMS
 Reference Number: 3628-P
 Enquiries: Clifford Heys
 Contact No: (021) 861 3800
 E-mail address: clifford@tv3.co.za
 Date: 14 February 2020

Dept. Transport & Public Roads
 P O Box 2603
 Cape Town
 8000

FARM 81/29, STELLENBOSCH: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND APPROVAL OF A SITE DEVELOPMENT PLAN

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2. As requested by the Stellenbosch Municipality - kindly provide your written comments on the application in terms of section of the Stellenbosch Municipality Planning By-Law (2015) within 60 days of receipt of this letter.
3. Your comments should be addressed ***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

4. Should no comments be received, it will be deemed that you have no comment.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

POSTNET

notes notes notes notes

DEPT. WATER AFFAIRS
PRIVATE BAG X 16
SANLAMTOF, 7532

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.postnet.co.za
RC362232087ZA
CUSTOMER COPY 301028R

DEPT. ENVIRONMENTAL AFFAIRS
PRIVATE BAG X 9088
CAPE TOWN, 8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.postnet.co.za
RC362232038ZA
CUSTOMER COPY 301028R

DEPT. TRANSPORT.
P.O. BOX 2603
CAPE TOWN, 8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.postnet.co.za
RC362232025ZA
CUSTOMER COPY 301028R

PostNet Stellenbosch Ekkestad
Shop MSD1, Ekkestad Mail, 6 Plain Street, Stellenbosch, 7600
Tel: 021 882 8484
Email: ekkestad@postnet.co.za • Website: <http://stellenboschekkestad.postnet.co.za>



Code	Description	Qty	Total
Till 1 Sale # 55612	14:24:20		14/02/2020
23031+	Ltr B4 registered 1	3	234.00
Vat Included			30.52
Subtotal			234.00
Am Express			234.00

Cashier
Thanks for your support!
Danke vir u ondersteuning!
GISELA

Tax Invoice

Tel: 021 882 8484
Fax: 0866 836 056
Vat Reg #: 4350241982

POSTNET
PostNet Stellenbosch Ekkestad Mail
Shop MS 01
Ekkestad Mail
6 Plain Street
STELLENBOSCH

SECTION I

**Copies of e-mail correspondence
with officials**

Clifford Heys

From: Clifford Heys
Sent: 23 March 2020 10:15 AM
To: Bulelwa Mdoda
Cc: Ulrich Vonmolendorff; Stiaan Carstens; info@stellenboschratedpayers.org; Daniel Meyer
Subject: RE: Instruction to advertise: Farm 81/29 SB

Hi Bulelwa

The municipal instruction and official notice are clear. Any objections must be submitted to the applicant – not Council.

We did not receive an objection from the SRA and for this reason we deem their objection to be invalid.

Regards

Clifford

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: 23 March 2020 08:21 AM
To: Clifford Heys <Clifford@tv3.co.za>
Cc: Ulrich Vonmolendorff <Ulrich.Vonmolendorff@stellenbosch.gov.za>; Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>; info@stellenboschratedpayers.org; Daniel Meyer <Daniel.Meyer@stellenbosch.gov.za>
Subject: RE: Instruction to advertise: Farm 81/29 SB

Good day Clifford;

With reference to your email below;

Please find attached objection received from Stellenbosch Ratepayers Association.

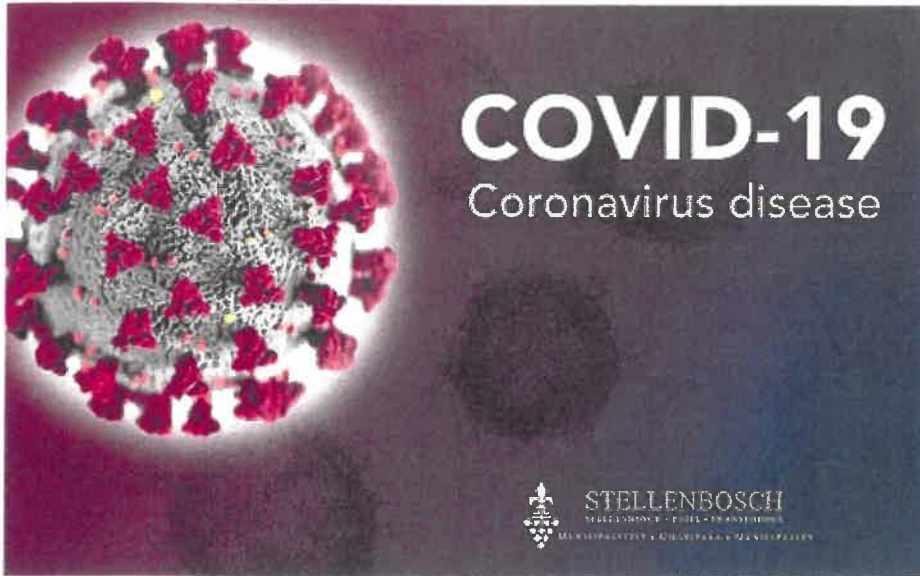


Kind regards,
Bulelwa Mdoda
 Land Use Management
 Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
 3rd Floor, Eikestad Mall, Andringa Street,
 Stellenbosch
www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
<http://www.stellenbosch.gov.za/main/paRes/disclaimerpaRe.htm>



Visit the dedicated COVID-19 page on our municipal website for information on this disease:
<https://www.stellenbosch.gov.za/documents/general>

For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

Stay alert, stay updated and stay safe.



STELLENBOSCH
 STELLENBOSCH • STILLENBOSCH
 MUNISIPALITEIT • MUNISIPALITEIT • MUNICIPALITY



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.



Our head office is at Town House Complex, Plain Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111 or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from bulelwa.mdoda@stellenbosch.gov.za sent at 2020-03-23 08:20:38 is confidential and may be legally privileged. It is intended solely for use by clifford@tv3.co.za and others authorized to receive it. If you are not clifford@tv3.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [IOCO](http://www.io.co)

From: Clifford Heys [<mailto:Clifford@tv3.co.za>]
Sent: 23 March 2020 07:44 AM
To: Bulelwa Mdoda
Subject: [EX] RE: Instruction to advertise: Farm 81/29 SB

Hi Bulelwa

FYI – the public advertising period has closed and no objections were received. I will complete and submit the PoE report.

Which departments must still comment on the application?

Regards

Clifford

From: Clifford Heys
Sent: 13 February 2020 04:40 PM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Subject: RE: Instruction to advertise: Farm 81/29 SB

Hi Bulelwa

As instructed – I hereby confirm that the application will be advertised on 20 Feb 2020.

Regards

Clifford

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: 13 February 2020 03:15 PM
To: Clifford Heys <Clifford@tv3.co.za>
Cc: Ulrich Vonmolendorff <Ulrich.Vonmolendorff@stellenbosch.gov.za>
Subject: Instruction to advertise: Farm 81/29 SB

Good day Clifford;

Please find attached instruction to advertise letter as well as templates for advertising. Please comply with instructions stated in the attached letter dated 13 February 2020.

Kindly note that the hard copy will forwarded to you via registered mail.



Kind regards,
Bulelwa Mdoda
 Land Use Management
 Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
 3rd Floor, Eikestad Mall, Andringa Street,
 Stellenbosch
www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm



STELLENBOSCH
 STELLENBOSCH • PAZEL • EDEK&B&W&D&E
 MUNISIPALITEIT • W&B • M&S&P&A&A • W&S • N&S&A&L&L&S



About Stellenbosch Municipality

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Disclaimer:

The information contained in this communication from bulelwa.mdoda@stellenbosch.gov.za sent at 2020-02-13 15:15:18 is confidential

and may be legally privileged. It is intended solely for use by clifford@tv3.co.za and others authorized to receive it. If you are not clifford@tv3.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [Afrovation](#)


From: Clifford Heys [<mailto:Clifford@tv3.co.za>]
Sent: 13 February 2020 10:32 AM
To: Bulelwa Mdoda
Cc: Robert Fooy; Ulrich Vonmolendorff; Hannes; schalk@propvision.co.za
Subject: [EX] RE: Outstanding Information: Farm 81/29 SB

Hi Bulelwa

Please advise – when will we receive the municipal instructions to proceed with the advertising phase?

Regards

Clifford

REGISTERED LETTER F81/29 SB GEREGISTREERDE BRIEF  Post Office (with an insurance option/met 'n versekeringsopsie)		Postage paid R _____ C Service fee/Diensgeld R _____ C Insurance/Versekering R _____ C Total/Totaal R _____ C	
Full tracking and tracing/Volledige volg en spoor		Insured value of contents Versekerde waarde van inhoud R _____ C	
Addressed to/Geadresseer aan Cllr J K Hendricks (Ward 19) R44, Kanonkop Elsenburg		Enquiries/Navrae Toll-free number Tolvry nommer 0800 111 502	
7607 Postcode Postkode		Initial of accepting officer Date stamp SA POST OFFICE STELLENBOSCH 7599 20 FEB 2020 FOLIO 7 Datumstempel	
<small>The value of the contents of this letter is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof. Optional insurance up to R2 000.00 is available and applies to domestic registered letters only.</small> <small>Die waarde van die inhoud van hierdie brief is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering tot R2 000.00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.</small>		Air Track and Trace ORDINARY PARCEL PE 925 016 301 ZA A BOOK COPY	

REGISTERED MAIL

Cllr J K Hendricks (Ward 19)
 R44, Kanonkop
 Elsenburg
 7607
 Email: Jankarelhendricks@gmail.com
 Ward Administrator: James.Williams@stellenbosch.gov.za

Sir

APPLICATION FOR REZONING, SUBDIVISION, RELAXATION OF THE RESTRICTIVE TITLE DEED CONDITION, PERMANENT DEPARTURE AND APPROVAL OF SITE DEVELOPMENT PLAN: FARM NO. 81/29, STELLENBOSCH DIVISION

Applicant : TV3 Architects and Planners
 Owner : Steyns Family Trust
 Property Description : Farm 81/29, Stellenbosch
 Physical Address : R304, Klipheuwel Road, Stellenbosch

Detailed description of proposal:

- (i) Application in terms of Section 15(2)(d) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the **subdivision** of Farm 81/29, Stellenbosch into a Portion 1 (±2.24ha) and a Portion 2 (±0.76ha).
- (ii) Application in terms of Section 15(2)(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the **rezoning** of Portion 1 from Agriculture Zone to Multi-unit Residential Zone to develop 240 flats.
- (iii) Application for the **Administrators consent to relax** the following restrictive title deed conditions as noted in section D(a) to (e) of the title deed (Condition imposed in terms of Act 21 of 1940) and to relax the 95m building restriction building line to 5m applicable to the R304 (Imposed in terms of Section 9 of Act 21 of 1940)
- (iv) Application in terms of Section 15(2)(a) in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 for the **rezoning** of Portion 2 from Agriculture Zone to Utility Services Zone for public road.
- (v) Application in terms of Section 15(2)(b) in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20

FILE NR:	021	OST
F 81/29 SB W/10313		
SCAN NR:		
COLLABORATOR NR:	679529	

P 20-03-20

October 2015 for a **permanent departure** to relax the 6m side building line (applicable on the second floor) to 5m.

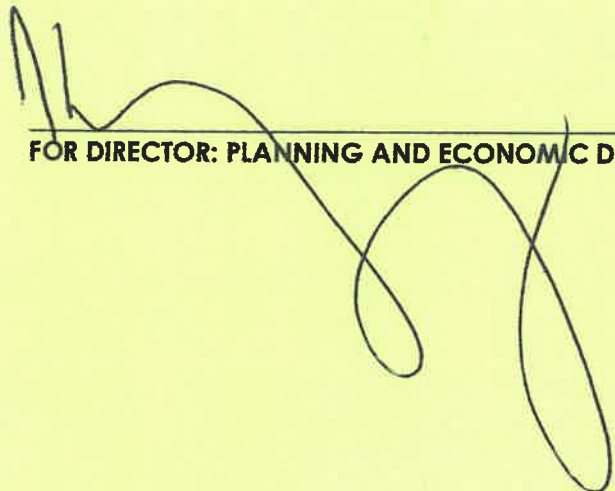
(vi) Application for the **approval of the Site Development Plan.**

Notice is hereby given in terms of Section 45 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 Director: Planning and Economic Development, Stellenbosch Municipality, P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899 on or before 30 days from the date of registration of this notice, quoting your, name, address, contact details, interest in the application and reasons for your comments.

Telephonic enquiries can be made to Mr R Fooy at 021- 808 8680. Any comment/objection received after aforementioned closing date will be considered invalid. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

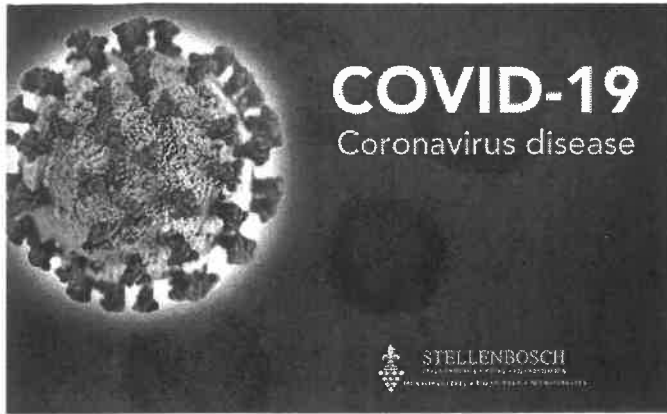
17/2/2020.
DATE

ANNEXURE F

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**OBJECTION FROM
STELLENBOSCH RATEPAYER'S
ASSOCIATION**



Visit the dedicated COVID-19 page on our municipal website for information on this disease: <https://www.stellenbosch.gov.za/documents/general>

For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

Stay alert, stay updated and stay safe.



- About Stellenbosch Municipality**
Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.
- Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:
The information contained in this communication from stiaan.carstens@stellenbosch.gov.za sent at 2020-03-23 07:48:08 is confidential and may be legally privileged. It is intended solely for use by info@stellenboschratedpayers.org and others authorized to receive it. If you are not info@stellenboschratedpayers.org you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by IOCC

From: Stellenbosse Belastingbetalers Vereniging [<mailto:info@stellenboschratedpayers.org>]

Sent: Sunday, 22 March 2020 18:01

To: Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>

Cc: Mayor (Gesie Van Deventer) <Mayor@stellenbosch.gov.za>; mm <Municipal.Manager@stellenbosch.gov.za>; Esther Groenewald <Esther.Groenewald@stellenbosch.gov.za>; Bernabe De La Bat <Bernabe.DeLaBat@stellenbosch.gov.za>; gerhard@udwc.co.za; 'SBV BK' <bk@stellenboschratedpayers.org>

Subject: [EX] PROPOSED DEVELOPMENT AT STEYNS NURSERY

Geagte Mnr Carstens,

Vind asseblief hierby aangeheg, die amptelike kommentaar vanaf die Stellenbosch Belastingbetalersvereniging, ten opsigte van bogenoemde aangeleentheid.

Sal u asseblief so gaaf wees om ontvangs van hierdie skrywe te erken.

Met vriendelike groete,

Rehanne Lambrechts

Secretary / Sekretaris

Stellenbosch Ratepayers Association

/ Stellenbosch Belastingbetalersvereniging

Stellenbosse Belastingbetalersvereniging
Stellenbosch Ratepayers' Association

✉ 399 Stellenbosch 7599 • info@stellenboschratedpayers.org

22 March 2020

Mr. Stiaan Carstens
Manager, Development Management
Stellenbosch Municipality
P O Box 17
Stellenbosch
7599 stiaan.carstens@stellenbosch.gov.za

Dear Sirs,

**COMMENT ON THE PROPOSED REZONING AND DEPARTURES FOR
240 FLATS ON 2.9 HA, STEYNS NURSERY, PORTION 29 OF THE FRARM
81, CLOETESDAL, NORTH OF KAYAMANDI**

Stellenbosch is a place of excellence and good Practice. It is also a unique town and environment, well known nationally and Internationally. The long-term survival of the town and its surrounds is dependent on the successful management of the environment and the tourism industry. The attractiveness of the area lies in its scenic beauty, rural character, vistas and historic heritage. If we lose these, we lose our Town, Villages and surrounding areas.

How do we excel? – We must do the right things right!

Good Practice – Do not allow development that does not comply to the principles of sustainable development. Human well-being, environmental integrity and economic viability (in the long-term and not short-term viability with outflow of capital).

The MSDF is based on the principles shown below for ease of reference:

- Maintain and grow our natural assets;
- Respect and grow our cultural heritage;
- Direct growth to areas of less natural and cultural significance as well as movement opportunity;
- Clarify and respect the different roles and functions of settlements;
- Clarify and respect the roles and functions of different elements of the movement structure;
- Ensure balanced, sustainable communities;
- Focus collective energy on critical catalytic projects;

In the opinion of the SRA, based on the seven principles above and other very well-defined statements (some quoted below), development proposals that do not conform to these principles should/cannot be permitted. One cannot have principles and then adjust them to meet unsustainable development pressures.

“Containing settlement footprints by curtailing the further development of peripheral dormitory housing projects.”

“Containment of settlements to protect nature/agricultural areas and enable public and non-motorized transport and movement.”

“A focus on public and non-motorized transport and movement.”

“allow future opportunity to build on existing infrastructure investment”

The development applied for above does not comply with either the principles of sustainable development, the seven principles of the MSDF and definitely not the statements above to ensure the long-term sustainable survival of Stellenbosch and its surrounds.

The development will create peak traffic that will further increase the already extreme traffic situation on this road. The right turn movement will be impossible. The capacity of a road is determined by the capacity of its intersections. 240 flats on such a small area (@50% coverage) will make human well-being and quality of life impossible. The SDP indicates a building surrounded by parking and no usable greenery. Even if the coverage is reduced, the proposed development is not the right type of development/land use and does not fit into the environment and entrance to Stellenbosch. This is a leap frog and unsustainable development.

We have no alternative but to object to this proposed project in the strongest possible terms.

We trust that you will give our comments here, serious consideration.

We are aware that the cut-off date for comments was 21 March 2020, but in view of the fact that it fell on a public holiday, we believe that the submission of our comments as of today, will still be regarded to be timeous.

Kind regards,

Rehanne Lambrechts
Secretary

Cc Adv Gesie van Deventer

Mayor@stellenbosch.gov.za

Executive Mayor, Stellenbosch Municipality

Ms E Groenewald, Esther.Groenewald@stellenbosch.gov.za
Portfolio Councillor: Planning and Economic Development

Ms Geraldine Mettler, MM@stellenbosch.gov.za
Municipal Manager, Stellenbosch Municipality

Mr Bernabé de la Bat, Bernabe.delaBat@Stellenbosch.gov.za
Manager, Spatial Planning, Heritage

Mr Gerhard Swart, Town Planner, Urban Dynamics, South Cape
Gerhard@udwc.co.za

ANNEXURE G

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
DEPARTMENT OF
AGRICULTURE, FORESTRY
AND FISHERIES**



agriculture,
forestry & fisheries

Department
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria, 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-6938 E-mail: ThokoB@daff.gov.za
Enquiries: Helpdesk Ref: 2015_05_0127

Director: Planning and Economic Development
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH
7599

Attention: B Mdoda

**APPLICATION FOR REZONING AND SUBDIVISION OF PORTION 29 OF FARM NO. 81,
DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE**

Your letter bearing reference LU/3971 dated 23 April 2015 refers.

With reference to the above-mentioned matter, this department wishes to inform you that, it has got no objection to the proposed rezoning from Agricultural Zone I to Subdivisional Area in order to accommodate the zonings of Business Zone V and Business Zone I.

It is trusted that you will find the decision in order.

Yours faithfully

DR M E TAU
ACTING DEPUTY DIRECTOR GENERAL: FORESTRY AND NATURAL RESOURCES
MANAGEMENT
DELEGATE OF THE MINISTER

DATE: 28.09.2015

CC: Land Use and Soil Management P.O.Box 380 BELLVILLE 7535
CC: Mr Brandon Layman Landuse Management Department of Agriculture; Western Cape Private Bag x 1 ELSENBURG 7607

ANNEXURE H

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
DEPARTMENT OF
AGRICULTURE (ELSENBURG)**



Western Cape
Government
Agriculture

Cor Van Der Walt
LandUse Management
Email: LandUse.Eisenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/626
YOUR REFERENCE : Farm 81/29, Stellenbosch
ENQUIRIES : Cor van der Walt

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Att: C Charles

**PROPOSED REZONING AND SUBDIVISION: DIVISION STELLENBOSCH
PORTION 29 OF THE FARM NO 81**

Your application of 23 April 2015 has reference.

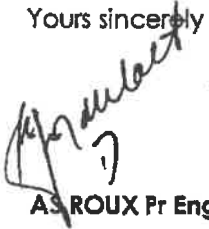
The Western Cape Department of Agriculture has no objection to the proposed subdivision and rezoning.

Please note:

- That this is only a recommendation to the relevant deciding Authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970, Conservation of Agricultural Resources Act no 43 of 1983 and the Land Use Planning Ordinance 15 of 1985. The applicant must provide the local government and the National Department of Agriculture, Fisheries and Forestry with copies of the application.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



11 **A. ROUX Pr Eng**

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT

2015-06-08

Copies:

Directorate Land Use and Sustainable Resource Management

National Department of Agriculture

Private Bag X 120

PRETORIA

0001

Emile Van Der Merwe Town Planning

PO Box 204

STELLENBOSCH

7599

ANNEXURE I

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**COMMENT FROM HERITAGE
WESTERN CAPE**

Our Ref: HM/CAPE WINELANDS/STELLENBOSCH/FARM 81 PORTION 29
Case No.: 20061010TZ0624E
Enquiries: Thando Zingange
E-mail: Thando.Zingange@westerncape.gov.za
Tel: 021 483 5959
Cell : 076 481 8392 (during lockdown)
Date: 07 July 2020



Steyns Family Trust
 C/O Lize Malan
 P O Box 3421
 Matieland
 7602

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED RESIDENTIAL DEVELOPMENT ON FARM 81 PORTION 29, OFF R304, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20061010TZ0624E

The matter above has reference. Heritage Western Cape is in receipt of your application for the above matter received on 06 July 2020.

You are hereby notified that, since there is reason to believe that the proposed development will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

- HIA is required consisting of visual impact assessment on the cultural landscape.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case by case basis.

This decision is subject to an appeal period of 14 working days. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.

Applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

HWC reserves the right to request additional information as required.
 Should you have any further queries, please contact the official above and quote the case number.

.....
 Dr Mxolisi Dlamuka
 Chief Executive Officer

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000
 • Tel: +27 (0) 21 483 5959 • E-mail: ceo@heritage@westerncape.gov.za

Straatadres: Protea Assuransie gebou, Groenemarkplein, Kaapstad, 8000 • Posadres: Posbus 1665, Kaapstad, 8000
 • Tel: +27 (0) 21 483 5959 • E-pos: ceo@heritage@westerncape.gov.za

Idilesi yendawo: kumqungatho 3 kwisakhiwo protea Assurance, Greenmarket Square, akasa, 8000 • Idilesi yeposi: iimbopolo yebhokisi

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 14 October 2020**



9.3 Proposed Development of a New House, Entertainment Area and Caretaker Cottage on Portion 6 of the Farm Mosselbank Fontein 496, Riversdale

The Committee confirmed that a Heritage Impact Assessment (HIA) is required.

The requirement for a full HIA results from the interpretation of “*change in character of a site*”. In this regard, the definition of “site” is not limited to the discrete building footprint but rather the affected area.

The comment as per the previous meeting therefor still applies:

The Committee resolved that the HIA submitted by ACRM dated July 2020 does not satisfy the requirements of S.38(3) of the National Heritage Resources Agency (NHRA). Given this, the consultant is requested to attend to the following:

1. An assessment of the existing and proposed built form as well as an assessment of the existing sense of place and cultural landscape qualities of the site and of the broader coastline.
2. The HIA should include design indicators and informants arising from the above study.
3. It is recommended that a heritage consultant with particular expertise in vernacular architecture of the area provide input in this regard.
4. A Conservation Management Plan (CMP) for the site is required, considering especially the significant shell midden located on the property.

9.4 Discussion on Heritage Impact Assessment reports: (Re: Agenda Items: 13.3, 15.3 and 15.4)

FURTHER REQUIREMENTS:

To meet the requirements of section 38(3) of the NHRA, the Committee requires revised and re-structured HIA documents for agenda items 13.3, 15.3, and 15.4 to be submitted to HWC for IACOM consideration.

In meeting the requirements of section 38(3) of the NHRA, reference should be made to HWC’s guidelines for Heritage Impact Assessments (dated 15 June 2016) as well as HWC’s Circular (dated November 2014) regarding the requirements for HIA Executive Summaries.

MATTERS DISCUSSED

11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)

11.1 None

12 SECTION 38(1), INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION (ROD)**13.1 Proposed Weltevreden Filling Station Farm 786 Ptn 14, Philippi: MA
HM/CAPE TOWN METROPOLITAN/PHILLIPI/FARM 786 PTN 14**

Case No: 19022708AS0305E

INTERIM COMMENT:

The Committee does not support the proposal as submitted in its current form, for the following reasons:

1. The site is inappropriate for the scale and complexity of an urban filling station with related facilities (food court, canopy etc.).
2. The rural context of the site would be compromised irrevocably by the development proposed.

TZ

**13.2 Proposed Site Development of Farm 81 Ptn 29, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/FARM 29 PTN 81**

Case No: 20061010TZ0624E

RECORD OF DECISION:

The Committee resolved to endorse the HIA as having met the requirement of S38(3) of the NHRA. The Committee resolved to endorse the findings and recommendations of the HIA.

The Committee resolved that the development may proceed subject to the recommendations of the HIA as outlined below.

- 1) The landscaping plan is further detailed. This should include:
 - a. More trees in clusters on the boundaries & informal hedges edges; and
 - b. Specification of tree sizes to be planted. It is important that trees of an adequate height are planted from the onset to reduce potential visual impacts – thus tree heights must be specified in the landscaping plan.

The landscaping plan must be submitted to the Stellenbosch Municipality for approval, together with the SDP referred to below.

- 2) The preparation of a detailed site development plan, that will reflect the architectural controls referred to in the indicators, namely:
 - a. Variation in roofscape and colour between units (no more than 2 attached units to have the same roof shape).
 - b. Variation in rendering of walls between units through use of different paint colours and/or finishes in particular. Muted earth tones should be specified.

- c. Visually permeable external fencing.
- d. The SDP should also include controls for external lighting, and other security measures and appropriate signage.

The SDP must be submitted to the Stellenbosch Municipality for approval, before building plan approval.

TZ

**13.3 Proposed Housing Development on Jonkersdrift Farm (Farm 1440, 1441, 334/17 & 334/9), Stellenbosch Magisterial District): NM
HM/CAPE WINELANDS/ STELLENBOSCH/ JONKERSDRIFT FARM 1440,1441, 334/17 & 334/9**

Case No: 20041707SB0603E

DEFERRED:

This matter was discussed under Administrative Matters (Item 9.4).

SB

**13.4 Proposed Development of the Site on Erf 884, 889, 895 and 5856, Masonic Hotel, Reitz Street and Hoop Street, Robertson: MA
HM/ROBERTSON/ LANGE BERG/ERF 884, 889, 895 AND 5856**

Case No: 181002306AS1017E

RECORD OF DECISION:

The Committee endorsed the HIA report as submitted by Ms Postlethwayt, dated September 2020, as having met the requirements of S38(3) of the NHRA; as well as the recommendations contained within the report, as follows:

It is recommended that Heritage Western Cape:

1. endorse this report as having met the requirements of Section 38(3) of the NHRA.
2. in terms of Section 38(4) of the NHRA, approves the proposed redevelopment of Erf 8526, as outlined in Annexure D2 of this report; 21 Supplementary HIA Erf 8526, Reitz & Hoop Street, Robertson 2020, *subject to the following conditions:*
 - a. The refurbishment of the Masonic Hotel and the vernacular cottages are to be the subject of separate application/s to HWC. The work is required to be directed and monitored by an architect with suitable conservation experience; building plans are to be accompanied by a Method Statement; and a Close Out Report is to be submitted to HWC upon completion.
 - b. This approval specifically precludes any development proposals which may involve that portion of the property originally described as Re Erf 891, Church Street.

KB

**13.5 Proposed Re Development of the Site on ere 8019, Sir Lowry Square, Woodstock: NM
HM/CAPE METROPOLITAN/WOODSTOCK/ERF 8019**

Case No: 20091008KB0921E

FURTHER REQUIREMENTS:

The Committee requests the HIA report to be updated with the detailed work included and resubmitted to HWC for IACom consideration.

KB

14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

**15.1 Proposed Minor Deviations from Approved Building Envelope: Erf 31990 Mowbray Cape Town:
MA
HM/CAPE TOWN METROPLITAN/ MOWBRAY/ERF 31990**

Case No: 120418JW08

FURTHER REQUIREMENTS:

Whereas the proposed changes to the building envelope are minor and inconsequential, the Committee expressed concern with respect to the interface with the significant corner - in terms of activation of edges, fenestration, colonnade etc. as well as the necessity of testing the proposal against the original heritage indicators. The Committee therefore requires that the applicant test the proposal against the original heritage indicators, with reference to floorplates and use (particularly ground and first floors), and to submit this assessment to HWC for IACom review and consideration.

SB

**15.2 Proposed Mixed-Use Development, Southern Right Farm Portion 4, 6 and 11 of Farm 585,
Hermanus: MA
HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ PORTION 4, 6 AND 11 OF FARM 585**

Case No: 19120618AS1213E

INTERIM COMMENT:

DS and GJ (who visited the site) to prepare a draft interim comment for circulation to members for endorsement.

SB

- 15.3 Proposed Mixed-Use Urban Node Re 1/697, Farm 1/1113, Ptn of Erf Re 353, Erf 1449 and 1450, De Hoop Nature Reserve, Malmesbury: NM
HM/SWARTLAND/MALMESBURY/ RE OF PTN 1 OF FARM 697, PORTION 1 OF FARM 113, RE OF FARM 1113, RE OF FRAM 301, RE OF FARM 353**

Case No: 19110103SB1106E

DEFERRED

This matter was discussed under Administrative Matters (Item 9.4).

SB

- 15.4 Proposed CNC Aquaculture Facility on Portion 8 of the Farm Bottelfontein 11, Near Elands Bay: NM
HM/ WEST COAST/ SWARTLAND/ BERGRIVER / PIKETBERG / FARM BOTTLEFONTEIN**

Case No: 20070607SB0707E

DEFERRED:

This matter was discussed under Administrative Matters (Item 9.4).

SB

- 15.5 Proposed Site Development of Farm 81 Ptn 33, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/FARM 33 PTN 81**

Case No: 19032707AS0402M

FINAL COMMENT:

The Committee resolved to endorse the HIA as having met the requirement of S38(3) of the NHRA. The Committee resolved to endorse the recommendations of the HIA as outlined below:

- 1) The landscaping plan is further detailed to inter alia specify tree sizes to be planted. It is important that trees of an adequate height are planted from the onset to reduce potential visual impacts – thus tree heights must be specified in the landscaping plan. The landscaping plan must be submitted to the Stellenbosch Municipality for approval.
- 2) Architectural guidelines for the whole development to realize the intentions of the urban design framework and the heritage indicators set out in section 10 of the HIA are prepared.

The following aspects will need to be addressed:

- a. Height restrictions for all buildings across the site as indicated in the proposed SDP. It is however noted that the indicators stated that certain smaller elements of the four storey buildings may extend to five storeys. This is regarded as appropriate to mark key points/intersections in the development and should be controlled through the guidelines.
- b. Massing and articulation of the apartment blocks – monolithic blocks are to be disallowed and the guidelines must specify the extent of articulation in detail.
- c. Roof shape and colour to ensure variation in design and colour throughout the development but keeping the colour palette to neutral greys and black.
- d. Finishes of buildings, using plaster and paint in muted neutral earth tones (no highly-reflective white), concrete or stone, with restricted or prohibited use of metal cladding.

- e. Openings with restrictions on large reflecting surfaces, and shading of openings, particularly to the east.
- f. Lighting, services, security features and signage to be low key and/or not visible as may be appropriate (refer to indicators)
- g. Fencing – use of visually permeable fencing on perimeter with werf walls allowed for internal boundaries, provided that screening tree planting is accommodated.

These guidelines are to be to the approval of the Stellenbosch Municipality (Heritage Resources Management).

TZ

**15.6 Proposed Development, Remaining Extent of Portion 47 (A Portion of Portion 1) of the Farm Ganse Valleï No. 444, Plettenberg Bay: NM
HM/BITOU/PLETTENBERG BAY**

Case No: 18121204SB1220E

FINAL COMMENT:

The Committee resolved to endorse the recommendations of the HIA dated September 2020, prepared by Ursula Rigby as having met the requirements of S38(3) of the NHRA, as well as the recommendations outlined within the report and illustrated within appendix D Guideline sheet REV 01 (i.e. the Heritage related design indicators); with the addition of the palaeontological / archaeological monitoring required during earthworks and excavations.

SB

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

16.1 None

17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

17.1 None

18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

19.1 None

20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

20.1 None

21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

21.1 None

22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

22.1 None

23. SECTION 27 PROVINCIAL HERITAGE SITES

23.1 None

24 SECTION 42 HERITAGE AGREEMENT

24.1 None

25. ADVICE

25.1 None

26. OTHER**26.1 Conservation Management Plan for Amsterdam Battery on Erven 149294 & 9588, V&A Waterfront: MA
HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERVEN 149294 AND 9588**

Case No: 15110515GT1110E

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed trees and shrubs on the rampart walls to be omitted as their roots cause damage to the heritage resource.
- The existing trees on the rampart to be cut down at the base of the trees and root growth to be monitored (only grasses should be allowed on the ramparts etc.).
- An archaeologist with appropriate expertise to be included in the monitoring panel as a permanent member.
- General in principle endorsement of the proposed CMP and proposed HA.

FURTHER REQUIREMENTS:

The amendments as discussed are to be incorporated into the proposed CMP and HA, which must be circulated to legal advisor and APM for comment via email.

SB**27 Adoption of decisions and resolutions**

The Committee agreed to adopt the decisions and resolutions as minuted above.

ANNEXURE J

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

COMMENT FROM DEADP



Western Cape
Government

Department of Environmental Affairs and Development Planning

Samornay Smidt

Development Management (Region 1)

Samornay.Smidt@westerncape.gov.za | Tel: 021 483 5828

REFERENCE: 16/3/3/6/1/B4/45/1107/20

DATE: 29/06/2020

The Board of Directors
Metanoia Developments Three (Pty) Ltd
9 Grant Street
PAARL
7646

Attention: Mr. M Greyling

Tel: (083) 422 0940

Email: marias@propvision.co.za

Dear Sir

THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED): PROPOSED DEVELOPMENT OF APARTMENT BLOCKS ON THE STEYNS NURSERY SITE ON PORTION 29 OF FARM NO. 81, STELLENBOSCH

1. Your document dated June 2020, as received by the Department on the 9 June 2020, refers.
2. Based on the information provided it is this Department's understanding that the proposal entails the following:
 - The development of apartment blocks (multi-unit Residential Zone) on the Steyn's Nursery site.
 - The apartment blocks will consist of 240 units (168 2-bedroom units and 72 bachelor units). The proposed development includes 360 parking bays, a stormwater retention dam area (4 299 m²) and gardens (824 m²).
 - The site is zoned Agriculture Zone I with a consent use for a nursery.
 - The property was previously used as a bus terminus with no agricultural activities being undertaken on the site when it was purchased in 1993. The landowner transformed the property into a nursery over the years.
 - The ground cover is predominantly dominated by alien kikuyu grass.
 - The property does not contain any watercourses or wetlands.
 - The site is located outside the urban area.
4. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 of 7 April 2017. Be advised that the proposed development **does not** constitute any listed activities in terms of NEMA EIA Regulations, 2014 (as amended). Environmental Authorisation is therefore not required from this Department prior to the proposed development on the said farm portion.

5. The above is based on the following:
 - 5.1 The property was not used for agriculture on or after 1 April 1998.
 - 5.2 The site does not contain any sensitive environmental features.
6. Should any revision of the proposed development constitute a listed activity(ies) in terms of the NEMA EIA Regulations, 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 an application must be submitted and environmental authorisation obtained before such activity(ies) may commence.
7. The applicant is reminded of his/her general duty of care and the remediation of environmental damage, Section 28(1) of NEMA specifically states that – "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."
8. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.
9. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.
10. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully



HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) A Withers (Legacy Environmental Management Consulting (Pty) Ltd)
 (2) H Steyn (Steyn's Family Trust)

Email: aubrey@legacyemc.co.za
 Email: hannes@steyns-nursery.co.za

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ANNEXURE K

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
DEPARTMENT OF
TRANSPORT AND PUBLIC
WORKS**



Western Cape
Government

Transport and Public Works

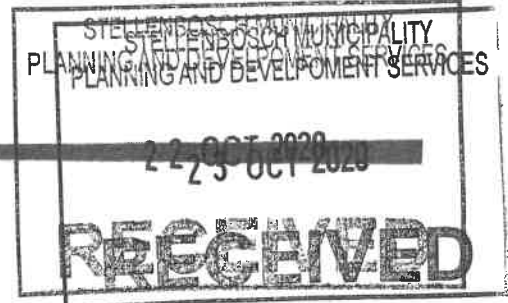
ROAD NETWORK MANAGEMENT

Email: Grace.Swanepoel@westerncape.gov.za

tel: +27 21 483 4669

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000



REFERENCE: TPW/CFS/RP/LUD/REZ/SUB-25/75 (Job 22720)

ENQUIRIES: Ms GD Swanepoel

DATE: 19 October 2020

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

FILE NR:	
SCAN NR:	F 81 / 29 S
COLLABORATOR NR:	696500

PORTION 29 OF FARM 81, STELLENBOSCH: MAIN ROAD 174: APPLICATION FOR REZONING, SUBDIVISION, AND APPROVAL OF SITE DEVELOPMENT PLAN

1. The following refer:
 - 1.1. The letter LU/10313 from TV3 Projects (Pty) Ltd dated 14 February 2020;
 - 1.2. The Traffic Impact Assessment (TIA) letter iCE/S/1050A from iCE Group (Stellenbosch) to TV3 Architects and Planners dated 28 August 2019 and
 - 1.3. The letter LU/10313 from TV3 Projects (Pty) Ltd to you dated 22 June 2020.
2. The application entails the development of 158 residential units (reduced from 240 units).
3. Main Road 174 (MR174) is directly affected by this application.
4. The access to the development is based on the Arterial Management Plan (AMP) for MR174 (R304) between Klipheuwel and Stellenbosch (ITS 2844) prepared for this Branch by ITS Engineers dated November 2012.
5. This Branch offers no objection to the land use application subject to the following conditions:
 - 5.1. The development is limited to 158 residential units;

- 5.2. Main Road 174 will be dualled between MR187 and MR27 as listed in the TIA above. The upgrading of the MR174/Welgevonden Boulevard intersection must fit the final design of the dual roadway MR174;
- 5.3. The existing access off MR174 to Portion 29 of Farm 81 must be closed permanently, and the road reserve and fence reinstated;
- 5.4. The new access intersection at \pm km 57.83 on MR174 must be signalised and include a right-turn lane on the northern-approach as well as a left-turn lane on the southern-approach in addition to the dualling of MR174 past this point;
- 5.5. Street lighting need to be installed along MR174 at the new access in accordance with the applicable standards of this Branch;
- 5.6. The access road off MR174 to the development must be located at \pm km 57.83 on the right-hand side and will be constructed as the eastbound lanes of the future dual access road to Remainder Portion 33 of Farm 81;
- 5.7. The access intersection on MR174 and the access road to the development must be constructed prior to the commencement of the construction of the development;
- 5.8. Access to the development will be off the interim access road approximately 90m west of MR174 (centreline to centreline);
- 5.9. The access road between MR174 and the interim access must have 1 lane in and 1 lane out;
- 5.10. Once the proposed development on the Remainder Portion 33 of Farm 81 are approved the interim access must be closed and moved to the main access as shown on the amended Site Development attached to the letter LU/10313 from TV3 Projects (Pty) Ltd to you dated 22 June 2020;
- 5.11. Public transport embayments must be provide downstream of the new access road intersection on MR174 in both directions;
- 5.12. All detail design plans for road upgrades, signal installation and street lighting along MR174 after having been scrutinised by the affected Directorates at Stellenbosch Municipality must be submitted to the Design Directorate (Ms MK Hofmeyr - e-mail: Melanie.Hofmeyr@westerncape.gov.za) of this Branch for approval.
- 5.13. All parking must be located inside the development and provided in accordance with the latest Zoning Scheme of Stellenbosch Municipality;
- 5.14. Under no circumstances will parking be allowed with in the road reserve of MR174;
- 5.15. The statutory 5m building line in terms of the Roads Ordinance 19 of 1976, must be maintained;
- 5.16. No services will be allowed within the 5m building line in terms of the Roads Ordinance 19 of 1976 and

- 5.17. Subdivision Condition Compliance Clearance must be provided by this Branch in terms of Sections 20, 21 and 28 of the Stellenbosch Municipal and Land Planning By-Law (2015).
6. It is recommended that Stellenbosch Municipality meets with this Branch to discuss the dualling of MR174 between MR187 and MR27.
7. It is recommended that the road reserve portion of Portion 29 of Farm 81 be subdivided and transferred to this Branch.
8. Please be reminded that this Branch still needs to approve the subdivision plan of Portion 29 of Farm 81 in terms of Act 21 of 1940.

Yours faithfully



SW CARSTENS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

ANNEXURE L

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
DIRECTOR: ENGINEERING
SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

TO : **The Director: Planning and Development**

FOR ATTENTION : **B Mdoda**

FROM : **Manager: Development (Infrastructure Services)**

AUTHOR : **Tyrone King**

DATE : **11 November 2020**

RE. : **Farm 81/29: Subdivision, Rezoning, SDP approval for the development of 158 apartments.**

YOUR REF : **LU/10313**

OUR REF : **1956 CIVIL LU**

Details, specifications and information reflected in the following documents refer:

- The abovementioned application dated 17 October 2018 and motivation report by TV3;
- Site concept layout by Osmond Lange Architects and Planners dated 8 July 2020;
- Main Entrance Layout and Temporary Entrance Layout by Osmond Lange Architects and Planners dated 8 July 2020
- Traffic Impact Assessment (TIA) by ICE Group, dated 8 July 2020;
- Bulk Civil Engineering Services Report, by Ingerop, Rev 0 – Aug 2019;
- GLS report, dated 25 May 2020

These comments and conditions are based on the following proposed development parameters:

- Total Units: 158 apartments

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

This document consists of the following sections:

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS**A. Definitions****B. Recommendation to decision making authority**

C. Specific conditions of approval: These conditions must be complied with before clearance certificate, building plan or occupation certificate approval; whichever is applicable to the development in question.

D. General conditions of approval: These conditions must be adhered to during implementation of the development to ensure responsible development takes place. If there is a contradiction between the specific and general conditions, the specific conditions will prevail:

A. <u>Definitions</u>

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:

(a) *"Municipality"* means the STELLENBOSCH MUNICIPALITY, a Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;

(b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;

(c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the *"Municipality"* from time to time, representing the Directorate: Infrastructure Services, to perform the duties envisaged in terms of this land-use approval;

2. that all previous relevant conditions of approval to this development application remain valid and be complied with in full unless specifically replaced or removed by the *"Engineer"*;

B. <u>Recommendation:</u>

3. **The development is recommended for approval, subject to the conditions as stated below.**

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS**C. Specific conditions of approval**

4. that the following upgrades are required to accommodate the development. No taking up of proposed rights including Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be allowed until the following upgrades have been completed and/or conditions have been complied with:
- a. **Stellenbosch WWTW (Waste Water Treatment Works):** The proposed development falls within the catchment area of the existing Stellenbosch WWTW (Waste Water Treatment Works). There is sufficient capacity at the WWTW for the proposed development.
 - b. **Water Network:** There is sufficient capacity in the bulk water reticulation network to accommodate the proposed development.
 - i. The development will connect to the existing 180mm diameter municipal water line in the R304.
 - ii. The Developer will be responsible for any link water pipelines between the development and the municipal network.
 - iii. The connection point identified above will be regarded as a temporary solution. The permanent connection point for this development will be to the future Kayamandi Northern reservoir zone (**Annexure A**), once this zone is implemented. The cost associated to move the connection will be for the developer.
 - c. **Sewer Network:** The development will connect to the existing 450mm dia municipal pipeline (Item 1 on Annexure A). A following connection stub is available: 450mm DN GRP SN5000 stub, invert level 111.480m at coordinate X = 3 754 054.86, Y = 13 975.47 (information as received from AECOM). The following items are required to link the development to the municipal network (**See Annexure B**):
 - i. SSS1.30: 250mm dia pipeline
Estimated cost: R 1 548 000*

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

Responsible: Developer

Funding: Offset from DCs

ii. SSS1.32: 355mm dia pipeline

Estimated cost: R 862 000*

Responsible: Developer

Funding: Offset from DCs

(* GLS report estimate including P & G, Contingencies and Fees, but excluding VAT - Year 2018/19 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

iii. The developer will be responsible for the registration of any servitudes required, including negotiations with the private land-owners. **No further approval for this development (engineering drawings or building plans) will be given until written agreement has been reached between the Developer and private land owners for the registration of such servitudes.**

d. **Roads Network:** The items as indicated in the TIA by ICE Group, dated 25 Aug 2019, are required to accommodate the proposed development:

i. Upgrade of the R304/Welgevonden Boulevard intersection – this upgrade must be done in terms of the conceptual design for the dualling of the R304

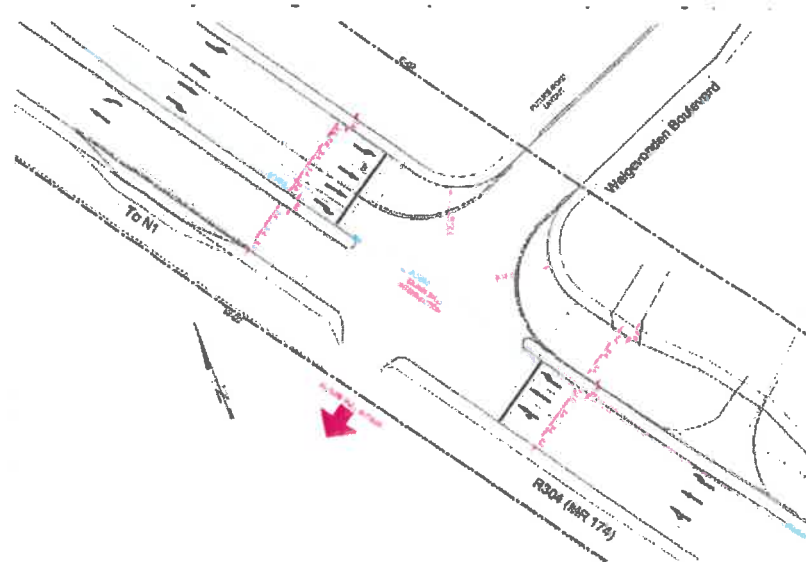
FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

Diagram 2 : Proposed R304/Welgevonden Boulevard intersection lane layout (as per Conceptual Design of R304 dualling between Welgevonden Boulevard and R44)

Estimated cost: R 8 085 000 excl VAT* (* ICE e-mail Wednesday, 03 June 2020 08:21)

Responsible: Developer

Funding: Can be offset from DCs, but if DCs are not sufficient, the shortfall must be funded by the Developer. This upgrade must be completed before any clearance is given for this development.

- ii. The R304/Access intersection must be constructed from the R304 to the "interim access" (green areas as shown below). The provision of traffic signals, dedicated turning lanes on the R304-approaches (right-turn lane on the northern approach and left turn lane on the southern approach) and access approach (right- and left-turn lanes) are necessary in addition to the dualling of the R304.

Estimated cost: R 12 450 000 excl VAT* (* ICE e-mail Wednesday, 03 June 2020 08:21)

Responsible: Developer

Funding: In principle, this upgrade can be offset from DCs, as the access road will be a public road and form of the future road network of Kayamandi and the Northern Extension. If DCs are not sufficient, the shortfall must be funded by the Developer. This upgrade must be completed before any clearance is given for this development.

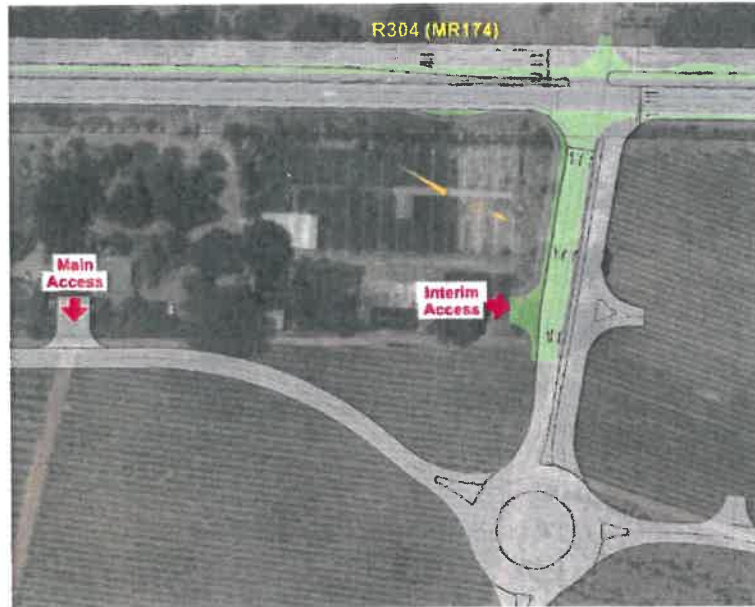
FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

Diagram 3 : Future access (R304 dualled and with development of neighbouring property)

- iii. The access road is not yet indicated on the municipality's roads master plans. The final position of the access road must therefore be approved by the Senior Manager: Roads and Stormwater, before any construction drawings will be approved.
- iv. The access road to the R304 will initially only serve the proposed development, and in future with the development of the neighboring property (Farm 81/33), be extended towards a roundabout providing access to the said neighbouring property. As soon as the future extension is in place, the interim access must be closed and the access be moved to the "Main access" as indicated below. The cost of the moving of the access will be for the Developer.
- v. It is noted that the access road is situated on private property and the Developer is responsible for negotiating with the landowner and for creating the public road reserve or an interim servitude right of way. Proof of such an agreement must be furnished before the Municipality will approve the engineering construction drawings. Proof of a legal access must be provided before clearance can be given.

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

- vi. The R304, from which the Development gains access, is a provincial road. Therefore any upgrades identified by the provincial roads authority will also need to be implemented by the Developer before any clearance/occupation of the development is approved by the Municipality.

e. Stormwater Network:

- i. A stormwater management plan must be submitted with the engineering drawings. The cost of any stormwater infrastructure identified required to accommodate the proposed development will be for the developer's cost;

f. Solid Waste:

- i. The Municipality will provide a solid waste removal service

g. Funding source breakdown (all costs excl VAT):

Total DCs available for civil services (excl Community facilities)	R 6 678 474
Upgrades cost	
SSS1.30 + SSS1.32 Bulk sewer upgrades	R 2 410 000
R304/Welgevonden Boulevard intersection	R 8 085 000
R304/Access intersection	R 12 450 000
Total cost	R 22 945 000
Surplus (+) / Deficit (-)	R – 16 266 526
Comment	Based on the estimates, there are not sufficient DCs to cover the costs of the upgrades to be done in lieu of DCs. These projects are not on the municipal budget and the Developer will be responsible for the shortfall, should they wish to proceed with their development.

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

5. that the upgrades mentioned above be met by the "*Developer*" before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates (whichever comes first) will be given;

Development Charges

6. that the "*Developer*" hereby acknowledges that Development Charges are payable towards the following bulk civil services: water, sewerage, roads, stormwater, solid waste and community facilities as per Council's Policy;
7. that the "*Developer*" hereby acknowledges that the development charges levy as determined by the "*Municipality*" and or the applicable scheme tariffs will be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy, should this land-use application be approved;
8. that the "*Developer*" accepts that the Development Charges will be subject to annual adjustment up to date of payment. The amount payable will therefore be the amount as calculated according to the applicable tariff structure at the time that payment is made;
9. that the "*Developer*" may enter into an engineering services agreement with the "*Municipality*" to install or upgrade bulk municipal services at an agreed cost, to be off-set against Development Charges payable in respect of bulk civil engineering services;
10. that the Development Charges levy to the amount of **R 8 747 604. 54** (Excluding VAT) as reflected on the DC calculation sheet, dated **20 Oct 2020**, and attached herewith as **Annexure DC**, be paid by the "*Developer*" towards the provision of bulk municipal civil services in accordance with the relevant legislation and as determined by Council's Policy.
11. that the Development Charges levy be paid by the "*Developer*" per phase –
- prior to the approval of any building- and/or services plans in the case of a Sectional title erf in that phase or where a clearance certificate is not applicable and/or;
12. that the development shall be substantially in conformance with the Site Development Plan submitted in terms of this application. Any amendments and/or additions to the Site Development Plan, once approved, which might lead to an increase in the number of units i.e. more than **158** units, will result in the recalculation of the Development Charges;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

13. Bulk infrastructure Development Charges and repayments are subject to VAT and are further subject to the provisions and rates contained in the Act on Value Added Tax of 1991 (Act 89 of 1991) as amended;
14. that the "*Developer*" will enter into an Engineering Services Agreement with the "*Municipality*" in respect of the implementation of any infrastructure or community facilities to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;

Site Development Plan

15. details of the access are to be provided for approval at engineering drawing approval stage. The following guidelines will apply:
 - a. that provision be made for a two lanes in and one lane out access with a minimum stacking distance of 20m as prescribed by the TIA. The stacking distances shall be measured from the edge of the closest sidewalk or cycle lane to the entrance gate. The guiding principle is that vehicle and pedestrian traffic should not be obstructed by stacking vehicles;
 - b. that sufficient entrance and exit widths will be created at the vehicle access points: 2.7m minimum and 4,0m maximum width for a single entrance or exit way; 5,0m min and 8,0m maximum for a combined entrance and exit way. To accommodate emergency vehicles, at least one lane should be 4, 0 metres wide and have a minimum height clearance of 4.3 m.
 - c. that, where access control is being provided, a minimum of 2 to 3 visitor's parking bays be provided on site, but outside the entrance gate, for vehicles not granted access to the development;
 - d. that provision be made for a 3-point turning head in front of the entrance gate, to the satisfaction of the Directorate: Infrastructure Services in order to enable a vehicle to turn around;
16. that provision be made for a refuse room as per the specification of the standard development conditions below;
17. that if the "*Developer*" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

18. that provision be made for a refuse embayment off the roadway/sidewalk to accommodate refuse removal. (Embayment to be minimum 15m x 2.5m). This must be clearly indicated on the engineering drawings when submitted for approval. The specifications of such embayment shall be as per the standard development conditions below;
19. that any amendments to cadastral layout and or site-development plan to accommodate the above requirements will be for the cost of the "Developer" as these configurations were not available at land-use application stage;

Ownership and Responsibility of services

20. that it be noted that as per the site development plan, the roads are reflected as private roads. Therefor all internal services on the said erf will be regarded as private services and will be maintained by the "Developer" and or Owner's Association;

Internal- and Link Services

21. that the "Developer", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;

Bulk Water Meter

22. that the "Developer" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance gate and that clearance will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;

Solid Waste

23. For large spoil volumes from excavations, to be generated during the construction of this development, will not be accepted at the Stellenbosch landfill site. The Developer will have to indicate and provide evidence of safe re-use or proper disposal at an alternative, licensed facility. This evidence must be presented to the Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za), before building plan approval and before implementation of the development. Clean rubble can be utilized by the Municipality and will be accepted free of charge, providing it meets the required specification.

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS**Roads**

24. that the “Developer”, at his/her cost, implement the recommendations of the approved Traffic Impact Assessment/Statement by ICE Group, dated 28 August 2019, and where required, a sound Traffic Management Plan to ensure traffic safety shall be submitted for approval by the Directorate: Infrastructure Services and the approved management plan shall be implemented by the “Developer”, at his/her cost. If any requirement of the TIA is in conflict with one of the conditions of approval, the conditions of approval shall govern;
25. that the “Developer” will be held liable for any damage to municipal infrastructure within the public road reserves, caused as a direct result of the development of the subject property. The “Developer” will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services;

Bulk Electricity

26. Please refer to the conditions attached as **Annexure: Electrical Engineering**;

D. General conditions of approval: The following general development conditions are applicable. If there is a contradiction between the specific and general development conditions, the specific conditions will prevail:

27. that the “Developer” will enter into an Engineering Services Agreement with the “Municipality” in respect of the implementation of the infrastructure to be implemented in lieu of DCs if the need for such infrastructure is identified at any stage by the Municipality;
28. that should the “Developer” not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report addressing services capacities and reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Infrastructure Services by the “Developer” for further comment and conditions. Should this revised Engineering report confirm that available services capacities is not sufficient to accommodate this development, then the implementation of the development must be re-planned around the availability of bulk services as any clearances for the development will not be supported by the Directorate: Infrastructure Services for this development if bulk services are not available upon occupation or taking up of proposed rights;
29. that the “Developer” indemnifies and keep the “Municipality” indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period.

30. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
31. that, if applicable, the "*Developer*" approach the Provincial Administration: Western Cape (District Roads Engineer) for their input and that the conditions as set by the Provincial Administration: Western Cape be adhered to before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued;
32. that the "*Developer*" informs the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;
33. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 3rd Edition (2015);
34. that the "*Developer*" takes cognizance and accepts the following:
 - a.) that no construction of any civil engineering services may commence before approval of internal – and external civil engineering services drawings;
 - b.) that no approval of internal – and external civil engineering services drawings will be given before land-use and or SDP approval is obtained;
 - c.) that no approval of internal – and external civil engineering services drawings will be given before the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party;
 - d.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before land-use and or SDP approval is obtained;
 - e.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before the approval of internal – and external civil engineering services drawings;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

- f.) that no building plans will be recommended for approval by the Directorate: Infrastructure Services before a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law is issued unless the "Developer" obtains the approval of the "Engineer" for construction work of his development parallel with the provision of the bulk services.

Site Development Plan

35. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";
36. that even if a Site Development Plan is approved by this letter of approval, a further fully detailed site plan be submitted for approval prior to the approval of engineering services plans and or building- and/or services plans to allow for the setting of requirements, specifications and conditions related to civil engineering services. Such Plan is to be substantially in accordance with the approved application and or subdivision plan and or precinct plan and or site plan, etc. and is to include a layout plan showing the position of all roads, road reserve widths, sidewalks, parking areas with dimensions, loading areas, access points, stacking distances at gates, refuse removal arrangements, allocation of uses, position and orientation of all buildings, the allocation of public and private open spaces, building development parameters, the required number of parking bays, stormwater detention facilities, connection points to municipal water- and sewer services, updated land-use diagram and possible servitudes;
37. that if the fully detailed Site Development Plan, as mentioned in the above item, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment thereof and any costs associated therewith;
38. that an amended Site Development Plan be submitted for approval prior to the approval of building plans for new buildings not indicated on the Site Development Plan applicable to this application and or changes to existing buildings or re-development thereof;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS**Internal- and Link Services**

39. that the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;
40. that the Directorate: Infrastructure Services may require the "*Developer*" to construct internal municipal services and/or link services to a higher capacity than warranted by the project, for purposes of allowing other existing or future developments to also utilise such services. The costs of providing services to a higher capacity could be offset against the Development Charges payable in respect of bulk civil engineering services if approved by the Directorate: Infrastructure Services;
41. that the detailed design and location of access points, circulation, parking, loading - and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;
42. that plans of all the internal civil services and such municipal link services as required by the Directorate: Infrastructure Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;
43. that construction of services may only commence after municipal approval has been obtained;
44. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "*Engineer*";
45. that the "*Developer*" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (as amended) and that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with this document, unless otherwise agreed with the Engineer. The said document is available in electronic format on request;
46. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
47. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

48. that prior to the issuing of the Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1, all internal - and link services be inspected for approval by the "Engineer" on request by the "Developer's" Consulting Engineer;
49. that a Certificate of Practical Completion, in terms of GCC 2015 Clause 5.14.1 be issued before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be issued (prior to transfer of individual units or utilization of buildings);
50. that Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will only be issued if the bulk watermeter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid;
51. that a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer be submitted to the "Engineer" on request;
52. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
53. that the "Developer" be liable for all damages caused to existing civil and electrical services of the "Municipality" relevant to this development. It is the responsibility of the contractor and/or sub-contractor of the "Developer" to determine the location of existing civil and electrical services;
54. that all connections to the existing services be made by the "Developer" under direct supervision of the "Engineer" or as otherwise agreed and all cost will be for the account of the "Developer".
55. that the "Developer", at his/her cost, will be responsible for the maintenance of all the internal (on-site) municipal – and private civil engineering services constructed for this development until at least 80% of the development units (i.e. houses, flats or GLA) is constructed and occupied whereafter the services will be formally handed over to the Owner's Association, in respect of private services, and to the Municipality in respect of public services;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS**Servitudes**

56. that the "*Developer*" ensures that all main services including roads to be taken over by the Directorate: Infrastructure Services, all existing municipal – and or private services including roads, crossing private - and or other institutional property and any other services/roads crossing future private land/erven are protected by a registered servitude before Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law will be given;
57. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;
58. that the "*Developer*" obtains the written approval of all affected owners where the route of a proposed service crosses the property of a third party before final approval of engineering drawings be obtained.

Stormwater Management

59. Taking into account the recent water crisis, and associated increase in borehole usage, it is important that the groundwater be recharged as much as possible. One way of achieving the above is to consider using Sustainable Drainage Systems (SuDS) approach wrt SW management. From Red Book: "SuDS constitute an approach towards managing stormwater runoff that aims to reduce downstream flooding, allow infiltration into the ground, minimise pollution, improve the quality of stormwater, reduce pollution in water bodies, and enhance biodiversity. Rather than merely collecting and discarding stormwater through a system of pipes and culverts, this approach recognises that stormwater could be a resource." The Developer is encouraged to implement SuDS principles that are practical and easily implementable. Details of such systems can be discussed and agreed with the Municipality and must be indicated on the engineering drawings.
60. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized municipal system;
61. that overland stormwater escape routes be provided in the cadastral layout at all low points in the road layout, or that the vertical alignment of the road design be adjusted in order for the roads to function as overland stormwater escape routes. If this necessitates an amendment of the cadastral layout, it must be done by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

62. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the impacts of stormwater on receiving aquatic environments;
63. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;
64. that the consulting engineer, appointed by the "*Developer*", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event. Should the existing municipal stormwater system not be able to accommodate the expected stormwater run-off, the difference between the pre- and post-development stormwater run-off must be accommodated on site, or the existing system must be upgraded to the required capacity at the cost of the "*Developer*" and to the standards and satisfaction of the Directorate: Infrastructure Services. The aforementioned stormwater analysis is to be submitted concurrent with the detail services plans;
65. that for larger developments, industrial developments or developments near water courses a stormwater management plan for the proposed development area, for both the minor and major storm events, be compiled and submitted for approval to the Directorate: Infrastructure Services.
66. that the approved management plan be implemented by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. The management plan, which is to include an attenuation facility, is to be submitted concurrent with the detail services plans;
67. that in the case of a sectional title development, the internal stormwater layout be indicated on the necessary building plans to be submitted for approval.
68. that no overland discharge of stormwater will be allowed into a public road for even with catchment areas of more than 1500m² and for which it is agreed that no detention facilities are required. The "*Developer*" needs to connect to the nearest piped municipal stormwater system with a stormwater erf connection which may not exceed a diameter of 300mm.

Roads

69. that, where applicable, the application must be submitted to the District Roads Engineer for comment and conditions . Any conditions set by the District Roads Engineer will be applicable;

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- 70. that no access control will be allowed in public roads;
- 71. that the layout must make provision for all deliveries to take place on-site. Movement of delivery vehicles may not have a negative impact on vehicular – and pedestrian movement on public roads and or public sidewalks;
- 72. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
- 73. that, prior to commencement of any demolition / construction work, a traffic accommodation plan for the surrounding roads must be submitted to the Directorate: Infrastructure Services for approval, and that the approved plan be implemented by the "Developer", at his/her cost, to the standards of the Directorate: Infrastructure Services;
- 74. that visibility splays shall be provided and maintained on each side of the new access in accordance with the standard specifications as specified in the Red Book with regard to sight triangles at intersections;

Wayleaves

- 75. that way-leaves / work permits be obtained from the Directorate: Infrastructure Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;
- 76. that wayleaves will only be issued after approval of relevant engineering design drawings;
- 77. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's who's services may be affected.

Owner's Association (Home Owner's Association or Body Corporate)

- 78. that an Owner's Association be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law and shall come into being upon the separate registration or transfer of the first deducted land unit arising from this subdivision;
- 79. that the Owner's Association take transfer of the private roads simultaneously with the transfer or separate registration of the first deducted land portion in such phase;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

80. that in addition to the responsibilities set out in **section 29** of the Stellenbosch Municipal Land Use Planning By-law, the Owner's Association also be responsible for the maintenance of the private roads, street lighting, open spaces, retention facilities and all internal civil services;
81. that the Constitution of the Owner's Association specifically empower the Association to deal with the maintenance of the roads, street lighting, open spaces, retention facilities and all internal civil services;
82. that the Constitution of the Owner's Association specifically describes the responsibility of the Owner's Association to deal with refuse removal as described in the "Solid Waste" section of this document;

Solid Waste

83. The reduction, reuse and recycle approach should be considered to waste management:

- Households to reduce waste produced
- Re-use resources wherever possible
- Recycle appropriately

To give effect to the above, the following are some typical waste minimization measures that should be implemented by the Developer, to the satisfaction of the Stellenbosch Municipality:

- Procedures should be stipulated for the collection and sorting of recyclable materials;
- Provision should be made for centralized containers for recyclable materials including cardboard, glass, metal, and plastic and green waste;
- A service provider should be appointed to collect recyclable waste. Such service provider must be legally compliant in terms of all Environmental Legislation and/or approved by the Municipality's Solid Waste Management Department;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site should be stipulated;
- General visual monitoring should be undertaken to identify if these measures are being adhered to;
- Record shall be kept of any steps taken to address reports of dumping or poor waste management within the Development;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

Where an Owner's Association is to be established in accordance with the provisions of section 29 of the Stellenbosch Municipal Land Use Planning By-law, the Constitution of the Owner's Association shall incorporate the above in the Constitution and:

- Each party's (Developer/Owner's Association/Home Owner) responsibilities w.r.t. waste management and waste minimization should be clearly defined in such constitution
- A set of penalties for non-compliance should be stipulated in the Constitution

84. that it be noted that the Solid Waste Branch will not enter private property, private roads or any access controlled properties for the removal of solid waste;
85. that the "*Developer*" must apply and get approval from the Municipality's Solid Waste Department for a waste removal service prior to clearance certificate or occupation certificate (where clearance not applicable). Contact person Mr Saliem Haider, 021 808 8241; saliem.haider@stellenbosch.gov.za;
86. that should it not be an option for the "*Municipality*" to enter into an agreement with the "*Developer*" due to capacity constraints, the "*Developer*" will have to enter into a service agreement with a service provider approved by the "*Municipality*" prior to clearance certificate or occupation certificate (where clearance not applicable);
87. that if the "*Developer*" wishes to remove the waste by private contractor, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";
88. Access to all properties via public roads shall be provided in such a way that collection vehicles can complete the beats with a continuous forward movement;
89. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
90. Maximum depth of cul-de-sac shall be 20 meters or 3 erven, whichever is the lesser. Where this requirement is exceeded, it will be necessary to construct a turning circle with a minimum turning circle radius of 11m or, alternatively – a turning shunt as per the Directorate: Infrastructure Services' specifications. With respect to the latter, on street parking are to be prohibited by way of "red lines" painted on the road surface as well as "no parking" signboards as a single parked vehicle can render these latter circles and shunts useless;

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91. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;
92. Road foundation shall be designed to carry a single axle load of 8.2 tons;
93. Refuse storage areas are to be provided for all premises other than single residential erven;
94. Refuse storage areas shall be designed in accordance with the requirements as specified by the Solid Waste Branch. Minimum size and building specifications is available from the Solid Waste Branch;
95. A single, centralized, refuse storage area which is accessible for collection is required for each complete development. The only exception is the case of a single residential dwelling, where a refuse storage area is not required;
96. The refuse storage area shall be large enough to store all receptacles needed for refuse disposal on the premises, including all material intended to recycling. No household waste is allowed to be disposed / stored without a proper 240 ℓ Municipal wheelie bin;
97. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse;
98. Where the premises might be utilized by tenants for purposes other than those originally foreseen by the building owner, the area shall be sufficiently large to store all refuse generated, no matter what the tenant's business may be;
99. All black 85 ℓ refuse bins or black refuse bags is in the process of being replaced with 240 ℓ black municipal wheeled containers engraved with WC024 in front, and consequently refuse storage areas should be designed to cater for these containers. The dimensions of these containers are:

Commercial and Domestic	:	585 mm wide x 730 mm deep x 1100 mm high
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100. With regard to flats and townhouses, a minimum of 50 litres of storage capacity per person, working or living on the premises, is to be provided at a "once a week" collection frequency;

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

101. Should designers be in any doubt regarding a suitable size for the refuse storage area, advice should be sought from the Solid Waste Department : Tel 021 808-8224

102. Building specifications for refuse storage area:

Floor

The floor shall be concrete, screened to a smooth surface and rounded to a height of 75mm around the perimeter. The floor shall be graded and drained to a floor trap (See: Water Supply and Drainage).

Walls and Roof

The Refuse Storage Area shall be roofed to prevent any rainwater from entering. The walls shall be constructed of brick, concrete or similar and painted with light color high gloss enamel. The height of the room to the ceiling shall be not less than 2.21 meters.

Ventilation and Lighting

The refuse storage area shall be adequately lit and ventilated. The room shall be provided with a lockable door which shall be fitted with an efficient self-closing devise. The door and ventilated area shall be at least 3 metres from any door or window of a habitable room. Adequate artificial lighting is required in the storage area.

Water Supply and Drainage

A tap shall be provided in the refuse storage area for washing containers and cleaning spillage. The floor should be drained towards a 100 mm floor trap linked to a drainage pipe which discharges to a sewer gully outside the building. In some cases a grease gully may be required.

103. Should the refuse storage area be located at a level different from the level of the street entrance to the property, access ramps are to be provided as stairs are not allowed. The maximum permissible gradient of these ramps is 1:7;

104. A refuse bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area;

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105. Any containers or compaction equipment acquired by the building owner must be approved by the Directorate: Infrastructure Services, to ensure their compatibility with the servicing equipment and lifting attachments;
106. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
107. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
108. All refuse storage areas shall be approved by the Directorate: Infrastructure Services, to ensure that the Council is able to service all installations, irrespective of whether these are currently serviced by Council or other companies;

AS-BUILTs

109. The "*Developer*" shall provide the "*Municipality*" with:
 - a. a complete set of as-built paper plans, signed by a professional registered engineer;
 - b. a CD/DVD containing the signed as-built plans in an electronic DXF-file format, reflecting compatible layers and formats as will be requested by the "*Engineer*" and is reflected herewith as Annexure X;
 - c. a completed Asset Verification Sheet in Excell format, reflecting the componitization of municipal services installed as part of the development. The Asset Verification Sheet will have to be according to the IMQS format, as to be supplied by the "*Engineer*", and is to be verified as correct by a professional registered engineer;
 - d. a complete set of test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities on road structure and all relevant tests on asphalt), approved and verified by a professional registered engineer;
 - e. Written verification by the developer's consulting engineer that all professional fees in respect of the planning, design and supervision of any services to be taken over by the "*Municipality*" are fully paid;
110. All relevant as-built detail, as reflected in the item above, of civil engineering services constructed for the development, must be submitted to the "*Engineer*" and approved by the

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"Engineer" before any application for Certificate of Clearance will be supported by the *"Engineer"*;

111. The Consulting Civil Engineer of the *"Developer"* shall certify that the location and position of the installed services are in accordance with the plans submitted for each of the services detailed below;
112. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;
113. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law shall not be issued unless said services have been inspected by the *"Engineer"* and written clearance given, by the *"Engineer"*;

Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law

114. It is specifically agreed that the *"Developer"* undertakes to comply with all conditions of approval as laid down by the *"Municipality"* before clearance certificates shall be issued, unless otherwise agreed herein;
115. that the *"Municipality"* reserves the right to withhold any clearance certificate until such time as the *"Developer"* has complied with conditions set out in this contract with which he/she is in default. Any failure to pay monies payable in terms of this contract within 30 (thirty) days after an account has been rendered shall be regarded as a breach of this agreement and the *"Municipality"* reserves the right to withhold any clearance certificate until such time as the amount owing has been paid;
116. that clearance will only be given per phase and the onus is on the *"Developer"* to phase his development accordingly;
117. **The onus will be on the "Developer" and or his professional team to ensure that all land-use conditions have been complied with before submitting an application for a Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law. Verifying documentation (proof of payment in respect of Development Charges, services installation, etc.) must be submitted as part of the application before an application will be accepted by this Directorate;**

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

118. that any application for Certificate of Clearance will only be supported by the "*Engineer*" once all relevant as-built detail, as reflected in the item "AS-BUILT's" of this document, is submitted to the "*Engineer*" and approved by the "*Engineer*".

Streetlighting

119. The "*Developer*" will be responsible for the design and construction at his own expense of all internal street lighting services and street lighting on link roads leading to his development (excluding Class 1, 2 and 3 Roads) according to specifications determined by the municipality's Manager: Electrical Services and under the supervision of the consulting engineer, appointed by the "*Developer*";
120. Prior to commencing with the design of street lighting services, the consulting electrical engineer, as appointed by the "*Developer*" must acquaint himself with, and clarify with the municipality's Manager: Electrical Engineering, the standards of materials and design requirements to be complied with and possible cost of connections to existing services;
121. The final design of the complete internal street lighting network of the development must be submitted by the consulting electrical engineer, as appointed by the "*Developer*", to the municipality's Manager: Electrical Engineering for approval before any construction work commences;
122. Any defect with the street lighting services constructed by the "*Developer*" which may occur during the defects liability period of 12 (TWELVE) months and which occurs as a result of defective workmanship and/or materials must be rectified immediately / on the same day the defect was brought to the attention of the consulting electrical engineer, appointed by the "*Developer*". Should the necessary repair work not be done within the said time the "*Municipality*" reserves the right to carry out the repair work at the cost of the "*Developer*";

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS

123. The maintenance and servicing of all private internal street lighting shall be the responsibility and to the cost of the "Developer" and or Home Owner's Association.



TYRONE KING Pr Tech Eng

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\1956 (TK) Farm 81-29, Steyn's Nursery\1956 (TK) Farm 81-29, Steyn's Nursery.doc

FARM 81/29: DEVELOPMENT OF 158 APARTMENTS**ATTACHMENT X****Geographic Information System (GIS) data capturing standards**

In drawing up the As-build Plans relating to this development, the consultant must create the following separate layers in ESRI .shp, electronic file format in order for the data to reflect spatially correct.

Layer name	Content
TITLE	Title information, including any endorsements and references
NOTES	All noted information, both from the owner / surveyor and SG
PARENT_PROPLINES	Parent property lines
PARENT_PROPNUM	Parent erf number (or portion number)
PROPLINES	New portion boundaries
PROPANNO	New erf numbers
SERVLINES	Servitude polygons
SERVANNO	Servitude type
STREET_NAMES	Road centre lines with street names
STREET_NUMBERS	Points with street numbers
COMPLEX BOUNDARIES	Where applicable, polygon with complex name (mention whether gated or not and if so, where gates are)
SUBURB	Polygon with suburb name, where new suburb / township extension created
ESTATE	Where applicable, polygon with estate name (mention whether gated or not and if so, where gates are)

When data is provided in a .shp format it is mandatory that the .shx, .dbf, files should accompany the shapefile. The prj file containing the projection information must also accompany the shapefile.

It is important that different geographical elements for the GIS capture process remains separate. That means that political boundaries like wards or suburbs be kept separate from something like rivers. The same applies for engineering data types like water lines, sewer lines, electricity etc. that it is kept separate from one another. When new properties are added as part of a development, a list of erf numbers with its associated SG numbers must be provided in an electronic format like .txt, .xls or .csv format.

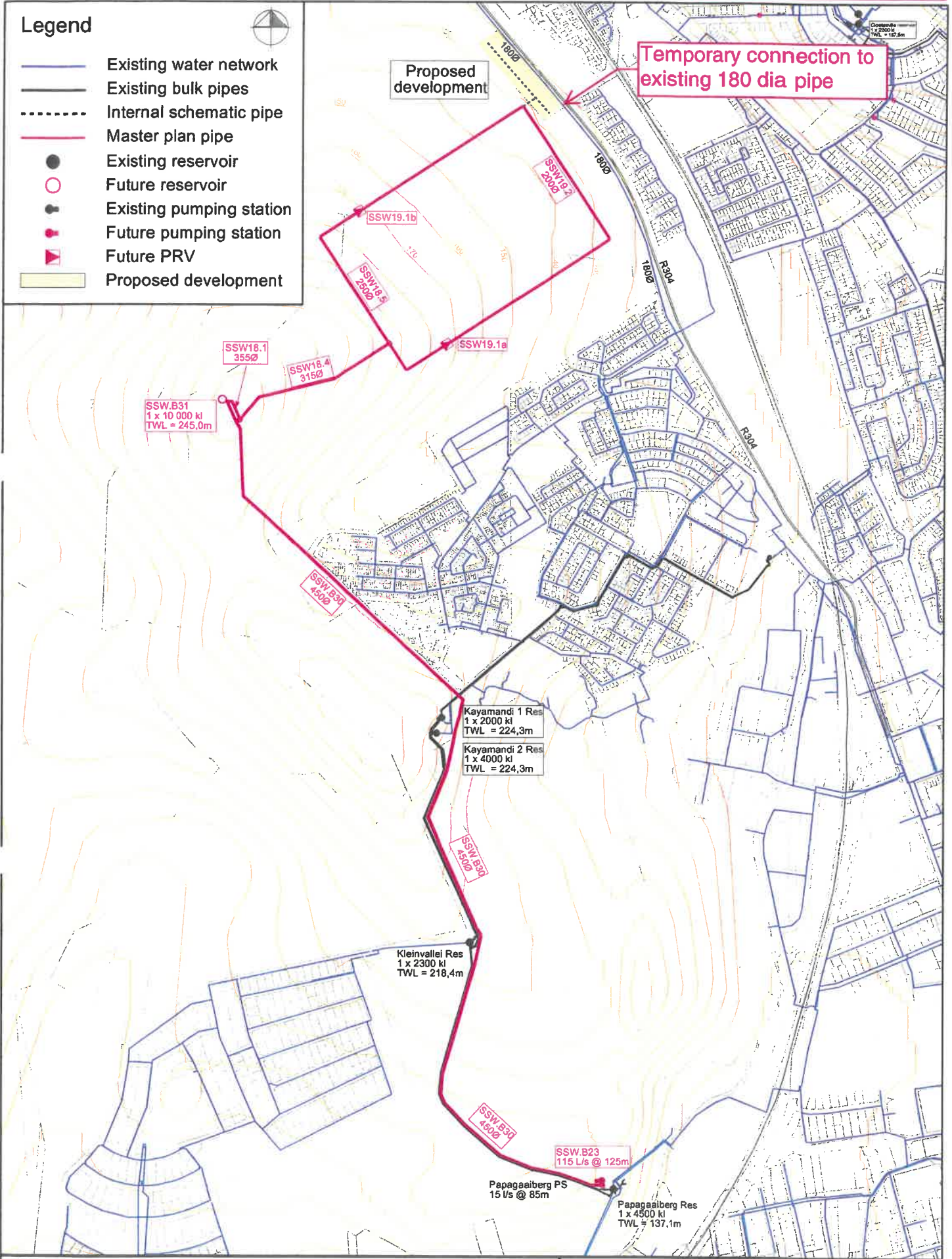
For road layer shapefiles; the road name, the from_street and to_street where applicable as well as the start en end street numbers needs to be included as part of the attributes. A rotation field needs to be added to give the street name the correct angle on the map.

In addition to being geo-referenced and in WGS 1984 Geographic Coordinate System, the drawing must be completed using real world coordinates based on the Stellenbosch

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Municipality standard as follows:

- Datum : Hartebeeshoek WGS 84
- Projection : Transverse Mercator
- Central Longitude/Meridian 19
- False easting : 0.00000000
- False northing : 0.00000000
- Central meridian : 19.00000000
- Scale factor : 1.00000000
- Origin latitude : 0.00000000
- Linear unit : Meter

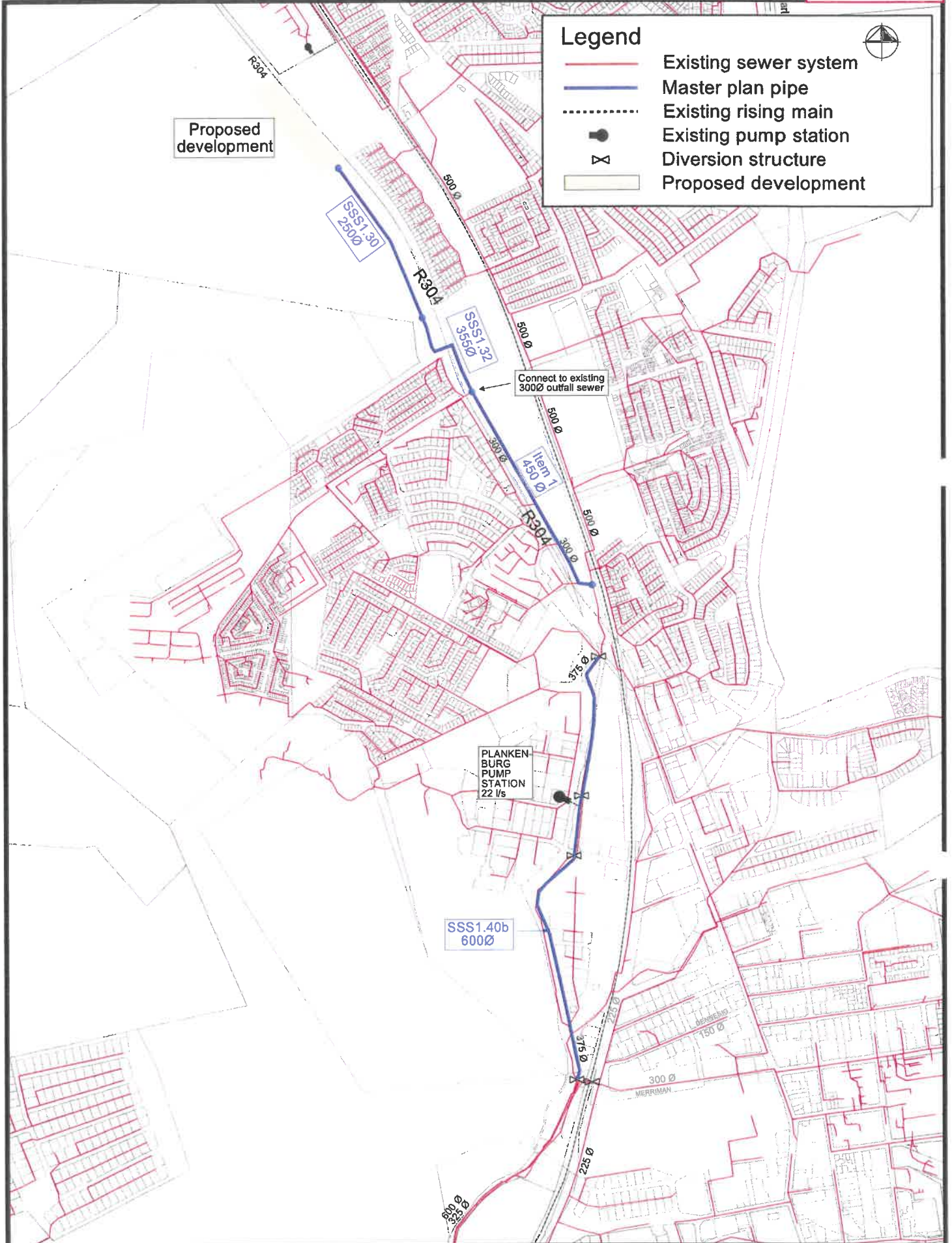


May 2020

Stellenbosch - Development of portion 29 of Farm 81



Figure 2 (Draft)
Proposed Development
Portion 29 of Farm 81
Water Master Plan



Legend

- Existing sewer system
- Master plan pipe
- - - Existing rising main
- Existing pump station
- ⊗ Diversion structure
- Proposed development



Proposed development

SSS1.30
250Ø

500 Ø

R304

SSS1.32
355Ø

500 Ø

Connect to existing
300Ø outfall sewer

600 Ø

600 Ø

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PLANKENBURG
PUMP
STATION
22 l/s

SSS1.40b
600Ø

HENNING
150 Ø

MERRIMAN
300 Ø

300 Ø

300 Ø

300 Ø

300 Ø

300 Ø

300 Ø

300 Ø



Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	LU Civil 1956 (Town Planning Ref No LU/20313)
Date	Tuesday, 20/Oct/2020
Financial Year	2020/21
Erf Location	Stellenbosch Town
Erf No	Farm 81/29 (Stayn's Nursery)
Erf Size (m ²)	
Suburb	
Applicant	
Approved Building Plan No.	• Site concept layout by Osmond Lange Architects and Planners dated 8 July 2020

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	Solid-Waste	Roads	Community Facilities	Totals
	k/day	k/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	71.100	63.200	1.264	6.320	434.50	434.5	
Total Development Charges before Deductions	R 1 875 342.13	R 1 598 779.20	R 125 545.79	R 326 251.91	R 2 761 575.29	R 2 060 110.22	R 8 747 604.54
Total Deductions							
Total Payable (excluding VAT)	R 1 875 342.13	R 1 598 779.20	R 125 545.79	R 326 251.91	R 2 761 575.29	R 2 060 110.22	R 8 747 604.54
VAT	R 281 301.32	R 239 816.88	R 18 831.87	R 48 937.79	R 414 236.29	R 309 016.53	R 1 312 140.68
Total Payable (including VAT)	R 2 156 643.45	R 1 838 596.08	R 144 377.66	R 375 189.70	R 3 175 811.58	R 2 369 126.76	R 10 059 745.22

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Leasing	Development Charge Level (incl VAT)					Total						
		area (m2)	du m ² GLA m ²	du/ha % GLA	area (m2)		du m ² GLA m ²	du/ha % GLA	Water	Sewer	Storm-water		Solid-Waste	Roads	Community Facilities			
Infrastructure Type applicable? (yes/no)																		
Residential	Single Residential >100m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Single Residential >50m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Single Residential >25m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Single Residential <25m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Less Formal Residential >250m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Less Formal Residential <250m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Group Residential >250m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Group Residential <250m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Medium Density Residential >250m2	du	0	0	0	0	R	R	R	R	R	R	R					
	Medium Density Residential <250m2	du	0	0	0	0	R	R	R	R	R	R	R					
Commercial	High Density Residential - flats	du	0	0	158	0	R	1 598 779.20	R	125 545.79	R	326 251.91	R	2 761 575.29	R	2 060 110.22	R	8 747 604.54
	High Density Residential - student rooms	du	0	0	0	0	R	R	R	R	R	R	R	R	R	R	R	
	Local Business - office	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Local Business - retail	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	General Business - office	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	General Business - retail	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Community	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Education	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Light Industrial	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	General Industrial - light	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
Industrial	General Industrial - heavy	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Noxious Industrial - heavy	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Resort	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Public Open Space	m2	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Private Open Space	m2	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Natural Environment	m2	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Utility Services	m2 GLA	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Public Roads and Parking	m2	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Transport Facility	m2	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
	Limited Use	m2	0%	0%	0%	0%	R	R	R	R	R	R	R	R	R	R	R	
Special	To be calculated based on equivalent demands																	
					0													

* Complete yellow/green cells.
 ** du = dwelling unit, GLA/Gross leasable area.
 Total Development Charges before Deductions
 % Deductions per service (amount)
 Additional Deduction per service - from Service Agreement (sum)
 Sub Total after Deductions (excluding VAT)
 VAT
 Total

R1 875 342.13	R1 598 779.20	R125 545.79	R326 251.91	R2 761 575.29	2 060 110.22	R8 747 604.54
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	R 0.00
R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
R1 875 342.13	R1 598 779.20	R125 545.79	R326 251.91	R2 761 575.29	2 060 110.22	R8 747 604.54
R 561 201.32	R 239 816.68	R18 631.87	R48 957.79	R418 236.29	309 016.53	R1 312 140.68
R2 156 648.45	R1 858 936.08	R148 377.66	R975 189.70	R9 173 811.58	2 369 126.76	R10 059 745.22

INTERDEPARTMENTAL CIRCULATION FORM

ANNEXURE: ELECTRICAL
ENGINEERING

LEER VERW/ FILE REF

Farm 81/29, Stellenbosch

DATE: 17 February 2020

ERF 81/29
ELECTRICITY SERVICES: CONDITIONS OF APPROVAL

GENERAL COMMENT:

1. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Engineering Services) before commencing with the construction of the development. As well as to discuss new power requirements if required. (021 8088336)

CONDITIONS

2. Development Bulk Levy Contributions are payable.
3. The development's specifications must be submitted to Stellenbosch Municipality (Engineering Services) for approval. i.e.
- The design of the electrical distribution system
 - The location of substations(s) and related equipment.
4. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable). Pre-paid metering systems shall be installed in domestic dwellings.
5. 24-hour access to the location of the substation, metering panel and main distribution board is required by Technical Services. (Street side of property) *With no obstruction.*
6. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity, should damage occur, the applicant will be liable for the cost involved for repairing damages.
7. On completion of the development, Stellenbosch Municipality (Technical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.
8. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.
9. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:
- Solar water Heating or Heat Pumps in Dwellings
 - Energy efficient lighting systems
 - Roof insulation with right R-value calculations .
 - Cooking with gas
 - In large building developments;
 - Control Air condition equipment tied to alternative efficiency systems
 - Preheat at least 50% of water with alternative energy saving sources
 - All hot water pipes to be clad with insulation with R-value of 1
 - Provide a professional engineer's certificate to proof that energy saving measures is not feasible.


Signature


Date

Please hand deliver the memorandum to me on or before : 31 March 2020

B Mdoda

For DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

ANNEXURE M

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
MANAGER: SPATIAL
PLANNING**



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Spatial Planning, Heritage and Environment

To : **Manager: Development Management**

From : **Manager: Spatial Planning**

Reference : **Farm 81 Portion 29: Steyn's Nursery**

Date : **2 March 2021**

Re : **Application for Rezoning and subdivision of Farm 81 Portion 29 Steyn's Nursery**

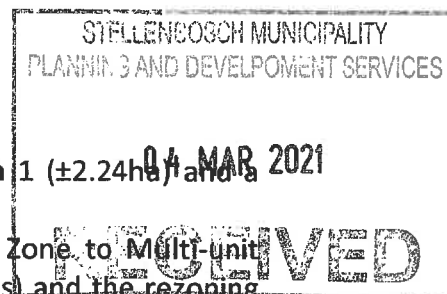
FILE NR:	
SCAN NR:	F81/29 S
COLLABORATOR NR:	702985

Your request for comment on the above application dated 17 February 2020 refers.

APPLICATION

The application under consideration is for the following:

1. Application for the subdivision of Farm 81/29 into a Portion 1 (± 2.24 ha) and a Portion 2 (± 0.76 ha).
2. Application for the rezoning of Portion 1 from Agriculture Zone to Multi-unit Residential Zone (to develop 158 affordable town house units) and the rezoning of Portion 2 from Agriculture Zone to Utility Services Zone (for public roads).
3. Application in terms of Section 15.2(b) of the Stellenbosch Municipality By-Law for a permanent departure to relax the 6m side building line (applicable to the 2nd floor) to 5m.
4. Application in terms of the Stellenbosch Municipality Planning By-Law for the approval of the Site Development Plan.
5. Application for the relaxation of the 95 m building line along the R304 to 5m (approval submitted for consideration to the Department of Transport and Public Roads)



PROPERTY DESCRIPTION

Farm 81/29 is described in the Deed of Transfer No. T52460/1999 as Portion 29 of the Farm Cloetesdal No. 81 in the Municipality and Division of Stellenbosch Western Cape and measures 2.9980ha in total. The property is located on the R304 in Stellenbosch, approximately 3km north of Stellenbosch central – see Figure 1 below.

The property is zoned Agriculture Zone I with a consent use for a nursery. It has been used as a nursery (i.e. the Steyn's Nursery) for the last ± 20 years.



Fig 1. Location of Farm 81/29

POLICY CONTEXT

1. NATIONAL DEVELOPMENT PLAN (NDP)

The National Development Plan's (NDP) key objectives to be achieved by the year 2030 are to eliminate income poverty and reduce inequality. The following NDP spatial priorities are relevant to the planning of Klapmuts:

a) Urban and Rural Transformation:

Spatial transformation is advocated given the enormous costs imposed by existing spatial divides. The NDP recognises that achieving this is a complex long-term process. The NDP's human settlement targets are more people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. To achieve these targets, it advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market. The NDP also targets the development of a more inclusive and integrated rural economy. Its rural strategy is based on land reform, agrarian transformation, livelihood and employment creation, and strong environmental safeguards.

b) Improving Infrastructure:

The NDP identifies infrastructure as essential for development and prioritises upgrading informal settlements on suitably located land; rolling out public transport systems; improving freight logistics; augmenting water supplies; diversifying the energy mix towards gas (i.e., imported liquid natural gas and finding domestic gas reserves) and renewables; and rolling-out broadband access.

c) Building Environmental Sustainability and Resilience:

“South Africa’s primary approach to adapting to climate change is to strengthen the nation’s economic and societal resilience. This includes ensuring that all sectors of society are more resilient to the future impacts of climate-change by decreasing poverty and inequality; creating employment; increasing levels of education and promoting skills development; improving health care and maintaining the integrity of ecosystems and the many services that they provide” [NDP 2012, p209]. The long-term strategy is to transition to a low carbon economy.

2. INTEGRATED URBAN DEVELOPMENT FRAMEWORK (IUDF)

The 2016 Integrated Urban Development Framework (IUDF) steers urban growth towards a sustainable model of compact, connected and coordinated towns and cities. The IUDF provides a roadmap to implement the NDP’s vision for spatial transformation – creating liveable, inclusive, and resilient towns and cities while reversing apartheid’s spatial legacy. To achieve this transformative vision, the IUDF sets four strategic goals:

1. Spatial integration - To forge new spatial forms in settlement, transport, social and economic areas.
2. Inclusion and access - To ensure people have access to social and economic services, opportunities, and choices.
3. Growth - To harness urban dynamism for inclusive, sustainable economic growth and development.
4. Governance - To enhance the capacity of the state and its citizens to work together to achieve spatial and social integration.

3. PROVINCIAL STRATEGIC PLAN

The Regional Spatial Implementation Framework builds-on the Provincial Strategic Plan (PSP 2015) and gives regional expression to achieving the Western Cape’s Provincial Strategic Goals (PSGs), namely:

PSG 1: Create opportunities for growth and jobs.

PSG 2: Improve educational outcomes and opportunities for youth development.

PSG 3: Increase wellness, safety and tackle social ills.

PSG 4: Enable a resilient, sustainable, quality, and inclusive living environment.

PSG 5: Embed good governance and integrated service delivery through partnerships and spatial alignment.

4. PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF)

The Provincial Spatial Development Framework (PSDF 2014) gives spatial expression to the PSP and takes the Western Cape on a path towards:

1. More inclusivity, productivity, competitiveness, and opportunities in its urban and rural space-economies.
2. Better protection of its placed based (i.e., spatial) assets.

3. Strengthened resilience of its natural and built environments; and
4. Improved effectiveness in spatial governance and on-the-ground delivery of public services, facilities, and amenities.

5. STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF)

The MSDF was prepared recently and approved by Council in November 2019. A prerequisite for drafting a MSDF is that it must comply and include National and Provincial policy. Hence the MSDF built upon the policy alluded to in the previous paragraphs as it relates to Klapmuts.

To this extend the MSDF identified 7 principles to guide the spatial development of Stellenbosch and provides planning and design guidelines and principles to direct spatial form in the Stellenbosch Municipal Area. The principles include the following:

1. Maintain and grow natural assets.
2. Respect and grow cultural heritage.
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity
4. Clarify and respect the different roles and functions of settlements.
5. Clarify and respect the roles and functions of different elements of movement structure.
6. Ensure balanced, sustainable communities.
7. Focus collective energy on critical lead projects of which Klapmuts is one.

The MSDF as it relates to the subject property shown in figure 2 below.

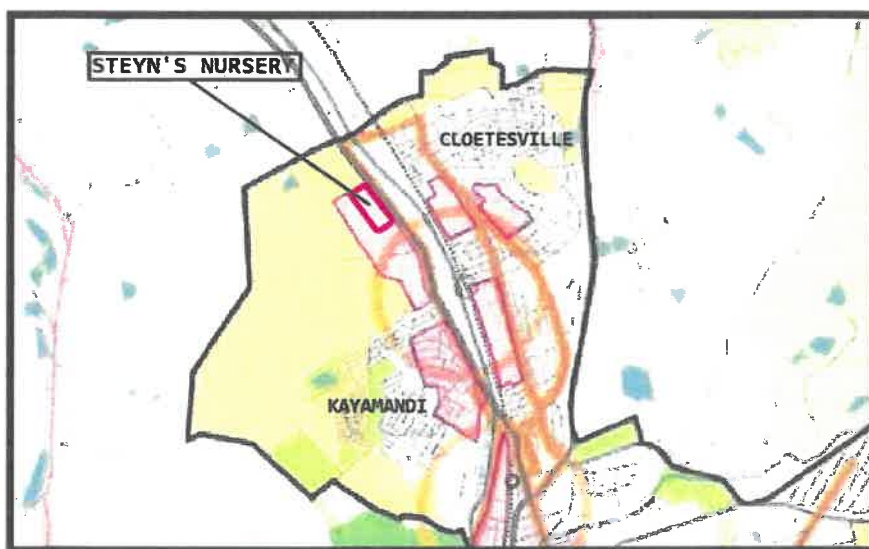


Fig 2. MSDF (Stellenbosch)

Also significant for the balanced development of Stellenbosch town, and retaining a compact town surrounded by nature and agriculture, is the development of the Baden Powell Drive-Adam Tas Road-R304 transit and development corridor, enabling public transport to and from Stellenbosch town, and alternative settlement opportunity, proximate to, but outside of Stellenbosch town. Critical will be the feasibility of changing the rail service along the Baden Powell Drive-Adam Tas-R304 corridor to a more frequent, flexible service better integrated into the urban realm.

In simple terms, the concept is to launch the restructuring of Stellenbosch town through redevelopment of the Adam Tas Corridor, the area stretching along the R310 and R44 along the foot of Papegaaiberg from the disused Cape Sawmills site in the west to Kayamandi and Cloeteville in the north.

The corridor is not envisaged as homogenous along its length, with uses and built form responding to existing conditions and its relationship with surrounding areas. Conceptually, three areas could be defined, each linked through a sub-district.

The northern district focuses on the southern parts of Kayamandi. The central and northern districts are linked through George Blake Road. This area effectively becomes the “main street” of Kayamandi, a focus for commercial, institutional, and high density residential use integrated with the rest of the corridor and western Stellenbosch town.

The MSDF states that Kayamandi is under pressure to develop in a northern direction, but that development should not be extended beyond the northern reach of the Farm Cloetesdal (with the Welgevonden Boulevard as the northern edge); in other words, “*a band of development along the R304 should be promoted*”. The subject property is located along the R304 within this area identified by the MSDF for future urban development.

The inclusivity of infill housing opportunity – referring to the extent to which the housing provides for different income and demographic groups – whether as part of the Adam Tas Corridor or elsewhere within Stellenbosch town – is critical. Unless more opportunity is provided for both ordinary people working in Stellenbosch, and students, it will be difficult to impact on the number of people commuting to and from Stellenbosch town in private vehicles daily.

Through the envisaged redevelopment in terms of the ATC concept offers the opportunity to *inter alia*:

1. Grow Stellenbosch town – and accommodate existing demand – in a manner which prevents sprawl, and create conditions for efficient, creative living and working.
2. Stimulate and act as a catalyst for the development of improved public transport and NMT along the corridor.
3. Rethink and reconstruct infrastructure, and particularly the movement system, including the possible partial grade separation of east-west and north-south

movement systems, in turn, integrating the east and west of town and releasing land for development.

4. Integrate Kayamandi and Stellenbosch town seamlessly.

To this extend the MSDF proposes that development along the ATC corridor should be accommodated (within a planning framework that is required) to enable the integration of Kayamandi with the Adam Tas Corridor and Stellenbosch Central. The MSDF further proposes the development of the ATC as a mixed-use, high density urban district, with strong internal and external public and NMT connections.

THE APPLICATION

The application submitted originally was somewhat amended after receiving input and advice from the heritage practitioner on the back of a Heritage Impact Assessment. Originally the application was for 240 flats but has been amended to provide only 158 townhouse units at a density of ± 70 units per hectare. Where a building height of 3 storeys was proposed at first, the height of the townhouse units was reduced to a maximum of 2 storeys. Plot sizes are $\pm 80\text{m}^2$ in size.

The open space system proposed coincides with the movement infrastructure with only an open space of 822m^2 centrally located. The development is buffered from the R304 by a 20-meter wide "utility zone" which consists of a gravel road which will be closed in future.

The property has no known scientific, historical, social, spiritual, or linguistic values, and none of the buildings or structures on the site has any architectural significance. In addition, this relatively small site, characterised by foreign planting and architecture, does not make a significant contribution to the cultural landscape. The Heritage Impact Assessment thus concluded that the site does not warrant a grading.

Access to the site will be taken off a new connection to the R304, just south of the site. In the long term it is envisaged that this access will be moved to a new road running along the western boundary of the site, should the development on the remainder of Cloetesdal go ahead.

The Traffic Impact Study concluded that the R304 must be duelled between the R44 and Bottelary Road to accommodate the background traffic. Although plans are afoot to do so in future this office is not aware of any such initiative to be implemented in the near future.

With respect to public transport and NMT to traffic impact study refers to taxi infrastructure that is to be provided along the R304.

DISCUSSION

Farm 81/29 is situated within the urban edge of Stellenbosch Town as proposed by the MSDF. More particularly it is located within the Adam Tas Corridor (ATC) which is seen as a priority development area mainly with the goal to transform the urban form and to encourage integrated development that will further the goal to develop

a sustainable public transport system and integrated NMT network to reduce the need to rely on the use of private vehicles.

Although the site has very little intrinsic heritage significance, development of the site could impact on the experience of the rural landscape as one approaches Stellenbosch along the R304. In this regard it is noted that this experience is already impacted by new high-density development to the east of R304 and the encroachment of development on Watergang farm. Although the R304 has not been identified as a scenic route, arguably in its current (unbuilt) condition, the site contributes to the rural sense of the Cape Winelands.

The landscaping design for the proposed development will have a very important role to play in softening views onto the development from the R304. The Heritage Impact Assessment highlights this impact on the landscape and required intensive landscaping to be undertaken to mitigate the impact on the rural quality within the context of the landscape. In this regard it is noted that a continuous high wall on the boundary of the development will be unacceptable. Such fencing should be visually permeable and softened with planting, in addition to the trees required on the boundaries.

Due to the location of the property within the boundaries of the Adam Tas Corridor, for which there are specific goals, it is required that the application be evaluated in terms of the SPLUMA principles, the MSDF strategies and the ATC corridor goals.

1. The Principle of Spatial Justice

The SPATIAL JUSTICE principle requires that past spatial and development imbalances should be redressed through improved access to and utilisation of land. It requires that persons which were previously excluded (especially the poor) must be included in land use planning policies, especially to address widespread poverty and deprivation. Access to land for all (including disadvantaged communities should be facilitated.

In this regard the MSDF proposes the following:

1. Providing more inclusive housing at higher densities than the norm. This must bring a significant reduction in commuting by private vehicle to and within Stellenbosch Town.
2. Inclusivity of infill housing opportunity – referring to the extent to which the housing is provided for different income and demographic groups.
3. Expand housing opportunity for a broader range of groups – including lower income groups and students – particularly in settlements forming part of the Baden-Powel, ATC – R304 corridor.
4. All housing projects should focus on a range of typologies, enabling access for a range of income groups.
5. Gated residential development is not favored. Public components of development should remain public, enabling integration of neighborhoods and through movement. Security to private developments could be provided through

other means than fencing and access control of large development blocks or areas neighborhoods.

The proposed development is aimed at providing a high-density residential development aimed at the more affordable housing market. The applicant expects the individual residential units to be in the order of ±R0.85 million to ±R1.3 million which will give an opportunity for more affordable housing, particularly to the middle-income group and possibly students. Although the lower end of the market is not catered explicitly it can be argued that Stellenbosch has a shortage of middle-income housing.

It is noted that the development will be secured, and access control implemented, and that the development can be characterized as a gated development which is not favored in the MSDF. Security is however a factor that cannot be ignored and must be acknowledged.

It is questioned if the development in its current form will contribute directly to public transport and NMT as it is expected that residents will be dependent on private vehicles due to the lack of any commercial, social and employment opportunities and facilities in the immediate area. The provision of a taxi embayment along the R304 and even a properly paved and dedicated NMT route along the R304 will not encourage the use of this mode of transport.

Also lacking is any clear connection with the surrounding area although that might be different should the development of Watergang Farm realize in future.

2. The Principle of Spatial Sustainability

The principle of SPATIAL SUSTAINABILITY will be achieved by the development when a development is spatially compact, resource frugal and within the means of the Municipality. It must protect prime agricultural land and must take into consideration all other environmental issues. It must aim to limit urban sprawl, resulting in viable communities, and strive to meet the basic needs of citizens in an affordable way. Development must also ensure the sustained protection of the environment (ecological corridors, biodiversity, heritage resources, promote provincial tourism and avoid development on steep slopes, floodplains, wetlands etc.). Energy efficiency should be promoted.

However, developing at higher densities does not automatically lead to inclusive outcomes. If anything, increased density, and its associated amenities, such as walkable communities and access to public transit, will typically result in rising property values if planning and development are not partnered with equitable land use policies and affordable housing interventions.

The MSDF refers to the following:

1. Actively support residential densification and infill development within urban areas.
2. Develop the ATC as a mixed-use, high density urban district with strong internal and external public and NMT connections.
3. All housing projects should consider the availability of social facilities and the daily retail needs of residents.
4. Overall, development should be mixed, high density and favor access by pedestrians and cyclists.
5. Promote public and NMT routes (design of all roads provide for appropriate NMT movement)
6. Provide and maintain a system of accessible social facilities, integrated with public space and public and NMT routes.

As is promoted by the MSDF, the development is of a high density (± 70 units/ha and plot sizes $\pm 80\text{m}^2$). However, developing at higher densities does not automatically lead to inclusive outcomes. The different housing typology will be the only factor that might encourage integration to some extent.

3. The Principle of Spatial Efficiency

The principle of SPATIAL EFFICIENCY requires that development should optimise the use of existing resources, including infrastructure, and requires that integrated cities and towns be developed whereby social, economic, and institutional aspects of land development is integrated, and residential opportunities are provided close to employment opportunities. A diversity of land uses is to be incorporated and the spatially distorted patterns of the past are to be corrected. Towns should be of sufficient density and urban sprawl must be discouraged.

Efficiency, noting that a focus should be on “compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement; and promotion of public transport over car use”.

In this regard specific intervention proposed by the MSDF is the following:

1. Cluster community facilities together with commercial, transport, informal sector, and other activities to maximize convenience, safety and social -economic potential.
2. Provide and maintain a system of accessible social facilities, integrated with public space and public and NMT routes.
3. All housing projects should consider the availability of social facilities and the daily retail needs of residents.
4. Protect critical scenic routes and landscapes.

5. Maintain a clear distinction between urban development and nature/agriculture areas at the entrance to settlements.

The development does not provide for any social or commercial facilities mainly due to the scale and limited size of the development. Nor is it located near employment opportunities.

Public transport and NMT routes are not provided but development contributions can be used in part to fund such infrastructure along the R304 in future. No provision is made for NMT links to Kayamandi or the northern extension should it realize in future.

The application was amended to accommodate the proposals of the HIA to mitigate the impact on the development on the rural environment and on the gateway to Stellenbosch Town. Recommendations of the HIA must be included as conditions of approval.

4. The Principle of Spatial Resilience

The principle of SPATIAL RESILIENCE requires flexibility in land use management systems and policies to ensure sustainable livelihoods for communities most likely affected by economic and environmental shocks. The socio-economic impact assessment concludes that the proposal will benefit local previously disadvantaged communities in a number of ways, namely significant job creation, access to middle-income residential accommodation for local families, access to a greater variety of shops and markets for fresh produce, increased access to open and recreational spaces, opportunities for local businesses and small entrepreneurial enterprises, economic benefit to support businesses and a modernised clinic.

Reference from MSDF

1. Comprise contained, walkable settlements surrounded by nature and agriculture, linked via different transport modes, with the rail line as backbone.
2. No significant growth unless parallel public transport can be provided.
3. Retain the strong sense of transition between agriculture and human settlements at the entrance to the town.
4. Develop the ATC as a mixed-use, high density urban district with strong internal and external public and NMT connections.
5. As far as possible, protect cultural landscape assets – including undeveloped ridgelines, view corridors, scenic routes, and vistas from development.
6. In all settlements transport for NMT should be expanded.

The proposed development consists of a gated residential development that does not link nor is it integrated with the surrounding suburbs. It is expected that it will operate as a residential estate – albeit for the middle-income group – where residents are primarily dependent on private transport. This department is therefore of the opinion that it will not contribute to the goals of improving public transport and NMT to reduce the dependence on private vehicles. However, in the absence of

an integrated NMT network plan, public transport plan and particularly the lack of a local spatial development framework (LSDF) for the area, it will difficult to provide such links and infrastructure.

5. The Principle of Good Governance

The principle of GOOD GOVERNANCE requires all spheres of government to ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems and requires transparent processes of public participation that afford all parties the opportunity to participate in them.

Reference from the MSDF

1. Significant partnerships between major institutions across sectors. A purely commercial approach to redevelopment of the land may not be in the best interest of the town.
2. Prepare a Local Spatial Development Framework for the ATC.

The development is a purely private initiative. In the absence of a partnership agreement envisaged by the MSDF and the absence of a LSDF, it is difficult to see how such arrangements can be met.

CONCLUSION

In conclusion, the proposed development must be evaluated as a stand-alone application against a background of the envisaged ATC development. In the absence of a clear spatial plan for the area demonstrating the requirements of linking and integrating with the immediate surrounding suburbs, it is difficult to envisage a fully integrated development as envisaged by the MSDF and ATC. The development does provide for more affordable housing at a high density which is currently not freely available in the housing market.

The main impact of the development will be the impact on the semi-rural character of the area and on the scenic and sensitive gateway to Stellenbosch Town. Considerable interventions are proposed through the HIA recommendations to mitigate the impact appropriately and it is critical that these recommendations be included as conditions of approval. Any urban development on an unbuilt parcel of land at the entrance to town will have an impact. This department is satisfied that the impact can be mitigated appropriately.

The SDP must be submitted to the Stellenbosch Municipality for approval, before building plan approval.

The implementation of landscape measures and architectural controls should be a fundamental requirement; and would be effective mitigation of the visual impacts.

RECOMMENDATON

The amended application is recommended for approval subject to the following:

1. The landscaping plan must be submitted to the Stellenbosch Municipality for approval subject to the conditions stipulated by the HIA.
2. A detailed site development plan, that will reflect the architectural controls as referred to in the HIA, be submitted.
3. Only visually permeable external fencing will be allowed.
4. The SDP should also include controls for external lighting, and other security measures and appropriate signage.



BJG de la Bat
MANAGER: SPATIAL PLANNING

ANNEXURE N

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**STELLENBOSCH NORTHERN
EXTENSION PROJECT**

7.3.2	NORTHWARDS EXTENSION OF STELLENBOSCH URBAN PLANNING AND DEVELOPMENT PROJECT: FEASIBILITY REPORT
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1. PURPOSE OF REPORT

To report to Council on the feasibility of the proposed development initiatives for the northwards extension of Stellenbosch for purposes of an integrated urban development in execution of the previous decision and to recommend for further implementation of the process.

2. BACKGROUND

35TH COUNCIL MEETING: 2015-10-28: ITEM 7.4

RESOLVED (majority vote)

- (a) that Council confirm that the municipal owned properties (lease areas):
- Rem Farm 183;
 - Portion 23 of Farm 183;
 - Portion 36 of Farm 183; and
 - Leased Portions A, B and C of Farm 183, are not needed to provide the minimum level of basic municipal services in terms of Section 14(2)(a) of the Local Government: Municipal Finance Management Act, 56 of 2003, but that the land is required for the establishment of urban development and integrated human settlements;
- (b) that the Municipal Manager be authorised to proceed with processes to secure the requisite land use rights, approvals and authorisations on the entire developable area, including the privately owned land of WS Smit and others for a northward extension of the urban area abutting Kayamandi;
- (c) that the Municipal Manager be authorised to negotiate the acquisition and/or availability of the privately owned land and/or disposal of municipal land for integrated human settlement development purposes, including, but not limited to land swaps, land availability agreements and outright acquisitions or disposals;
- (d) that the Municipal Manager be authorised to proceed with planning and tender processes for the development of the municipal land and all other land identified as necessary to achieve the objective of creating an integrated development for the extension of the urban area northwards of Kayamandi, inclusive of, but not limited to:
- Land valuations;
 - Land availability and related agreements;
 - Environmental authorisation;
 - Land use approvals;

-
- Subdivision of agricultural land;
 - Heritage permits;
 - Feasibility assessment;
 - Project management; and
 - External services provision
- (e) that the Municipal Manager be authorised to conduct a public participation process to facilitate the determinations made by Council in terms of Section 14(2)(a) and (b) of the MFMA;
- (f) that the Municipal Manager be authorised to dispose of the municipal land in accordance with the Stellenbosch disposal management system at a value to be determined by the Municipal Manager considering the benefit to be derived for the community; a
- (g) that the Municipal Manager proceed with the recruitment and appointment of a seasoned project manager (with relevant qualification/s and experience) to project manage amongst other the planning; feasibility studies; fund raising; property negotiations; design and implementation of this project for at least two years;
- (h) that the Council resolution of 2014-06-25 be honoured in that a Land availability study (Phase 1) that includes analyses of the socio-economic situation, land use, topography / soils / drainage, heritage, traffic and access, proximity to and capacity of services infrastructure be concluded, leading to a feasibility assessment and decision to proceed / terminate the process by Council, prior to commencement of subsequent phases; and
- (i) that Council appoint an independent objective consultant to undertake the feasibility study.

*The following Councillors requested that their votes of dissent be minuted:
Councillors DA Hendrickse; AT van der Walt and M Wanana.*

6TH COUNCIL MEETING: 2017-02-22: ITEM 7.3.2

In response to specific concerns raised, it was pointed out that this will be an integrated development. The rules will be strictly applied and only those who are on waiting lists will qualify, unless an emergency area is declared in terms of court orders. It was also pointed out that this development is in its planning phase and that further presentations will be made on the way forward.

RESOLVED (majority vote)

- (a) that Council support the development planning process to proceed in order to achieve the aim of an integrated human settlement development covering an area of approximately 86 ha in the study area as indicated in **APPENDIX 1**; and

- (b) that Council supports investigating the extension of the current urban edge to be considered by the public during the April 2017 IDP/budget/SDF process.

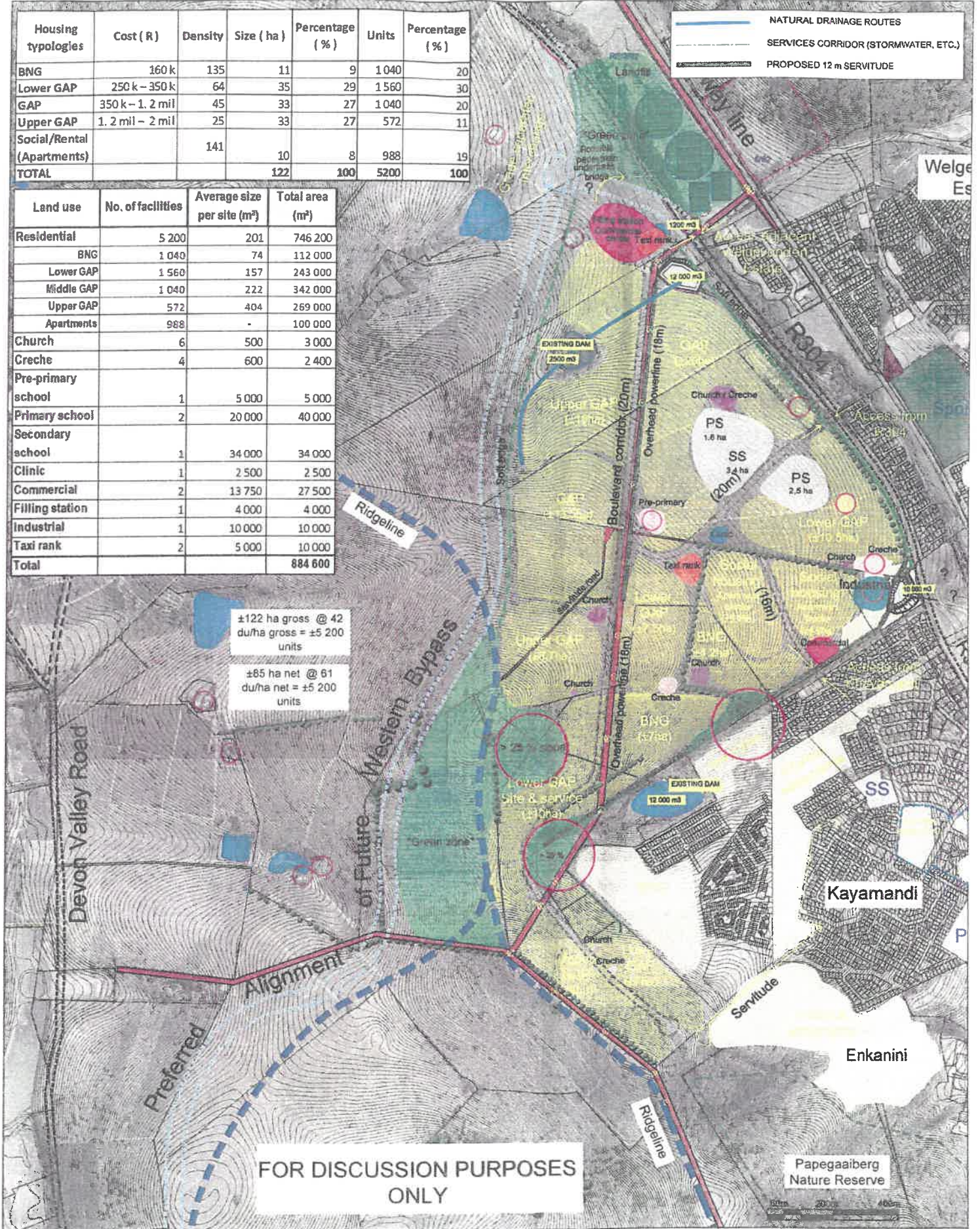
The following Councillors requested that their votes of dissent be minuted:

Cllrs F Adams; LK Horsband (Ms) and RS Nalumango (Ms).

Meeting:	6 th Council: 2017-02-22	Submitted by Directorate:	Planning & Economic Development
Ref No:	15/10	Author:	Director: Planning & Econ Dev
Collab	490656	Referred from:	Mayco: 2017-02-15

Housing typologies	Cost (R)	Density	Size (ha)	Percentage (%)	Units	Percentage (%)
BNG	160 k	135	11	9	1 040	20
Lower GAP	250 k – 350 k	64	35	29	1 560	30
GAP	350 k – 1.2 mil	45	33	27	1 040	20
Upper GAP	1.2 mil – 2 mil	25	33	27	572	11
Social/Rental (Apartments)		141	10	8	988	19
TOTAL			122	100	5 200	100

Land use	No. of facilities	Average size per site (m ²)	Total area (m ²)
Residential	5 200	201	746 200
BNG	1 040	74	112 000
Lower GAP	1 560	157	243 000
Middle GAP	1 040	222	342 000
Upper GAP	572	404	269 000
Apartments	988	-	100 000
Church	6	500	3 000
Creche	4	600	2 400
Pre-primary school	1	5 000	5 000
Primary school	2	20 000	40 000
Secondary school	1	34 000	34 000
Clinic	1	2 500	2 500
Commercial	2	13 750	27 500
Filling station	1	4 000	4 000
Industrial	1	10 000	10 000
Taxi rank	2	5 000	10 000
Total			884 600



±122 ha gross @ 42 du/ha gross = ±5 200 units
 ±85 ha net @ 61 du/ha net = ±5 200 units

FOR DISCUSSION PURPOSES ONLY

tv3
 ARCHITECTS AND TOWN PLANNERS
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 web: www.tv3.co.za

**Final Draft
 Framework Plan
 Northern Ext., Stellenbosch**



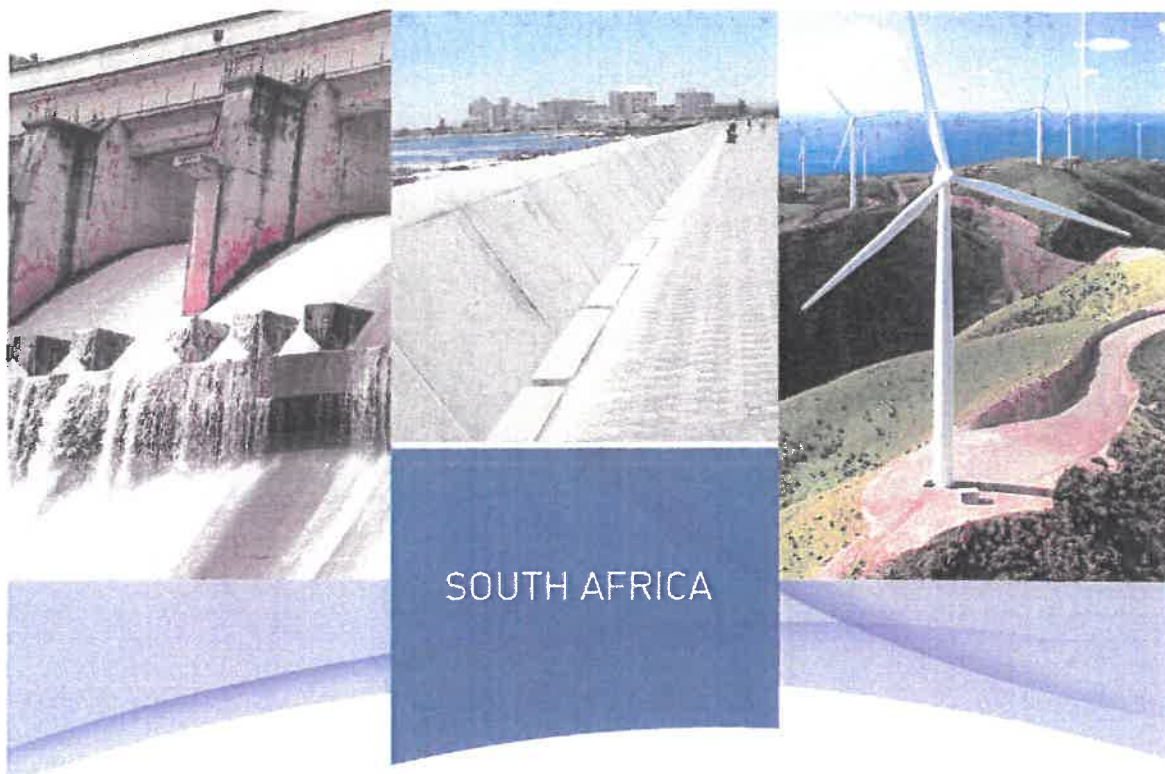
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Drawing:	Plan no.		
Opportunities and constraints	6		

ANNEXURE O

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

**BULK CIVIL ENGINEERING
SERVICES REPORT**



PROJECT NO. CC167800
Steyn's Nursery Development
Rezoning of Farm 81/29
Bulk Civil Engineering Services Report

Rev 0 - Aug 2019



APPROVAL			
Client	Metanoia Developments Three Proprietary Limited		
Originator Signature		Name	Malcolm Cerfonteyn
Ingerop Project Manager Signature		Name	Malcolm Cerfonteyn
Client Signature		Name	

Steyn's Nursery Development
Bulk Engineering Services Report

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Steyn's Nursery Development Bulk Civil Engineering Services Report

1. Introduction

This report entails the assessment of the bulk civil engineering services required for the proposed development.

2. Proposed Development

The proposed development consists of 240 single residential units as shown below:



Figure 1: Location of Study Area

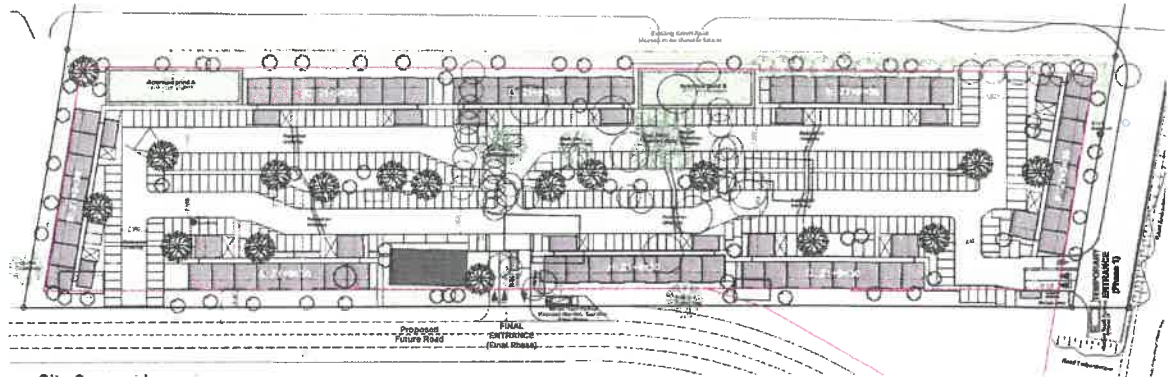


Figure 2: Layout



Figure 3 : Topography

The site slopes roughly from the south western corner to the north-eastern corner, with the steepest slopes of approximately 5% perpendicular to the R302.

3. Water Supply

3.1 Water Demand

The following water-supply demand has been and is shown in the following table:

Erf sizes	Quantity	AADD (Ml/day)	Water Supply	
			Peak Demand (Zone PF=4.5) (l/s)	(Zone)
Flats	240	0.2	7.8	

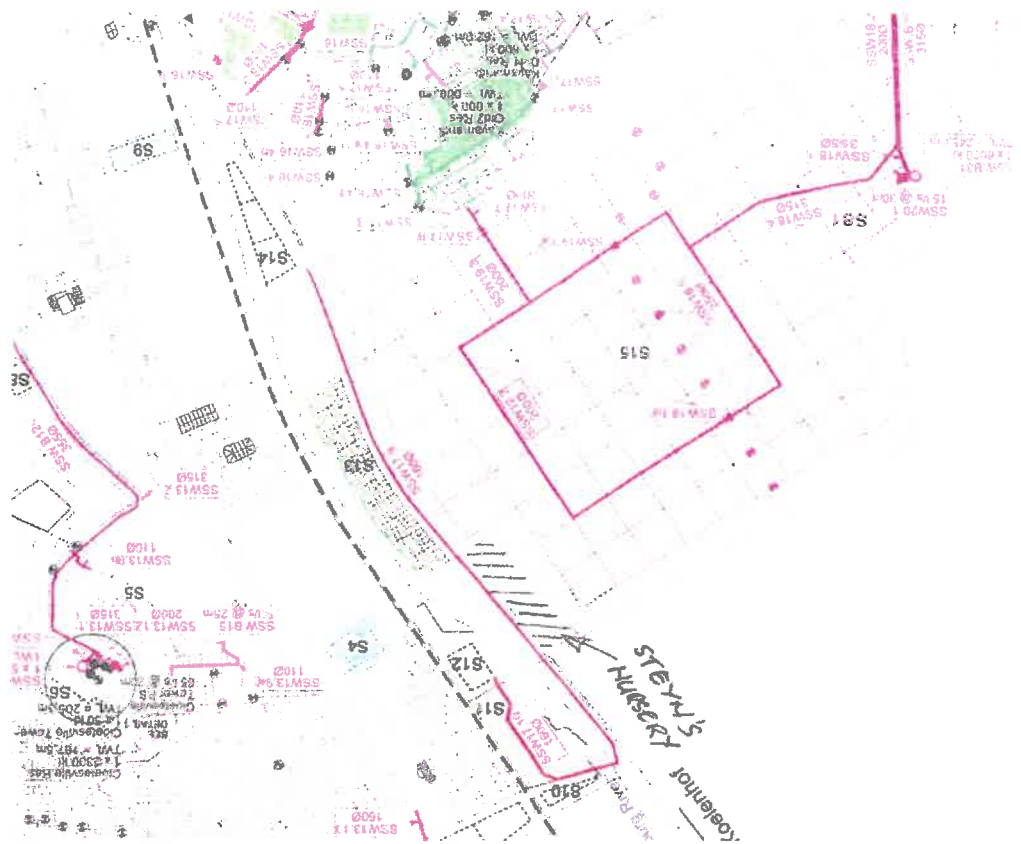
Table 1: Water Supply Demand

3.2 Assessment of Available Water Supply Services

There is an existing 150 mm diameter water main adjacent to the development which serves a development north of Steyn's Nursery.

It is likely that when the Cloetesdal development proceeds, this development will connect into the network provided for Cloetesdal.

The water supply masterplanning of the area completed in 2012 is shown below:



No provision has been made for Steyn's Nursery in the masterplan. Therefore, provision must be made when designing the supply for the Cloetesdal and Northern Areas extension.

4. Sewerage

4.1 Sewage Flows

The following table shows the determined sewage flows of the proposed development:

Erf sizes	Quantity	Sewerage	
		ADWF (Ml/day)	PWWF (l/s)
Flats	240	0.13	6.3

Table 2: Sewage Flows

4.2 Sewage Disposal

An extract of the 2011 Stellenbosch Sewerage Masterplan in the vicinity of Steyn's Nursery is shown below:



The masterplan shows a new 250 mm sewage main to be installed adjacent to the proposed development on Steyn's Nursery.

Steyn's Nursery should be able to connect to this sewer main. As most of the Steyn's Nursery site drains naturally towards the north-east, provision must be made for a sewage pump station to pump the sewage over the ridge as shown in Appendix A.

5. Stormwater

The main purpose of the bulk stormwater system is to ensure that the post-development runoff does not exceed the pre-development runoff.

A PCSWMM model was compiled to analyse the post-development runoff after the treatment/ attenuation facilities were introduced.

The rainfall input for the model is defined by means of rain gauges which use the specified design storm curve and total storm rainfall to generate a time-stepped precipitation. The following data was used to generate the rainfall:

Storm type: SCS Type 1

Rainfall information:

From South African Storm Rainfall (TR102)

Mean annual precipitation (MAP) for Stellenbosch = 678 mm

Return Period (Years)	1 day mm	24 hrs mm
2	45	50
5	59	66
10	69	76
20	79	88
50	94	104
100	104	116

5.1 Predevelopment Flows:

The following pre-development flows have been determined for the complete site:

Rec Period (yrs)	2	10	20	50	100
Flow (m ³ /s)	0.035	0.057	0.078	0.127	0.188

5.2 Proposed Stormwater Management Plan

The local authority requires that the 50-year recurrence period storm events must be attenuated to pre-development flow levels. The layout of the attenuation ponds and the discharge pipes are shown in appendix B.

The stormwater management plan will consist of the normal major and minor stormwater systems, which discharge into two attenuation ponds, each with an attenuation volume and a maximum outlet flow as shown in Appendix B. the attenuation ponds will discharge into the existing side channel of the R304.

6. Conclusion

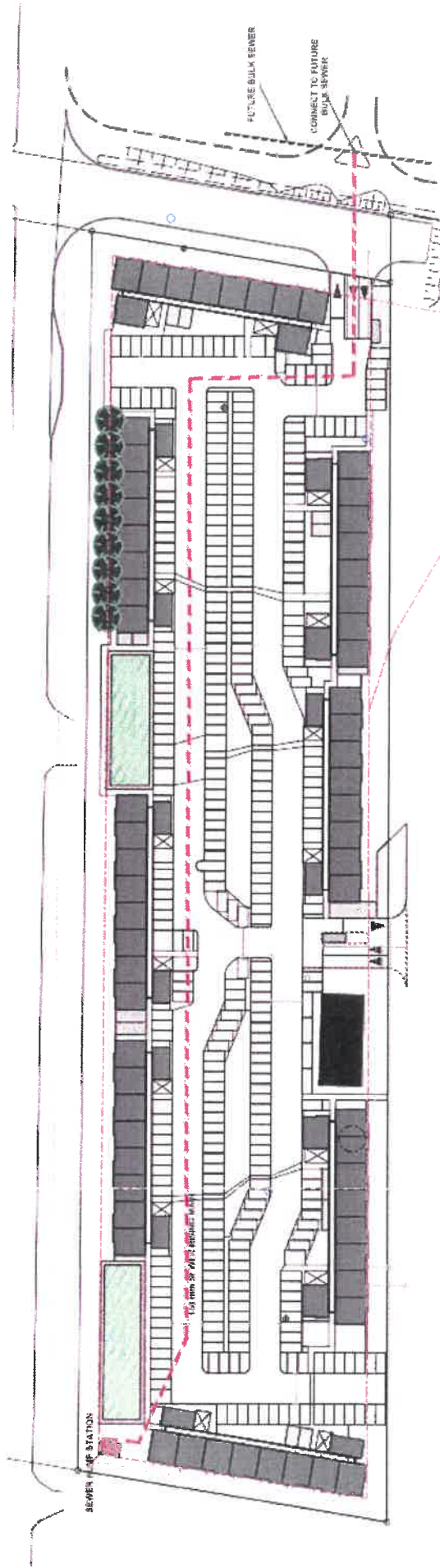
All services are available near the development and no problems are foreseen in providing the necessary services connections.

This report is provided in good faith and all aspects of it must be confirmed at the detail design stage of the project.

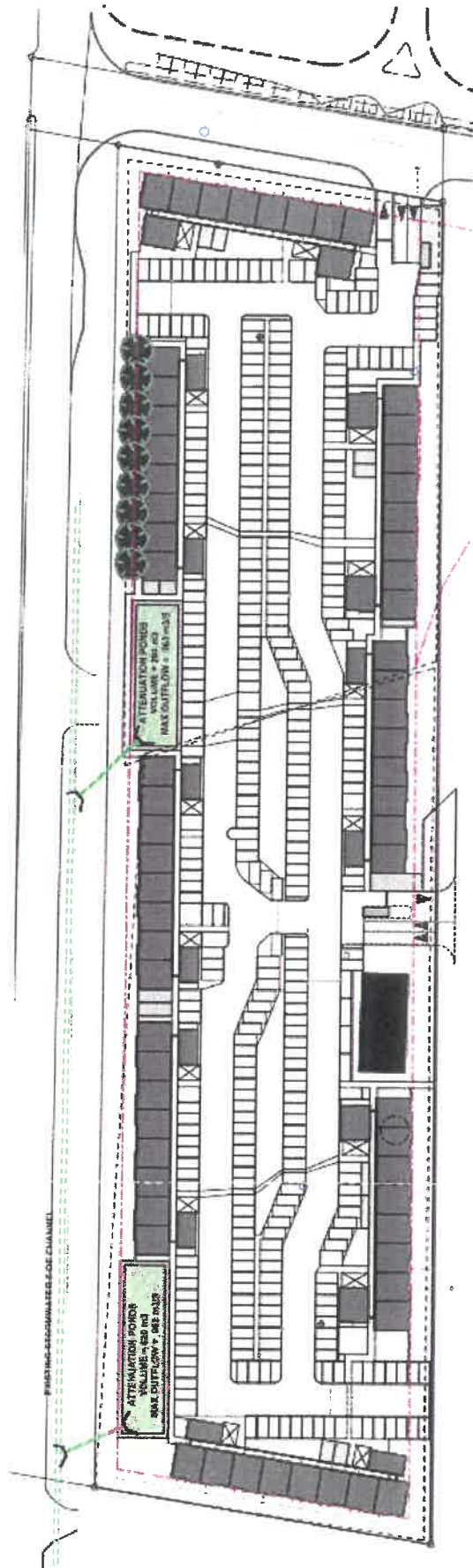


MJ Cerfonteyn Pr Eng
Ingerop South Africa

APPENDIX A: SEWER PUMP STATION AND RISING MAIN LAYOUT



APPENDIX B: STORMWATER ATTENUATION PONDS



ANNEXURE P

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

TRAFFIC IMPACT ASSESSMENT

Contact Address:

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Tel No: +27 (0) 21 880 0443
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**Consulting Services**

- Civil Engineering Services
- Roads
- Traffic Engineering

Contact Person: Piet van Blerk

Your Ref: Steyn's Nursery, Stellenbosch

Our Ref: ICE/S/1050A

Date: 28 August 2019

TV3 Architects and Planners
97 Dorp Street
First Floor, La Gratitude Office Building
STELLENBOSCH
7600

Attention: Mr Clifford Heys

Sir

**APPLICATION FOR REZONING AND SITE DEVELOPMENT PLAN SUBMISSION
FOR FARM 81 PORTION 29, STELLENBOSCH: TRAFFIC IMPACT ASSESSMENT**

This company was appointed to prepare a Traffic Impact Assessment (TIA) for the proposed residential development on Farm 81/29, Stellenbosch.

1. BACKGROUND AND LOCALITY

The subject property (currently Steyn's Nursery) is bordered by the R304 (Main Road 174), or Koelenhof Road, to the northeast, and situated between its intersections with Sokuqala Street (to the south) and Welgevonden Boulevard (to the north). See the *Locality Plan* attached.

An Access Management Plan (AMP) was previously compiled by *its consulting engineers*, whilst the conceptual design of the dualling of Bird Street (R304/Main Road 174) was conducted by this company, all of which will be taken into consideration hereafter.

Previous TIAs were compiled by this company for potential development on the subject property. The previous land use mixes included filling station-type and commercial components.

This TIA accompanies the Application for Rezoning (from Agricultural to General Residential) and Site Development Plan (SDP) submission for Farm 81/29, Stellenbosch.

2. PROPOSED DEVELOPMENT

2.1 Proposed Development

The proposed development will be residential in nature, consisting of 240 apartments. The breakdown is proposed as follows:

Two-bedroom (46 m ² - 53 m ²)	168 units
Bachelor (32 m ² - 39 m ²)	72 units
Total	240 units

See the proposed layout on the attached *Site Concept Layout* prepared by *Osmond Lange Architects & Planners*.

Stellenbosch office:

Tel: 021 8800 443
Fax: 021 8800 390

Directors:

P.J. Van Blerk, PrEng.

iCE Group (Overberg) t/a
iCE Group (Stellenbosch)

Reg No: 2006/133238/23



2.2 Access to the Property

Access to the property is currently obtained from the R304 from a position to be closed in future and relocated in line with the AMP as previously mentioned. See the photo below. Detail on access will be discussed in *paragraph 4* below.



Photo 1 : Existing and proposed access

3. TRAFFIC

3.1 Available Traffic

Information regarding existing weekday peak hour traffic was obtained from counts previously conducted along the R304. These counts were conducted on 14 January 2016 from 06h30 to 09h30 and again from 15h30 to 18h30. The peak hour volumes derived from the count conducted at the R304/Welgevonden Boulevard intersection are indicated in **Figure 1** attached.

3.2 Traffic Growth

Based on information as per the *Road Network Information System (RNIS)* of WCG, annual growth rates in the order of 2% (in the vicinity of the Elsenburg-intersection about 3,5 kilometres to the west of the subject property) and $\pm 1\%$ to the east of the subject property, are applicable along the R304 (MR 174). Based on the said information, a 2% per annum traffic growth will be applied.

For the purpose of traffic analyses, a five (5) year forecast was assessed (i.e. 2024). The available 2016 peak hour traffic volumes were thus increased by 2% per annum for eight (8) years to obtain the estimated 2024 peak hour volumes as indicated in **Figure 2** attached.

3.3 Traffic Generation

Trip generation rates as contained in the *TMH17 South African Trip Data Manual* were consulted to calculate the potential peak hour traffic generated by the proposed development. The said manual suggests the following rates for the various types of residential units:

	<i>AM Peak Hour Rate</i>	<i>Split (in/out)</i>	<i>PM Peak Hour Rate</i>	<i>Split (in/out)</i>
<i>Apartments and Flats</i>	0,65 trips per unit	25/75	0,65 trips per unit	70/30
<i>Multilevel Townhouses</i>	0,75 trips per unit	25/75	0,75 trips per unit	70/30
<i>Townhouses (Simplexes and Duplexes)</i>	0,85 trips per unit	25/75	0,85 trips per unit	70/30
<i>Single Dwelling Units</i>	1,0 trip per unit	25/75	1,0 trip per unit	70/30

Based on the location and anticipated price range, the rate for 'apartments' as indicated above is considered too low. It is anticipated that the proposed apartments will operate more in line with the 'townhouses' or 'single dwelling units'. For the purpose of this report, a rate of 1,0 trip per unit was assumed. The proposed development will thus potentially generate 240 peak hour trips (60 in, 180 out during the AM peak hour and 168 in, 72 out during the PM peak hour).

3.4 Traffic Distribution

The peak hour traffic that can potentially be generated, as calculated above, was distributed to the road network based on the existing directional split in peak hour traffic at the R304/Welgevonden Boulevard intersection. To account for possible 'lift-clubs', etc., it was assumed that a small percentage ($\pm 5\%$) of the traffic potentially generated by the proposed development would be distributed to/from Welgevonden Boulevard.

The said distribution is indicated in **Figure 3** attached.

3.5 Traffic Analysis

Traffic analyses of the intersections were done by means of the Sidra Intersection 8.0 software. Service levels A to D are considered acceptable, with D the critical. The link volumes were analysed by means of the methods contained in the Highway Capacity Manual.

R304/Welgevonden Boulevard intersection:

This intersection is currently signalised, with dedicated turning lanes on the R304- and Welgevonden Boulevard-approaches. The fourth approach to the intersection is currently a gravel farm road. See the lane layout in the photo below.



Photo 2 : Existing R304/Welgevonden Boulevard intersection lane layout

R304/Access intersection:

This intersection is proposed as a signalised intersection (if/when warranted), as per the AMP of the R304. The initial intersection layout (prior to the dualling of the R304) is as indicated in **Diagram 1** below. The proposal includes the intersection lane layout as per the ultimate dual carriageway, with the additional lanes tapering back to the existing single carriageway. Dedicated right- and left-turn lanes are proposed along the R304, as well as the access-approach.



Diagram 1 : Initial R304/Access intersection lane layout (signalised)

3.5.1 Analyses of Existing and Estimated Peak Hour Volumes (excluding proposed development)

Link Volumes:

As indicated in **Figure 1** and **Figure 2** attached, the following link volumes (total two-way traffic) are experienced/expected along the R304 in the vicinity of the subject property:

	Available 2016 (AM/PM)	Estimated 2024 (AM/PM)
North of Welgevonden Boulevard	1 956 / 1 915	2 291 / 2 243
South of Welgevonden Boulevard	1 740 / 1 735	2 038 / 2 032

As per the above volumes, the dualling of the R304 north and south of the Welgevonden Boulevard-intersection should already be considered. During the estimated peak hours, the said dualling is more than warranted. According to available counts at intersections towards the R44, and information obtained from RNIS at the Bottelary Road-intersection, the dualling of the R304 will be required between the R44 and Bottelary Road.

It can thus be concluded that the dualling of the R304 to the north and south of the Welgevonden Boulevard-intersection (between the R44 and Bottelary Road) is required to accommodate the background traffic.

R304/Welgevonden Boulevard intersection:

According to the Sidra analyses, service levels D and above were experienced during the available peak hours (existing intersection lane layout).

During the estimated peak hours, and with the existing intersection lane layout, service levels F are expected on the southbound through movement during the AM peak hour and on the northbound through movement during the PM peak hour. As mentioned with the link volumes-discussion above, the dualling of the R304 is required. With the R304-approaches dualled, acceptable service levels C and above can be expected on all movements during both peak hours. See the proposed intersection lane layout in **Diagram 2** below (extract of Conceptual Design plans).

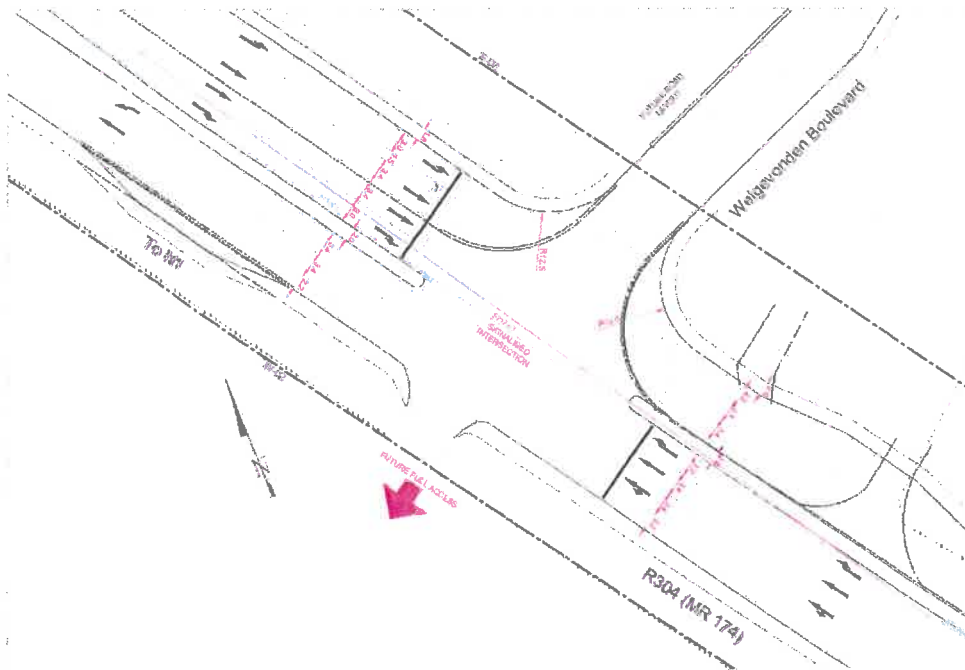


Diagram 2 : Proposed R304/Welgevonden Boulevard intersection lane layout (as per Conceptual Design of R304 dualling between Welgevonden Boulevard and R44)

It can thus be concluded that to accommodate the background traffic at the R304/Welgevonden Boulevard intersection, the intersection lane layout as per the Conceptual Design for the dualling of the R304 is required.

3.5.2 Analyses of Expected Peak Hour Volumes (including proposed development)

The traffic that can potentially be generated by the proposed development (*Figure 3*) was added to the estimated 2024 peak hour volumes, i.e. background traffic (*Figure 2*), to obtain the expected 2024 peak hour volumes (*Figure 4*).

Link Volumes:

As mentioned in the previous paragraph, the dualling of the R304 is required to accommodate the background traffic. With the addition of the proposed development traffic, the link volumes (total two-way traffic) expected north of Welgevonden Boulevard is 2 456/2 405 (AM/PM) and 2 211/2 203 (AM/PM) to the south thereof.

It can thus be concluded that the dualling of the R304 as required to accommodate the background traffic will be sufficient to accommodate the addition of the proposed development traffic.

R304/Welgevonden Boulevard intersection:

With the upgraded intersection lane layout as required to accommodate the background traffic, and with the addition of the proposed development traffic, the acceptable service levels experienced with the estimated peak hour volumes can be expected to remain, with marginal increase in queuing.

It can thus be concluded that no upgrades to the R304/Welgevonden Boulevard intersection, additional to those required to accommodate the background traffic, is required to accommodate the proposed development traffic.

R304/Access intersection:

As previously mentioned, this intersection will be signalised in line with the AMP of the R304 if/when warranted. With the potential peak hour traffic generated by the proposed development, and the anticipated through traffic along the R304, it is expected that traffic signals at this intersection will be warranted to accommodate the proposed development. It is proposed that the intersection lane layout be constructed in line with the ultimate layout as per the dualling of the R304, and the additional lanes taper back to the existing two lane road as to avoid any abortive work. A dedicated right-turn lane and a dedicated left-turn lane towards the access will be provided on the two R304-approaches, as well as dedicated left- and right-turn lanes on the access-approach. With the said layout, acceptable service levels C and above can be expected on all movements.

It can thus be concluded that to accommodate the proposed development traffic at the R304/Access intersection, traffic signals and dedicated right- and left-turn lanes are required on the R304-approaches and the access-approach (in addition to the dualling of the R304 as required to accommodate the background traffic - Diagram 1).

4. GEOMETRY

As previously mentioned, access will be obtained from the R304, in line with the AMP. According to RNIS, the R304 is classified as a Class 2-road.

The access road to the R304 will initially only serve the proposed development, and in future with development of the neighbouring property, be extended towards a roundabout providing access to the said neighbouring property, as well as provide a link towards Sokuqala Street (Kayamandi). With the future extension as mentioned, access to the proposed development will be moved as indicated below. The initial approach to the R304 will be constructed along the ultimate eastbound carriageway.

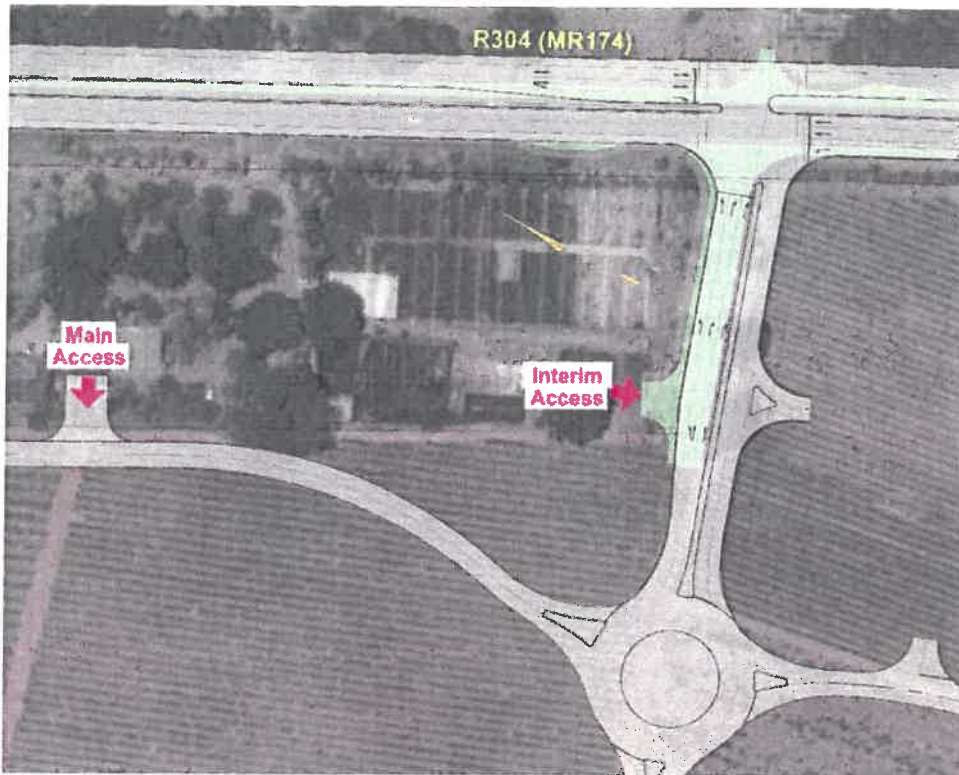


Diagram 3 : Future access (R304 dualled and with development of neighbouring property)

Both the interim access, as well as the future main access are proposed to consist of two lanes in and one lane out, with available stacking between the booms/gates and the edge of the road minimum 20 metres, which should be sufficient to accommodate the proposed residential development.

Internal traffic flow will be facilitated via the isles behind parking bays which measure 7,5 metres. This is considered sufficient to accommodate on-site traffic flow.

Refuse areas are proposed at both accesses with space for refuse vehicles. The interim space provided will be at the end of the access road, with available space for a refuse vehicle to turn and collect. The space provided with the ultimate access layout, is a type of embayment – with the road terminating at the access, refuse vehicles will have to turn into the embayment. Should the ultimate access road be extended to the northwest, refuse vehicles will either have to enter from that side, or turning space in the form of a roundabout could be considered at the access or at a position where the adjacent property could possibly obtain access. This should be addressed with the further planning of the road extension.

5. PARKING

According to the Stellenbosch Zoning Scheme Regulations, apartments with floor areas larger than 30 m² require 1,5 bays per unit (including visitors' parking). The 240 apartments will thus require 360 parking bays. As indicated on the attached plan, 360 parking bays will be provided on-site. The number of parking bays provided are thus in accordance with the minimum requirements.

The 90-degree parking bays indicated all consist of dimensions in line with normal parking standards (2,5 by 5,0 metre bays, with 7,5 metre isle widths). Four (4) of the parking bays provided are parallel, with dimensions of 2,5 by 6,25 metres, which is also considered sufficient.

6. PUBLIC AND NON-MOTORISED TRANSPORT

6.1 Public Transport

According to information, the R304 is a public transport route. Public transport embayments currently exist along the outbound legs of the R304 at its intersection with Welgevonden Boulevard. With the construction of the access-intersection, it is proposed to also provide public transport embayments along the R304 (outbound legs) – as indicated in *Diagram 1* and *Diagram 2* above.

The abovementioned public transport facilities are considered sufficient to accommodate the proposed residential development.

6.2 Non-Motorised Transport (NMT)

A surfaced sidewalk exists along the subject property side of the R304 from beyond Kayamandi (towards the CBD) and beyond the Welgevonden Boulevard-intersection. Surfaced shoulders currently accommodate cyclists. As can be noted on the extract of the Conceptual Design of the dualling of the R304, it is proposed to provide accommodation for cyclists through the access- and Welgevonden Boulevard-intersections by way of cycle-lane between the through- and left-turn lanes.

With the implementation of the access-approach to the R304, it is proposed to provide a sidewalk along the subject property side of the access road up to and including the access.

On-site pedestrian accommodation is by way of pedestrian routes through the lanes of parking bays (as indicated on the attached plan).

The abovementioned NMT-facilities are considered sufficient to accommodate the proposed residential development.

7. CONCLUSIONS

The following can be concluded from the report:

- 1) That this TIA accompanies the application for rezoning and SDP submission for Farm 81/29 (currently Steyn's Nursery), bordered by the R304 to the northeast, and situated between its intersections with Sokuqala Street (to the south) and Welgevonden Boulevard (to the north), Stellenbosch;
- 2) That an AMP was previously compiled by *its consulting engineers*, whilst the conceptual design of the dualling of Bird Street (R304/Main Road 174) was conducted by this company;
- 3) That the proposed development will consist of 240 residential apartments (168 two-bedroom units plus 72 bachelor units), with access via a position along the R304 in line with the abovementioned AMP;
- 4) That the proposed development has the potential to generate 240 peak hour trips (60 in, 180 out during the AM peak hour and 168 in, 72 out during the PM peak hour);
- 5) That to accommodate the background traffic:
 - a) The dualling of the R304 between the R44 and Bottelary Road is required;
 - b) The intersection lane layout as per the Conceptual Design of the dualling of the R304 is required at the R304/Welgevonden Boulevard intersection;
- 6) That to accommodate the proposed development traffic:

- a) The provision of traffic signals, dedicated turning lanes on the R304-approaches (right-turn lane on the northern-approach and left-turn lane on the southern approach) and access approach (right- and left-turn lanes) are considered necessary (in addition to the dualling as per *point 5* above);
- 7) That initially the access approach to the R304 will only serve the proposed development and thus terminate to the west of the interim access, whilst future access will be along the western edge of the property boundary and the access approach extended (up to a roundabout) to provide access to the neighbouring property as well;
- 8) That the access (interim and ultimate) will consist of two lanes in and one lane out, with minimum 20 metre stacking space;
- 9) That refuse areas with space for refuse vehicles are proposed at the interim and ultimate accesses;
- 10) That parking is proposed in line with the minimum requirement of the Stellenbosch Zoning Scheme Regulations (1,5 bays per unit, thus 360 bays for the 240 apartments), and that parking bay dimensions are in line with normal parking standards;
- 11) That public transport embayments exist along intersections along the R304 and that public transport embayments will similarly be provided along the R304 outbound legs at the access-intersection; and
- 12) That surfaced sidewalks exist along the subject property side of the R304 from beyond Kayamandi (towards the CBD) and beyond the Welgevonden Boulevard-intersection, that sidewalks will be provided along the subject property side of the access road up to and including the access, and that on-site pedestrian accommodation is by way of pedestrian routes through the lanes of parking bays;

8. RECOMMENDATIONS

From the above the following are recommended:

- 1) That to accommodate the **background traffic**:
 - a) The dualling of the R304 between the R44 and Bottelary Road is required;
 - b) The intersection lane layout as per the Conceptual Design of the dualling of the R304 is required at the R304/Welgevonden Boulevard intersection;
- 2) That to accommodate the **proposed development traffic**:
 - a) The provision of traffic signals, dedicated turning lanes on the R304-approaches (right-turn lane on the northern-approach and left-turn lane on the southern approach) and access approach (right- and left-turn lanes) are considered necessary in addition to the dualling of the R304 as per point 1) above. Should the development become operational prior to the dualling of the R304, the ultimate intersection lane layout as per the dualled R304 is proposed at the R304/Access intersection (**Diagram 1**); and
- 3) That to accommodate public- and non-motorised transport, public transport embayments be provided along the R304 at its intersection with the proposed access-approach (outbound legs) and that a sidewalk be provided along the proposed development-side of the access-approach between the R304 and the access.

As the proposed upgrades to the R304 are in line with the future planning of the dualling of the road, it is the opinion that the cost of the upgrades be offset against Development Contributions payable.

We trust that the Traffic Impact Assessment will be to your satisfaction and will gladly provide any additional information required on request.

Yours faithfully



Yolandi Obermeyer (B. Eng Civil)
ICE GROUP (STELLENBOSCH)



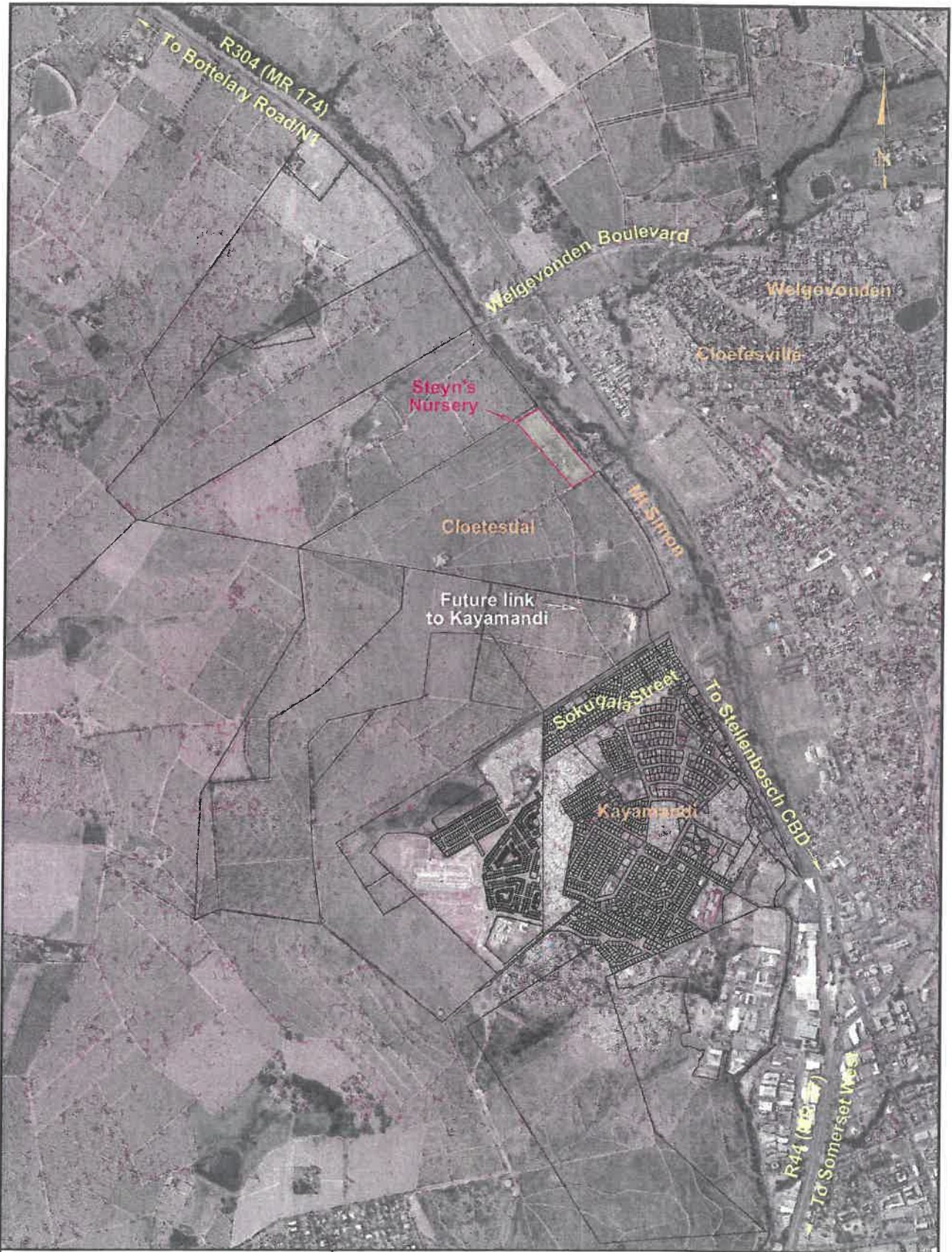
Piet van Blerk Pr. Eng
ICE GROUP (STELLENBOSCH)

Attachments

Locality Plan

Site Concept Layout (*Osmond Lange Architects & Planners*)

- Figure 1 Available AM/PM Peak Hour Traffic Volumes (Thursday, 14 January 2016)
- Figure 2 Estimated 2024 AM/PM Peak Hour Traffic Volumes (including annual traffic growth)
- Figure 3 Distribution of Traffic Generated by Proposed Development
- Figure 4 Expected 2024 AM/PM Peak Hour Traffic Volumes (including annual traffic growth and proposed development)



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Stellenbosch 7600

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Locality Plan

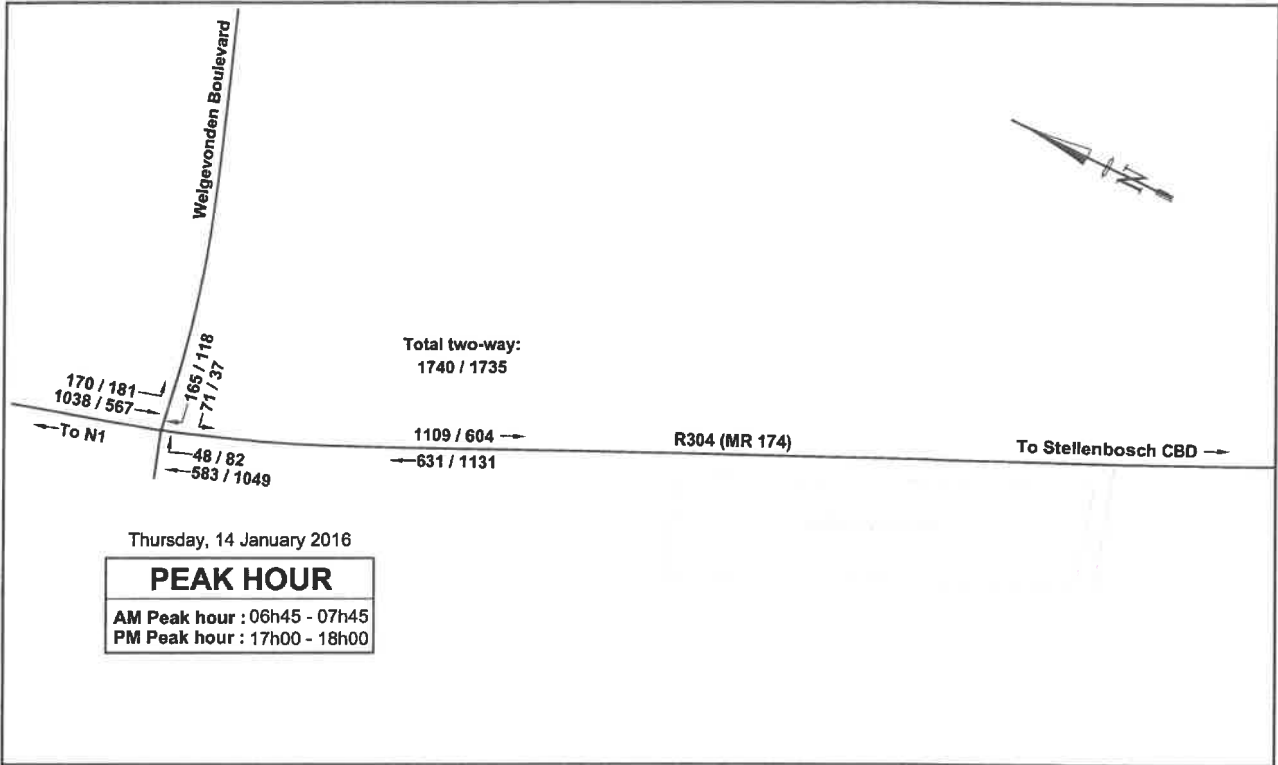


Figure 1

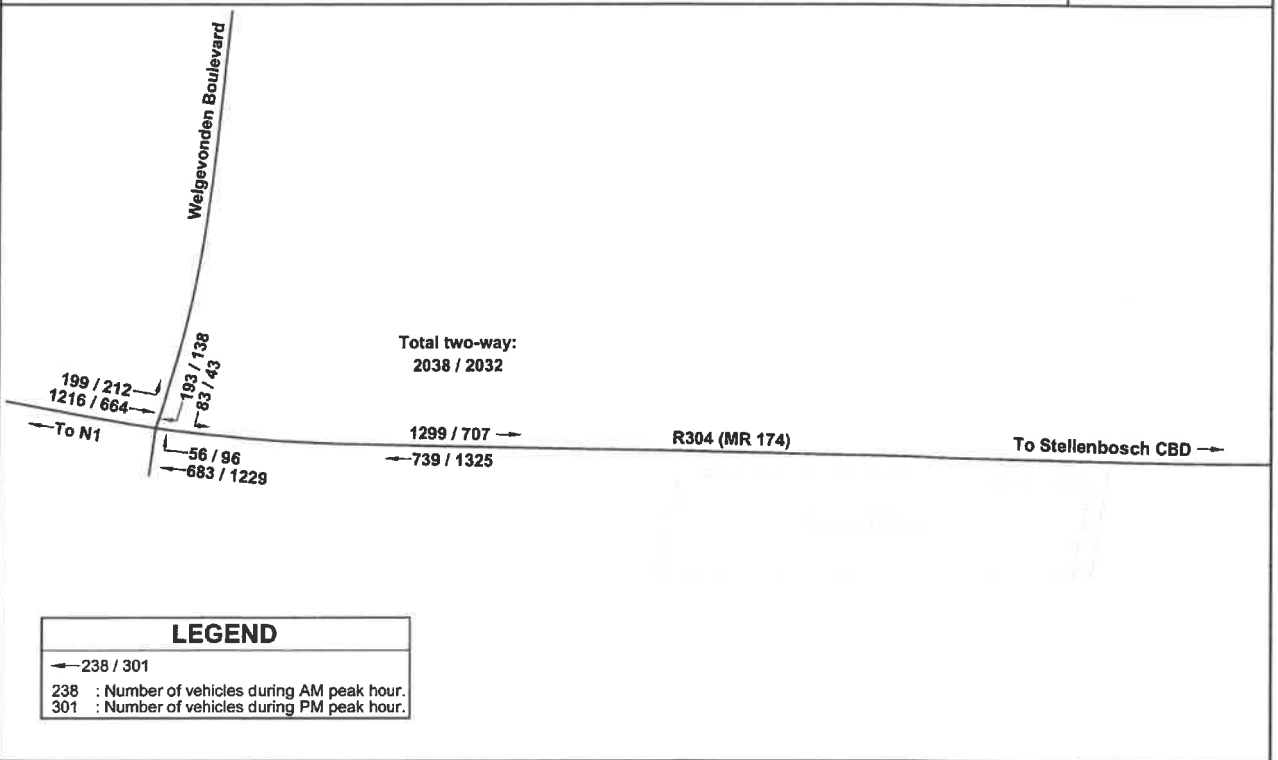


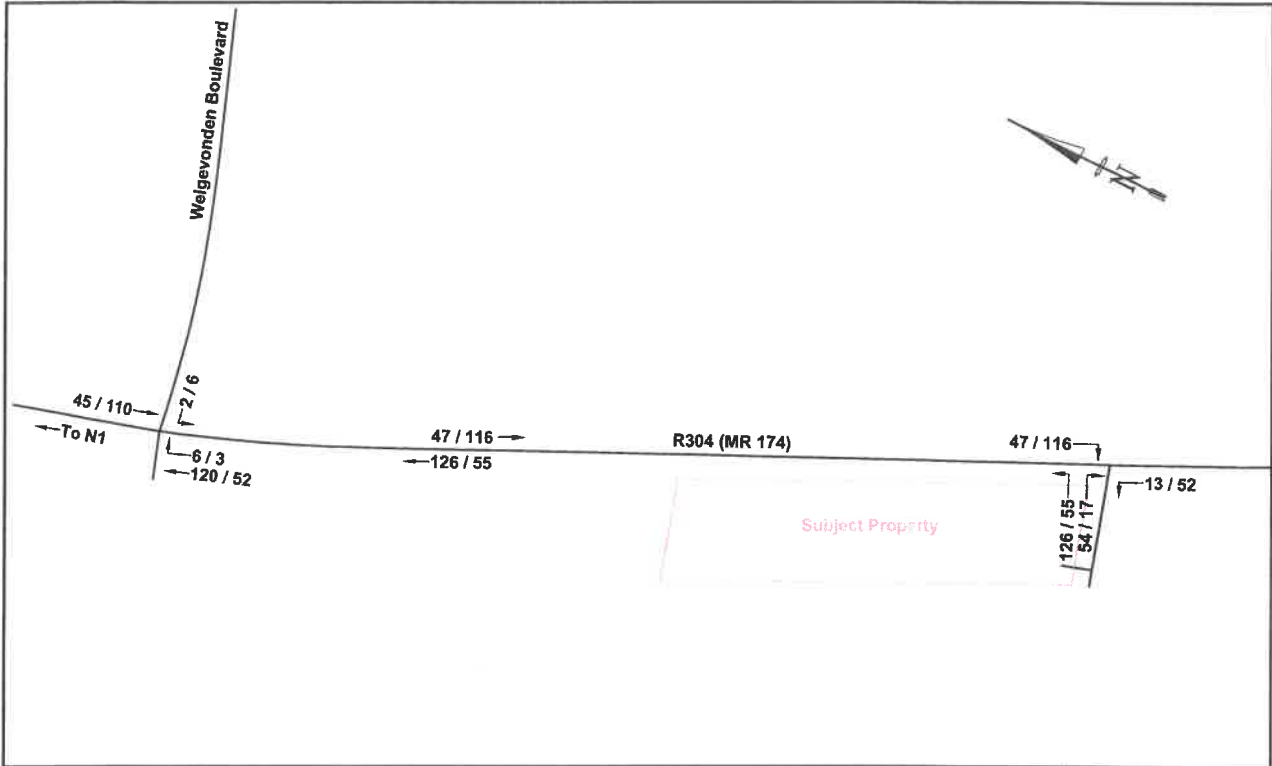
Figure 2

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Techno Park
Stellenbosch

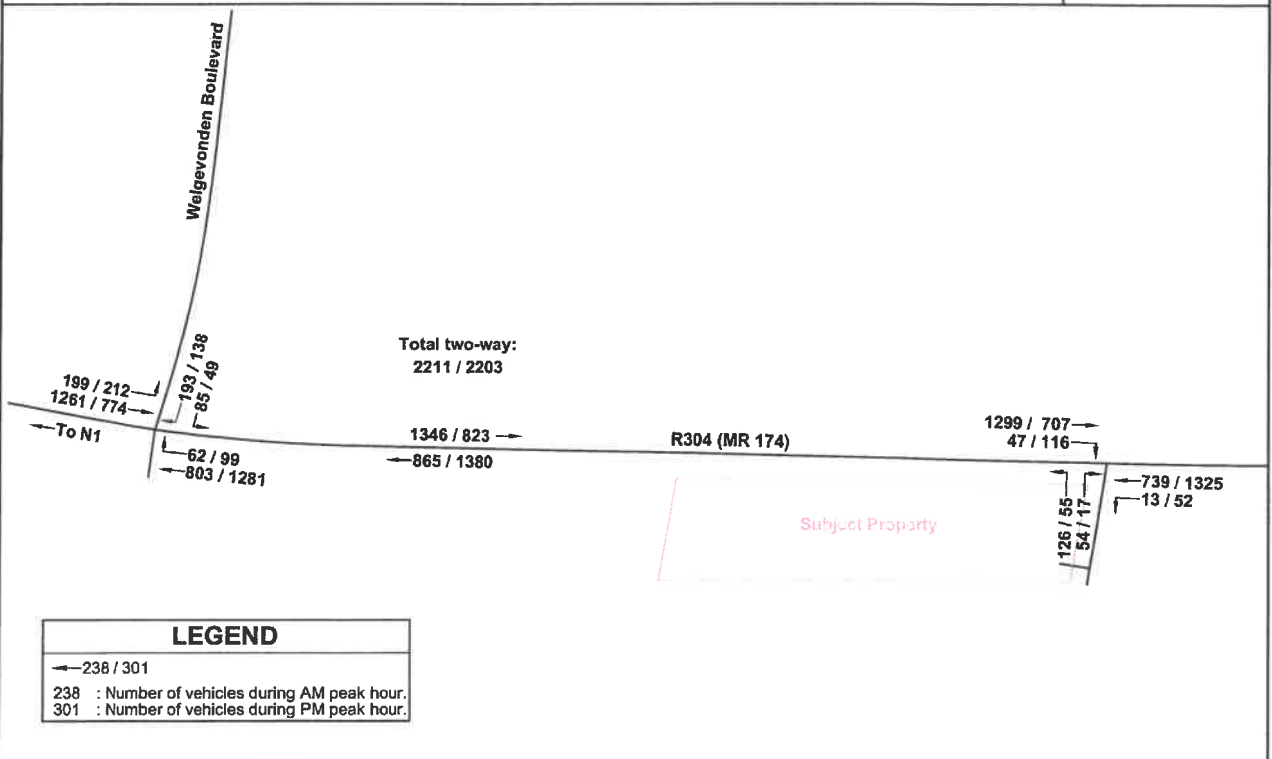
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Distribution of Traffic Generated by Proposed Development

Figure 3



Expected 2024 AM/PM Peak Hour Traffic Volumes (including annual traffic growth and proposed development)

Figure 4

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Time Square Unit 8
 9 Electron Street
 Techno Park
 Stellenbosch

Tel. : 021 - 880 0443
 Faks / Fax : 021 - 880 0390
 e-pos / e-mail : piet@icgroup.co.za



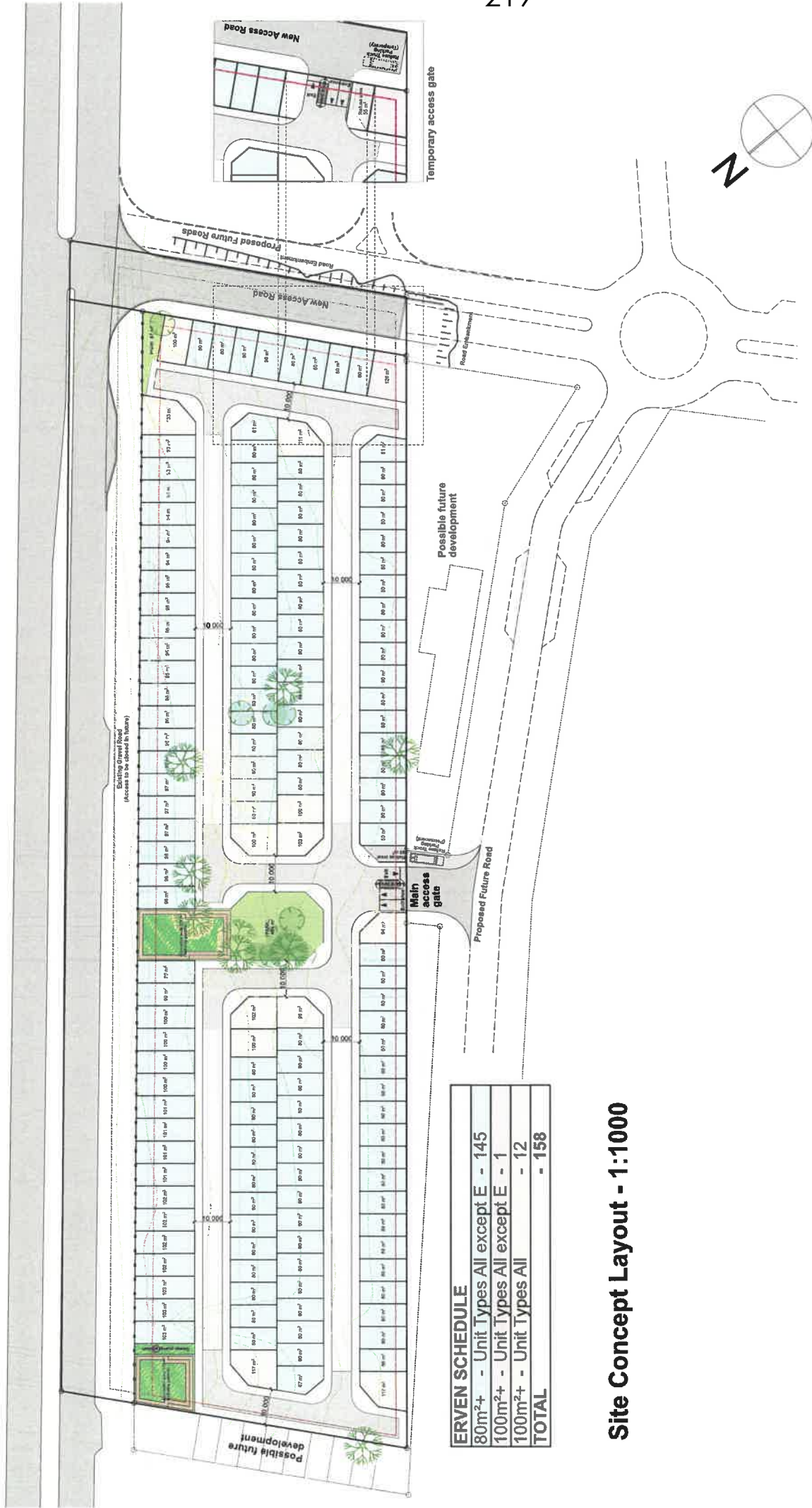
GROUP (Pty) Ltd.

ANNEXURE Q

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

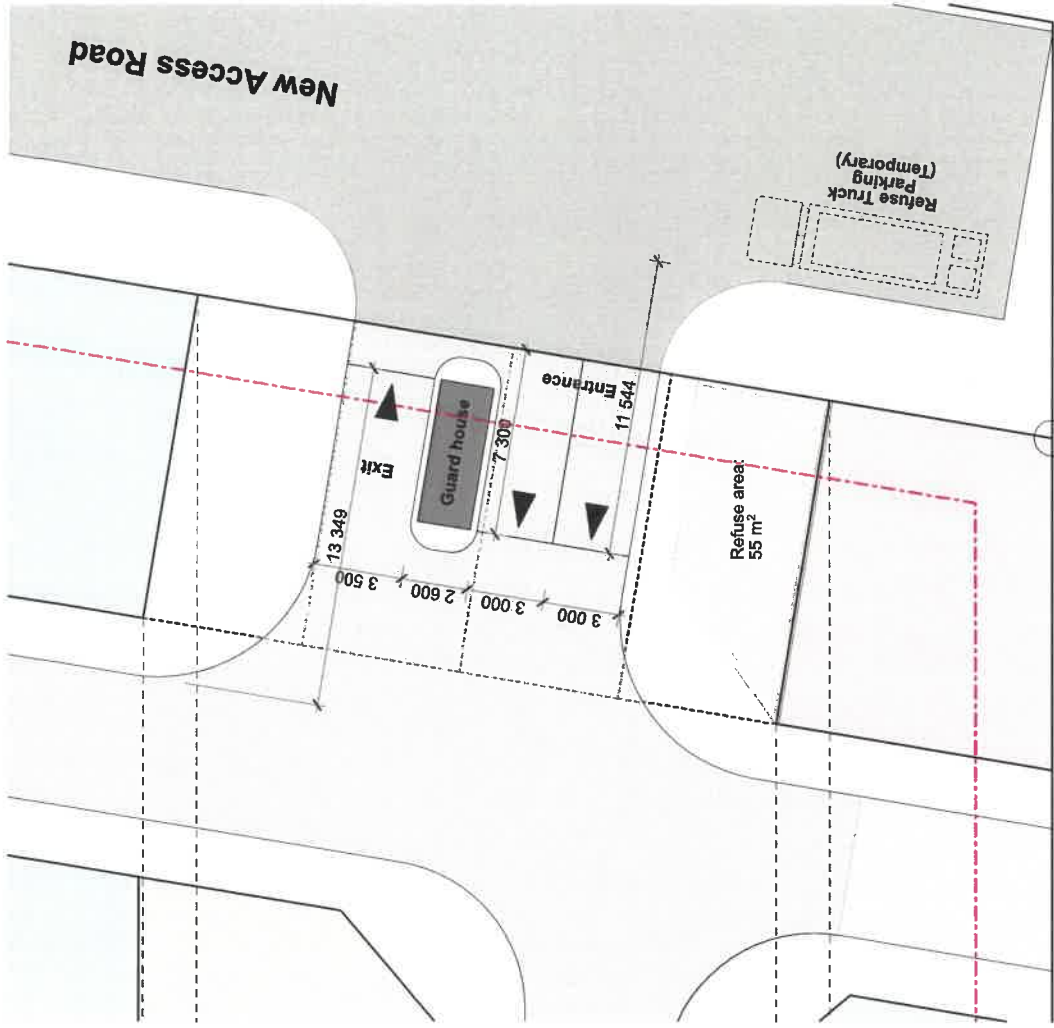
**PROPOSED SUBDIVISIONAL
AND CONCEPT PLANS**



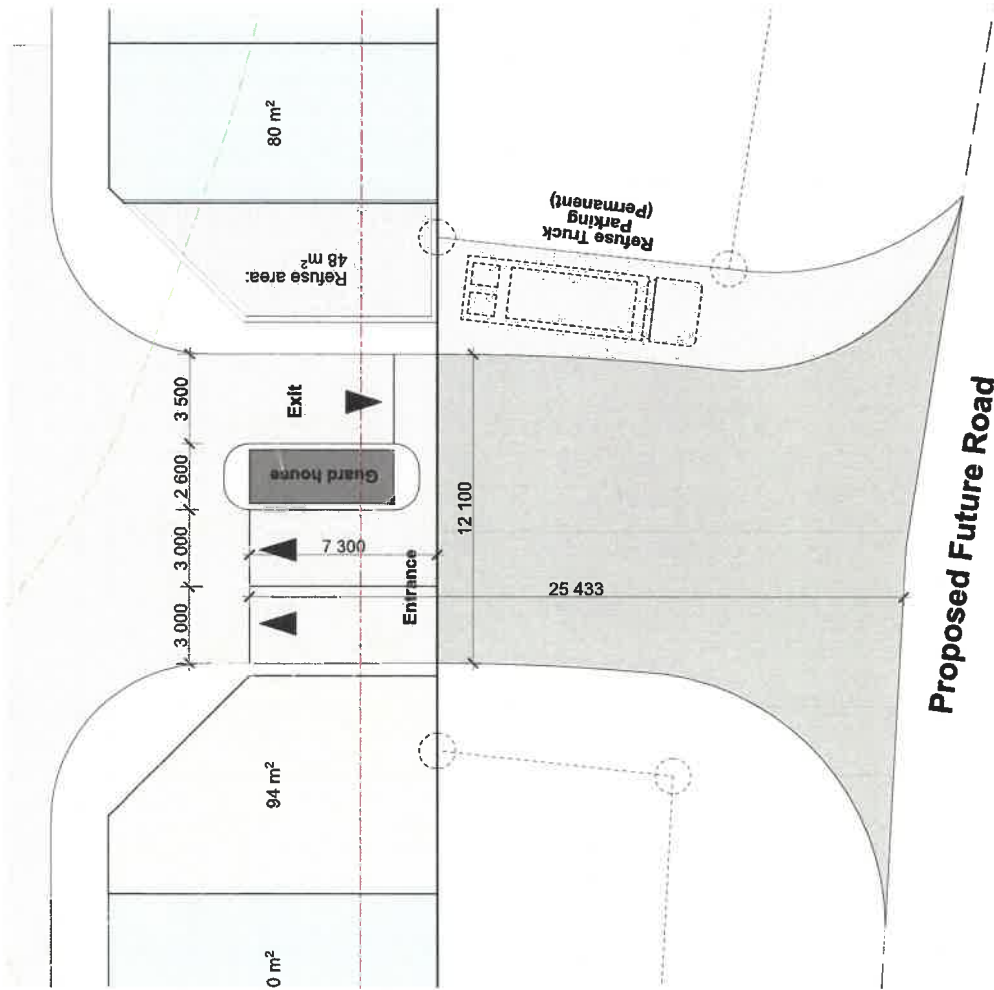
ERVEN SCHEDULE	
80m ² +	- Unit Types All except E - 145
100m ² +	- Unit Types All except E - 1
100m ² +	- Unit Types All - 12
TOTAL	- 158

Site Concept Layout - 1:1000



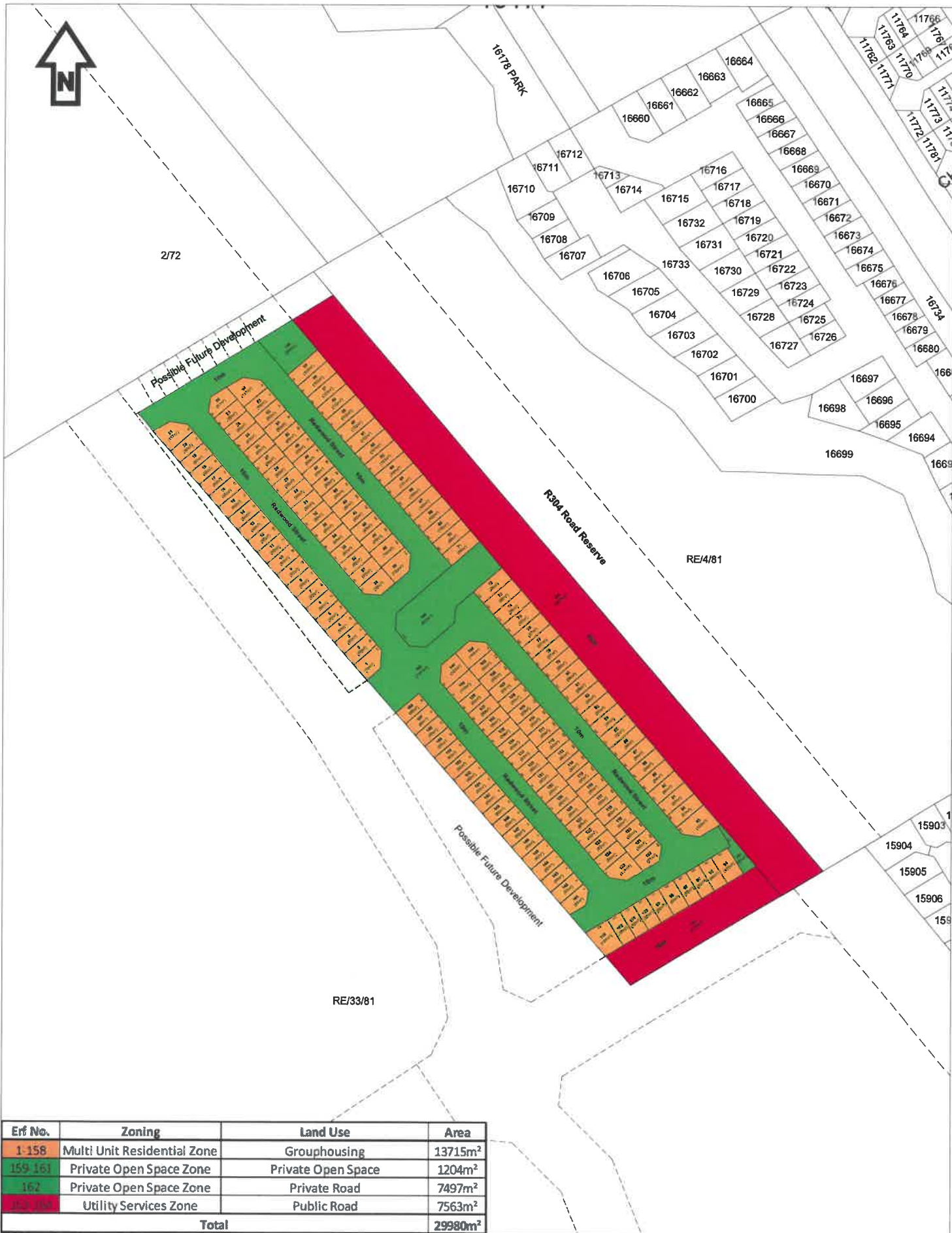


Temporary Entrance Layout - 1:200



Main Entrance Layout - 1:200





Erf No.	Zoning	Land Use	Area
1-158	Multi Unit Residential Zone	Grouphousing	13715m ²
159-161	Private Open Space Zone	Private Open Space	1204m ²
162	Private Open Space Zone	Private Road	7497m ²
163-164	Utility Services Zone	Public Road	7563m ²
Total			29980m²

tv3
ARCHITECTS AND TOWN PLANNERS

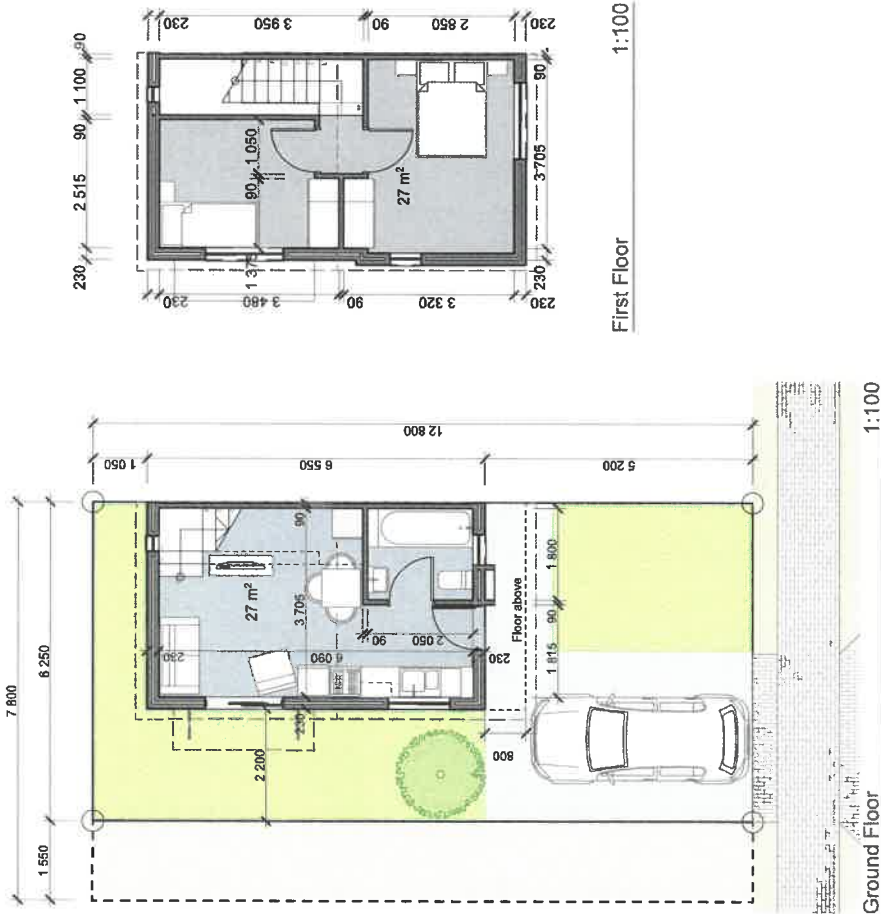
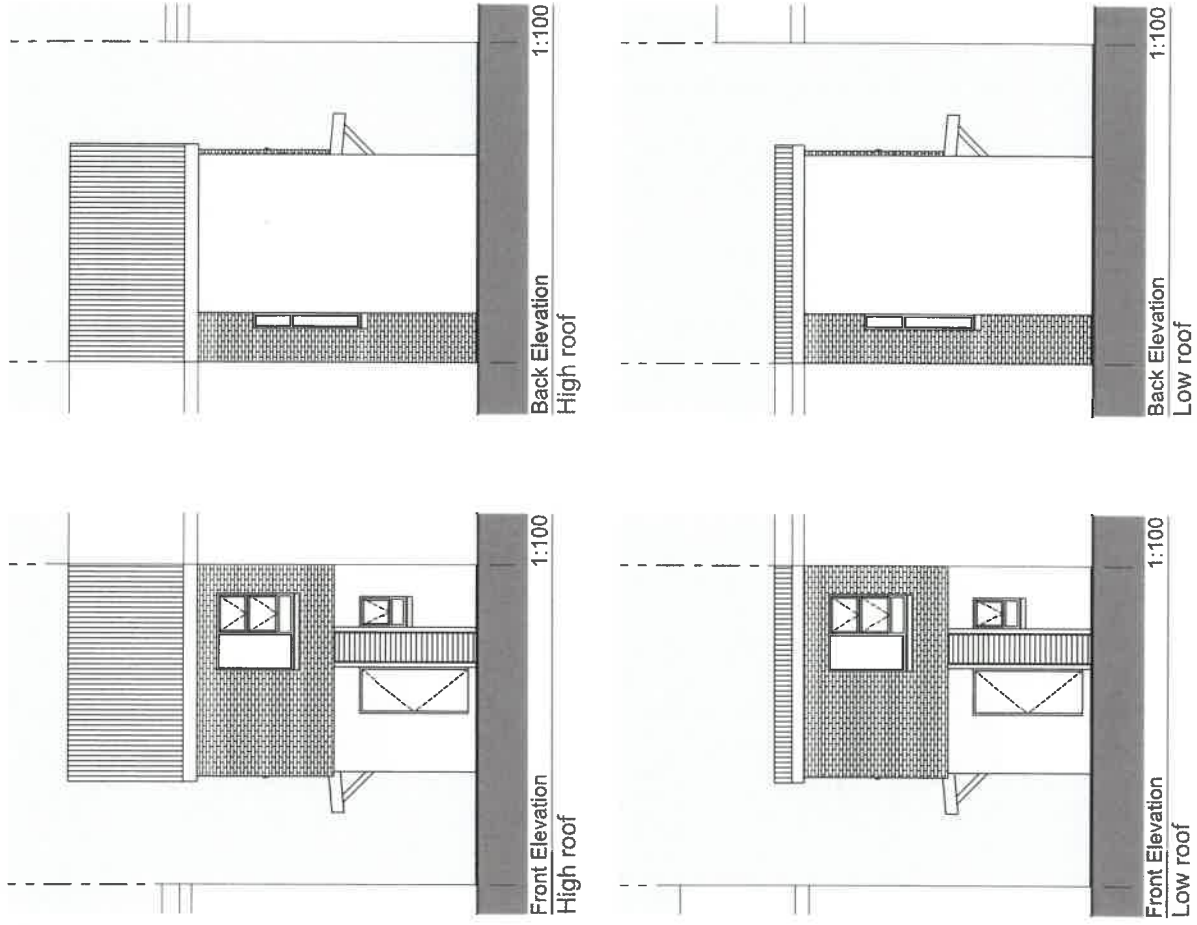
First Floor • La Gratitude Office Building
 97 Dorp Street - Stellenbosch 7600
 tel (021) 861 3800
 fax (021) 882 8025
 e-mail: stel@tv3.co.za
 web: www.tv3.co.za

Redwood Estate

Property Description:
Portion 29 of Farm 81, Stellenbosch

Drawing: Subdivision Plan		Plan no.: 4
Date: 10/07/2020	Scale: 1:2 000(A4)	
Project no.: 3628-P	Drawn: WH	Checked: CH

House TYPE B - 54m²



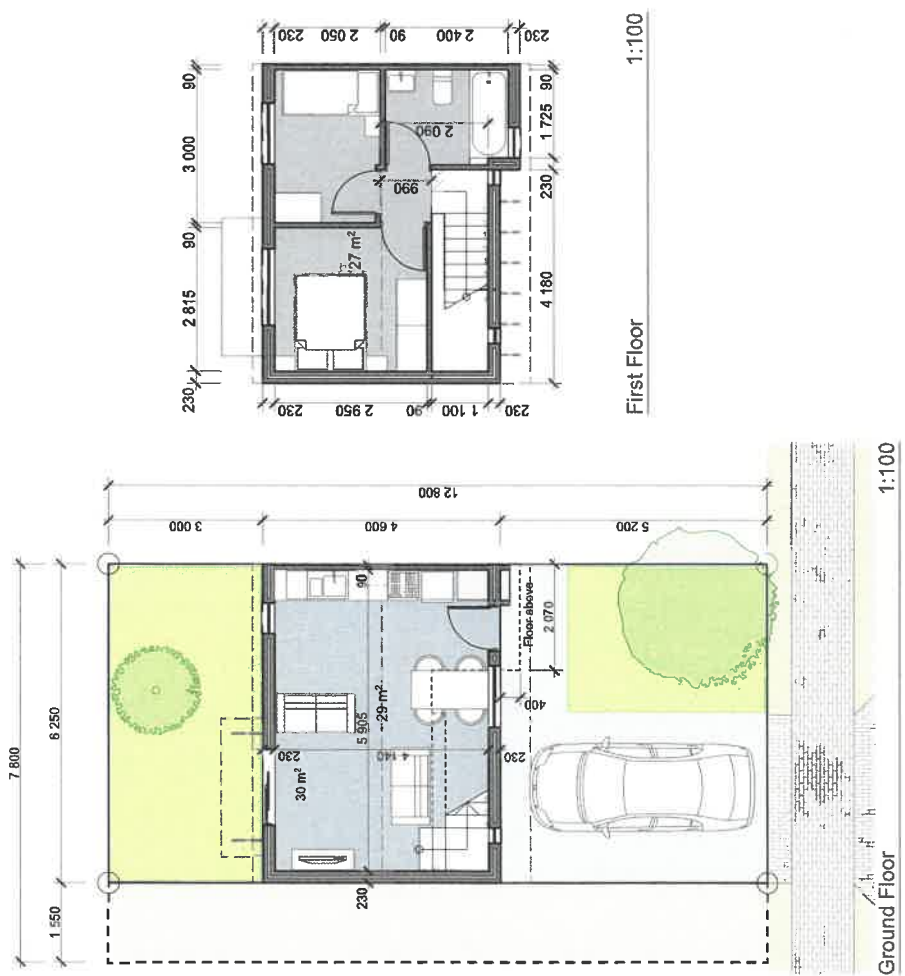
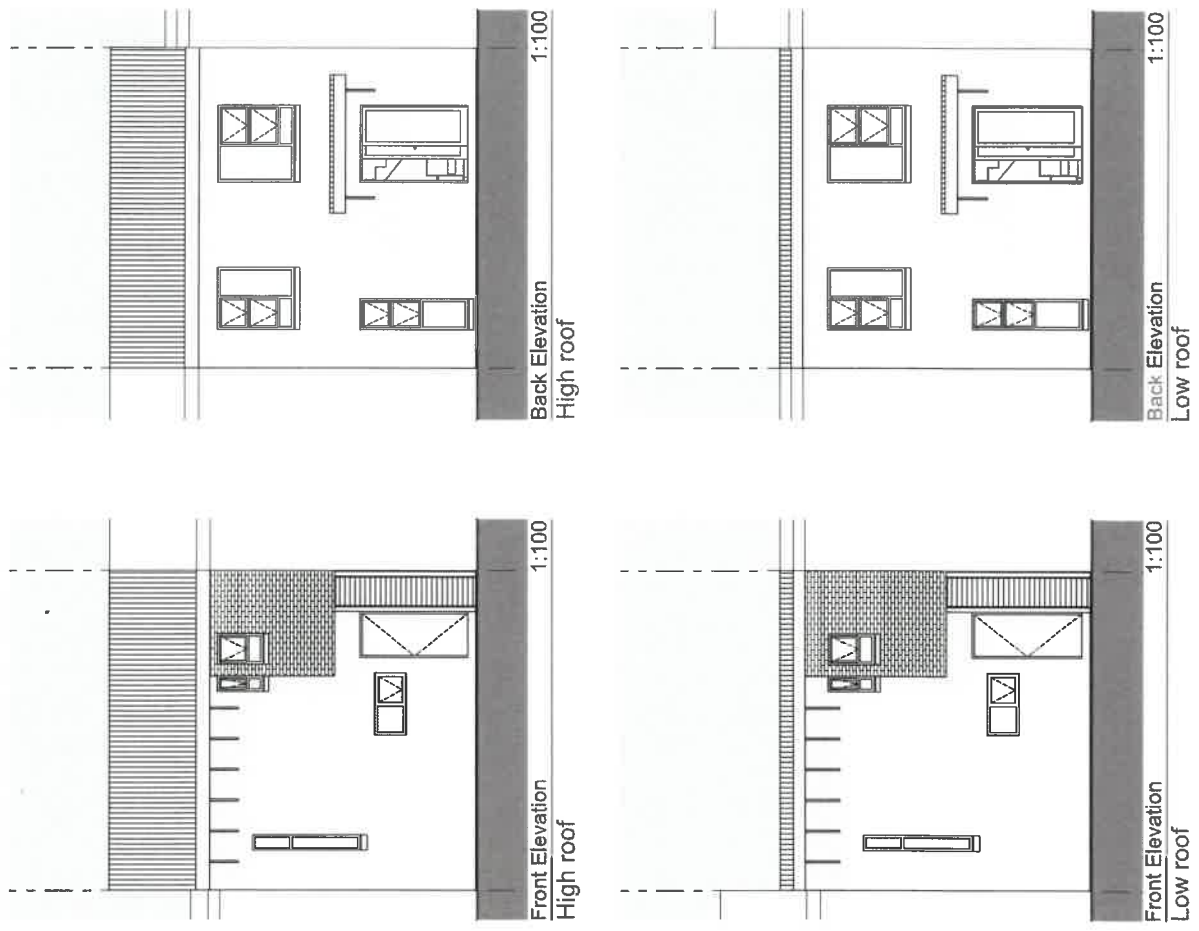
Osmond Lange Architects and Planners (Pty) Ltd
Cape Town

P.O. Box 499, Bellville, 7535
Address: First Floor, Block 2A, Tyger Terraces 2, DJ Wood Way, Bellville
E-mail: os@os-lange.co.za
Tel: +27 (0) 21 9463455
Fax: +27 (0) 21 9463455

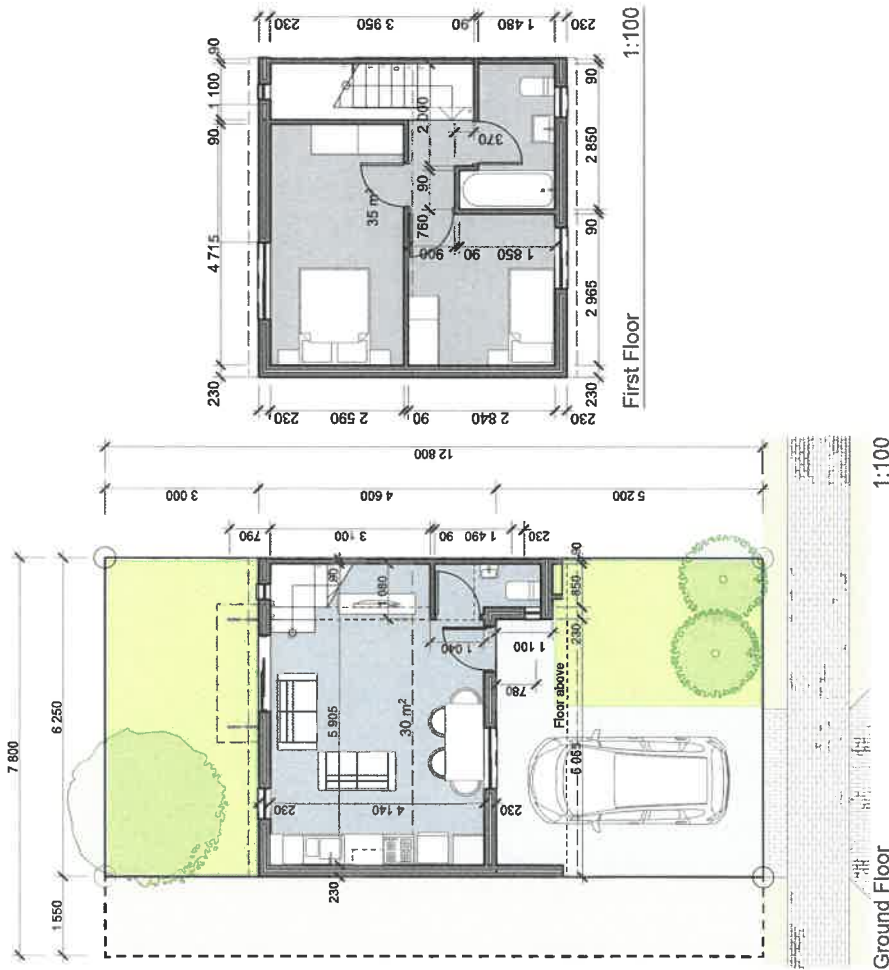


Steyn's Nursery - Farm 81/29 Stellenbosch
Residential Development - Feasibility Study
Scale as indicated (A3)
16 July 2020

House TYPE C - 56m²



House TYPE D - 65m²



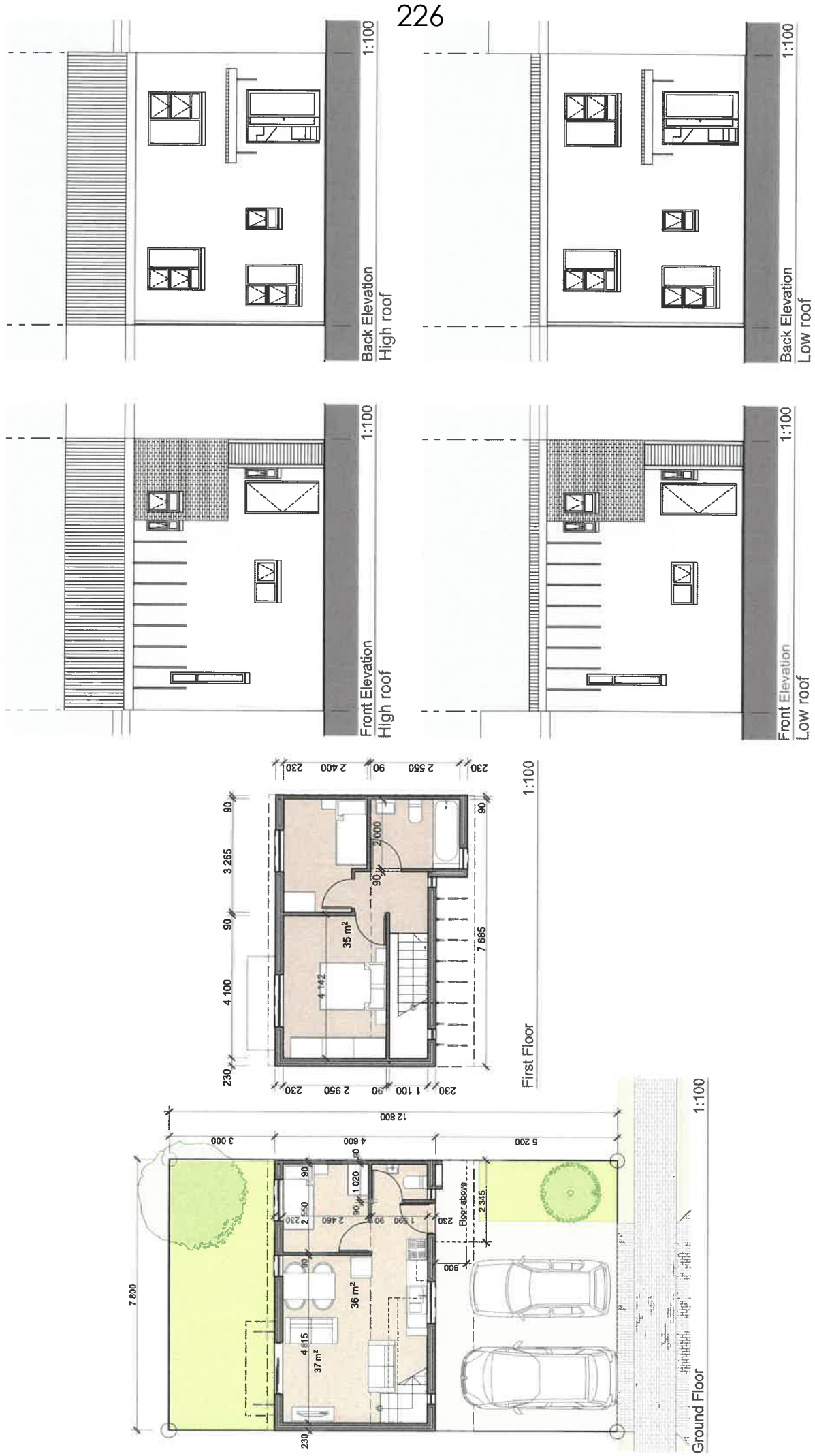
Osmond Lange Architects and Planners (Pty) Ltd
Cape Town

Project: P.O. Box 409, Bellville, 7535
Address: First Floor, Block 2A, Tiger Terraces 2, DJ Wood Way, Bellville
E-mail: os@os-la.co.za
Tel: +27 (0) 21 9481877
Fax: +27 (0) 21 9483465



Steyn's Nursery - Farm 81/29 Stellenbosch
Residential Development - Feasibility Study
Scale as indicated (A3)
16 July 2020

House TYPE E - 71m²



Osmond Lange Architects and Planners (Pty) Ltd
Cape Town

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 Fax: +27 (0) 21 9483455



Steyn's Nursery - Farm 81/29 Stellenbosch
Residential Development - Feasibility Study
 Scale as indicated (A3)
 16 July 2020



Site Concept Layout - 1:1000

Osmond Lange Architects and Planners (Pty) Ltd
Cape Town

Postal: PO Box 489, Grahamstown, 7325
Physical: Plettenbergse Straat 2A, Type 2 Business 2, DU Toord Way, Gqeberha
E-mail: info@olap.co.za / olap@olap.co.za
Tel: +27 (0) 21 843 8777
Fax: +27 (0) 21 843 8155

Steyn's Nursery - Farm 81/29 Stellenbosch
Residential Development - Feasibility Study
Scale as indicated (A3)
8 July 2020



ANNEXURE R

APPLICATION FOR REZONING AND SUBDIVISION:

**FARM NO. 81/29,
STELLENBOSCH DIVISION**

PHOTOS

EXISTING ENTRANCE TO NURSERY



NURSERY

→ ADJACENT PROPERTY (FARM NO. 81(33))



→ VIEW TOWARDS COOBERVILLE

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↳ VIEW FROM THE R304 , TO SUBJECT PROPERTY



↳ R304, TOWARD STELLENBOSCH TOWN

↳ SIDEWALK ALONG SUBJECT PROPERTY



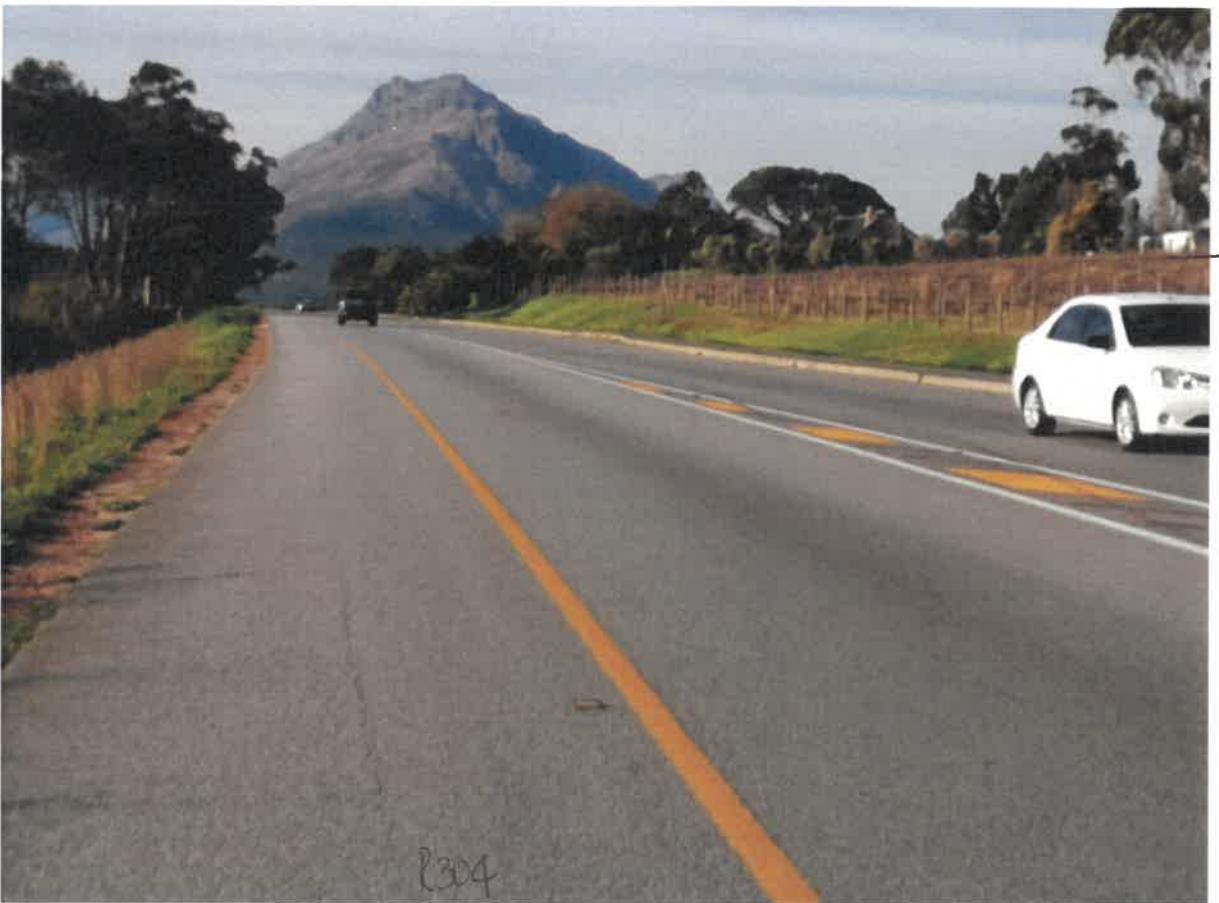
↳ MOUNT SIMON



↳ SUBJECT PROPERTY



→ MOUNT SIMON



→ SUSPECT PROPERTY

2304